

CAPSULE SUMMARY

Sandy Point State Park

MIHP # AA-2305

Annapolis vicinity

Anne Arundel County, Maryland

SP=1949

Public

Sandy Point State Park was established in 1949 to create a public swimming beach on the Chesapeake Bay in a central location and accessible from growing metropolitan areas. The primary features of Sandy Point State Park are the two manmade beaches and a large marina on Mezick Pond with access to the Chesapeake Bay. Sandy Point State Park contains 20 built resources constructed prior to 1960: an early nineteenth-century farmhouse, three residences, domestic outbuildings, an isolated garage and outbuilding acquired with the Corcoran tract, five resources from the 1950s associated with the initial development of the park, and two boundary stones. One historic archeological site (18AN534) associated with the Sandy Point Farmhouse (MIHP # AA-330) was recorded in the Maryland archeological site files. Twenty-eight recreation facilities were constructed since 1975.

The purpose of this MIHP form is to evaluate Sandy Point State Park as a potential historic district and to assess each MdDNR-owned resource constructed prior to 1960 applying the National Register Criteria for Evaluation (36 CFR Part 60.4[a-d]) and the Criteria for the Maryland Register of Historic Properties (Annotated Code of Maryland, Article 83B, Title 5). The management practices that have shaped the park were implemented during the early 1950s. Although associated with the theme of public recreation from 1940 to 1960, only the locations of the principal beaches have integrity. The recreation buildings, parking areas, access roads, sidewalks, and pavements that support the beaches were constructed since 1975. Sandy Point State Park no longer possesses integrity of design or materials to illustrate a pre-1960 bayside beach park. National Register evaluation of the post-1960s recreation facilities is outside the scope of this investigation.

The water treatment building, well house no. 3, and the elevated water storage tank from the early 1950s are utilitarian support buildings and structures that do not illustrate the importance of the park as a recreation facility (Criterion A). They are not significant for their physical design or construction (Criterion C). Picnic pavilions A and B constructed in 1959 are located in the western section of the park, which was purposely less intensively developed than the beach areas. The two pavilions are simple, utilitarian structures isolated from principal recreation areas on the Chesapeake Bay and are not significant for their physical design or construction (Criterion C).

The Sandy Point Farmhouse (MIHP # AA-330) was listed in the National Register of Historic Places in 1972.

The former Labrot House on Tydings Road (MIHP # AA-332) was evaluated as not eligible for listing in the National Register of Historic Places in 1998 (MHT DOE 1998). The former manager's house, constructed in 1936, located near the Sandy Point Farmhouse, is a simply-styled, undistinguished dwelling that has been renovated with modern materials and that does not exhibit the qualities of significant physical design under National Register Criterion C. The former Labrot House on Log Inn Road, constructed in 1938, is a simply-styled, Cape Cod dwelling that has been renovated with modern materials and that does not exhibit the qualities of significant physical design under National Register Criterion C. The isolated former Corcoran garage is a concrete-block building that exhibits no significant architectural design under National Register Criterion C. The Sandy Point Farmhouse archeological site (18AN534) and the boundary stones from 1763 were not evaluated as part of this investigation.

7. Description

Inventory No. AA-2305

Condition

- | | |
|------------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> altered |
-

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

SUMMARY

Sandy Point State Park encompasses approximately 786 acres located northeast of Annapolis in Anne Arundel County, Maryland (Maryland Department of Natural Resources (MdDNR) Acquisition list 2002). Sandy Point State Park occupies the point of land for which the park is named on the western shore of the Chesapeake Bay just north of the William Preston Lane, Jr., Memorial Bridge (westbound span) (MIHP # AA-48) that traverses the bay. The topography of the area is flat coastal plain that rises gradually from sea level to 20 feet above mean sea level.

Property acquisition for Sandy Point State Park began in 1949. The park was assembled from two land purchases. The first purchase included 679.8 acres of the Bayside Stock Farm from Labrot and Emory. The second parcel comprised approximately 132.7 acres, which were acquired from Edward S. Corcoran in 1966. The Corcoran tract was a private nature sanctuary. In 1979, the park lost approximately 26 acres to road construction when U.S. Route 50 was widened and the interchange that provides access to the park and surrounding suburban developments was constructed.

The principal features of Sandy Point State Park are the man-made beaches and a large marina constructed on Mezick Pond with access to the Chesapeake Bay. Other recreation amenities include picnic facilities, crabbing and fishing areas, and a marsh area for wildlife observation. The beach areas and marina are the most intensively developed features of the park and are located in the eastern portion adjoining the bay. The south beach has a commanding view of the Chesapeake Bay Bridge, while the east beach looks towards the off-shore Sandy Point Lighthouse. The recreation facilities were constructed since 1975. The marina concession buildings were constructed in 1975. The south beach bathhouse and comfort stations were constructed between 1993 and 1995. The east beach facilities were completed in 1992. The buildings are one-story buildings constructed of textured concrete-block.

The western area of the park is heavily wooded and contains scattered picnic shelters and hiking trails. The Corcoran tract contains specimen trees, including 80 to 100 year-old oaks, and former agricultural land has been allowed to reforest. Thus, the park provides several different habitats for wildlife, including bay, marsh, and woodland.

Sandy Point State Park contains 20 built resources constructed prior to 1960s. These resources include an early nineteenth-century farmhouse, three residences, associated domestic outbuildings, two isolated secondary structures acquired with the Corcoran tract, five resources associated with the initial development of the park, and two boundary stones. One historic archeological site (18AN534) associated with the Sandy Point Farmhouse (MIHP # AA-330) was recorded in the Maryland archeological site files. Twenty-eight recreation facilities were constructed since 1975. The construction of the intensive recreation facilities in the park is completed. No further additional large-scale development is anticipated. Future work is anticipated to include maintenance.

Methodology

The overall purpose of this project is to provide the Maryland Historical Trust (MHT) and the Maryland Department of Natural Resources (MdDNR) with consistent data on the cultural resources contained within Sandy Point State Park. The survey area consisted of MdDNR-owned lands within the park boundaries as of February 2003 based on a review of property maps verified by the state park personnel during a February 2003 meeting. No MdDNR leased properties were surveyed as part of this project. Property owned by other state agencies or private entities were not surveyed as part of this project.

Historical Research

The Maryland Inventory of Historic Properties forms and the archeological site files on file at MHT and MdDNR provided the

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base-line data for historical research conducted for each MdDNR-owned land unit included in the survey. An analysis of the property types and occupation periods of cultural resources provided the basis for identifying the historic themes/historic contexts appropriate to evaluate the historic resources in the park. The development of historic contexts that encompassed the history of land prior to state ownership was synthesized from the architectural and archeological forms and expanded to incorporate information contained in historic maps and other secondary sources, such as published county and local histories and National Register documentation. Research in primary archival materials, such as deed research or genealogical materials available in local historical societies, was not conducted for this project.

Historical research also was undertaken to document the history of the MdDNR land unit. Research was conducted at MdDNR to provide an overview of how each unit came into existence and how the lands that comprise each unit were assembled. The purpose of this research was to determine the reasons behind the establishment of the land unit and subsequent management practices. Sources examined in this research effort included MdDNR real estate acquisition files, land unit files, personnel interviews, park master plans, and relevant secondary sources on the development of parks in the state of Maryland.

Field Survey

Research was conducted into the archeological site files maintained by the MHT indicated that one archeological site on park land had been previously identified. This site surrounds the Sandy Point Farmhouse. The location and identification of previously unrecorded archeological sites was outside the scope of the project.

Architectural field survey comprised built resources constructed prior to 1960, the landscape elements associated with the individual resources, and the overall landscape of the MdDNR-owned land unit. The list of built resources included in the survey was compiled from the Maryland Inventory of Historic Properties maintained at the MHT and the Detailed Maintenance List (DMI) provided by the MdDNR. The DMI, compiled during the late 1990s, contained information about building materials and components, as well as information on location, estimated construction date, dates of renovations, and an assessment of condition. The list of built resources for survey was refined through a review of 1:600 scale maps provided by MdDNR and through interviews with MdDNR personnel. No efforts were made to reconcile the building list for buildings identified as constructed post 1960 beyond information gathered from knowledgeable park personnel. Construction dates for built resources were assigned based on available MIHP or published documentation, MdDNR Detailed Maintenance Inventory (DMI), historic maps, building construction materials, stylistic ornamentation, and building typologies.

Architectural field investigations were conducted on the exteriors of all pre-1960 buildings to verify the character-defining features and materials of previously identified historic buildings as recorded on MIHP forms and to assess the integrity and overall physical conditions of the exterior materials of the resources. Previously unidentified resources constructed prior to 1960 also were surveyed. No additional architectural data or photographs were collected for pre-1960 MdDNR-owned buildings that are pending demolition for which MdDNR has obtained MHT concurrence letters or MHT Determinations of Eligibility classifying the resource as not eligible for listing in the National Register of Historic Places. The architectural survey of built resources at Sandy Point State Park was conducted in February 2003.

Building conditions of excellent, good, fair, poor, or ruin were assigned during the architectural survey based on the physical appearance of the exterior materials present on the resource at the time of the site visit. The building classifications do not necessarily reflect those condition assessments recorded in the MdDNR's DMI. For the purposes of this survey, excellent was defined as the overall absence of conditions requiring maintenance or cosmetic repairs. Good meant that building systems and materials appeared to be sound, with minimal problems noted. Cosmetic conditions, such as minor paint failure due to age of paint or minor rot in contained wood elements, could still be classified as good condition if they appeared to be correctable with minor

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repair. Fair condition was used to denote problems in several types of exterior materials or systems, such as rot in wood elements in several systems that could be corrected through maintenance, but without apparent structural damage. Poor denoted systematic problems in several materials or systems, such as large sections of missing siding or roofing, often resulting in evidence of structural failure. Ruin was used to classify buildings or structures that were no longer usable in their current condition.

DESCRIPTIONS

The following descriptions are organized by property types. The property classifications were assigned based on the primary historic function of the property as defined by the National Register of Historic Places (U.S. Department of Interior, National Park Service 1991). The property categories are detailed in the table. Construction dates assigned to the built resources are based on secondary documentation, historic maps, visual inspection, personal communications, and the MdDNR detailed maintenance inventory (MdDNR DMI 2002.)

