

QA-638
108 Love Point Avenue
Stevensville vicinity, Queen Anne's County

Constructed ca. 1912
Private

SUMMARY DESCRIPTION

This small bungalow is located in Love Point on Kent Island in Queen Anne's County. Originally built as a simple summer home in the largely resort area, the front-gabled one-and-a-half story building has had many modifications over the years to its fabric and fenestrations. Nevertheless, its basic footprint and context is still very much the same as when it was first constructed in the early 20th century.

SUMMARY STATEMENT OF SIGNIFICANCE

This property is one of the earlier cottages built on Love Point at a time when it was more summer haven than year-round community. Increasingly surrounded by modern glass-fronted houses, it is a reminder of a time when families came to the area mostly during the summer months to spend the days out of doors, going inside only when absolutely necessary.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-638

1. Name of Property (indicate preferred name)

historic

other 108 Love Point Avenue

2. Location

street and number 108 Love Point Avenue not for publication

city, town Stevensville vicinity

county Queen Anne's

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

name Madeline C. Bethman

street and number 108 Love Point Avenue telephone unlisted

city, town Stevensville state MD zip code 21666

4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber CWC 111 folio 557

city, town Centreville tax map 40 tax parcel 66 tax ID number 04-041658

5. Primary Location of Additional Data

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

6. Classification

Category	Ownership	Current Function	Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u>1</u> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____ sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	_____ structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	_____ objects
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	<u>1</u> Total
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	
				Number of Contributing Resources previously listed in the Inventory
				<u>0</u>

7. Description

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Condition

excellent deteriorated
 good ruins
 fair altered

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

The property at 108 Love Point Avenue consists of a heavily modified 22'2" x 31'8" building with a hipped roof on the front and gable roof on the rear. The front, hipped roof end of the house, faces Love Point Avenue. A porch has been added on the front and an enclosed shed addition on the rear.

Major renovations were conducted in 1976, when the current owner purchased what was a very run-down structure. The building was raised and a new parged cement block foundation was installed. The interior and exterior were completely gutted and reworked. The siding was replaced cedar shingles, and all of the windows and doors were replaced with vinyl units. The roof was replaced with metal raised seam panels. Two shed dormers were added on the north and south sides, and one on the hipped front (east) façade. A screen porch was built across the front, with a shed roof that is tied into the hipped roof. A bump-out was added to the right (north) façade, with full-length glass on the sides and French doors on the front. A single-story shed addition with a low shed roof has been built onto the rear (west) gable end, and a low wood deck has been built against the west wall of this rear addition. A bay was added to the south façade, which has a hipped roof covered with metal raised seam panels that match the rest of the roof.

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 type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1912-1945 **Architect/Builder** unknown

Construction dates 1912

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 projects, complete evaluation on a DOE Form – see manual.)

It is impossible to say with certainty what the original building at 108 Love Point Avenue looked like, as it has been renovated almost beyond recognition. However, it is likely that the original footprint and roof lines were maintained, with the possible exception of the gable roof on the rear, which may have been hipped to match the front. Deed research shows that in 1925, the house was bought by J. Jacob and Caroline Rapp, who in the 1930 U.S. Census are identified as elderly retired German immigrants who had become citizens in the latter half of the 19th Century.¹ The Rapps may have been associated with a small number of German residents in the Love Point community. At the time of the 1930 Census, Germans comprised the largest ethnic group in the area. The Rapps and some of the other German immigrants seem to have arrived shortly after the Civil War, which coincided with a period of great political upheaval in the area that would eventually become the German republic. Many Germans left their homeland during this period and settled in the eastern U.S. Small vernacular homes in small communities like Love Point provided reasonably priced housing for German refugees. The Rapps' daughter, Elizabeth L. Rapp, taught at the one-room white school in Love Point.²

Love Point was a prime destination for summer vacationers of the late 19th and early 20th centuries, particularly from Baltimore, who sought respite from hot, overcrowded city life. Regular steamboat ferries transported vacationers from Light Street in Baltimore to the eastern tip of Love Point, where a large pier had been built by the Maryland, Delaware and Virginia Railroad. From the pier, passengers could disembark to visit for the day or they could stay overnight at a handful of hotels, including the largest, the Love Point Hotel. The railroad connected Love Point to Lewes, Delaware, making it an integral method of transporting goods to and from Baltimore before the advent of the interstate highway system and the construction of the Bay Bridge. The construction of the Love Point Hotel ca. 1900 created an opportunity for two large developers, who subdivided what had been farmland into hundreds of small building lots intended for vacation homes. However, a combination of fluctuating market conditions, substantial land erosion due to storms, and the discontinuation of ferry and train service prior to World War II led to stagnant sales. During the economic downturn of the 1930s and '40s, many owners were forced into foreclosure for unpaid property taxes. As highways leading to Atlantic beaches improved, travelers opted to drive themselves rather than the combination of ferry and train via Love Point. The last passenger ferry, known as "Smokey Joe," stopped operation in 1947. Love Point was all but forgotten in the latter half of the 20th century, but property prices in the area have risen sharply in the last decade due to the demand in waterfront property.

