

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH: 553

=====

1. Name of Property

=====

historic name _____
common/other name Oak Avenue Survey District

=====

2. Location

=====

street & number 4, 5, 6, 8, 100, 101, 103, 104, 105, 107, 109, 202
Oak Avenue

not for publication _____ city or town La Plata vicinity X
state Maryland code MD county Charles code 17 zip code _____

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

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5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>13</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>13</u>	<u>0</u>	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____
No X

CAPSULE SUMMARY
Oak Avenue Survey District (CH: 553)
Charles County, Maryland

The houses in the Oak Avenue Survey District are located in a late-19th and early-20th century neighborhood in the town of La Plata, adjacent to the Baltimore and Potomac rail line on the west, and La Plata's main thoroughfare, Charles Street, on the north. These buildings reflect patterns of residential development which characterized southern Maryland at the turn of the 20th century and also stylistic trends in domestic architecture during the period. Architecturally, the houses reflect the popular single dwelling types and styles of late-19th and early-20th centuries: the I-house, the Queen Anne style, and the Colonial Revival style.

The houses at 4, 5, 6, 8, 100, 101, 103, 104, 105, 107, 109, and 202 Oak Avenue are located in a residential area which developed during the late-19th and early-20th centuries. The twelve properties in the survey area feature medium lot sizes, mature trees and shrubs, foundation plantings around the houses, and paved or gravel driveways. The houses on the east side of the street are set back much further than those on the west side. This section of Oak Avenue is part of a middle-class neighborhood with fairly substantial-sized houses. Seven of the houses in this group were built in the 1890s, and are two stories in height.

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Colonial Revival
Vernacular
Queen Anne

Materials (Enter categories from instructions)

Foundation Not Visible
Roof Gable: Standing Seam Metal,
Pressed Metal Shingle, Asphalt Shingle
Walls Wood Frame: German, Concrete Block,
Brick, Asbestos Shingle, Wood Shingle,
Aluminum, Stucco
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties
Oak Avenue Survey District
Oak Avenue
Charles County, Maryland

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=====
Areas of Significance (Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance 1890-1950

Significant Dates c. 1890

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

=====

9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York, NY: Henry Holt and Company, 1994.

Charles County Land and Will Records. Charles County Courthouse and the Maryland State Archives, Annapolis, Maryland.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 1985.

Rivoire, J. Richard. *Homeplaces: Traditional Domestic Architecture of Charles County, Maryland*. Crownsville, MD: Maryland Historical Trust, 1990.

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10. Geographical Data

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Acreage of Property approximately 10 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The properties at 4, 5, 6, and 8 Oak Avenue are designated as Parcels 252, 170, 251, and 250, Grid 8 on Map 113. The properties at 100, 101, 103, 104, 105, 107, 109, and 202 Oak Avenue are designated as Parcels 234, 171, 172, 233, 173, 174, 175, and 205, Grid 14 on Map 113.

Boundary Justification (Explain why the boundaries were selected.)

The properties at 4, 5, 6, 8, 100, 101, 103, 104, 105, 107, 109, and 202 Oak Avenue have historically been associated with Parcels 252, 170, 251, 250, 234, 171, 172, 233, 173, 174, 175, and 205 since the buildings' construction in the second and third quarters of the twentieth century.

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11. Form Prepared By

=====

name/title R. Weidlich and C. Novelli, Architectural Historians
organization EHT Traceries, Inc. date July 19, 1999
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

Maryland Inventory of Historic Properties
Oak Avenue Survey District
Oak Avenue
Charles County, Maryland

Inventory No. CH: 553
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=====
12. Property Owner
=====
name _____
street & number _____ telephone _____
city or town _____ state MD zip code _____

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH: 553

Section 7 Page 1

Oak Avenue Survey District
name of property
Charles County, MD
county and state

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The houses at 4, 5, 6, 8, 100, 101, 103, 104, 105, 107, 109, and 202 Oak Avenue are located in a residential area which developed during the late-19th and early-20th centuries in the town of La Plata. Located directly east of the Baltimore and Potomac rail line, the twelve properties in the survey area feature medium lot sizes, mature trees and shrubs, foundation plantings around the houses, and paved or gravel driveways. The houses on the east side of the street are set back much further than those on the west side. This section of Oak Avenue is part of a middle-class neighborhood with fairly substantial-sized houses. Seven of the houses in this group were built in the 1890s, and are two stories in height.