DOMESTIC

SANDY POINT FARMHOUSE (MIHP # AA-330), constructed during the first third of the nineteenth century (prior to 1833), occupies the center of the eastern section of the park. The brick house is a classic, five-part Georgian plan. The house currently is painted so that the brick is obscured, but documentation prepared in 1971 reported that the brick walls were laid in common bond (MHT 1971). The main block is five symmetrical bays and two-and-half stories. The main block is flanked by one-story hyphens that connect to one-story wings set perpendicularly to the main block. A two-story, brick, gable-roofed tower projects from the center bay of the main block; the tower was a later addition (Ware 1990:99). The main block and the hyphens have side gable roofs, while the wings have front-facing gable roofs. All roofs are sheathed in wood shingles. The northwest and southeast roof planes include two dormers each, which currently appear to be under renovation. The main block has a dentiled cornice. The tower has a plain brick cornice. Interior brick chimneys are located in the gable ends of the main block. The side wings have interior brick chimneys that are centered on the roof ridge. Doorways occupy the center bays of the northwest and southeast elevations. The northwest elevation contains a six-panel wood door. The southeast elevation contains a six-panel wood door with a fanlight. Six-panel wood doors provide access into the hyphens. The windows on the first floor of the main block are wood-frame, nine-over-nine-light, single-hung sash units. The windows on the second floor of the main block are wood-frame, six-over-nine-light units. Six-over-six-light units illuminate the connecting hyphens. Semi-circular windows are located in the gable ends of the side wings.

Site 18AN534 is the archeological site associated with the Sandy Point Farmhouse. The current landscape surrounding the building is mowed lawn and a few shrubs and beds. At one time, a complex of domestic outbuildings was located near the house, as well as an original well.

The Sandy Point Farmhouse was listed in the National Register of Historic Places in 1972. The house currently is part of the curatorship program and is under rehabilitation. The MdDNR began the curatorship program in 1982 as a way to ensure the preservation of its historic buildings. The program allows a qualified curator to become a life tenant of a building. In exchange, the curator agrees to rehabilitate the building and to maintain it for the length of the tenancy. The Sandy Point Farmhouse is in good condition.

The 1972 National Register of Historic Places documentation recorded a brick dairy, a brick smokehouse, and a timber-frame granary located near the house. None of these resources survive. As of February 2003, only a one-story, brick outbuilding is located northeast of the farmhouse. The outbuilding is being reconstructed by curator from old brick located on the property and from a demolished wall on the U.S. Naval Academy (Mazurek 2003). The brick outbuilding has a steeply-pitched shed roof.

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Window openings are located in the east and south elevations.

The FORMER MANAGER'S RESIDENCE, constructed in 1936, is a two-story, two-by-four-bay, wood-frame dwelling located southwest of the Sandy Point Farmhouse. The walls are clad with aluminum siding. The front-facing gable roof is sheathed with asphalt shingles. The windows are metal-frame, one-over-one-light replacement units installed in 1992 (MdDNR DMI 2002). A single doorway is located in the north elevation of an enclosed porch. This porch has a shed roof. This doorway contains a wood panel door with four-glass lights. The doorway is accessed by wood steps. The east elevation also contains a wood panel door with three horizontal glass lights. The south elevation is spanned by an enclosed rear porch that contains a rear doorway accessed by wood steps. The building is in good condition.

The FORMER LABROT HOUSE ON TYDINGS ROAD (MIHP # AA-332) was constructed during the late nineteenth century. The wood-frame house adopts an L-shaped ground plan with a two-story, three-bay front section and a one-story rear wing. The house currently is clad in wood shingle siding. Each section terminates in a gable roof that is sheathed with asphalt shingles. The main section has a box cornice with gable returns at the eaves. The main section also has interior brick chimneys near each gable end. The rear wing has two brick chimneys, one at each gable end. The main entry is through a one-story, projecting, enclosed vestibule that contains a three panel wood door with four lights and a row of windows. The windows are wood-frame, two-over-two-light, double-hung sash units. Small four-light windows are located in the upper side gable ends to light the attic. A one-story, shed-roofed, enclosed porch spans the south elevation of the rear wing. A small, one-bay entry vestibule projects from the rear of the rear wing. The rear wing of the former Labrot House was once thought to date from the eighteenth century. However, examination of the building fabric conducted by MdDNR and the MHT concluded that both sections of the house dated from the late nineteenth century. No eighteenth-century materials or building techniques were identified in the house. In 1998, the MHT concluded that, based on integrity of materials and location, the Labrot House was no longer eligible for inclusion in the National Register of Historic Places (MHT DOE for MIHP # AA-0332 1998). The house is in poor condition. The wood elements, such as shingles and cornice, exhibit rot. The wood shingles on the siding are cracking. The roof sheathing is disintegrating. The windows have broken lights and wood elements.

A twentieth-century covered well is located east of the Labrot House. The well is marked by a square foundation. The opening is covered by a pyramidal roof sheathed in asphalt shingles. The well cover appears to be in fair condition.

A combination garage/animal pen is located east of the Labrot House. This wood-frame building, constructed ca. 1940, is clad in board-and-batten siding. The gable roof is sheathed in corrugated metal roofing. Openings are located along the south elevation; doors are missing. The window openings are boarded up. A shed roof porch spans approximately half of the south elevation. The porch roof is supported on square wood posts. The building is in poor condition. The roof has a pronounced sag that suggests some structural deterioration. Battens are missing from the siding. The shed roof on the south elevation exhibits signs of collapse. The doors and windows are missing.

The FORMER LABROT HOUSE AT 1483 LOG INN ROAD is a three-bay by two-bay, Cape Cod style house, constructed ca. 1938. The house is sited in a wooded area at the end of a long lane. The wood-frame, one-and-a-half story dwelling originally was clad with horizontal wood cedar siding. The exterior walls currently are clad with vinyl siding, which was installed in 1999 (MdDNR DMI 2002). The gable roof is sheathed with asphalt roll. Gable-roof dormers project from the roof of the front elevation. The windows are replacement, one-over-one-light, vinyl sash, installed in 1999 (MdDNR DMI 2002). The central doorway in the west elevation contains a wood door with a single light styled to appear leaded. The doorway is enframed by a wood frontispiece suggesting pilasters set under an applied pedimented wood gable and arch. The door is accessed by concrete steps and a slate stoop with metal railings. The house is in good condition; however, the installation of modern exterior materials has compromised the building's integrity of materials, design, and workmanship.

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A one-story, one-bay by one-bay shed is located east of the house. The shed is wood-frame and clad with horizontal wood drop siding. The hipped roof is sheathed with asphalt shingles. A single wood panel door with four glass lights is located in the south elevation. A six-light hinged window is located in the west elevation. The shed is in good condition.

ISOLATED SECONDARY STRUCTURES

The only buildings that survive on the former Corcoran property, acquired in 1966, are a garage and a small outbuilding. Both buildings are located in a bamboo grove. The garage formerly served as the Corcoran Environmental Center; the building is currently vacant. The one-story, former garage, constructed ca. 1950, is constructed of concrete block and rests on a concrete slab. The front-facing gable roof with exposed rafter ends is sheathed in asphalt shingles. Two sets of paired, hinged, board-and-batten doors occupy the north elevation. A four-light, metal-frame pivot window is located in the upper gable end above the doors. Metal-frame, pivot windows are located in the east, south, and west elevations. The building is in fair condition. It is set in a dense stand of bamboo. The metal window frames exhibit rusting and warping. Loose roofing shingles and a large hole was noted in the roof.

A small metal shed, constructed ca. 1950, is located north of the garage. This one-story, metal-frame shed is clad with vertical metal siding. The gable roof has caved in. A single metal door occupies the south elevation. The shed is in poor condition.

GOVERNMENT

Two boundary stones (MIHP # AA-334, AA-333) mark points along the western boundary of the park. The two boundary stones are part of a set of four stones identified as installed in 1763 to mark the 814 acres that John Hesselius and his wife Mary Young Woodward Hesselius of Bellefield Plantation sold to Governor Horatio Sharpe of Whitehall (Hiatt 1975; Ware 1990; Sandy Point SP vertical file n.d.). During the on-site survey of the park in February 2003, boundary stone MIHP # AA-333 had been removed from its original location due to vandalism and was in storage in the park maintenance building. The boundary stone is a large stone slab incised with the words "The H.S. & L.H. Dividing Line, also a Boundary of Homewood's Lott." Boundary stone MIHP # AA-334 is in place. The stone is buried deeply so that approximately the top third of the stone is visible. The stone stands next to a tree.

An official survey marker of the State of Maryland #SPSP104 is located along a former property line in the interior of the western area of the park. This twentieth-century marker is a concrete slab with a round metal plate.

RECREATION/CULTURE

Two open picnic pavilions, constructed in 1959, are located off Log Inn Road in the wooded western section of the park. Pavilions A and B are identical. Each shelter has a gable roof supported along each side by three concrete-block pillars. Each gable roof is sheathed with composition roll that was replaced ca. 2000. Pavilion A is in poor condition. The roof was damaged by a fallen tree. Pavilion B is in fair condition, but is located in a heavily wooded area with limited access.

A potable water treatment system was installed in the park in 1950. The one-story, utilitarian water treatment plant, constructed in 1950 (MdDNR 1950 drawing), is located northeast of the park headquarters building. The building is constructed of concrete block and rests on a concrete slab foundation. Sandlass, Wieman & Associates, Engineers designed the plant (MdDNR 1950 drawing). The east end is the original portion of building. The four-bay by two-bay building houses a well and filters. The flat built-up roof features a narrow metal eave. Windows are vinyl-clad, one-over-one-light, double-hung sash. The south elevation

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contains two doorways with one set of paired metal doors, and a single metal door. The east elevation contains a pair of large wood doors with exterior metal hinges and a wood-paneled overhead track door with a single glass light, installed in 1967. Settling basins are located south of the treatment plant. In 1961, an additional bay was added to the west end (MdDNR 1961 drawing). The water treatment plant is in good condition.

Well pump house no. 3 is located southeast of the water treatment plant. This concrete-block structure was constructed in 1950 (MdDNR 1950 drawing). The flat roof has narrow concrete eaves. Paired metal doors are located in the south elevation. The metal doors replaced paired six-light over wood-panel doors (MdDNR 1950 drawing). The structure is in good condition.

The water distribution system in the park was completed with the construction of an elevated water storage tank in 1950. This structure is located near the southeast corner of the park near the westbound span of the Chesapeake Bay Bridge. The 100,000-gallon metal tank has a large rounded top. The tank is accessed by a large central pipe. Four tubular columns support the outside of the elevated tank. The water storage tank appeared in good condition.

INDUSTRY/PROCESSING/EXTRACTION

A building and a structure thought to be associated with the telephone system that spanned the Chesapeake Bay are located in the park. It is reported that these resources once serviced telephone cables that crossed under the bay to the Eastern Shore (Certeza 2003; Thompson 2003). Nautical charts dated 1933 and 1934 depicted two areas of cable crossings that converged in this approximate location on the western shore (NOAA 1933, 1934). The buildings were apparently no longer in use by the time the land transferred from Labrot to MdDNR in 1949. No deed references were made to any prior utility corridor or easements (MdDNR 2002). Both buildings currently are vacant and unoccupied.

The structure, reported as a former cable house, is located off a nature trail between the south and east beaches. The one-story, two-by-three bay structure, constructed ca. 1930, is built of a poured-concrete frame and poured concrete walls. The structure rests on a concrete slab foundation. The roof is a concrete slab. A single doorway is located in the south elevation. Window openings are located in the north and west elevations. The structure is in fair condition. Large holes in the concrete walls below the roofline indicate where the cables entered and exited the building. The structure currently is used as a duck blind. All wall openings are uncovered.

