

QA-468

RECEIVED

Form 10-168
Rev. 12/88

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FEB 5 1988

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION LAND HISTORICAL TRUST
PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NPS Office Use Only

NRIS No:

Project No:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 100 Love Point Road
Address of property: Street 100 Love Point Road
City Stevensville County Queen Anne's State Maryland Zip 21666
Name of historic district: Stevensville Historic District
 National Register district certified state or local district potential historic district

2. Check nature of request:
 certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
 certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:
Name Emma Jane Saxe
Street 12975 Hampton Forest Ct. City Fairfax
State VA Zip 22030 Daytime Telephone Number 703-830-3318

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name Roger Eisinger Signature [Signature] Date Jan 28, 1988
Organization Stevensville Towne Limited Partnership
Social Security or Taxpayer Identification Number 52-146-2339
Street Suite 400E, 7315 Wisconsin Ave. City Bethesda
State MD Zip 20814 Daytime Telephone Number 301-652-8800

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 does not contribute to the significance of the above-named district.

Preliminary Determinations:

appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
 does not appear to qualify as a certified historic structure.

QA-468

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

100 Love Point Rd.
Property Name
Stevensville, MD
Property Address

Project Number:

5. Description of physical appearance:

See Continuation Sheet

Date of Construction: c.1865 Source of Date: NR Nomination

Date(s) of Alteration(s): Various - See Description

Has building been moved? yes no. If so, when? N/A

6. Statement of significance:

See Continuation Sheet

7. Photographs and maps.

PhotoKey located on A.1 and A.2

- 2-5 (streetscape)
- 1, 6-12 (exterior)
- 21, 24, 28, 32, 38, 42, 47, 49, 60 (representative interior)

Attach photographs and maps to application.

Continuation sheets attached: yes no

Property Name: 100 Love Point Road
Address: 100 Love Point Road, Stevensville, Maryland
Owner Name/Taxpayer I.D. Number: Stevensville Towne Lim. Partnership/52-146-2339

Description:

The building at 100 Love Point Road is a two story frame gable end commercial building with a two story, three bay residential wing on the south facade. It is presently sheathed with asbestos shingles which cover the original German siding. The roofing is asphalt shingles. The condition of the wood siding is not known at present. The window openings are regularly spaced in the residential wing, but in the commercial section have undergone several alterations. The overall condition of the building is fair due to lack of maintenance in the commercial section, modifications to the storefront area on the first floors, total renovation within the last ten years to the second floor of the commercial section and renovations to the residential section as described below.

The commercial section of the building is oriented east-west. The east elevation has a corner entrance and partially boarded up storefront windows on the first floor, two 1/1 windows on the second floor and a pointed arch window in the attic space. The north elevation has a gable peak containing a pointed arch window, two 1/1 original windows and an altered 1/1 window on the second floor and a door on the first floor. The patched space conceals either a door or window opening, partially visible from the interior of the commercial section. The east (front) facade of the residential wing has three bays, 2/2 window openings on each floor and a screened front porch which appears to be a later addition. The intersecting gable peaks are repeated at the attic level and in the porch roof. The southern elevation is two bays wide with regular fenestration which repeats the pointed arch at the attic level. An off-center exterior stove chimney is a replacement. The west facades of both sections run across one plane and consist of the three bays of the residential wing and two bays of the commercial section on the second floor. Attached to the commercial section is a recently added screened entry porch and small deck with steps leading to the ground. On the first floor are prior shed roofed additions. The southernmost shed addition is unfinished; the northernmost shed addition contains a kitchen with contemporary finishes and an irregularly shaped pantry area.

In the commercial section of the building, the ground floor space is not divided except for the insertion of a bathroom in the southwest corner. The walls are finished in beaded board in poor condition due to a lack of maintenance and previous use as a repair shop. The shopfront area is in severely deteriorated condition due to weather damage. The floors are wood and the ceiling tongue and groove. On the second floor a four room apartment has been created by drywall partitions. There are no character defining features in this space. The residential section consists of a central hall and stairs with one room flanking on either side. The first floor rooms have replacement trim, original wood floors, refinished ceilings and replacement wall material. The second floor rooms have also been renovated within the past ten years. The south room has false "wood" paneling, a dropped tile ceiling, inserted closets and added carpeting. The north room has new wall board, dropped tile ceiling and carpeting. All trim has been replaced. A bath in the center hall has contemporary finishes and fixtures. At the third floor level, the attic space contains a half-finished room on the south side and unfinished space on the north side.

Property Name: 100 Love Point Road
Address: 100 Love Point Road, Stevensville, Maryland
Owner Name/Taxpayer I.D. Number: Stevensville Towne Lim. Partnership/52-146-2339
Page 2

The center hall contains the only character defining features that remain: the molded door surround with transom and sidelights, with replacement glazing, and the handsome stair railing with turned balusters, newel posts and pendent drops. A half-bath has been inserted under the stairs.