There is no predominant style or house type in this survey district. Rather, they are almost evenly divided, with three I-houses or I-house derivatives, four vernacular Queen Anne-style houses, and four Colonial Revival-style houses built after 1910. The house at 5 Oak Avenue is an anomaly. Built in the 1990s, it attempts to assimilate I-house, Queen Anne, and Colonial Revival forms into one building. Most of these houses are in good condition with few alterations; 100 Oak Avenue was undergoing some exterior renovations at the time of the survey.

The 19th-century houses in this survey group feature primarily wood frame construction with German, asbestos shingle, wood shingle, aluminum, and stucco cladding. The remaining two houses have stretcher bond brick or rock-faced concrete block walls. The roofs are side gable, center gable, and cross gable, and are clad with pressed metal or asphalt shingles. Five of these 19th-century houses have scrolled corner brackets on their front porch posts. All of the windows in these houses, with one exception, are 2/2 wood sash. Most of the entrances display a transom and sidelights, and have single or double-leaf wood doors. The I-houses in this group are three bays wide, and have three bay front porches. The best example of the I-house type in this survey area is 109 Oak Avenue. It has the above-mentioned I-house features in addition to turned posts with scrolled corner brackets and a center gable roof with a lunette in the center gable. The Queen Anne derived houses generally feature wrap-around porches, front gables with cornice returns, and projecting two story, three sided bays. Interestingly, four of the five Queen Anne houses have a round-topped, 4-light window in the front gable. The house at 105 Oak Avenue is the purest example of the Queen Anne style in this group. It has a

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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Section 7 Page 2

Oak Avenue Survey District
name of property
Charles County, MD
county and state

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wrap-around porch, a two story polygonal corner tower with a pointed roof, and decorative millwork in the front gable.

Between 1910 and 1940, five predominantly Colonial Revival-style houses were built on this section of Oak Avenue. Three of these are three bays wide with brick masonry construction; one is two bays wide with wood frame construction and asbestos shingle siding; and the last is a contemporary wood frame mixture of I-house, Queen Anne, and classical forms, with aluminum siding. The roofs of these houses are primarily side gable, and have asphalt shingle siding. The windows are either 6/6 or 6/1 wood sash, and the doors are single leaf. Two of the houses have small one bay, front-gabled entrance porticos with either column or post supports. The Cape Cod house at 202 Oak Avenue is the only one of the Colonial Revival group of houses that is not two stories; it is one-and-a-half stories with dormers, and has a front-gabled entrance vestibule.

The most frequent type of outbuilding in this survey area is the garage. Of particular interest is the garage behind the house at 109 Oak Avenue. Standing about fifty feet from the Baltimore and Potomac Railroad tracks, this building features rock-faced concrete block construction and a front gambrel, standing seam metal roof. The top half of the end facing the tracks has vertical board cladding, and the lower half has been rebuilt with double-leaf vertical board garage doors fastened to unrusticated concrete block walls.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH: 553

Section 8 Page 1

Oak Avenue Survey District
name of property
Charles County, MD
county and state

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The houses in the Oak Avenue Survey District are located in a late-19th and early-20th century neighborhood in the town of La Plata, adjacent to the Baltimore and Potomac rail line on the west, and La Plata's main thoroughfare, Charles Street, on the north. These buildings reflect patterns of residential development which characterized southern Maryland at the turn of the 20th century and also stylistic trends in domestic architecture during the period. Architecturally, the houses reflect the popular single dwelling types and styles of late-19th and early-20th centuries: the I-house, the Queen Anne style, and the Colonial Revival style.