A second reported telephone building, constructed ca 1940, is located on the edge of the park near US Route 50. Access to the building is through a locked gate and down a partially paved driveway. The building is barely visible from the public roadway. It is a one-story brick building. The building has a flat roof with a cupola. Vegetation grows up against the vacant building so that no openings were visible. The building appeared in fair condition.

TABLE OF RESOURCES AT SANDY POINT STATE PARK

MIHP/Site #	MdDNR DMI #	MHT NAME	MdDNR/Other Names	County	Quad	Address	Property Category	Property Sub-Category	Property ID	Date of Resource	Condition	Resource Count		Notes	MHT Concurrence
AA-330		Sandy Point Farmhouse Outbuilding		Anne Arundel	Gibson Island	South Beach Road	Domestic	Secondary Structure	outbuilding	ca. 2001	Good	building-1		Reconstruction	
	004		Manager's Residence	Anne Arundel	Gibson Island	South Beach Road	Domestic	Single Dwelling	house-in-kind	1936	Fair	building-1			
	023		Former Labrot House Log Inn Rd	Anne Arundel	Gibson Island		Domestic	Single Dwelling	house-rental	1938	Fair	building-1			
	014		Water Treatment Plant	Anne Arundel	Gibson Island	north of Park HQ	Recreation/Culture	Outdoor Recreation	water treatment	1950	Good	building-1			
AA-330	25	Sandy Point Farm House (Tryall, Scotland, Bay Side Farm)	Sandy Point Farmhouse	Anne Arundel	Gibson Island	South Beach Road	Domestic	Single Dwelling	house	ca. 1815 (prior to 1833)	Good	building-1			
AA-332			Former Labrot House Garage/Animal Pen			Tydings Road	Domestic	Secondary Structure	garage/animal pen	ca. 1940	Poor	building-1		MHT DOE Not Eligible 1998	
			Former Labrot House Log Inn Rd shed	Anne Arundel	Gibson Island		Domestic	Secondary Structure	shed	ca. 1938	Good	building-1			
			Telephone Building	Anne Arundel	Gibson Island	near MD Rte 50 interchange	Industry/Processing/Extraction	Communications Facility	telephone building	ca. 1940	Fair	building-1			
AA-332	21	Glebe Farmhouse	Former Labrot House on Tydings Road	Anne Arundel	Gibson Island	Tydings Road	Domestic	Single Dwelling	house	late 19th century	Poor	building-1		MHT DOE Not Eligible 1998	
AA-333		Whitehall - Homewood's Lott: Boundary Marker		Anne Arundel	Gibson Island	Bay Head Road	Government		boundary marker	1763	Fair	object-1		Remains in situ as of February 2003	

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MIHP/Site #	MdDNR DMI #	MHT NAME	MdDNR/Other Names	County	Quad	Address	Property Category	Property Sub-Category	Property ID	Date of Resource	Condition	Resource Count	Notes	MHT Concurrence
AA-334		Whitehall - Homewood's Lott: Boundary Marker		Anne Arundel	Gibson Island	Yorktow n Road	Government		boundary marker	1763	Fair	object-1	Removed from site as of February 2003	
18AN534	534	Sandy Point Farmhouse	MIHP # AA 330	Anne Arundel	Gibson Island	South Beach Road	Domestic	Single Dwelling	house	Late 18th, 1 9th, 20th	unkno wn	site-1		
	013		Well House 3	Anne Arundel	Gibson Island	north of Park HQ	Recreation/C ulture	Outdoor Recreation	pump house	1950	Good	structure-1		
	010		Camping Pavilion A	Anne Arundel	Gibson Island	South of Log Inn Road	Recreation/C ulture	Outdoor Recreation	shelter	1959	Fair	structure-1		
	012		Camping Pavilion B	Anne Arundel	Gibson Island	South of Log Inn Road	Recreation/C ulture	Outdoor Recreation	shelter	1959	Fair	structure-1		
AA-332			Former Labrot House Well Cover	Anne Arundel	Gibson Island	Tydings Road	Domestic	Secondary Structure	well	20th century	Fair	structure-1	MHT DOE Not Eligible 1998	
			Telephone Cable House	Anne Arundel	Gibson Island	off nature trail	Industry/Proc esing/Extraction	Communicatio ns Facility	switch station	ca. 1930	Fair	structure-1		
			Elevated Water Storage Tank	Anne Arundel	Gibson Island	Near Chesapeake Bay Bridge	Recreation/C ulture	Outdoor Recreation	water tower	1950	Good	structure-1		
			Former Corcoran Garage	Anne Arundel	Gibson Island	Off Bayhead Road	Domestic	Secondary Structure	garage	ca. 1950	Fair	building-1		
			Former Corcoran Outbuilding	Anne Arundel	Gibson Island	Off Bayhead Road	Domestic	Secondary Structure	outbuilding	ca. 1950	Poor	building-1		
	009		Boat/Dock Shelter	Anne Arundel	Gibson Island		Recreation/C ulture	Outdoor Recreation	shelter	1975	Good			

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	008		Marina Concession	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	concession	1975	Good			
	032		Marina Restroom	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	comfort station	1975	Good			
	033		South Beach Bath House	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	bath house	1984	Good			
	035		South Beach Pt Comfort Station	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	comfort station	1989	Good			
	037		Maintenance Shop	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shop	1990	Good			
	036		Park Office	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	office	1990	Good			
	038		Storage Building	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	storage	1990	Good			
	040		Contact Station 1	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	contact station	1992	Good			
	041		Contact Station 2	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	contact station	1992	Good			
	043		East Beach Bath House	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	bath house	1992	Good			
	044		East Beach Comfort Station 1	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	comfort station	1992	Good			
	045		East Beach Comfort Station 2	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	comfort station	1992	Good			
	046		East Beach Shelter 01	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			

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TABLE OF RESOURCES AT SANDY POINT STATE PARK

MHP/Site #	MdDNR DMI #	MHT NAME	MdDNR/Other Names	County	Quad	Address	Property Category	Property Sub-Category	Property ID	Date of Resource	Condition	Resource Count	Notes	MHT Concurrence
	047		East Beach Shelter 02	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	048		East Beach Shelter 03	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	049		East Beach Shelter 04	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	050		East Beach Shelter 05	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	051		East Beach Shelter 06	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	052		East Beach Shelter 07	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	053		East Beach Shelter 08	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	054		East Beach Shelter 09	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	055		East Beach Shelter 10	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	056		East Beach Shelter 11	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	057		East Beach Shelter 12	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	shelter	1992	Good			
	042		South Beach Food Concession	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	concession	1993	Good			
	058		South Beach Comfort Station	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	comfort station	1995	Good			

AA-2305

TABLE OF RESOURCES AT SANDY POINT STATE PARK

MHP/Site #	MdDNR DMI #	MHT NAME	MdDNR/Other Names	County	Quad	Address	Property Category	Property Sub-Category	Property ID	Date of Resource	Condition	Resource Count	Notes	MHT Concurrence
	059		Central Storage & Distribution Center	Anne Arundel	Gibson Island		Recreation/Culture	Outdoor Recreation	storage	1998	Good			

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8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input 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 checked="" type="checkbox"/> 1800-1899	<input checked="" 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 checked="" 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 type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates	1949	Architect/Builder	N/A
Construction dates	N/A		

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.)

SUMMARY

Sandy Point State Park is located on the western shore of the Chesapeake Bay close to Annapolis in Anne Arundel County. Land was acquired first in 1949, with a second parcel added in 1966. The establishment of the park accomplished a major recreation objective established by the State of Maryland during the early 1940s: the creation of a public swimming beach on the Chesapeake Bay in a central location and accessible from growing metropolitan areas. The new beach was representative of the Chesapeake Bay ecosystem since it was located in the salt water portion of the bay. The primary features of Sandy Point State Park are the manmade sandy beaches and a large marina on Mezick Pond with access to the Chesapeake Bay. Other recreation improvements include picnic facilities, crabbing and fishing areas, and a marsh area for wildlife observation. The western area of the park is heavily wooded and contains two picnic shelters and hiking trails.

Sandy Point State Park contains 20 built resources constructed prior to 1960s. These resources include an early nineteenth-century farmhouse, three residences, associated domestic outbuildings, two isolated secondary structures acquired with the Corcoran tract, five resources associated with the initial development of the park, and two boundary stones. One historic archeological site (18AN534) associated with the Sandy Point Farmhouse (MIHP # AA-330) was recorded in the Maryland archeological site files. Twenty-eight recreation facilities were constructed since 1975. The construction of the intensive recreation facilities in the park is completed. No additional large-scale development is anticipated.

The purpose of this Maryland Inventory of Historic Properties (MIHP) form is to evaluate Sandy Point State Park as a potential historic district and to assess each MdDNR-owned resource constructed prior to 1960 applying the National Register Criteria for Evaluation (36 CFR Part 60.4[a-d]) and the criteria for Maryland Inventory of Historic Properties (Annotated Code of Maryland, Article 83B, Title 5). As a park, the buildings and the management practices that have shaped the park were implemented during the early 1950s and are just barely fifty years of age. The appropriate historic context for evaluating Sandy Point State Park is within the theme of public recreation during the period 1949 to 1960. The beach locations as established during the 1950s survive, but the recreation buildings, parking areas, sidewalks, and pavements associated with these beaches date post 1975. Shoreline modifications that have occurred since 1950 include continual efforts to control erosion, such as the installation of riprap and the continual replenishment of the manmade beach. Sandy Point State Park no longer possesses integrity of design or materials to illustrate its initial development of the park as a pre-1960 bayside beach park. National Register evaluation of the post-1960s recreation facilities is outside the scope of this investigation.

Only three resources constructed to support the initial park development are older than fifty years. These three resources are the water treatment building, well house no. 3, and the elevated water storage tank. These resources are utilitarian support buildings and structures that do not illustrate the importance of the park as a recreation facility established in 1949 (Criterion A) nor are these

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resources significant for their physical design or construction (Criterion C). The other two structures associated from the pre-1960 development of the park are picnic pavilions A and B located in the western section of the park. The western area of the park was purposely less intensively developed than the beach areas. The two pavilions are simple, utilitarian structures. As structures isolated in a wooded area, these two resources do not illustrate the importance of Sandy Point State Park as a recreation facility focused on the Chesapeake Bay (Criterion A). The two structures are not significant for their physical design or construction (Criterion C).

