

**INDIVIDUAL PROPERTY/DISTRICT  
MARYLAND HISTORICAL TRUST  
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Paul J. and Katie P. Kinsinger House Survey Number: G- IV-A-265

Project: US 219/Oakland Vicinity Improvement Project Agency: MSHA

Site visit by MHT Staff:  No  Yes Name \_\_\_\_\_ Date \_\_\_\_\_

Eligibility recommended  Eligibility **not** recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None

Justification for decision: (Use continuation sheet if necessary and attach map)

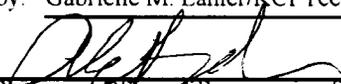
The Paul J. and Katie P. Kinsinger House, with its main dwelling built *circa* 1900-1910, its sheds, and its associated bank barn and silo ruins, documents the agricultural landscape surrounding the county seat of Oakland in the late nineteenth and early twentieth centuries. Agriculture was the predominant economic activity outside of Oakland, as farmland comprised about 50 percent of the county's land mass in 1880, and more than 60 percent by 1910. Farms of this period typically raised potatoes, orchard products, oats, corn, buckwheat, wheat, rye, and barley as well as cattle, sheep, swine, and horses. Although the Kinsinger house now occupies a small, approximately one-acre parcel, the surrounding outbuildings and the associated barn and silo ruins suggest significant prior agricultural pursuits.

Research has not identified any associations with the lives of persons significant to the Oakland area's past or with events that have contributed significantly to broad patterns of the area's historical development. The architecture does not represent a particularly distinctive type, period, or method of construction, nor does it represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. This resource has not yet yielded and is not likely to yield significant information important in history or prehistory.

Document on the property/district is presented in: Historic Structures Inventory and Determination of Eligibility Report

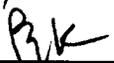
(KCI/MSHA 1997)

Prepared by: Gabrielle M. Lanier/KCI Technologies, Inc.

  
Reviewer, Office of Preservation Services

  
Date

NR program concurrence:  yes  no  not applicable

  
Reviewer, NR program

  
Date

Paul J. and Katie P. Kinsinger House  
G-IV-A-265  
3941 Pleasant Valley Road  
Oakland Vicinity  
Circa 1900-1910  
Private

This is a two-story, four-by-two-bay, gable-roofed, L-plan frame dwelling with two one-story shed-roofed additions and a gable-roofed frame front entry. It is built with a concrete block and cinderblock foundation, asphalt brick sheathing, and an asphalt-shingled and corrugated metal-clad gable roof with an exterior concrete block chimney and two exterior metal stovepipes. Windows include single and paired, three-over-one, double-hung wooden sash with wooden trim. The door openings contain wood and glass or metal and glass doors. Outbuildings on the property include three sheds, a combination garage and stable, and the ruins of a bank barn and silo. The house faces north-northeast and stands on a mostly open, gently sloping section of land on Pleasant Valley Road about two-and-one-quarter miles southeast of Oakland.

The Paul J. and Katie P. Kinsinger House, with its main dwelling built *circa* 1900-1910, its sheds, and its associated bank barn and silo ruins, documents the agricultural landscape surrounding the county seat of Oakland in the late nineteenth and early twentieth centuries. Although the Kinsinger house now occupies a small, approximately one-acre parcel, the surrounding outbuildings and the associated barn and silo ruins suggest significant prior agricultural pursuits.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. G-IV-A-265