Following the Civil War, railroads made the greatest impact upon community development in southern Maryland, particularly the completion of the Baltimore and Potomac Railroad's (B & P) main line from Bowie in Prince George's County to Pope's Creek in Charles County in 1872. Small towns in southern Maryland grew when they became regular stops on the B & P line, and developed as service centers for the surrounding rural areas. Some stations, however, like La Plata, developed into new communities. The B & P's La Plata station is located near the Oak Avenue Survey District at the intersection of the rail line with Charles Street. The town's first dwelling and store were erected in 1872 by local land owner Robert Chapman. La Plata averaged 150 hogshead of tobacco shipped per day during the railroad's first year. Groceries, fertilizer, hardware and agricultural implements were imported and focused trade at the new town. A cannery opened in 1883 and a grist mill began operations in 1888. The town was incorporated the same year. In 1887, La Plata contained 120 residents, two churches, five stores, a blacksmith's shop, a millinery shop, a dressmaker's shop, a shoe shop, and one hotel, in addition to the grist mill. After the county courthouse in Port Tobacco burned in 1892, La Plata was made the seat of Charles County's government in 1895. The development of La Plata represents a number of distinct periods, from the town's early establishment to the influence of Crain Highway/US 301 on commercial and residential development.

A prevalent 19th-century vernacular house type across the mid-Atlantic region, the I-house was one room deep, two stories in height, and three or five bays wide, with a central entry. I-houses usually had a porch on the front elevation and a kitchen wing in the rear, due to the narrowness of the main core. On the interior, a central passage separated the two rooms on the first floor, while the second floor contained either two or four

MARYLAND

INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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Section 8 Page 2

Oak Avenue Survey District

name of property

Charles County, MD

county and state

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bedchambers. During the mid- and late-19th century, pre-cut ornamental detailing was commonly added to the traditional I-house.

Between 1880 and 1890, the Queen Anne style became the most popular architectural idiom in the United States. This style relied on a contrast of construction materials, varied ornament, and irregular roof shapes. A variety of roof forms were possible, including a hipped roof with cross gables, a cross-gable roof, a front-gable roof, and the town house type. Half of all Queen Anne style houses demonstrate ornamental spindlework. This detailing is often found on porches and gable ends. Other forms associated with the Queen Anne style found on houses on Oak Avenue are the wrap-around porch, the two-story corner tower with pointed, polygonal roof, and the two-story, three-sided projecting bay.

The Colonial Revival resulted from a rebirth of interest in the colonial English and Dutch houses of the eastern seaboard coincident with the Philadelphia Centennial of 1876. Stylistic details in Colonial Revival dwellings were drawn mainly from Georgian and Federal styles; secondary influences included Dutch Colonial and English post-medieval types. While the Colonial Revival began to become popular in the 1880s, it reached it's height during the 1930s and 1940s. Examples built between 1915 and 1935 reflected colonial precedents more closely, while those built after World War II simplified the style, with details which only suggested rather than duplicated the original examples. Colonial Revival houses are usually strictly rectangular I plan with few projections, and have symmetrical facades. They range from one to three stories with hipped, side-gable, cross-gable, or gambrel roofs. After World War II, colonial homes frequently featured a brick-sided first story with an overhanging wood-sided second story. A subset of the Colonial Revival, the Cape Cod became popular during the mid-20th century. When the Government Issue Bill of 1944 made it possible for veterans to borrow 100% of a home's value, the single-family dwelling became accessible to an unprecedented number of families. The Cape Cod subsequently became a standard suburban form in most eastern metropolitan areas. The Cape Cod house was typically three bays wide, and one-and-a-half stories stories, including dormers, with a side-gable roof.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH: 553

Section 8 Page 3

Oak Avenue Survey District
name of property
Charles County, MD
county and state

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National Register Eligibility:

The Oak Avenue survey district was included within the La Plata Historic District nomination that was submitted in 1998. Preliminary research has revealed that the survey district represents a distinguished grouping of vernacular rural architecture. The survey district is eligible under Criterion A because of their association with La Plata's development during the late 19th and early 20th century. Research does not reveal any association with the lives of persons significant in our past (Criterion B). The Oak Avenue Survey District meets National Register Criterion C for its different examples of Colonial Revival, Queen Anne and vernacular designed houses. There is no evidence that the properties are likely to yield information important in history or prehistory (Criterion D). The southern boundary of the Historic District should be extended to include 202 Oak Avenue.