The residential complexes that date from prior to 1960 include the Sandy Point Farmhouse (MIHP # AA-330), the former manager's residence, the former Labrot House on Tydings Road (MIHP # AA-332), and the former Labrot House on Log Inn Road. The Sandy Point Farmhouse (MIHP # AA-330) was listed in the National Register for Historic Places in 1972. The former Labrot House on Tydings Road (MIHP # AA-332) was evaluated as not eligible for listing in the National Register of Historic Places in 1998 (MHT DOE 1998). The former manager's house located near the Sandy Point Farmhouse, constructed in 1936, is a simply-styled, undistinguished dwelling that has been renovated with modern materials that does not exhibit the qualities of significant physical design under National Register Criterion C. The former Labrot House on Log Inn Road, constructed in 1938, is a simply-styled, Cape Cod dwelling that has been renovated with modern materials that does not exhibit the qualities of significant physical design under National Register Criterion C. The isolated former Corcoran garage is a concrete-block building that exhibits no significant architectural design under National Register Criterion C. The Sandy Point Farmhouse archeological site (18AN534) and the boundary stones from 1763 were not evaluated as part of this investigation applying the National Register Criteria for Evaluation.

PARK HISTORY

A state park first was proposed along the west side of the Chesapeake Bay at an accessible site in 1940. The Maryland State Planning Commission urged that the state "acquire and develop a park along the western shore of the Bay at some point reasonably accessible to the population centers of the State." Elk Neck State Park was located along the northern part of the bay, and had a swimming beach by the early 1940s. The planning commission envisioned another park with a swimming beach located in the saltier portions of the bay (Maryland Board of Natural Resources 1948:170).

The Maryland Board of Natural Resources looked into the matter in 1944 and found that land near Baltimore and Washington, D.C., already was developed for residential use and was too expensive, but that the section of the bayshore in Calvert County was both undeveloped and affordable. "The Board of Natural Resources recommended to the State Planning Commission and the Commission on Post-War Reconstruction and Development that funds be provided to purchase a peninsula of approximately 5,000 acres surrounding Drum Point and bounded by Mill Creek, the Patuxent River, and the Chesapeake Bay" (Maryland Board of Natural Resources 1948:170).

In 1945, the General Assembly granted the Board's request for \$250,000 to buy the property, but did not want to authorize the Board to acquire land for the park by condemnation. As a compromise, the General Assembly directed the Board to recommend tracts for purchase by the Board of Public Works. The Board of Natural Resources requested that the State Planning Commission survey all possible sites along the bay. In response, the Commission submitted a report recommending acquisition of the Sandy Point area, because it was near Baltimore, highways, and the Chesapeake Bay Bridge, which was under construction beginning in 1949 (Kozel 2003). The report acknowledged that this property was too expensive, and suggested two other desirable areas, both in Calvert County: the Lusby tract, available for \$107,400, and Drum Point, available for \$106,560. The report recommended the Lusby tract. The Board of Natural Resources recommended to the governor that the Lusby tract be purchased, but the state did not do so because nearby residents objected (Maryland Board of Natural Resources 1948:172).

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The Board of Public Works asked the National Park Service for its input in 1946, and that agency concurred with the recommendations of the Board of Natural Resources. The National Park Service also suggested acquiring a small parcel on Kent Island in order to meet immediate recreation needs, but the Board of Natural Resources found that the land was not appropriate for a beach, that the surrounding water would become polluted in the future, and that residents objected to removing land from agricultural use. Then, just when no options seemed available, according to the 1948 annual report of the Board of Natural Resources, in June 1948 William H. Labrot, the landowner adjacent to Sandy Point, offered to sell 150 acres of waterfront property for \$150,000. Labrot also offered to donate about 500 acres of adjacent land known as Sandy Point Farm. The next month, the Board of Public Works secured an option on the property (Maryland Board of Natural Resources 1948:172-3).

The description of the outcome differed slightly in the 1949 annual report of the Board of Natural Resources. According to this report, Labrot offered to sell 570 acres surrounding Sandy Point for \$150,000, and then agreed to include 115 additional, adjacent acres. The final purchase of 685 acres cost \$160,000. The state exercised its option in January 1949 and delivered a check to Labrot in February 1949 (Maryland Board of Natural Resources 1949:166).

Development planning began even before the purchase was completed. The Board of Natural Resources asked the State Planning Commission to draw up some options for the park's development. Tentative plans were presented to the Board that showed locations of bath houses, picnic grounds, and other facilities. At that point, the project stalled because funding was not available and the Board was not prepared to deal with other details of developing the park, such as engineering issues. None of the development plans were approved (Maryland Board of Natural Resources 1949:166, 168).

Two steps were taken to move development forward. In 1949, the General Assembly authorized spending \$250,000 on development, supplementing about \$80,000 left from the initial \$250,000 allocated for the land purchase. In addition, the Board of Natural Resources delegated its authority over Sandy Point to the Department of State Forests and Parks and authorized that department to plan, develop, and operate the park. Despite that action, there were still some potential roadblocks. The development funds were appropriated to the Board of Public Works, and two other agencies were required to review development plans: the State Planning Commission and the Department of Public Improvements. However, the writer of the 1949 annual report seemed confident that all the agencies involved were interested in seeing the development completed and were cooperating with each other (Maryland Board of Natural Resources 1949:168).

In 1949, the Sandy Point Correctional Camp was established at the park. The camp was a satellite of the Maryland House of Correction. Its purpose was to provide labor for state parks and other state agencies. Approximately 125 inmates were assigned to this camp. The inmates were housed in the facilities at the park, and many worked on improvements at the park. In 1958, Joseph F. Kaylor, Director of the Maryland Department of Forests and Parks, wrote Governor Theodore McKeldin to request that the Department of Correction not be allowed to expand the camp to house 400 to 500 inmates (Kaylor 1958:2). The camp was closed in 1966, and the facilities were redeveloped for group picnicking (Herndon 1975).

By 1950, Sandy Point comprised 675 acres and was slated to open in 1951 "for limited use." The Department of Public Improvements was overseeing its development. A general development plan published in the 1950 annual report of the Board of Natural Resources consisted of a south beach, an east beach, swimming pools, bath houses, "games areas," playgrounds, picnic and play areas, a water tower, boat lakes, a museum, parking areas, and a ferry terminal (Maryland Board of Natural Resources 1950:121, 189). Apparently, the development cost had grown after the \$250,000 allocation in 1949, because the General Assembly authorized issuing \$350,000 in bonds to finance the park's construction (Maryland Board of Natural Resources 1951:185).

Preliminary development occurred between 1950 and 1952. It consisted of an entrance road, a toll house, and beach facilities, including extensive shore protection and beach construction, bathhouses, and parking for both east and south beaches, a potable

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water system, and a sand filtration sewer system (MdDNR 1974:1; MdDNR drawings files). According to the 1952 master plan for state parks and recreation areas, this development occurred in 1950 (Maryland State Planning Commission 1952:118). South Beach was opened in 1951, and included a bathhouse and parking (Watson 1975:2). In its first year, the beach drew an estimated 75,000 people (Maryland State Planning Commission 1952:118). The state park opened in 1952 (Watson 1975:2).

The 1952 master plan stated that Andrews and Associates had prepared development plans for the 725-acre park, and implied that the development to that point had occurred under the guidance of the consultant's plan. To complete what the firm proposed, the state master plan outlined several projects costing a total of nearly \$1.7 million. They included two cafeterias, parking areas for the south and east beaches, a superintendent's residence, a sewage disposal plant, lockers, swimming pools, pond dredging, utilities, roads, beach and parking areas, renovation of the manor house, and picnic tables and benches (Maryland State Planning Commission 1952:120). Other sources discussed above gave the impression that some of this work, such as parking and sewage disposal, already had been completed.

In June 1953, a federal judge ordered the Department of Forests and Parks to immediately stop excluding people from the south beach on the basis of race or color, and to stop providing superior facilities for whites from which "colored" people were excluded based on race or color. Apparently, the south beach was for whites and the smaller, inferior east beach was for blacks, according to the judge's injunction and the illustration of the development plan in the 1950 annual report. The State of Maryland worked to equalize the two beaches during the last half of the summer season (Chestnut 1953).

Meanwhile, in 1954 the Anne Arundel County Fair Association began leasing part of the park for a week annually for the Anne Arundel County Fair. The fair association had a year-to-year lease, and, in 1964, it asked for the lease to be extended 25 years so that it could guarantee space to its exhibitors (McCasker 1954; Lee 1964:1-2).

Development continued with construction of a boating area on Mezick Pond, which opened in fiscal year 1956 (Maryland Board of Natural Resources 1956:95). In 1957, electricity was extended to the picnic and boating area, and boating facilities were improved (Maryland Board of Natural Resources 1957:93). In 1959, Sandy Point encompassed 762 acres (Maryland Board of Natural Resources 1959:72), but because of an error or a return of land, in 1962 the park totaled only 680 acres (Maryland Board of Natural Resources 1962:93). In 1960, a picnic area near the tollbooth and a boat launching area were built (Land Planning Services, Capital Programs Administration, MdDNR 1975:7). In 1963, the General Assembly appropriated \$10,000 to build an amphitheater, which never was built (Maryland Board of Natural Resources 1963:111). The following fiscal year, \$6,000 was appropriated for "beach improvements" (Maryland Board of Natural Resources 1964:114).

State parks officials had the chance to increase Sandy Point's size by 145 acres when Corcoran Woods, immediately north of the park, became available for sale below market value in fiscal year 1964. Spencer P. Ellis, Director of the Department of Forests and Parks, recommended that the Nature Conservancy obtain an option on the property on behalf of the state of Maryland, and that the state acquire the property with funds from the 1967 capital budget and add it to Sandy Point (Ellis 1964:2). Additional purchase funds were sought through a fiscal year 1966 application to the federal Land and Water Conservation Fund. The Department of Forests and Parks applied for \$140,000 to acquire 134 acres adjoining the park. Part of the land was to be used for camping, but the rest would remain "in its natural state and ... be used for nature interpretation and hiking" (Maryland Board of Natural Resources 1966:110).

Several other park milestones occurred in the 1960s. A preliminary report for an amphitheater was prepared in 1962, the 134-acre Corcoran tract was added to the park in 1966, a preliminary planning report for a coliseum was prepared in 1967, and an expanded study for a coliseum was conducted in 1970 (MdDNR 1974:1). The amphitheater and coliseum were rejected following a study conducted in 1971 (Land Planning Services, Capital Programs Administration, MdDNR 1975:7).

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A marina complex was proposed for development in 1971. The 1971 revision of the Action Program for Development: Technical Supplement to Maryland Parks – A Master Plan for Outdoor Recreation 1967-1976 proposed \$500,000 in development that included dredging, bulkheading, docks, piers, a fish-cleaning structure, utilities, walks, decks, and site improvements. Planning was proposed to begin in January 1972 with construction completed by January 1974 (Maryland Department of Forests and Parks 1971:55). The facility opened in 1976 and included 10 boat launching ramps, parking for 420 cars and trailers, boat rentals, and sanitary and fish cleaning facilities (Land Planning Services, Capital Programs Administration, MdDNR 1975:7).

