

QA-640  
110 Love Point Ave.  
Stevensville, Queen Anne's County

Constructed ca. 1920  
Love Point School 1920 – 1931, Private from 1937

### *Summary Description*

The property at 110 Love Point Avenue consists of a side-gabled, one-story, wood frame building, three bays wide and two deep, with an enclosed porch on the front and a small addition on the north gable end. Underneath the additions, vinyl siding, and vinyl windows is what remains of the Love Point School. Two outbuildings are also located on the north side of the driveway, towards the northwest corner of the property. One is a modern prefabricated building. The other, a single-story shed-roofed wood structure, is older and may have served as a chicken house for past owners of the building.

### *Summary Statement of Significance*

The building at 110 Love Point Avenue was a one-room school that served white elementary and high school children from 1920 to 1931. One-room schools were necessarily simple structures, most of them built in an inexpensive style like this one at Love Point.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-640

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

historic Love Point School (preferred)  
 other 110 Love Point Avenue

### 2. Location

street and number 110 Love Point Avenue  not for publication  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 George A. and Phyllis B. Abendschoen  
 street and number c/o Joseph F. Anton, 302 Thackery Ave. telephone unlisted  
 city, town Baltimore state MD zip code 21228-5658

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber CWC 128 folio 126  
 city, town Centreville tax map 40 tax parcel 67 tax ID number 04-041666

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

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## 7. Description

Inventory No. QA-640

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

The property at 110 Love Point Avenue consists of a side-gabled one-story wood frame building, three bays wide and two deep, with an enclosed porch on the front and a small addition on the north gable end. Although the physical address of the property is Love Point Avenue, the building is parallel to Maryland Avenue and the driveway runs from Maryland Avenue to the north end of the building. The building sits on a large wedge-shaped property with plenty of space around it, which would have made it a safe play area for school children.

The building is constructed on a continuous brick foundation laid in a running bond. The foundation is barely visible because the building is almost even with the surrounding grade. The exterior of the former schoolhouse is covered with vinyl lap siding, and all of the windows on the main block have been replaced with vinyl one-over-one sash. The roof has closed eaves covered with vinyl, and the roof is covered with three-tab asphalt shingles.

The west side of the building, which faces Maryland Avenue, has single vinyl sash windows in the northern and southern bays and a sliding glass vinyl door in the center bay. A low wood porch with wood steps at either end has been built along the front of this façade under the left and center bays. Vinyl shutters have been added to the sides of the windows and sliding glass door. The south side of the main block was very likely the former front of the schoolhouse, and may have had separate girls' and boys' entrances where the current windows are located. The design of other surviving one-room schools on Kent Island suggests that this is the case. The windows on this façade are vinyl one-over-one sash centered in the east and west bays. The east elevation has an enclosed porch that is set in from the exterior corners of the main block. The porch windows consist of four-panel jalousie windows that wrap around the entire porch. The porch is entered through a three-quarter view storm door located in the center bay. The porch has a shed roof that terminates under the eave of the main block's roof. A cement walkway runs from the porch door to the driveway. A single-story shed-roofed addition has been built onto the north elevation of the building, extending from the northeast corner of the main block to the chimney which is centered in the gable end of the main block. A single horizontal two-panel jalousie window is located in the north end of the addition. The chimney in the gable end of the main block is the only original material left on the exterior, other than the barely visible foundation. The chimney has been replaced from just under the eaves to the cap. Louvered attic vents have been added on either side of the chimney.

Two outbuildings are located on the north side of the driveway, towards the northwest corner of the property. The prefabricated outbuilding to the right (east) is non-contributing. The other structure is a single-story shed-roofed wood structure that may have served as a chicken house for private owners who purchased the property after it had ceased functioning as a schoolhouse in 1937. It is set on a concrete slab and is sheathed with beaded tongue and groove panels. The left side of the outbuilding is entered through an exterior door mounted with strap hinges, with six lights in the upper third of the door and two long raised panels below. The right side is accessed through two board and batten door on strap hinges. The only windows are on the west side of the building, consisting of a six-pane fixed sash to the left of the door, and a single-pane sash on the left side of the structure. The shed roof slopes to the rear.