MARYLAND HISTORICAL TRUST	
Eligibility recommended <u>X</u>	Not Recommended _____
Comments: _____ _____ _____	
Review, OPS: <u>[Signature]</u>	Date: <u>6/3/2000</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>8/14/00</u>

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH: 553

Oak Avenue Survey District
name of property
Charles County, MD
county and state

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)
Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape, and
Community Planning

RESOURCE TYPE(S)

Category: District

Historic Environment: Town

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH: 553

Oak Avenue Survey District
name of property
Prince George's County, MD
county and state

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)
Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape, and
Community Planning

RESOURCE TYPE(S)

Category: District

Historic Environment: Town

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Unknown

5955 CRAIN HIGHWAY
CH-544

HARFORD STREET/HAWTHORNE
DRIVE SURVEY DISTRICT
CH-545

1002 WASHINGTON AVENUE
CH-546

WASHINGTON AVENUE
SURVEY DISTRICT
CH-547

4 WEST HAWTHORNE
ROAD
CH-548

6365 CRAIN HIGHWAY
CH-549

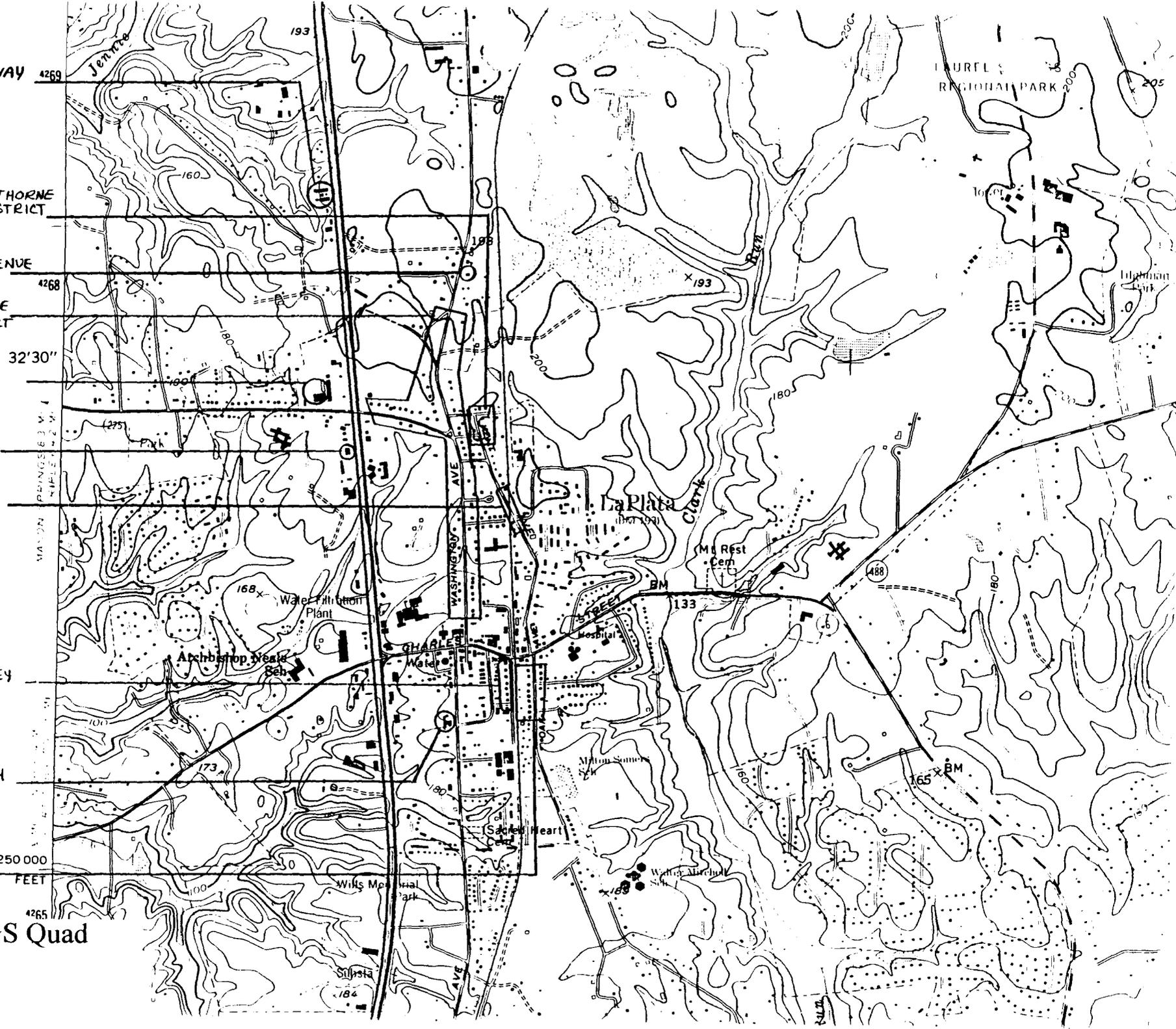
KENT AVENUE SURVEY
DISTRICT
CH-550

MAPLE AVENUE SURVEY