During the 1970s, the Sandy Point Farmhouse, a ca. 1815 house acquired with the Labrot property, became the subject of historical documentation. In June 1971, Tyler Bastian, state archeologist, informed Orlando Ridout IV, Director of the Maryland Historical Trust, in a letter that he briefly inspected the property to determine whether the area surrounding the house had archeological research potential. After a visit to the site, Bastian stated that he could not see much because the site was covered with lawn and overgrowth. Nevertheless, Bastian recommended additional archeological study to complement historical and architectural research to provide an authentic restoration of the house (Bastian 1971:1). To date, no formal archeological investigations have been undertaken around the house.

In July 1971, architect Orin Bullock Jr. evaluated Sandy Point Farmhouse to determine whether it could be improved and modified for use as a park interpretation center. Bullock determined that the two-story brick house was “an excellent example of the residence of relatively affluent Maryland farmers about 1815.” The house has a five-part plan, with a two-story main block with a gabled stair tower, two one-story hyphens, and two one-story gabled wings. The main house had minimum modern amenities and was in fair repair. The remaining outbuildings associated with the farmhouse included a dairy and a smokehouse, both constructed of brick, and a two-story timber-framed granary with flanking lean-to carriage sheds (Bullock 1971:Introduction).

Bullock listed 20 recommendations for repairing or modifying elements of the complex. The list included maintenance, such as repointing all brick walls, cornices, and chimneys as necessary; replacing or repairing floors; carpeting all floors except those in the bathrooms and the janitor’s closet; installing additional electrical service; and establishing a landscape maintenance program. Based on similar work performed at historic houses, Bullock estimated that the work on the Sandy Point house would cost \$91,770 (Bullock 1971). The Maryland Department of Forests and Parks requested \$92,000 in state funds to address Bullock’s recommendations, but funding was not provided (Rovner 1972:1).

The Sandy Point Farmhouse was listed on the National Register of Historic Places on 11 February 1972. State officials continued to plan for the best way to preserve and use it, because planning for the larger park had not been completed. Edmond F. Rovner of the Maryland Department of Economic and Community Development, the parent organization of the Maryland Historical Trust, wrote James B. Coulter, Secretary of the MdDNR, to ask for the MdDNR’s assistance in preserving the house and outbuildings. Rovner was concerned that the house would continue to deteriorate. Rovner suggested that MdDNR allow the Maryland Historical Trust to take responsibility for the house and pursue state funding in the state’s 1974 capital budget (Rovner 1972:1). Coulter responded that he did not object to the request, but that he wanted to seek advice from department heads in the MdDNR (Coulter 1972).

Subsequent events demonstrated that the two agencies did cooperate on improvements to the house. Staff members of the two agencies collaborated on developing a parking lot and access road for the park’s marina that minimized impact to the vista from the house (Ridout 1972:1-2). Meanwhile, the pursuit of state funds for the house continued. Correspondence from the period in the MdDNR’s files did not tell the complete story, but it is apparent that by mid-1973, the MdDNR was able to obtain some funding to maintain the house (Townsend 1973).

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Efforts to plan for the future use of the house continued. In 1973, Knott Remodeling Co. investigated the condition of the wood floors and associated materials in the house. Knott found that "the termite situation is extremely bad," and recommended hiring an exterminator. Termites damaged much of the wainscoting and many floor joists on the first floor, and some of the roof rafters (Fouse 1973:1-3). In January 1974, James Mallow of the Maryland Park Service prepared a general, two-page report detailing how the house could be used. Mallow anticipated using the first floor for a reception area, a room of exhibits about the natural and human history of the house, the grounds, and the Chesapeake Bay, and an assembly room (Mallow 1974). Knott Remodeling provided an extensive scope of work for remodeling and repairing the house that the company estimated would cost \$226,987. This was more than \$100,000 of available funding.

Reaction to the cost varied. In March 1974, Keith A. Kelly, Director of the Office of Engineering and Construction in the Maryland Department of General Services, recommended abandoning the project altogether. In a letter to Louis B. Phipps, assistant secretary of capital programs in the MdDNR, Kelly stated that the cost could not be justified, and that he learned from park employees during an earlier visit to the house that they were not interested in using the house for park-related activities (Kelly 1974). William A. Parr of the Maryland Park Service disagreed with Kelly's assessment. Parr said earlier correspondence and documents indicated that for at least four years, officials identified the need to repair the house. He also recalled that funds had been requested as early as the early 1960s. With the house listed on the National Register of Historic Places, the state had an obligation to preserve it, Parr said. He suggested seeking an estimate from another qualified contractor, reducing Knott's scope of work, or seeking funds from non-government sources (Parr 1974:1).

Meanwhile, park rangers continued to implement plans for other elements of the park. In 1974, Michael M. Bobek Jr., a seasonal ranger, prepared a description of points of interest along a proposed trail in the Corcoran Environmental Study Area of the park, located in the former Corcoran tract (Bobek Jr. 1974). By 1975, Phase I construction for the boating facilities was completed (MdDNR 1974:2).

Officials continued their attempts to find other estimates for remodeling and repairing the house. Russel Wright, the consultant architect for Historic Annapolis, met with officials from the Capital Programs Administration in June 1974. Wright agreed to submit a three-part proposal for services consisting of an architectural survey and analysis, contract documents and specifications, and on-site supervision of the contractor (Cheers 1974:1). In July 1974, officials with the Maryland Historical Trust continued to stress the importance of repairing the house, "an unusual and worthwhile example of a rural, five-part brick farmhouse in the Federal style," before it deteriorated further. In a letter to Gene Cheers of the Department of Natural Resources, MHT Director Arthur C. Townsend and State Historic Preservation Director Orlando Ridout IV stressed that the house could be repaired using a local skilled carpenter supervised by a restoration architect. "This is not a grand, costly mansion, but a simple brick farmhouse in a modified design after the early Georgian style mansions of the region," they stated (Townsend and Ridout 1974:1-2).

In August 1974, the Maryland Historical Trust prepared a 16-page report recommending ways to stabilize the house and options for reuse. The report recommended that minimal stabilization begin as soon as possible, and then temporary occupancy, so the house did not deteriorate further while a master plan for the park was prepared. For reuse, the Trust recommended using the first floor as an interpretation center and using the second floor for office space. Specifically, the Trust "strongly recommend(ed)" that three rooms in the kitchen wing be opened during the winter as an "unattended refreshment, rest, and interpretation center," with a vending machine to distribute coffee, hot chocolate, and soup, as well as chairs, a coat rack, a trash can, and an electric space heater. A display provided by the Trust would explain the history of the house, and another exhibit would feature winter wildlife in the area (Maryland Historical Trust 1974:1-3).

Parr, the Director of the Maryland Park Service, responded that he agreed with the interpretive ideas, but that work on the building would preclude opening it that winter. He also believed that opening some of the building to the public without supervision would

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result in vandalism (Parr 1974b).

During fall 1974, planning for the larger park continued. On September 19, Stottler, Stagg and Associates signed a contract to develop a marina for \$294,000. The firm anticipated completion in early 1976. Also in September, the Department of Natural Resources created a Land Planning Services department to design parks in-house. This is probably the reason the MdDNR withdrew its request for a consultant to develop a master plan for the park (Watson 1975:11).

In February 1975, the National Park Service awarded a \$15,000 matching grant to the Department of Natural Resources to cover some of the costs of renovating the Sandy Point Farmhouse (Townsend 1975:1). By that time, the various state agencies involved with the farmhouse had begun to coordinate their ideas about the house's future, and a concrete plan developed. Staff members from the Capital Programs Administration and the Maryland Historical Trust met on February 7 at the farmhouse to discuss Wright's 1974 report and determine how to use the state funds that were appropriated in 1973. The group agreed that Wright or another architect should prepare specifications for removing decayed portions of the house, and should supervise the work. Also, the group agreed that a registered architect should prepare specifications for stabilizing the house, including new roofing, repointing of brickwork, new gutters, and site grading to improve drainage (Capper 1975).

Meanwhile, in late 1974 or early 1975, the Department of Natural Resources began discussing with representatives of the Anne Arundel County Fair and the Federated Garden Clubs of Maryland the possibility of using the house and grounds as a fairground site and other functions such as horse shows or rodeos, and for office space (Eskew 1975:1). Later in 1975, the Anne Arundel County Fair Board presented a petition with 4,900 signatures requesting that the fair be allowed to remain at Sandy Point. The fair board presented the petition to the Department of Natural Resources at a public meeting on the preliminary master plan for the park, on September 18 (n.a. 1975).

In February 1975, the Maryland Geological Survey conducted a preliminary archeological survey of the park, except for the area around the Sandy Point Farmhouse. The survey examined eight areas, but found little archeological evidence, only a flake, shells, and a small quartz point. The lack of evidence and previous grading, bulkheading, and erosion suggested that Sandy Point had limited potential for archeological resources. The surveyor, Norma A. Baumgartner, recommended that two areas be re-examined in the spring, and that two areas not previously examined be visited (Baumgartner 1975:3).

Funds from the 1973 state appropriations for the house renovations began to be drawn in June 1975 when architects Russell Wright and Stephen L. Harris were hired to draw up plans for and oversee the demolition and insect treatment phase of the project. They were paid \$150 a day, up to \$3,190 (Krebs 1975). Bids were received in January 1976, and Brown Engineering & Construction received an \$18,460 contract in February. Meanwhile, Harris submitted a proposal in May 1975 to design the second phase of the project for \$8,000 (Krebs 1976:2).

State agronomy experts recommended in August 1975 that lime and fertilizer be mixed into the soil to reduce its acid content, that straw be used as mulch, and that 60 pounds per acre of Kentucky 31 tall fescue and two pounds per acre of weeping lovegrass be planted (Bonner 1975:1-2). It was not clear whether this recommendation applied to the entire park or only to the area surrounding the house.

In December 1975, a master plan for Sandy Point State Park was completed, following consultations with elected officials, staff members, and the public, including a public comment meeting in May 1975. The master plan was developed because of "numerous conflicting or competing public attitudes about the appropriate uses of the park." These competing attitudes surfaced during discussions of the coliseum and amphitheater proposals. Other public concerns included the increased traffic that park development would bring to Route 50, encroachment of development on wetlands, environmental damage from the boating facility, and the

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effects of the proposed Arundel Expressway (Land Planning Services, Capital Programs Administration, MdDNR 1975:7).

The master plan proposed \$4 million in rehabilitation of the 23-year-old south and east beaches and other existing facilities, and redevelopment of the former prison work center into a Chesapeake Bay interpretive center and family picnic area. The only proposed new development in previously undeveloped areas was a trail system, a small group camping area, and a service and maintenance complex. According to the plan, "Approximately 85 percent of the park will remain in its natural condition. None of the existing woodlands, marshes, or other prominent natural features will be altered" (Land Planning Services, Capital Programs Administration, MdDNR 1975:5).

