

**United States Department of the Interior
Heritage Conservation and Recreation Service**



**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Oakland
and/or common Oakland Historic District ✓

2. Location

Roughly bounded by Oak, 8th, High, 3rd, 2nd, and Bartlett sts.

street & number various downtown streets n/a not for publication
city, town Oakland n/a vicinity of congressional district Sixth
state Maryland code 24 county Garrett code 023

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name multiple public and private (more than 50 private owners)
street & number _____
city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Garrett County Courthouse
street & number Third and Alder Streets
city, town Oakland state Maryland 21550

6. Representation in Existing Surveys

title Maryland Historical Trust
Historic Sites Inventory has this property been determined eligible? yes no
date 1982 federal state county local
depository for survey records Maryland Historical Trust, 21 State Circle
city, town Annapolis state Maryland 21401

7. Description

G-VI-A-G40

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>n/a</u>

Describe the present and original (if known) physical appearance

Number of Resources		Number of previously listed
Contributing	Noncontributing	National Register properties
<u>175</u>	<u>31</u> buildings	included in this nomination: <u>1</u>
<u>0</u>	<u>0</u> sites	Original and historic functions
<u>0</u>	<u>0</u> structures	and uses: commercial, educational,
<u>0</u>	<u>0</u> objects	entertainment, government, museum,
<u>175</u>	<u>31</u> Total	residential and transportation

DESCRIPTION SUMMARY:

The Oakland Historic District is an L-shaped area in the central and older section of Oakland which contains 206 buildings of various types, periods, materials, designs, and uses that reflect the evolution of this rural county seat from the mid-nineteenth to the mid-twentieth centuries. The district is located on a hill that rises to the north and east of the Little Youghiogheny River with the Garrett County Courthouse, a 1907-1908 Renaissance Revival brick structure, situated overlooking the central portion. The buildings are primarily residential and positioned with deep setbacks from the street and surrounded by large lawns. The most prestigious houses stand along Second Street above Center Street. The commercial area, where the buildings abut the property lines, stretches along Second Street south of Green Street and along Alder Street between Second and Third Streets. Several churches and schools and a library are scattered in the district. The earliest houses and the more modest residential structures are of frame construction, the public buildings and churches of brick or stone, and the commercial of brick, frame, or stone. Intrusions and non-contributing buildings are generally mid-twentieth century houses scattered in the residential sections and new commercial and public buildings such as the library at Second and Center Streets and the store fronts in the east side of Second north of Alder. Contributing and non-contributing buildings are identified on the enclosed Resource Sketch Map.

For General Description, see Continuation Sheet No. 1

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input checked="" type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates mid-19th - 1930s **Builder/Architect** various

Statement of Significance (in one paragraph) Applicable Criteria: A, B, C
 Criteria exceptions: none
 Level of Significance for Evaluation: local

SIGNIFICANCE SUMMARY:

The Oakland Historic District is significant historically for its role as the seat of Garrett County, the most western county in Maryland, and as the center of a mountain resort area which was popular from the 1870s to the early decades of the 1900s through promotion of the Baltimore and Ohio Railroad. As the seat of Garrett County since the county was formed in 1872, Oakland was the administrative, economic, commercial, educational, and cultural center of this remote county well into the mid-twentieth century. These historic roles are represented by a wealth of commercial, residential, public, and religious buildings in a variety of period styles and types which give the district architectural significance. Although the large wooden hotels that once dominated Oakland are gone and many new structures stand in the commercial area, the district has a high sense of historical integrity and continuity.

9. Major Bibliographical References

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See Continuation Sheet No. 5

10. Geographical Data

Acreeage of nominated property approximately 78 acres

Quadrangle name Oakland, Maryland

Quadrangle scale 1:24,000

UMT References

A	<u>1</u> <u>8</u>	<u>6</u> <u>3</u> <u>7</u> <u>3</u> <u>4</u> <u>0</u>	<u>4</u> <u>3</u> <u>6</u> <u>3</u> <u>9</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>8</u>	<u>6</u> <u>3</u> <u>7</u> <u>7</u> <u>8</u> <u>0</u>	<u>4</u> <u>3</u> <u>6</u> <u>2</u> <u>6</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>6</u> <u>3</u> <u>7</u> <u>0</u> <u>7</u> <u>0</u>	<u>4</u> <u>3</u> <u>6</u> <u>2</u> <u>8</u> <u>8</u> <u>0</u>
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D	<u>1</u> <u>8</u>	<u>6</u> <u>3</u> <u>6</u> <u>8</u> <u>1</u> <u>0</u>	<u>4</u> <u>3</u> <u>6</u> <u>3</u> <u>4</u> <u>7</u> <u>0</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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Verbal boundary description and justification