¹ Queen Anne' County Land Records and Fifteenth U.S. Census: 1930.

² "School at Love Point to be Closed March 1st." Queen Anne's Record Observer, [?] February 1931.

9. Major Bibliographical References

Inventory No. QA-638

- "Era to Pass With Last Puff of Smokey Joe." Washington Post, 31 August 1947. Page M7.
Fifteenth Census of the United States: 1930.
Freedman, Janet. Kent Island: The Land That Once Was Eden. Baltimore: Maryland Historical Society, 2002.
"I Remember When . . .": Folk History of Queen Anne's County." Centreville: Queen Anne's Record Observer, 1985.
"School at Love Point to be Closed March 1st." Queen Anne's Record Observer, [?] February 1931.
Speed, Bettye. "Famed Hotel Remembered." Chesapeake Courier, 21 October 1987.
Queen Anne Record Observer, 20 June 1990. Page 4B.

10. Geographical Data

Acreage of surveyed property .28 acres
Acreage of historical setting .28 acres
Quadrangle name Love Point Quadrangle scale: 1:24,000

Verbal boundary description and justification

The property consists of the original metes and bounds as laid out by the Love Point Land and Improvement Co. in 1911.

11. Form Prepared by

name/title	Kees de Mooy and Amanda Apple, Historic Preservation Planner		
organization	QA Co. Dept. of Land Use, Growth Management & Environment	date	8/1/2008
street & number	160 Coursevall Drive	telephone	410-758-1255
city or town	Centreville	state	Maryland