In 1979, the Maryland Historical Trust (MHT) undertook a survey of buildings located within the boundaries of the park (Coxe 1979). The survey included the Sandy Point Farm House (MIHP # AA-330), the Labrot House (MIHP # AA-332), and outbuildings, the Labrot House on Log Inn Road, the former Corcoran garage, the water treatment plant, well house no. 3, and the elevated water tank. Only the Sandy Point Farm House was identified as National Register listed. No other resources were identified in the 1979 study as eligible for listing in the National Register of Historic Places. Of the list of 31 individual or groups of resources identified as possessing no architectural significance in 1979, only seven resources remain in the park. The resources are the former Corcoran garage, the water treatment buildings, the elevated water tower, the former Labrot House on Log Inn Road, and pavilions A and B.

In fiscal year 1979, \$119,000 in construction funds was appropriated to Sandy Point State Park (MdDNR 1979:14). In 1982, a document titled Design Program for Phase I Development of Sandy Point State Park was produced. The document had 42 pages, photocopies of architectural drawings, and handwritten notes (Triggs 1983). The document might have been intended to guide implementation of the master plan. Implementation of the master plan occurred throughout the 1980s (MdDNR 1984:14; MdDNR 1985:13). Two buildings constructed in 1988 were the south beach bathhouse and comfort station (MdDNR DMI 2002). In 1991, the MdDNR began to renew the beaches by installing protective stone work and beach replenishment as part of the Shore Erosion Control Program (MdDNR 1990:20). In 1990, a new park headquarters building and shop were completed. Work to redevelop south and east beaches with new, modern facilities continued throughout the 1990s. The new facilities for east beach were completed in 1992. A new food concession building and comfort station were constructed at south beach in 1993 and 1995.

In 1992, the Sandy Point Farm House (MIHP # AA-330) entered the curatorship program (Kimmel 2003). The curatorship program was established in 1982 following a request of a private citizen to rehabilitate a house in Gunpowder Falls State Park. Under the curatorship program, private citizens undertake the rehabilitation of historic buildings located within the park in exchange for life tenancy. The Maryland Historical Trust reviews all rehabilitation plans for buildings in the curatorship program.

As of 2003, Sandy Point is a 786-acre park that features swimming, fishing, crabbing, boating, windsurfing, beaches, picnic areas, wildlife viewing, and bird watching. Under the MdDNR's curatorship program for historic houses at state parks, a private individual lives in the farmhouse and will more extensively rehabilitate the structure (MdDNR 2003:1-2).

EVALUATION

The purpose of this Maryland Inventory of Historic Properties (MIHP) form is to evaluate Sandy Point State Park as a potential historic district and to assess each MdDNR-owned resource constructed prior to 1960 applying the National Register Criteria for Evaluation (36 CFR Part 60.4[a-d]) and the Criteria for Maryland Register of Historic Properties (Annotated Code of Maryland Article 83B, Title 5), collectively and individually. In order to undertake this evaluation, it is appropriate to discuss the park as a cultural landscape applying the National Register Criteria for Evaluation and Guidelines for Evaluating and Documenting Rural Historic Landscapes (McClelland and Keller 1995) and Guidelines for the Treatment of Cultural Landscapes (Birnbaum 1996).

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Elements examined as part of this analysis included spatial patterns and land use, topography, water features, circulation networks, cultural traditions, buildings and structures, clusters, and archeological sites.

Sandy Point State Park was formed from the acquisition of two land parcels. The first acquisition occurred in 1949 and the second in 1966. The establishment of the park accomplished a major recreation objective established by the State of Maryland during the early 1940s: the creation of a public swimming beach on the Chesapeake Bay in a central location and accessible from growing metropolitan areas. The new beach was representative of the Chesapeake Bay ecosystem since it was located in the salt water portion of the bay.

Initial construction of recreation facilities along the beaches was completed during the early 1950s. These facilities included the beaches, bathhouses for two beaches, comfort stations, picnic pavilions, and support buildings and structures. The recreation facilities were concentrated in the eastern section of the park along the shore of the Chesapeake Bay. The western section of the park was less intensively developed for recreation and became the site of picnic pavilions.

From the earliest recreation facilities constructed in the park prior to 1960, only two picnic pavilions located in the western section of the park and three elements of the water supply system are extant. All other recreation facilities constructed during the 1950s that illustrated the earliest development phase of the park have been removed. The current recreation facilities in the park were constructed between 1975 and 2000 during the extensive redevelopment efforts implemented under the master plan completed in 1975.

The appropriate historic context for evaluating Sandy Point State Park is within the theme of public recreation during the period 1949 to 1960. The management practices that have shaped the park were implemented during the early 1950s and are just barely fifty years of age. Only the beach locations established during the 1950s survive. The buildings associated with the initial creation of the park are no longer extant. The recreation buildings, access roads, parking areas, sidewalks, and pavements associated with these beaches date post 1975. Shoreline modifications have been continual since 1950 with the installation of erosion control riprap and the replenishment of the manmade beaches.

In general, Sandy Point State Park no longer possesses integrity of design or materials to illustrate the initial development of the park as a pre-1960 bayside beach park. The manmade beaches established during the 1950s have remained in their approximate locations. Continual efforts to maintain and replenish the beaches have resulted in installing bulkheading along portions of the shore and expanding the beach areas. The construction and changes in park design and layout completed during the last three decades of the twentieth century have had the most impact on shaping the current cultural landscape of Sandy Point State Park. The eastern section of the park is linked via an integrated road system. The primary access to the park is from the MD Rte 50 interchange constructed in 1972. The western area of the park is accessed from public roads. The three major complexes of recreation facilities featured at the park date from post 1975 as part of an effort to modernize recreation facilities. The marina buildings were constructed beginning in 1975. The south beach received new buildings during the 1980s and the early 1990s. The east beach facilities date from 1992. The National Register evaluation of post-1960 resources was outside the scope of this investigation.

Only three resources constructed to support the initial park development are fifty years or older: the water treatment building, well house no. 3, and the elevated water storage tank. These resources are utilitarian support buildings and structures that do not illustrate the importance of the park as a recreation facility established during the late 1940s (Criterion A) nor are these resources significant for their physical design or construction (Criterion C).

The other two structures associated from the pre-1960 development of the park are picnic pavilions A and B located in the western

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section of the park. The western area of the park was purposely less intensively developed than the beach areas. The two pavilions are simple, utilitarian structures. As structures isolated in a wooded area, these two resources do not illustrate the importance of Sandy Point State Park as a recreation facility focused on the Chesapeake Bay (Criterion A). The two structures are not significant for their physical design or construction (Criterion C).

The residential complexes that date from prior to 1960 include the Sandy Point Farmhouse (MIHP # AA-330), the former manager's residence, the former Labrot House on Tydings Road (MIHP # AA-332), and the former Labrot House on Log Inn Road. The Sandy Point Farmhouse (MIHP # AA-330) was listed in 1972 in the National Register of Historic Places. The former Labrot House on Tydings Road (MIHP # AA-332) was evaluated as not eligible for listing in the National Register of Historic Places in 1998 (MHT DOE 1998). The former manager's house, constructed in 1936, located near the Sandy Point Farmhouse is a simply-styled, undistinguished dwelling that has been renovated with modern materials and that does not exhibit the qualities of significant physical design under National Register Criterion C. The former Labrot House on Log Inn Road, constructed in 1938, is a simply-styled, Cape Cod dwelling that has been renovated with modern materials and that does not exhibit the qualities of significant physical design under National Register Criterion C. The isolated former Corcoran garage is a concrete-block building that exhibits no significant architectural design under National Register Criterion C. The Sandy Point Farmhouse archeological site (18AN534) and the boundary stones from 1763 were not evaluated as part of this investigation applying the National Register Criteria for Evaluation.

RESOURCE HISTORY

The historic contexts relevant to Anne Arundel County have been organized around chronological periods and themes identified by the Maryland Historical Trust (MHT) in its cultural resources documents (Weissman 1987; MHT 2000).

Contact and Settlement Period (1570-1750)

The colony of Maryland was established in 1634, when 150 English colonists settled at St. Mary's City in the lower tidewater area of Maryland (Fausz 1984:12). Cecil Calvert, second Lord Baltimore, was proprietor of the colony. In 1632, he inherited the charter for the region from his father, George Calvert, who secured the Maryland grant from Charles I (Wilstach 1931:35). The success of tobacco cultivation in the colony of Virginia encouraged early Maryland colonists to adopt this agricultural focus, requiring a large labor force of indentured servants and slaves.

Settlement in the colony spread northward into the area of Anne Arundel County during the mid-seventeenth century. In 1649, Puritans founded the community of Providence on the Severn River. Overcoming their initial objections to swearing allegiance to a Catholic landlord, the Puritans accepted representation at the opening of the General Assembly in 1650. On April 29 of that year, Providence was included in the new county of Anne Arundel, named in memory of Cecil Calvert's wife (Mathews 1907:435).

By 1651, five "hundreds," or formal areas of settlement, had been established (Wesler et al. 1981:92). During the seventeenth century, the population settled near the navigable rivers and waterways. One of the earliest "hundreds" was Broad Neck, occupying the Broadneck Peninsula between the Magothy and Severn Rivers along the west shore of the Chesapeake Bay. Early patents in the area included Carey's Creek Plantation (1649), Homewood's Lott (1650), and Pettibone's Rest (1650) (Moss 1976:map).

Situated in the tidewater region of the colony, Anne Arundel County was well-suited for growing tobacco. At the end of the seventeenth century, Anne Arundel County was the most heavily populated county in colonial Maryland (Wesler et al. 1981:94). An increasing number of late seventeenth-century sites excavated along the Severn and Magothy rivers illustrate this fact. However, a large number of early immigrants found themselves trapped into tenancy during a period of decline in tobacco prices. Many small-scale farmers with limited acreage lost everything during fluctuating markets that characterized the economy during the

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late seventeenth century. On the Broadneck peninsula, one family, the Homewoods, began to assemble smaller parcels of land. Starting with Homewood's Lott, a grant of 210 acres, the family continued to acquire land including Wadlington (1654) and Homewood's Purchase (1664) during the late seventeenth century. In addition, a low life expectancy contributed to instability in the Chesapeake region, as the malaria-ridden environment promoted early deaths for county residents (Ware 1990:7). Other patents in the area of Sandy Point included Scotland comprising 600 acres to John Esson in 1659, The Tryall comprising 164 acres patented to John Harebooth in 1698, and 52 acres of Rattlesnake Point patented to John Ross in 1735 (Sandy Point vertical file, n.d.).

Rural Agrarian Intensification (1680-1815)

In 1695, the capital of the colony of the Maryland from St. Mary's City to Annapolis, near the county's initial settlement of Providence. The port towns of Annapolis and London Town on the South River reached their height as important market centers by the early eighteenth century, when the tobacco market stabilized and agricultural diversification increased. While they remained the only towns of significant size within the county, small villages and port communities emerged along rivers and streams to support the agricultural-based economy (Wilstach 1931:297-298).