### 1. Name of Property (indicate preferred name)

historic

other Paul J. and Katie P. Kinsinger House

### 2. Location

street & number 3941 Pleasant Valley Road      not for publication

city, town Oakland   X   vicinity

county Garrett

### 3. Owner of Property (give names and mailing addresses of all owners)

name Paul J. and Katie P. Kinsinger House

street & number 3941 Pleasant Valley Road telephone 301-3334-8117

city, town Oakland state and zip code MD 21550

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Garrett County Courthouse tax map and parcel 85-10-122

city, town Oakland liber and folio 591/782

### 5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research report at MHT
- Other:

### 6. Classification

Category	Ownership	Current Function	Resource Count		
			Contributing	Noncontributing	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	<input type="checkbox"/> recreation/ culture	<input type="checkbox"/> buildings
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/ culture	<input type="checkbox"/> religion	<input type="checkbox"/> sites
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> social	<input type="checkbox"/> transportation	<input type="checkbox"/> structures
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> work in progress	<input type="checkbox"/> unknown	<input type="checkbox"/> objects
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> vacant/not in use	<input type="checkbox"/> other:	<input type="checkbox"/> Total
		<input type="checkbox"/> funerary			
		<input type="checkbox"/> government			
		<input type="checkbox"/> health care			
		<input type="checkbox"/> industry			

**Number of Contributing Resources previously listed in the Inventory**

0

## 7. Description

Inventory No. G-IV-A-265

### Condition

excellent       deteriorated  
 good             ruins  
 fair              altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This is a two-story, four-by-two-bay, gable-roofed, L-plan frame dwelling with two one-story shed-roofed additions and a gable-roofed frame front entry. The house faces north-northeast and stands on a mostly open, gently sloping section of land on Pleasant Valley Road about two-and-one-quarter miles southeast of Oakland.

The house is built on a concrete block foundation, sheathed in multicolored gray-green asphalt brick and topped with a brown asphalt-shingled gable roof; the roof is finished with a plain flat wooden verge and friezeboard, exposed rafter feet, and a wooden eave. A single exterior concrete block chimney rises on the westernmost elevation; in addition, two exterior metal stovepipes rise along the eastern and western elevations. Rectangular metal louvers and small fixed four-light sash windows located near the roof peak ventilate the attic.

A shed-roofed frame one-story addition stands within the open part of the "L" of the main block. This addition is built on a cinderblock foundation, sheathed in asphalt brick, and topped with a corrugated metal roof with a boxed wooden eave. Light and access are provided by a mixture of three-over-one paired double-hung wooden sash and one-over-one sliding aluminum sash finished with wooden surrounds. A second one-story shed-roofed addition is attached to the northwest elevation; this addition is sheathed in particle board and topped with a corrugated metal roof.

Windows consist of a mixture of single and paired three-over-one, double-hung wooden sash finished with flat wooden surrounds and topped with a mixture of flat and molded drip caps. The front door opening, which is located on the north elevation beneath the partially enclosed gable-roofed entry, is fitted with a wood and glass bungalow door and finished with molded wood surrounds. A second entrance, located on the same side of the building but opening into one of the shed-roofed additions, contains a modern metal half-glass door.

The front porch consists of an enclosed entry sheltering a wooden deck. The entry is sheathed in a mixture of fiberboard, plywood, and asphalt brick and topped with an asphalt-shingled gable roof finished with a wooden eave and verge. Two concrete steps lead up to the level of the porch deck, and a modern aluminum door leads into the entry. A mixture of one-over-one and fixed one-light sash windows light the entry.

Several outbuildings stand on the property. A one-story gable-roofed, gable entry frame shed stands northwest of the house. This building rests on a concrete block foundation and is sheathed in a mixture of asphalt shingles and incised plywood paneling. A corrugated fiberglass roof finished with exposed rafter feet tops the building. A wood panel door leads into the front or south gable; a glass and aluminum door leads into the north gable. A shed-roofed one-story frame shed also stands just north of the house. This building is clad in a mixture of asphalt shingles and rolled asphalt and topped with a corrugated metal roof finished with exposed rafter feet. Fixed two-light sash windows light the interior, and a solid wood plank door with no surrounds provides access to the interior. An open-sided, one-story frame shed-roofed leanto clad and roofed in corrugated metal joins the south elevation of this building. A one-story, one-bay, gable-roofed, gable-fronted combination garage and stable stands just to the east of these other outbuildings. The roof and walls of this building are clad in corrugated aluminum. An overhead aluminum garage door and a standard-sized nine-light glass and aluminum door provide access to the interior. Windows consist mostly of one-over-one double-hung aluminum sash. A one-story gable-roofed gable-fronted corrugated aluminum shed fitted with a wooden door stands east of the house. Finally, the ruins of a bank barn and silo stand north of the entire complex. These ruins consist of a rectangular concrete foundation, an earth and stone ramp, and a circular concrete silo base. A fenced horse corral runs behind most of the outbuildings.