DISTRICT
CH-551

SACRED HEART CHURCH
CH-552

OAK STREET SURVEY
DISTRICT
CH-553

La Plata USGS Quad



32'30"
MAYON PRINCE 3 V. 1
MAPLE 42 V. 1

250 000
FEET

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CH:553

OAK Avenue

SURVEY DISTRICT

109 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

garage

7/18



CH:553

OAK Avenue SURVEY DISTRICT

EAST SIDE OF OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

west elevation

2 of 18



CH:553

OAK Avenue

SURVEY DISTRICT

6 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

west elevation

3 of 18



CH: 553

OAK Avenue

SURVEY DISTRICT

8 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

northwest corner

4 of 18



CH:553

OAK Avenue SURVEY DISTRICT

100 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

southwest corner

5 of 18



CH:553

OAK Avenue SURVEY DISTRICT

104 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

southwest corner

6 of 18



CH:553

OAK Avenue SURVEY DISTRICT

202 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

west elevation

7 of 18



011:553

OAK Avenue SURVEY DISTRICT
CHARLES COUNTY, MD
TRACERIES
JUNE 1999
MD SHPO

view to the northwest

8 of 18



CH: 553

OAK Avenue SURVEY DISTRICT
109 OAK Avenue
CHARLES COUNTY, MD
TRACERIES
JUNE 1999
MD SHPO