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

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

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

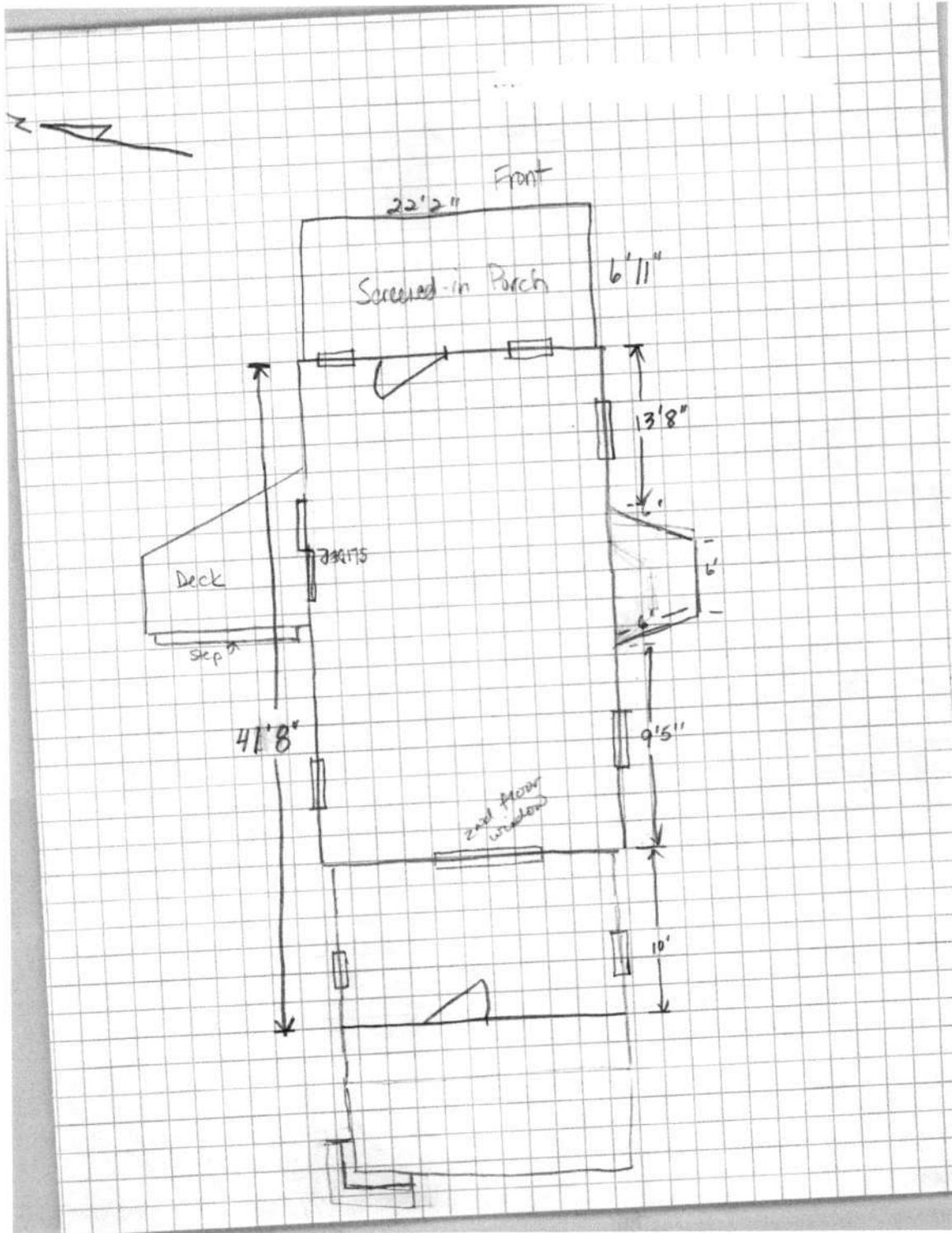
Inventory No. QA-638

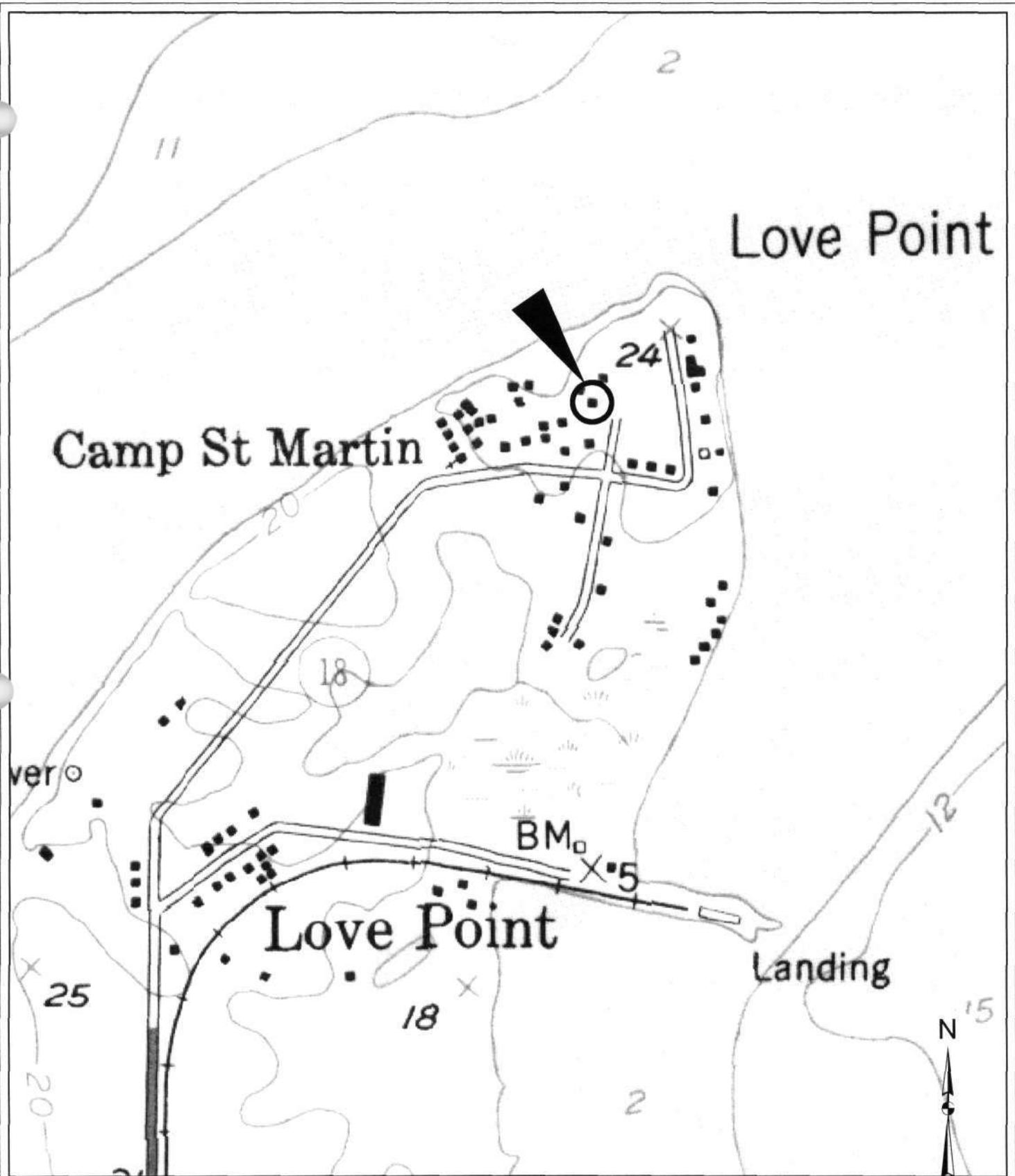
Name 108 Love Point Avenue
Continuation Sheet