## 8. Significance

Inventory No. QA-640

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 checked="" 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 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** 1920-1931 **Architect/Builder** unknown

**Construction dates** 1920

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.)

The building at 110 Love Point Avenue was a one-room school that served white elementary and high school children from 1920 to 1931. It was one of eight schools that served the white population, and three were reserved for African Americans.<sup>1</sup> The students were the children of permanent residents in the area, mostly farmers, fishermen, oystermen, railroad workers, and hotel employees. When the school was closed in 1931, there were 14 elementary students and 8 high school students who transferred to Stevensville schools.<sup>2</sup> A newspaper article from this period touted the school as being the only one-room school in Maryland to be electrified.<sup>3</sup> One-room schools were necessarily simple structures, most of them built in an inexpensive style like this one at Love Point. As roadways and transportation improved, one-room schools were abandoned in favor of larger consolidated schools in urban centers, to which children from outlying areas were bused. The Love Point School retains its original shape but has been significantly altered, including the possible removal of the original entrance(s).

Love Point was a prime destination for summer vacationers of the late 19<sup>th</sup> and early 20<sup>th</sup> 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 20<sup>th</sup> century, but property prices in the area have risen sharply in the last decade due to the demand in waterfront property.

<sup>1</sup> Freedman, Janet. Kent Island, 41.

<sup>2</sup> "School at Love Point to be Closed March 1<sup>st</sup>."

<sup>3</sup> "Love Point Has Rated School."

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## 9. Major Bibliographical References

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- "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.  
"Love Point Has Rated School." Vertical Files, Kent Island Historical Society.  
"School at Love Point to be Closed March 1<sup>st</sup>." Queen Anne's Record Observer, [?] February 1931.

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## 10. Geographical Data

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

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### 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.

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## 11. Form Prepared by

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name/title	Kees de Mooy and Amanda R. 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

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

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

return to: Maryland Historical Trust  
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-640

Name  
**Continuation Sheet**

Number 9 Page 0

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Nov. 8, 1977 Liber CWC 128, folio 126 – Lots 7, 8, 9, 10, & 11, Block 12  
Transfer to George A. & Phyllis B. Abendschoen,  
husband & wife  
From Dorothy Virginia McCready (\$30,000 per mortgage  
filed in Liber CWC 128, folio 128)

July 22, 1955 Liber TSP 23, folio 176 – Lots 7, 8, 9, 10, & 11, Block 12  
Transfer to Fred O. & Dorothy Virginia McCready,  
husband & wife  
From John K. Stumpf, Jr., & Dorothy M. Stumpf,  
husband & wife

August 13, 1949 Liber NBW 3, folio 562 – Lots 7, 8, 9, 10, & 11, Block 12  
Transfer to John K. Stumpf & Dorothy M. Stumpf,  
husband & wife  
From Arthur R. Doyle & Ethel A. Doyle, husband & wife

July 8, 1946 Liber ASG 14, folio 315 – Lots 7, 8, 9, 10, & 11, Block 12  
Transfer to Arthur R. Doyle & Ethel A. Doyle,  
husband & wife  
From Martin Preston & Lillian M. Preston, husband & wife

April 20, 1946 Liber ASG 13, folio 435 - Lots 7, 8, 9, 10, & 11, Block 12  
Transfer to Martin Preston & Lillian M. Preston,  
husband & wife  
From Edward Keller

Nov. 28, 1945 Liber ASG 12, folio 370 - Lots 7, 8, 9, 10, & 11, Block 12  
Transfer to Edward Keller  
From Ruth E. Brown

July 3, 1937 Liber WHC 5A, folio 192 - Lots 7, 8, 9, 10, & 11, Block 12  
Transfer to William R. Brown & Ruth E. Brown,  
husband & wife  
From The Board of Education of Queen Anne's County

June 17, 1937 Liber WHC 5A, folio 115 – Lots 7 thru 11, Block 12  
(See Note A) Transfer to The Board of Education of Queen Anne's County  
From J. Russell Carroll, Assignee

June 15, 1915 Liber WFW 7, folio 377 – Lots 6 thru 11, Block 12  
Transfer to Board of School Commissioners for Queen  
Anne's County  
From Love Point Land and Improvement Company of  
Caroline County