Throughout the eighteenth century farmers, tobacco remained a staple crop in Anne Arundel County even though farmers in other sections of the colony turned increasingly to wheat cultivation, both in response to new markets in the West Indies and to the realization that tobacco was depleting the soil. The passage of the Maryland Tobacco Inspection Act in 1747 helped regulate the quality of the product and improved the reputation of the Maryland variety (Brugger 1988:93). However, this Maryland law altered the handling system of Anne Arundel tobacco. By the mid-eighteenth century, transport shifted from the West and South rivers, and from the Severn River drainage basin, to the "freshes" of the Patapsco and the Patuxent rivers (Hemphill 1959:56-57).

On the Broadneck Peninsula, well-connected families came to assemble large tracts of land and to establish family economic dynasties. During the early eighteenth century, the Homewood family continued to acquire property, amassing about 2,000 acres when the property was resurveyed in 1735. The proximity of the peninsula to Annapolis attracted many prominent wealthy families to establish country estates, particularly along the northern shore of the Severn River. In 1763, provincial Governor Horatio Sharpe acquired approximately 814 acres from John Hesselius and his wife, who owned Bellefield Plantation and created the Whitehall property, where he proceeded to construct a manor house worthy of his social status (Ware 1990). Two boundary stones that mark the boundaries of Sandy Point State Park were installed as evidence of that land transfer. Whitehall became Sharpe's primary residence from the time of his enforced retirement in 1769 until he returned to England in 1773, two years before the Revolutionary War. At Sharpe's death in 1790, the estate was willed to his friend and one-time secretary, John Ridout. Both Sharpe and Hesselius were prominent men in Annapolis and illustrated the trend for wealthy families to have ties both in Annapolis and in rural estates.

After the Revolutionary War, Baltimore superseded Annapolis in importance as a port town and economic center. The years of tobacco farming had exhausted the soil, causing the agricultural productivity of the county to decline. Erosion of the farmland and silting of the waterways hampered transportation. The economy faltered as grain and tobacco production declined. Many young county farmers moved west (McWilliams 1977:2).

Agricultural-Industrial Transition (1815-1870)

The Broadneck Peninsula was divided into farms throughout the nineteenth century. During the early years of the nineteenth century, Horatio and John Gibson began to assemble land near Sandy Point. By 1808, John and Horatio Gibson had assembled property totaling 449 acres from four separate tracts: Gibson's Discovery, Scotland, Tryall, and Rattle Snake Point. John Gibson, who owned the land between 1818 and 1828, was a relative by marriage of Samuel Ogle, an eighteenth-century governor of Maryland, and a business associate of Charles Carroll of Carrollton, a signer of the Declaration of Independence (MHT 1971; Ware

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1990). It is unknown if Gibson built the Sandy Point Farm House, although Gibson apparently owned a residence elsewhere (MHT 1971). In 1828, Gibson sold the farm to Henry Mayer. Mayer combined the four tracts into a single tract named "Scotland Enlarged." When Mayer died intestate in 1833, the property was inventoried prior to sale. The improvements on the property were listed as "a large, two-story, brick dwelling house with wings of brick, a barn, Negro quarters of brick, a carriage house, stable and a granary of wood." The farm, appraised at \$7,000, also contained two large orchards. In 1833, Baptist Mezick purchased the property. The Mezick family continued to farm the area throughout the nineteenth century, supplementing their income from rents from property they owned in Baltimore (Sandy Point vertical file n.d.; MHT 1971).

The problems of exhausted soil and diminishing crop yields prompted the formation of agricultural societies designed to encourage a more scientific approach to farming. These organizations, including one formed in Anne Arundel County in 1817, advocated the practices of crop rotation and field fertilization (Brugger 1988:206). However, these types of improvements often required significant monetary investment, which the average county farmer could not afford. The agricultural products of the county in 1850 included tobacco (4,523,340 pounds), wool (22,685 pounds), potatoes (51,871 bushels), hay (5,580 tons), oats (147,263 bushels), rye 11,439 bushels, buckwheat (4,490 bushels), corn (925,448 bushels), and wheat (360,923 bushels). In 1850, Anne Arundel County remained the second highest producer of tobacco in the state of Maryland (Wesler et al. 1981).

Between 1800 and 1850, the white population in the county increased slowly, gaining approximately 1,000 persons each decade. In 1851, the county's population decreased as the northern third of Anne Arundel County became part of the newly formed Howard County (Mathews 1907:441). The numbers of African Americans living in the county was slightly higher than the number of white persons for most decades between 1800 and 1850 (Wesler et al. 1981).

The Martenet Map of Anne Arundel County (1860) illustrated the agrarian character of the Broadneck peninsula prior to the Civil War. The farms of Mrs. Meriken, Philip Pettibone, T.E. Hyde, Horace Ridout (Whitehall), and Mrs. Yewell surrounded the Mezick farm on Sandy Point. The main road through the area ran east-west along the peninsula, parallel to modern Route 301/50 and ending at Sandy Point. The crossroad community known as St. Margarets was located along this road, with the Episcopal Church at its center. Sandy Point was the site of a lighthouse built in 1857-1858. The lighthouse was moved to its present off-shore location to warn of the dangerous shoals in 1883 (Turbyville 1995).

As southern states began to secede from the Union, attention focused on the actions of Maryland. Of the state's 23,900 inhabitants in 1860, 7,332 were slaves and 4,864 others were free blacks. Much of the white population supported the South, but the state leaders were predominantly pro-Union (Newman 1977:269). Southern sympathizers were so numerous in the Maryland capital that the Confederate flag was raised to greet the arrival of Union troops in 1861 (Riley 1905:96). Such overt expressions of pro-Confederate sympathy generally were met with arrests by Union troops. Although no major battles were fought in Anne Arundel, county residents were under military occupation throughout the war. The Union army did not leave the county until April 1866 (Newman 1977:273,275).

Industrial/Urban Dominance (1870-1930)

After the Civil War, crop diversification gained prominence as emancipated blacks left the worn tobacco fields to move out of the county or onto their own farms. From ranking second in the volume of tobacco production in 1850, Anne Arundel County dropped to fifty place by 1930. Tobacco and grain cultivation gave way to truck farming during the late nineteenth and early twentieth centuries in the north portion of the county. Local farmers found the sandy soil suited to raising tomatoes, cantaloupes, watermelon, and strawberries (Molter 1988). By 1920, Sandy Point Farm was described as a stock farm. Mr. Sylvester Labrot, a previous owner, raised horses on the property, then called Holly Beach Farm, and had a practice track on the Nike missile site (Anne Arundel County History Notes 1973).

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The Washington, Baltimore, and Annapolis Electric Railroad, completed in 1908, assured the success of truck farming, as Baltimore provided a ready market for north county products. Truck crop production encouraged development of a canning industry in northern Anne Arundel County; canning and packing plants were built near rail lines, and small industrial towns developed at these locations (McWilliams 1977:3,4).

Steamboats, railroads, and automobiles encouraged the growth of the recreation industry. As the population mushroomed in Washington and Baltimore, urban dwellers sought refuge on the county's bay and river beaches. Baltimore residents seeking a day or weekend of refuge were drawn to nearby beaches along the shores of the Chesapeake Bay and its major tributaries. Bay Ridge opened in 1886 as a resort town and became known as "the Queen Resort of the Chesapeake". Sherwood Forest, opened in 1913, was an early planned recreation community. Gibson Island was another planned recreation community, designed in 1922 by the Olmsted Brothers, a noted landscape firm (Ware 1990:19-21).

Modern Period (1930 - present)

The emergence of the automobile and improved road systems encouraged many urban workers to search for the relative peace and space of country life. Following World War II, the suburban trend intensified. Government-sponsored housing loans and highway programs made owning a country house and commuting to Baltimore more affordable for the average worker (McWilliams 1977:7). Accordingly, the quiet country nature of northern Anne Arundel County rapidly changed. In the Broadneck area, Persimmon Point (Howard Residence) (AA-337) was sold in 1935 to become a planned community similar to Gibson Island. The project was never begun, and it was not until the 1950s that a second developer began to sell lots in what is now Cape St. Claire. By 1954, houses were beginning to line the shore of the bay in a community known as Tydings on the Bay.

Beginning in 1940, the State of Maryland sought to establish a beach on the shores of the Chesapeake Bay. The area around Annapolis was considered as a highly desirable location for a beach since it was centrally located and accessible to both Baltimore and Annapolis. However, the rising property values were a consideration in the state's ability to purchase property. The Labrot family, who had owned Sandy Point Farm since the 1920s, were willing to sell the property to the state for a discounted price in return for the assurance that the property would be developed as a recreation park. The state accepted the proposal and Sandy Point State Park was created.

In 1952, the Chesapeake Bay Bridge opened, linking Anne Arundel County to the Eastern Shore and facilitating vehicular transportation by replacing the older ferry service. The approaches to the westbound span of the bridge border Sandy Point State Park. □ In 1972, a new interchange was constructed for MD Rte 50 that provided access to the park. The area surrounding the park has become increasingly subdivided as Annapolis has grown outwards into the surrounding Anne Arundel County and the Broadneck Peninsula.

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See continuation sheet.

10. Geographical Data

Acreage of surveyed property 786

Acreage of historical setting 786

Quadrangle name Gibson Island

Quadrangle scale 1:24,000

Verbal boundary description and justification

The boundaries of the survey area comprise all property owned by Maryland Department of Natural Resources within the legal boundaries of Sandy Point State Park as of February 2003.

11. Form Prepared By

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organization R. Christopher Goodwin & Associates, Inc.

date 10/3/03

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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.