See Continuation Sheet No. 4

List all states and counties for properties overlapping state or county boundaries

state	<u>n/a</u>	code	county	code
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state		code	county	code
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11. Form Prepared By

name/title	<u>Ronald L. Andrews and Geoffrey Henry</u>		
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organization	<u>Maryland Historical Trust</u>	date	<u>May 1983</u>
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street & number	<u>21 State Circle</u>	telephone	<u>301-269-2438</u>
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city or town	<u>Annapolis</u>	state	<u>Maryland 21401</u>
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12. State Historic Preservation Officer Certification

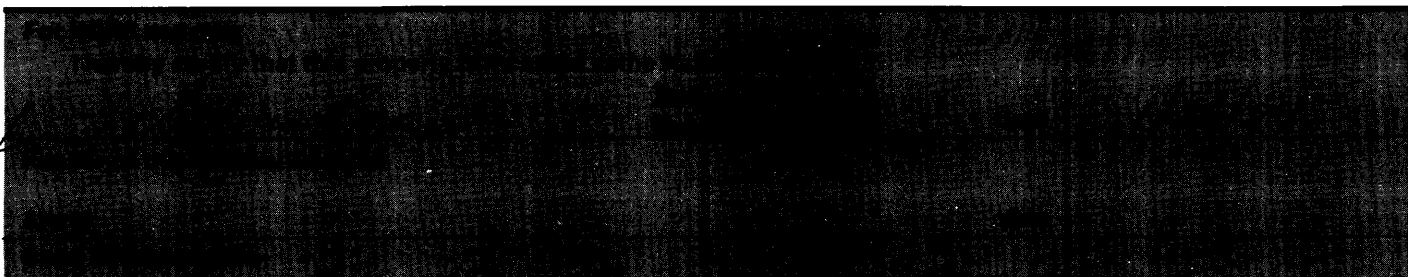
The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

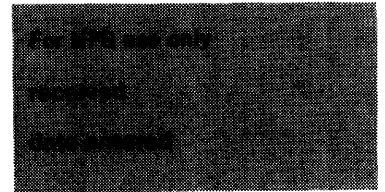
State Historic Preservation Officer signature	<u><i>M. Little</i></u>	date	<u>12-29-83</u>
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title	<u>STATE HISTORIC PRESERVATION OFFICER</u>	date	
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Oakland Historic District
Continuation sheet Garrett County, Maryland Item number 7 Page 1

GENERAL DESCRIPTION:

The town of Oakland stands on a hill that rises to the north and east of the Youghiogheny River in southern Garrett County along U.S. Route 219. The district which comprises most of the town encompasses the older and central portions of the community. The streets are laid out in a gridiron pattern. The district can be divided into four general areas: 1. the commercial district, 2. the Second Street residential area, 3. the west end, and 4. the east end. These areas are tied into an entity by history and physical features such as tree lined streets and the scale, materials, design, and types of buildings found in the district.

The commercial area which stretches along Second and Alder Streets between Green Street on the north and Third Street on the east is dominated primarily by late nineteenth and early twentieth century two to three story masonry and frame structures, most of which appear to have been built for commercial use such as banks and stores. These buildings generally abut the sidewalks and each other and give the appearance of being flat-roofed. Where stylistic influence is evident it is generally Romanesque or Georgian Revival. The commercial area is the section of the historic district that contains the most intrusions, being primarily mid-twentieth century commercial structures along Second Street near Green.