The entire complex is located at the end of a long driveway that runs perpendicular to Pleasant Valley Road. The house is presently occupied and remains in good to fair condition.

# 8. Significance

Inventory No. G-IV-A-265

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

**Specific dates** Circa 1900-1910      **Builder/Architect** Unknown

Evaluation for:

National Register       Maryland Register       not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual).

The Paul J. and Katie P. Kinsinger House, with its main dwelling built *circa* 1900-1910, its sheds, and its associated bank barn and silo ruins, documents the agricultural landscape surrounding the county seat of Oakland in the late nineteenth and early twentieth centuries. Agriculture was the predominant economic activity outside of Oakland, as farmland comprised about 50 percent of the county's land mass in 1880, and more than 60 percent by 1910. Farms of this period typically raised potatoes, orchard products, oats, corn, buckwheat, wheat, rye, and barley as well as cattle, sheep, swine, and horses. Although the Kinsinger house now occupies a small, approximately one-acre parcel, the surrounding outbuildings and the associated barn and silo ruins suggest significant prior agricultural pursuits.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. G-IV-A-265

Name  
Continuation Sheet  
Number 8 Page 1

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## HISTORIC CONTEXT:

### **MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA**

Geographic Organization:	Western Maryland
Chronological/Developmental Period(s):	Industrial / Urban Dominance A.D. 1870-1930
Historic Period Theme(s):	Agriculture
Resource Type:	
Category:	Building
Historic Environment:	Rural
Historic Function(s) and Use(s):	Dwelling and agricultural buildings
Known Design Source:	None

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## 9. Major Bibliographical References

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Inventory No. G-IV-A-265

(See Continuation Sheet)

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## 10. Geographical Data

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Acreage of property 0.96 acres

Acreage surveyed 0.96 acres

Quadrangle name Oakland, MD. - W. VA.

Quadrangle scale 1:24000

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### Verbal boundary description and justification

Parcel 122, Map 85, Grid 10

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## 11. Form Prepared By

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name/title Gabrielle M. Lanier, Architectural Historian

organization KCI Technologies, Inc.

date 3/18/97

street & number 10 North Park Drive

telephone 410-316-7857

city or town Hunt Valley

state and zip code MD 21030-1888

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The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032  
410-514-7600