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# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Name  
**Continuation Sheet**

Number 9 Page 1

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Note A - This deed transfer is to rectify the failure of prior parties to effect a lien release on the lots sold to the Board of Education by the Love Point Land & Improvement Company of Caroline County. The company defaulted on a mortgage held by Thomas C. Horsey and these lots were included in the property that was subsequently sold at public auction in 1917 (see liber WFW 11, folio 380). The lots changed hands on paper twice before once again becoming part of a public sale due to a mortgage default. No record of subsequent sale was recorded until the transfer from Carroll to the Board of Education. The physical property itself never actually changed hands and was used as a school from about 1915 until 1932, when it was finally closed.

Paper transfers of lots 7, 8, 9, 10, & 11, Block 12:

Feb. 15, 1928 Property to be sold due to default of Bessie G. Downs on  
mortgage from Nathan D. Smith - J. Russell Carroll, Assignee  
(News clipping from Kent Island Heritage Society files)

April 26, 1921 Liber JFR 6, folio 566 – Lots 7 thru 11, Block 12 (et al.)  
Transfer to Bessie G. Downs  
From Nathan D. Smith

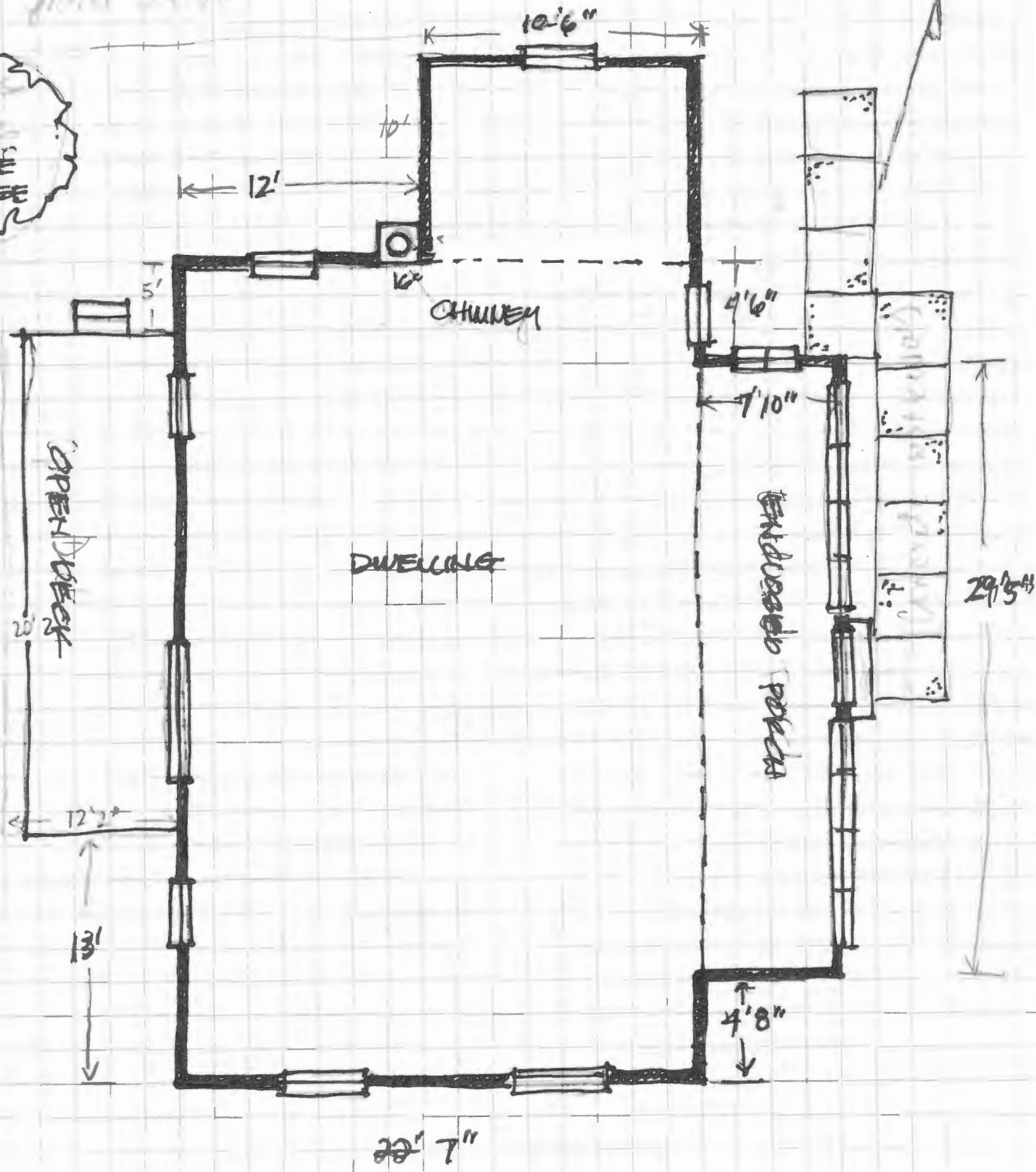
Jan. 24, 1920 Liber JFR 4, folio 109 – Lots 7, 8, 9, 10, & 11, Block 12 (et al.)  
Transfer to Nathan D. Smith  
From D. Beniah & Nora Tharp, husband & wife