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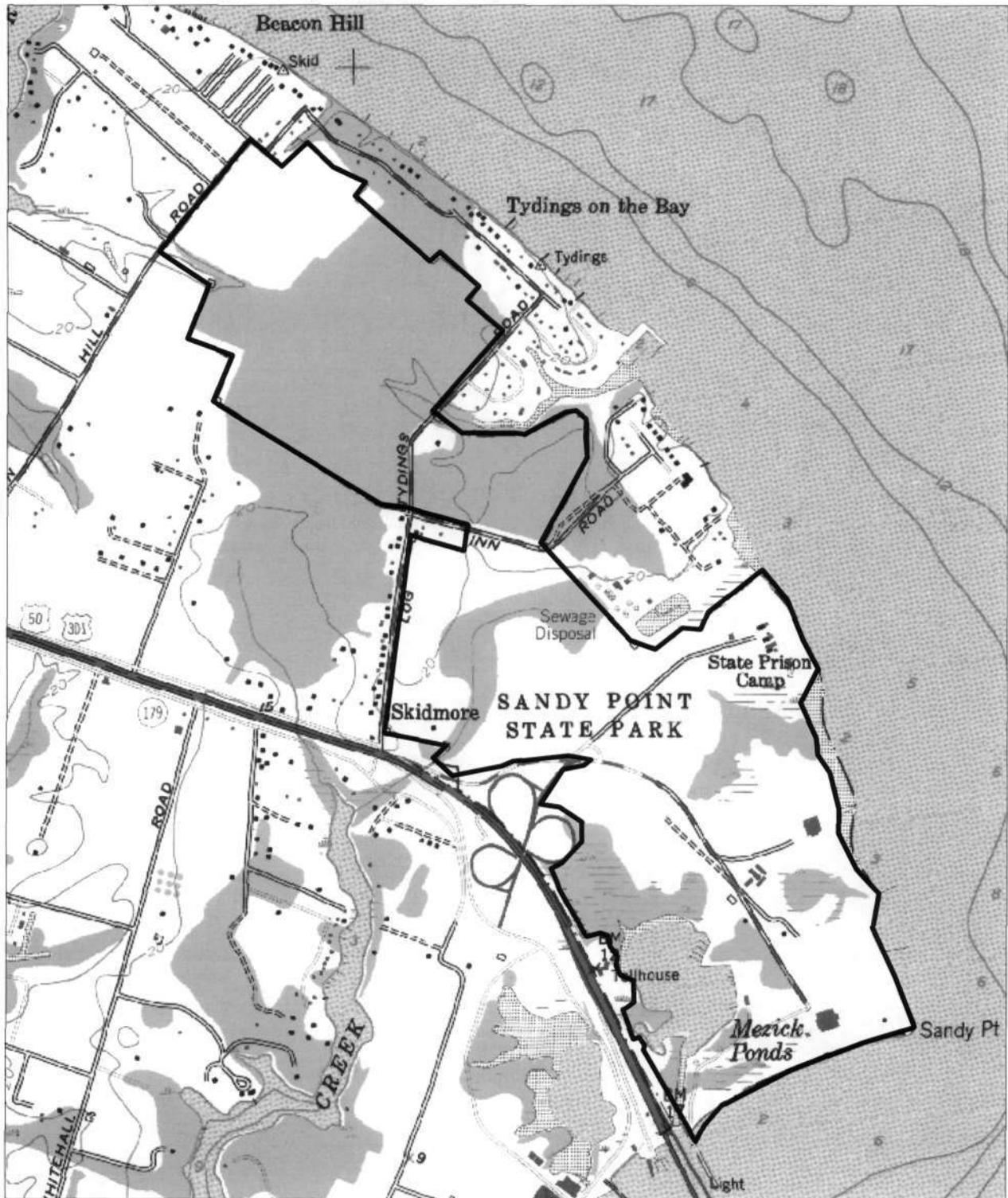
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AA-2305

Sandy Point State Park

Gibson Island quadrangle 1954 (Photorevised 1979)



Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-2305

Sandy Point State Park, Anne Arundel County, Maryland
Continuation Sheet

Number Photo log Page 1

The following information is the same for each photograph:

1. MIHP # AA-2305
2. Sandy Point State Park
3. Anne Arundel County, Maryland
4. R. Christopher Goodwin & Associates, Inc.
5. February-March 2003
6. MD SHPO

Photo #

1. Sandy Point south beach, view east towards the Chesapeake Bay Bridge.
2. Sandy Point marina, view looking north.
3. Sandy Point Farmhouse (MIHP # AA-330), view looking southeast.
4. Site 18AN534 surrounding Sandy Point Farmhouse (MIHP # AA-330), view looking north.
5. Sandy Point Farmhouse outbuilding, view looking north.
6. Former Manager's Residence, view looking southwest.
7. Former Labrot House (MIHP # AA-332) on Tydings Road, view looking northeast.
8. Former Labrot well house, view looking northwest.
9. Former Labrot garage/animal pen, view looking east.
10. Former Labrot House at 1483 Long Inn Road, view looking east.
11. Former Labrot House shed, view looking northeast.
12. Former Corcoran garage, view looking south-southeast.
13. Former Corcoran shed, view looking north.
14. Boundary stone MIHP # AA-333 in shop.
15. Boundary stone MIHP # AA-334.
16. Pavilion A, view looking east.
17. Water treatment plant, view looking northeast.
18. Well House No. 3, view looking north.
19. Elevated water tower with Mezick pond in foreground, view looking south.
20. Telephone cable house along nature trail, view looking southeast.
21. Telephone building in woods near MD Rte 50 interchange, view looking northwest.



AA - 2305

Sandy Point State Park

Anne Arundel Co, MD

RCG-A

Feb - March 2003

MD SH PO

Sandy Point Beach, looking E

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Sandy Point State Park
Anne Arundel Co., MD

RCGA

Feb - March 2003

MD SHPo

Sandy Point marina, looking N

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AA-2305

Sandy Point State Park

Anne Arundel Co. MD

RCGA

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MDSHPo

Sandy Point Farmhouse (AA-330) looking SE

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AA-2305

Sandy Point State Park

Anne Arundel Co. MD

RCGA

Feb - March 2003

MD SHPO

Site 18AN543 + farmhouse looking N

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AA-2305

Sandy Point State Park
Anne Arundel Co. MD

REG A

Feb - March 2003

MD SHPO

Sandy Point Farmhse Outbuilding, looking N

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Sandy Point State Park

Anne Arundel Co. MD

RCGA

Feb-March 2003

MD SHPO

Former Manager's Residence, looking SW

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Sandy Point State Park
Anne Arundel Co., MD

RCGA

Feb - March 2003

MD SHPO

Labrot House (AA 332), looking NE

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Sandy Point State Park
Anne Arundel Co. MD

RCS-A

Feb- March 2003

MD SHPO

Labrot well house, looking NW

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Sandy Point State Park

Anne Arundel Co. MD

RCCA

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MD SHPo

Labrot garage/animal pen, looking E

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AA-2305

Sandy Point State Park

Anne Arundel Co. MD

RCGA

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MD SHPO

Labrot Hse 1483 Long Inn Rd, looking E

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Sandy Point State Park

Anne Arundel Co., MD

REG-A

Feb-March 2003

MD SHAW

Labrot Hse shed, looking NE

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Sandy Point State Park

Anne Arundel Co. MD

REC A

Feb - March 2003

MD SHPO

Corrovan garage looking S-SE

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Sandy Point State Park
Anne Arundel Co., MD

RCGA

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MD SHPO

Corcoran Shed, looking N

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Sandy Point State Park
Anne Arundel Co. MD

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MDSHPo

Boundary stone AP-333

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Sandy Point State Park
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MD SH Po
Boundary stone AA-334

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Sandy Point State Park
Anne Arundel Co. MD

RC6A

Feb-March 2003

MD SHPo

Pavilion A, looking E

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AA-2305

Sandy Point State Park
Anne Arundel Co. MD

RCGA

Feb - March 2003

MD SHPO

Water treatment plant, looking NE

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AA-2305

Sandy Point State Park

Anne Arundel Co., MD

REG-A

Feb - March 2003

MD SHPo

Well hse #3, looking N

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AA-2305

Sandy Point State Park

Anne Arundel Co., MD

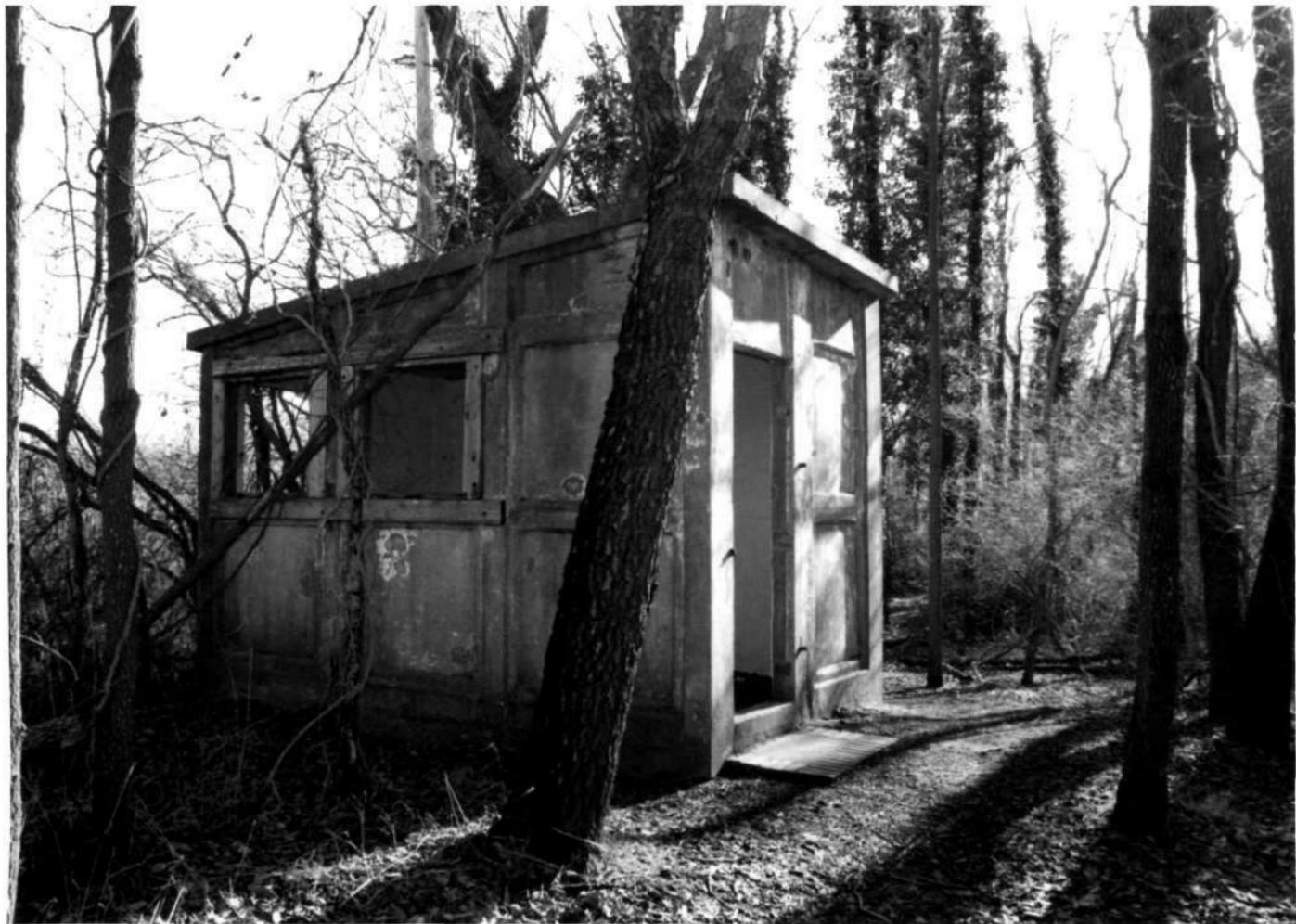
RCGA

Feb-March 2003

MD SHPO

Elevated water tower, looking S

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AA-2305

Sandy Point State Park

Anne Arundel Co. MD

RCGA

Feb-March 2003

MDSHPo

Telephone cable hse, looking SE

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AA-2305

Sandy Point State Park

Anne Arundel Co MD

RCG-A

Feb - March 2003

MD SHPO

Telephone bldg, looking NW

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