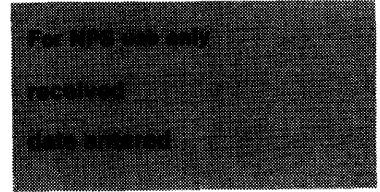
The Second Street residential area from Center Street to Omar Street, contains the most elaborate and prestigious housing in the town. The bulk of the buildings date from the 1890s to 1920s though a few precede that period. Stylistically, the houses range from Italianate and Second Empire to Edwardian, Georgian Revival, and Bungalow with Queen Anne, Shingle, neorationalistic included. Generally, even the smallest house in this area exhibits strong aesthetic strivings. Most of the buildings are wood or brick with some stone from the later period. The integrity of the area is generally high though a couple of new houses stand in the area and the 1960s brick library is also located there.

The west end area is a region primarily of modest sized and decorated frame houses, two and a half stories high. In this region the buildings are generally scattered with wide green spaces between. Most of the buildings date from about 1900 with earlier structures along Liberty Street near Bartlett Street. This area has the highest percentage of fragmentation, about 25%, of the entire historic district. Several of the houses are vacant or in sad state of repair. Also a huge mid-1970s Masonic Hall stands along Wilson and Liberty. A landmark in this area is the Center Street School, a 1912 brick structure with later alterations that was built as the first high school in the county.

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Oakland Historic District

Continuation sheet Garrett County, Maryland Item number 7 Page 2

GENERAL DESCRIPTION (continued)

The east end residential area stretches east from the commercial district with the 1906-1907 Renaissance Revival Garrett County Courthouse with later additions dividing the two areas and marking the sharp incline up from Third Street. This area essentially rides the crest of the hill as it comes up from the Youghiogheny. The houses in this area range from mid-nineteenth century in the western section to mid-twentieth century. Most are modest scale frame structures exhibiting several stylistic influences with broad lawns and often no curbs or sidewalks. The integrity of this area is of high level. Prominent landmarks in this section of the district are the Rest, an early twentieth century three story frame apartment hous at Seventh and Alder Streets which was built as a hotel in the tourist period, the Board of Education Building on Fourth Street at Green Street which was built in 1918 as a high school, (the east wing of this building includes what remains of the original county courthouse), and the frame house on the northeast corner of Alder and Third Streets, mid-nineteenth century structure which in the early twentieth century served as a hospital.

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For NPS use only

received

date entered

Continuation sheet Oakland Historic District Garrett County, Maryland Item number 8 Page 3

HISTORY AND SUPPORT:

The history of Oakland begins with a rural settlement known as Yough Glades that developed where several trails converged. In 1812 a post office was established, in 1849 the town was surveyed, and in 1862 Oakland was incorporated. The name Oakland was applied in 1849 when the area was surveyed for Edward McCarty who had a mill at the site. The new town, named Oakland by McCarty's daughter Ingaba, was situated between present-day Oak and Alder Streets and extended two blocks on either side of South Third Street. It incorporated several existing buildings including the McCarty Mill on the river and the Loar Home, site of the first Methodist Sunday School and built in 1829. For many years Isaac McCarty's house served as the first railroad station and post office.

With the arrival of the Baltimore and Ohio Railroad in 1851, Oakland began to develop. This section of Maryland which was formed into Garrett County in 1872 was rich in natural resources, primarily forests and coal, both of which were extensively developed in the late nineteenth century. The B. & O. also recognized the potential value of the area for mountain resorts and, through the construction of huge hotels at Deer Park to the east and Oakland, promoted the recreational aspects.

The B. & O. Railroad, which brought some of its finest architects and engineers to Oakland, almost single-handedly transformed the town into what was often referred to as one of the first mountaintop resorts in the world. Several of the most significant buildings erected in Oakland during the rest of the century were in fact connected with either the B. & O. or its President, John W. Garrett: the Queen Anne style railroad station built in 1884, St. Matthew's Episcopal Church and the Oakland Hotel, built in 1876. The latter, along with the older Glades Hotel, were the most prestigious of the numerous hotels built in Oakland during the late nineteenth century.

During the period Oakland emerged as a center of the movement to create a new county from the western half of Allegany County. So important had Oakland become because of its association with the railroad that it was selected as the new seat of Garrett County during an 1873 referendum over such older and more established communities as McHenry and Grantsville. Designation of Oakland as the county seat encouraged the growth of a stable, year-round population and pushed the physical expansion of Oakland well past its original boundaries. Numerous additions were surveyed during the late nineteenth century.