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

G-IV-A-265

Name

Continuation Sheet

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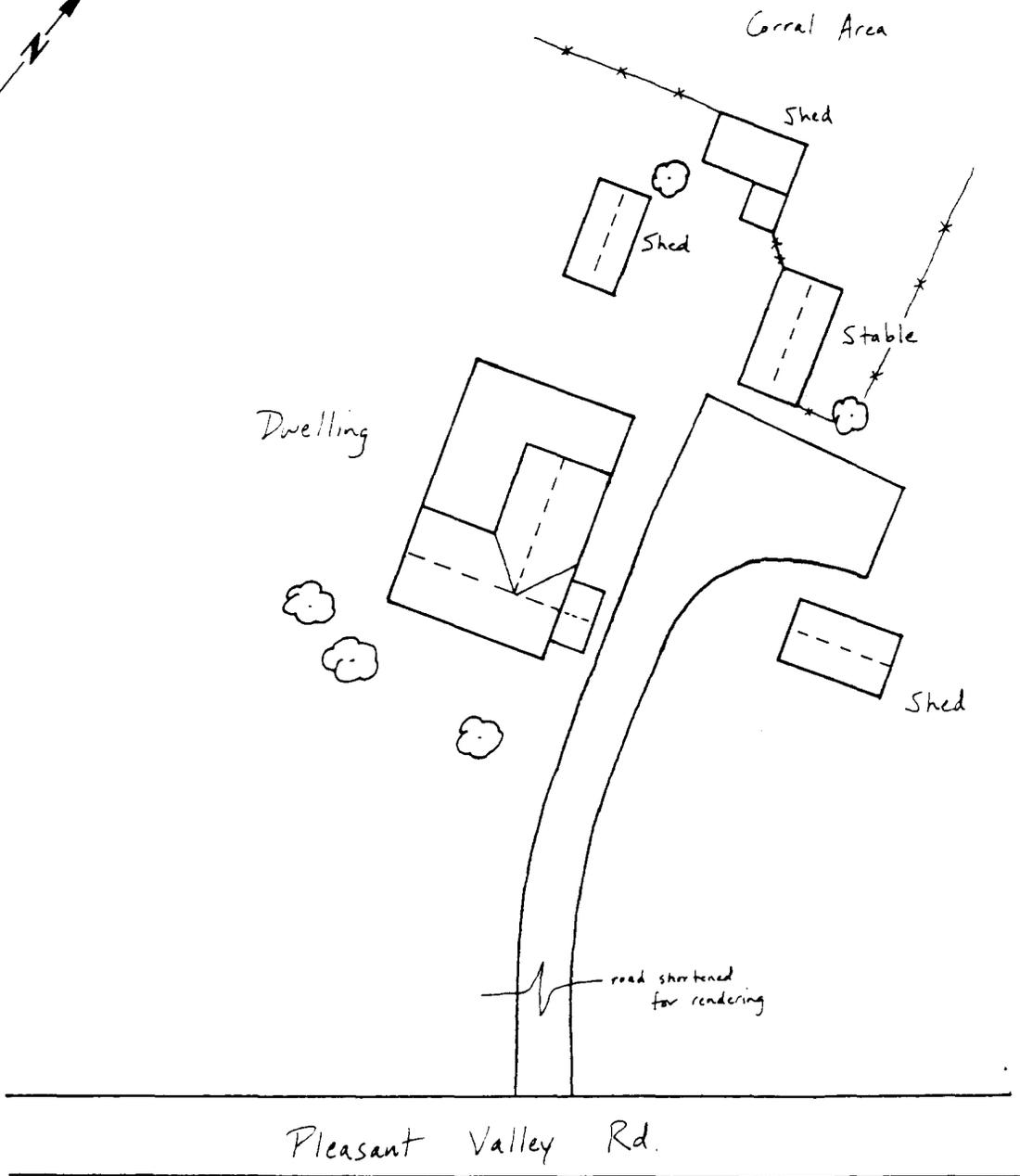
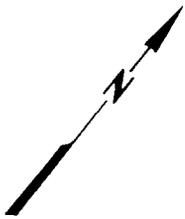
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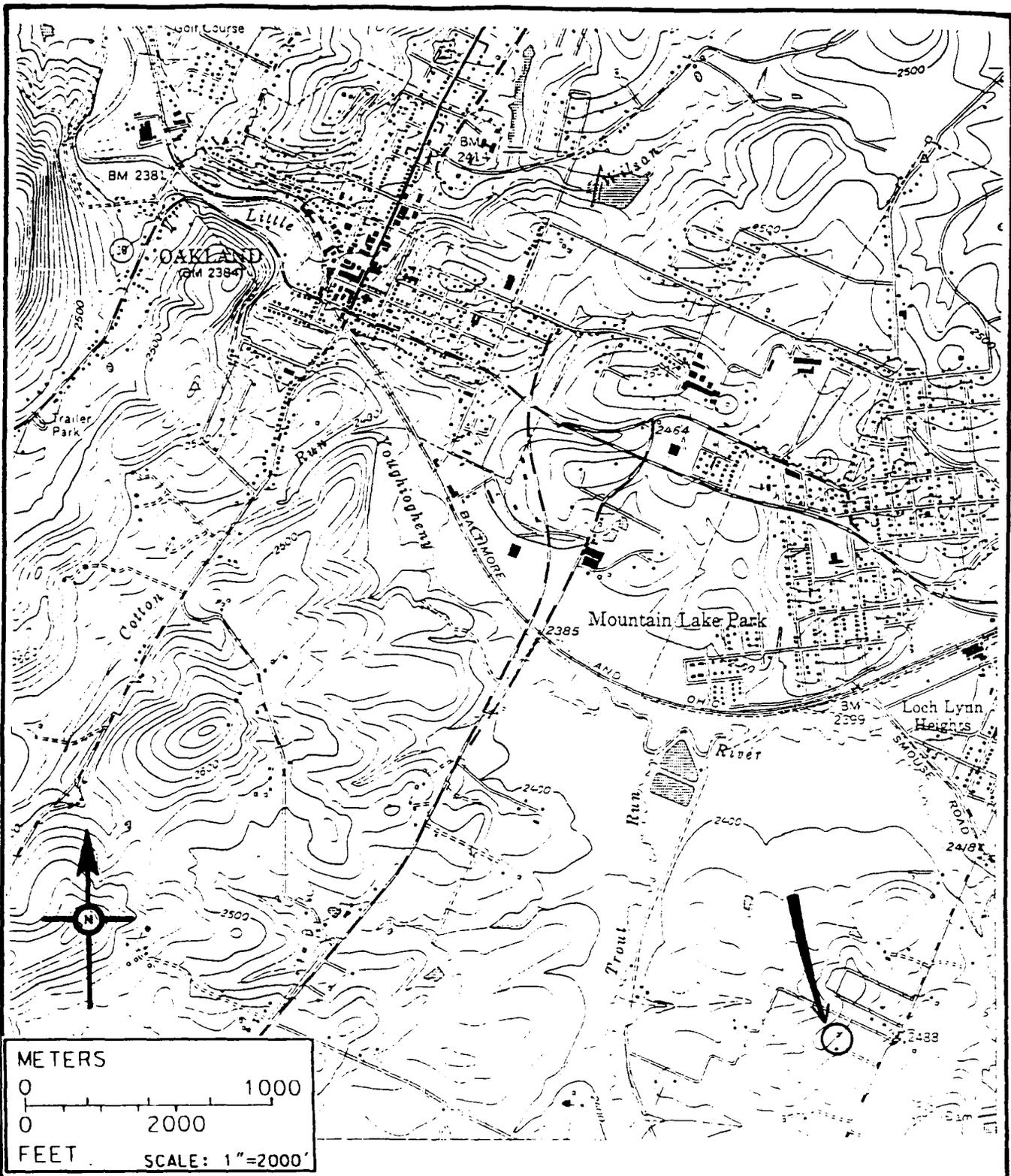


Not to Scale



Resource Sketch Map

G-IV-A-265  
Paul J. and Katie P. Kinsinger House  
Oakland Vicinity, Garrett County



**Location Map**

G-IV-A-265

Paul J. and Katie P. Kinsinger House

Oakland Vicinity, Garrett County

Oakland, MD-WVA Quadrangle Map (USGS 1974)





G-1U-A-265

GARRETT COUNTY, MD  
STUART DIXON

11/31/97

MD SHPO

E ELEVATION LOOKING W

0

56. 5005 0-15 15

56.

0557

+08+0 +0 -06 MN

10F3



G-1U-A-265

GARRETT COUNTY, MD  
STUART DIXON

11/31/97

MD SHPO

W ELEVATION LOOKING E

20F3

0

5005 0-15 15

55

0557

+00+0 +0 -05 NN



6-10-A-265

GARRETT COUNTY, MD

STUART DIXON

1131197

MD SHPO

S ELEVATION LOOKING ~~S~~ N

0

5005 0-15 15

54

0557

+00+0 +0 -06 NN

30F3