The building is located at the commercial heart of the "downtown" and is prominently sited at the main intersection. The building has two outbuildings in the rear of the property, both frame and gable-roofed and in deteriorated condition. The larger one (Photo #20) is a garage, dating from the 1940's. It is not a contributing element to the district. The smaller outbuilding (Photo #19) appears to date from the first quarter of the 20th century. Its function has not been determined (last use appears to have been as a tool shed), but the owner intends to re-use it in another, as yet undetermined location.

Significance:

This building contributes to the significance of the Stevensville Historic District in its location, design, setting, materials and associations despite extensive interior alterations undertaken by the previous owner. It is similar in design to other buildings located at the town center crossroads which also combined commercial and residential uses. It has a more prominent presence than its immediate neighbors due to its larger massing and its stylistic references to the Gothic Revival style. The building is listed as a contributing building in the National Register nomination, Item 7, page 6, parcel 154.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

REVIEW SHEET

QA-468

Historic Preservation Certification Application—Significance

Property: 100 LOVE POINT ROAD, STEVENSVILLE, MARYLAND Project No.: _____

Historic District: STEVENSVILLE

2-5-88 date initial application received by State _____ date(s) additional information requested by State

2-5-88 date complete information received by State _____

_____ date of this transmittal to NPS _____

Inspection of property by State staff? no yes date(s): _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:	
1	<input checked="" type="checkbox"/> Extensive loss of historic fabric (INTERIOR)	_____ Obscured or covered elevation(s)
	<input checked="" type="checkbox"/> Substantial alterations over time (INTERIOR)	_____ Moved property
	_____ Preliminary determination of listing	_____ State recommendation inconsistent with NR documentation
	_____ for district	_____ Recommendation different from the applicant's request
	_____ for individual property	
	_____ Significance less than 50 years old	

- NUMBER 2
- Complete item(s) below as appropriate.
- The documentation on file with the National Register cites the period(s) of significance of this historic district as 19TH & EARLY 20TH
 - The property contributes _____ does not contribute to the historic significance of this registered historic district in:
 - location design setting materials workmanship feeling _____ association
 - _____ Property is mentioned in the NR or State or local district documentation in Section 7, page 6.
 - For properties less than 50 years old:
 - _____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
 - _____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.
 - _____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.
 - For preliminary determinations:
 - The status of the nomination for the property/historic district:
 - _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)
 - _____ Nomination was submitted to the NPS on _____
 - _____ Nomination will be submitted to the State review board within twelve months.
 - _____ Nomination process likely will be completed within thirty months.
 - _____ Other, explain:
 - Evaluation of the property:
 - _____ Property is individually eligible and meets National Register Criteria for Evaluation
 - _____ Property is located within a potential registered district that meets National Register Criteria for Evaluation: A B C D
 - Criteria Considerations: A B C D E F G
 - The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:
 - _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
 - _____ does not appear to contribute to the period(s) or area(s) of significance of the district.

QA-468

NUMBER 3 Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

BUILT CIRCA 1865, THIS VERNACULAR VICTORIAN HOUSE AND ATTACHED COMMERCIAL BUILDING ARE VERY TYPICAL OF THOSE FOUND THROUGHOUT THE STEVENSVILLE HISTORIC DISTRICT. THE STRONGEST SURVIVING FEATURE OF THIS BUILDING IS ITS FORM WHICH CONSISTS OF A GABLE END COMMERCIAL SECTION WITH SIMPLE WOOD STOREFRONT AND A 2 1/2 STORY CROSS GABLE RESIDENCE. ALTHOUGH AT THIS TIME THE EXTERIOR OF THESE BUILDINGS IS COVERED WITH ASBESTOS SHINGLES, THE WOOD "GERMAN" SIDING STILL EXISTS UNDERNEATH.

DETERIORATION, DUE TO NEGLECT, IS THE MAIN PROBLEM WITH THE INTERIOR OF THE COMMERCIAL SECTION. THE MOST SIGNIFICANT FEATURE REMAINING IS THE TONGUE AND GROOVE paneled walls and ceilings ON THE FIRST FLOOR. THE RESIDENTIAL SECTION RETAINS ITS HISTORIC ENTRANCE, STAIRCASE, AND SOME ORIGINAL TRIM, BUT FOR THE MOST PART, IT AND THE SECOND FLOOR OF THE COMMERCIAL BUILDING HAVE BEEN MODERNIZED WITH DROPPED CEILINGS, IMITATION WOOD PANELING AND NEW TRIM.

NUMBER 4 State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- The property does not contribute to the significance of the above-named district.
- The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
 - potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

3-7-88
Date


State Official Signature

See attachments:

NPS Comments:

QA- 468