Through its position as the county seat, Oakland became a center of education and culture for the county. The first high school in the county was built in 1912. This building, later converted for use as an elementary school stands on Center Street. Numerous theaters, at first live and later movies, was established in Oakland, which for numerous periods was the only site of such attractions. As a resort that attracted wealthy residents from Baltimore and

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date entered

Oakland Historic District
Continuation sheet Garrett County, Maryland Item number 8 and 10 Page 4

HISTORY AND SUPPORT (continued)

Washington, Oakland was exposed to a degree of sophistication and worldliness that other such remote communities did not have. Reports from the late nineteenth century visitors tell of the strong presence of the tourists in the town (Schlosnagle, pp. 283-287). The residential neighborhood along Second Street exhibits an architectural character unusual for small rural towns and rivals the Washington Street area in Cumberland, the seat of the next county to the east. Much of the Second Street development, which was for Oakland citizens and not tourists, is near the end of the resort area phase.

The advent of automobile travel and changing attitudes on the part of the vacationing public led to a gradual decline in the role resort industry played in Oakland's economy. Both the Glades and Oakland Hotels were dismantled during the early years of the twentieth century, as were several other smaller hotels and boarding houses. Nevertheless, Oakland continued its modest expansion, with many new houses being built south of the Youghiogheny River and North Fourth and Fifth Streets. The development of Deep Creek Lake as a resort area in the late 1920s brought summer visitors back to Oakland and Garrett County. Still the largest town in the county, Oakland has remained the center of its governmental and political activity.

BOUNDARY DESCRIPTION:

The boundaries are delineated on the attached sketch map and consist of the curb and property lines as indicated.

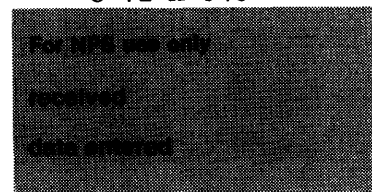
BOUNDARY JUSTIFICATION:

The boundaries of the district utilize existing property and curb lines and encompass that section of Oakland that has the highest concentration of resources of good integrity that convey the feeling and association with the significance of the district. Certain factors clearly dictated the general boundaries: the primarily mid-twentieth century housing to the east of Seventh Street and west of Bartlet Street, the primarily mid-twentieth century commercial structures east of Third Street, at the foot of a sharply pitched hill rising to Fourth Street, and mid-twentieth commercial areas north of Crook Street along Third Street, and the vacant land south of Liberty Street. Excluded from the district are the Oakland Railroad Station to the south of Liberty Street which is listed in the National Register individually. Although the station is an important part of the history of Oakland, it is isolated from the district by parking lots which once had buildings. Also excluded is the area to the south of the railroad tracks. This area is the earliest section of the town but is also isolated from the district by the tracks. The buildings also have problems with integrity of their design and materials.

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Continuation sheet Oakland Historic District
Garrett County, Maryland Item number 9 Page 5

MAJOR BIBLIOGRAPHICAL REFERENCES:

Schlosnagle, Stephen et. al. Garrett County: A History of Maryland's Tableland,
McLain, West Va.: Parsons Printing Company, 1978.

Weeks, Thekla Fundenberg. Oakland Centennial History, 1849-1949.
Oakland, Md.: Sincell Printing Co., 1949.

Maryland Historical Trust Historic Sites Inventory: Garrett County, various
surveyors, 1972-1983.

The Glades Star, publication of the Garrett County Historical Society,
Oakland, Md.

OAKLAND HISTORIC DISTRICT
 (for nomination to the National Register of Historic Places)
 Garrett County, Maryland