Number 9 Page 1

- Oct. 13, 1976 Liber CWC 111, folio 557 – Lots 5 & 6, Block 12
Transfer to Madeline C. Bethman
From Dorothy Virginia McCready
- June 17, 1967 Liber CWC 29, folio 81 – Lots 5 & 6, Block 12
Transfer to Frederick O. & Dorothy V. McCready, husband & wife
From Arnold G. Sparks Sr. & Bertha M. Sparks, husband & wife, and Miriam C. &
Percy W. Thomas, wife & husband, and Pauline M. Thomas, heirs of Sadie Sparks
- Aug. 2, 1935 Liber WHC 1a, folio 536 – Lots 5 & 6, Block 12
Transfer to Clarence G. Sparks & Sadie Sparks, husband & wife
From Madison Brown & George F. Rapp, trustees
- June 12, 1925 Liber BHT 3, folio 510 – Lots 5 & 6, Block 12
Transfer to J. Jacob & Caroline Pauline Rapp, husband & wife
From Ruth Rose & Charles K. Rose, wife & husband
- April 29, 1921 Liber BHT 1, folio 567 – Lots 5 & 6, Block 12
Transfer to Ruth Rose, wife
From Charles K. Rose, husband
- July 25, 1922 Liber JFR 9, 194 – Lots 5 & 6, Block 12
Transfer to Charles K. Rose
From George F. & Elizabeth L. Rapp, husband & wife (\$2,000)
Description of Lot 6 specifically mentions bungalow
- From here, Lots 5 & 6 purchased in separate transactions; Lot 6 held the bungalow**
- Sept. 11, 1920 Liber JFR 5, folio 278 – Lot 6, Block 12
Transfer to George F. & Elizabeth E. [sic] Rapp, husband & wife
From Nathan D. Smith (\$200)

Resource Sketch Map
QA-638 - 108 Love Point Avenue
Stevensville vicinity, Queen Anne's County





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108 Love Point Ave.
Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)

Photo Log

QA-638 – 108 Love Point Avenue
Photos taken July 28, 2008
By Amanda Apple, Historic Preservation Planner
Queen Anne's County

Photos printed on Epson Premium Glossy Paper with Epson UltraChrome pigmented inks

File Name(s)	Description
QA-638_2008-07-28_01 QA-638_2008-07-28_01.NEF QA-638_2008-07-28_01.TIF	East (front) façade and north elevation
QA-638_2008-07-28_02 QA-638_2008-07-28_02.NEF QA-638_2008-07-28_02.TIF	North elevation and rear deck
QA-638_2008-07-28_03 QA-638_2008-07-28_03.NEF QA-638_2008-07-28_03.TIF	West elevation
QA-638_2008-07-28_04 QA-638_2008-07-28_04.NEF QA-638_2008-07-28_04.TIF	South elevation



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108 Love Point Ave., Stevensville

Queen Anne's Co., MD

QA Dept. of Land Use, et al.

July 2008 MD SHPO

East facade & north elevation

1 of 4



QA-638

108 Home Point Ave., Stevensville

Queen Anne's Co., MD

Dept. of Land Use, et al

July 2008 - MD SHPO

North elevation and rear deck

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QA -638

108 Love Point Ave, Stevensville
Queen Anne's Co, MD
QAC Dept. of Land Use, et al.

July 2008 - MD SHPO

West elevation

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QA-638

108 Love Point Ave., Stevensville

Queen Anne's Co., MD

QAC Dept. of Land Use, et al

July 2008

MD SHPO

South elevation

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