last elevation

9 of 18



CH: 353

OAK Avenue SURVEY DISTRICT

107 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

northeast corner

10 of 18



CH: 553

OAK Avenue SURVEY DISTRICT

105 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

northeast corner

11 of 18



CH:553

OAK Avenue SURVEY DISTRICT

103 OAK Avenue

CHARLES COUNTY, MD

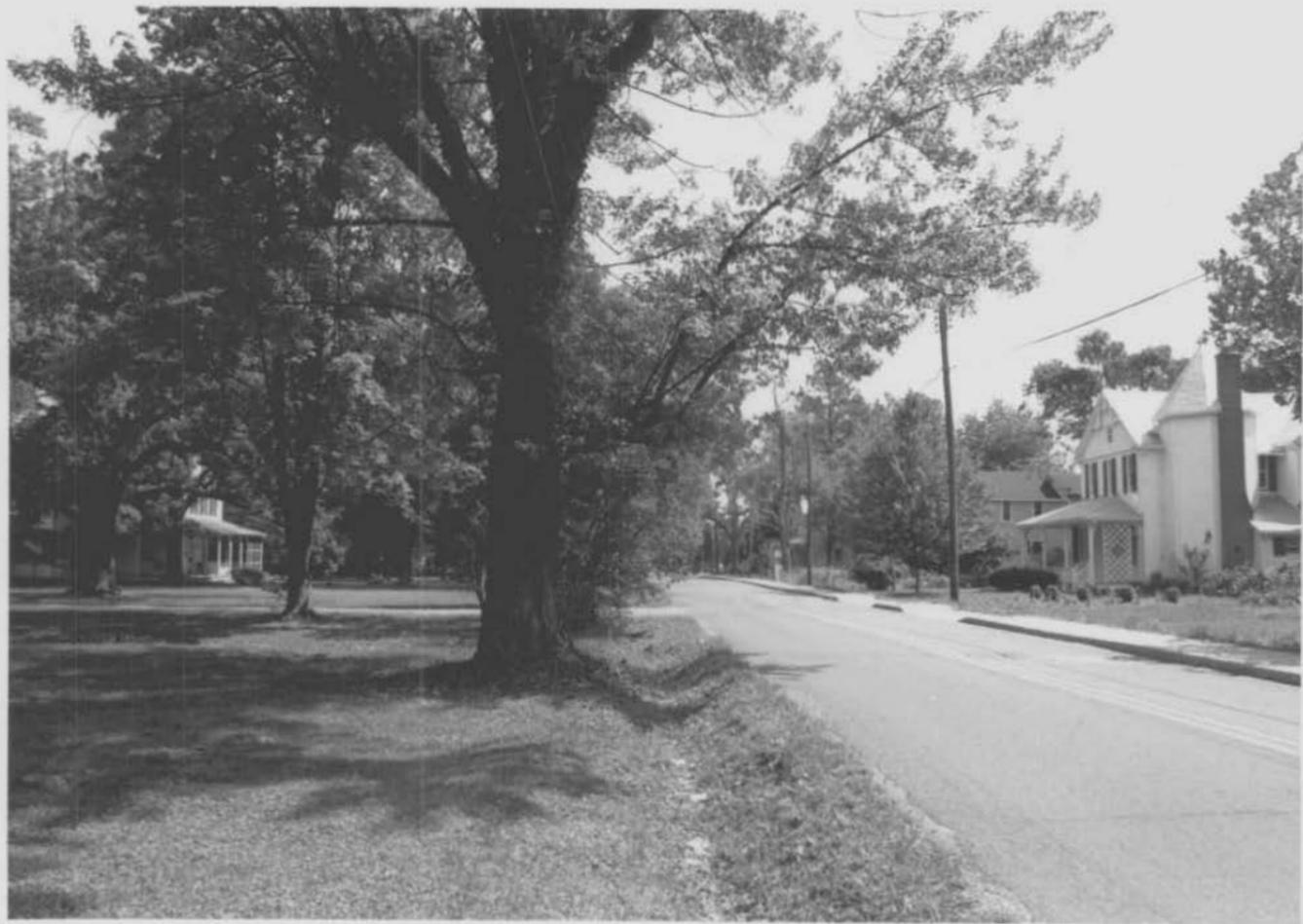
TRACERIES

JUNE 1999

MD SHPO

east elevation

12 of 18



CH:553

OAK Avenue SURVEY DISTRICT
CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

view to the south

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CH: 553

OAK Avenue SURVEY DISTRICT

101 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

northeast corner

14 of 18



CH:553

OAK Avenue SURVEY DISTRICT

5 OAK Avenue

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

southeast corner

15 of 18



CH:553

OAK Avenue SURVEY DISTRICT

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

view to the southeast

16 of 18



CH: 553

OAK Avenue SURVEY DISTRICT
CHARLES COUNTY, MD

TRACERIES
JUNE 1999
MD SHPO

view to the southeast
17 of 18



CH:553

OAK Avenue SURVEY DISTRICT

CHARLES COUNTY, MD

TRACERIES

JUNE 1999

MD SHPO

view to the northeast with Conrail tracks in foreground; backyards with outbuildings

18 of 18