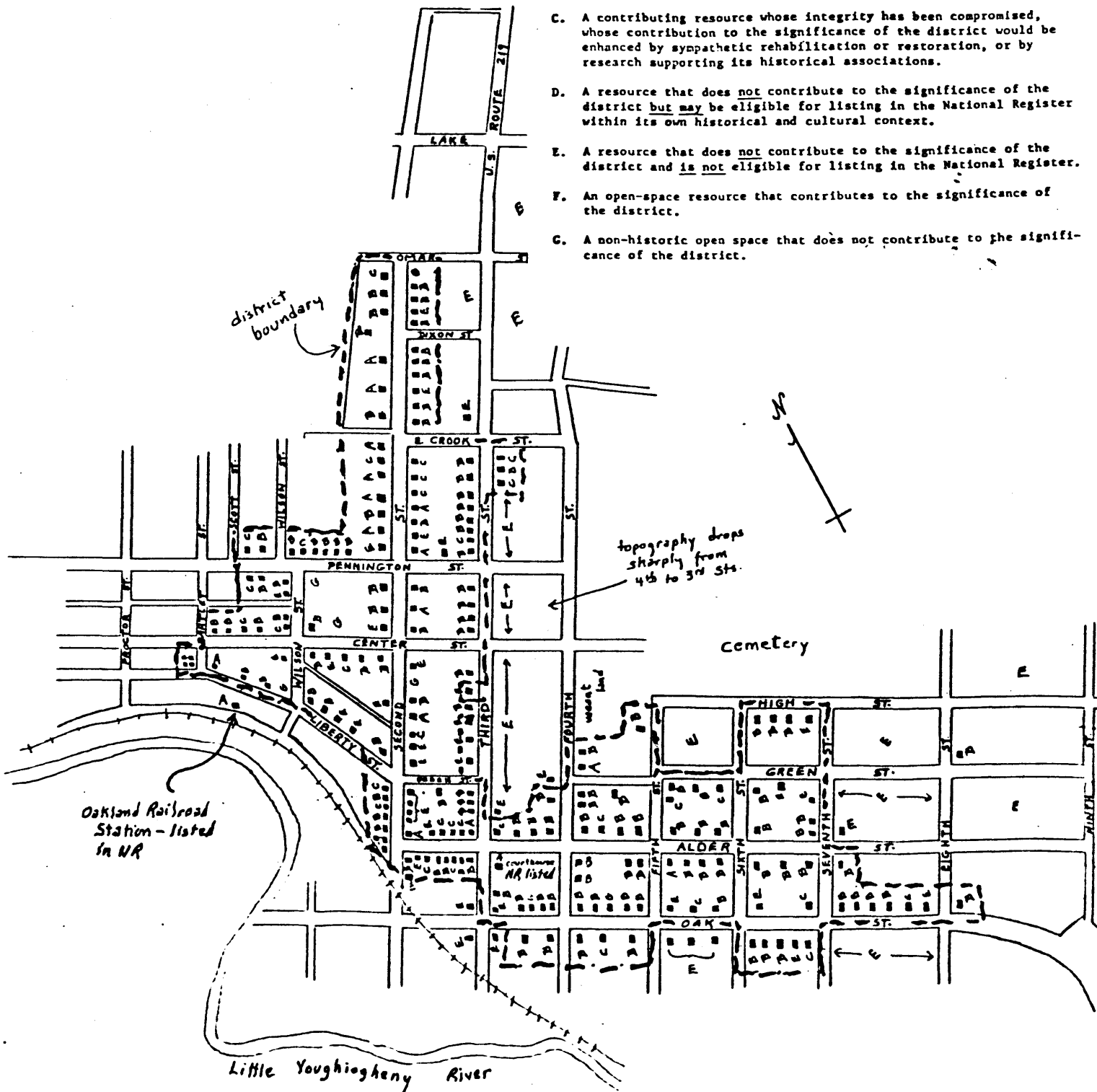
Resource Sketch Map (not to scale)

1983

--- district boundaries ■ - resource

The cultural and historic resources are coded to indicate the contributive value of the resource to the significance of the district at the time the nomination is being made. The codes are as follows:

- A. A resource important to the significance of the district which appears to be eligible for National Register listing individually.
- B. A resource with undiminished integrity that contributes to the significance of the district but does not appear to be eligible for National Register listing individually.
- C. A contributing resource whose integrity has been compromised, whose contribution to the significance of the district would be enhanced by sympathetic rehabilitation or restoration, or by research supporting its historical associations.
- D. A resource that does not contribute to the significance of the district but may be eligible for listing in the National Register within its own historical and cultural context.
- E. A resource that does not contribute to the significance of the district and is not eligible for listing in the National Register.
- F. An open-space resource that contributes to the significance of the district.
- G. A non-historic open space that does not contribute to the significance of the district.



OAKLAND HISTORIC DISTRICT

Garrett County, Maryland

National Register application

Photo map, December 1983

♂ = location of where photographer stood, direction of view shown, and identification number of the photographs accompanying the application