Jan. 10, 1918 Liber WFW 11, folio 380 – Lots 7 thru 9, Block 12 (et al.)  
Transfer to D. Beniah Tharp  
From Alfred Lee Tharp, assignee for Thomas C. Horsey,  
mortgage holder

March (?) 1914 Queen Anne's County school board agreed there was a need  
for a school on Love Point; a property was offered from  
Mr. Ezekiel Forman (who was also Justice of the Peace;  
(Information from undated booklet titled "History of the  
Schools of Kent Island, Queen Anne's County", Kent Island  
Heritage Society)

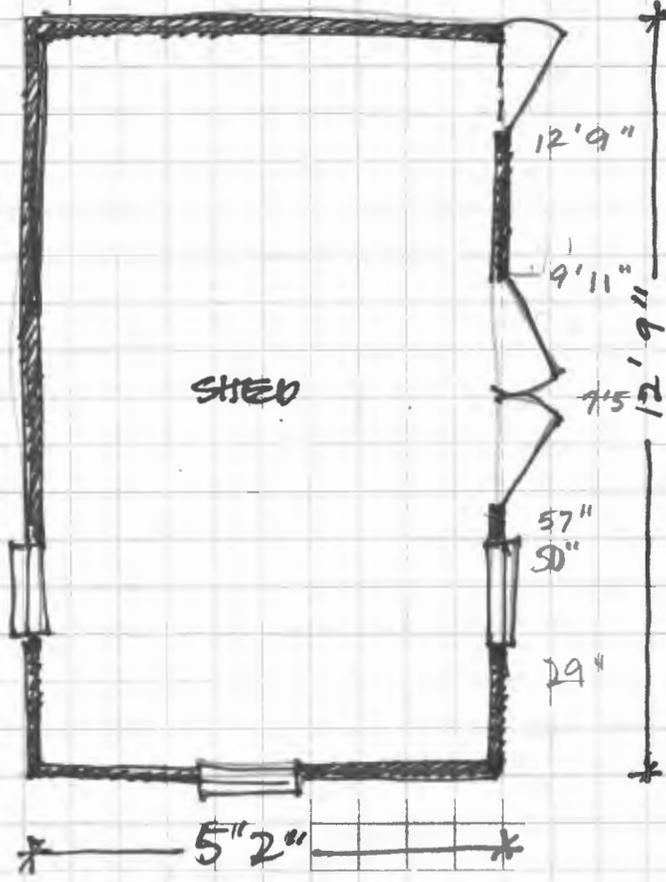
110 LOVE FRONT PAD

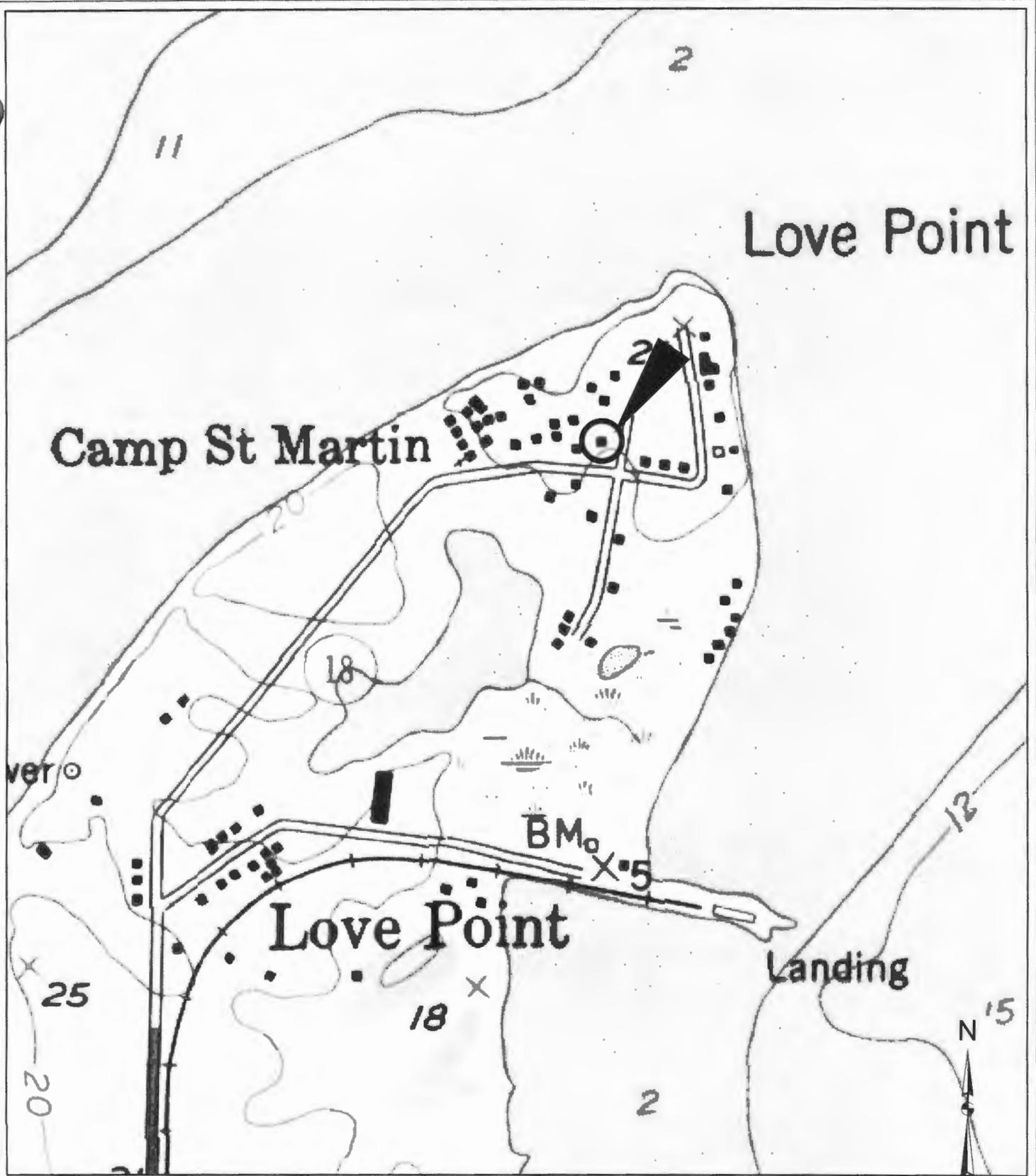
ground level



9/20/2019

110 Love Point Ave.  
Shed





QA - 640

Love Point School, 110 Love Point Ave.  
Stevensville Vicinity, Queen Anne's County Maryland  
Love Point, Maryland Quadrangle (1:24,000)



Photo Log

QA-640 110 Love Point Ave  
Photos Taken November 2009  
By Rochelle Bohm, Consultant  
Queen Anne's County

Photos Printed on Epson Premium Glossy Paper with Epson UltraChrome pigmented inks.

File Name (s)	Description
QA-640_2009-11-18_01 QA-640_2009-11-18_01	Perspective view of north and west elevations
QA-640_2009-11-18_02 QA-640_2009-11-18_02	View of east elevation
QA-640_2009-11-18_03 QA-640_2009-11-18_03	View of shed/chicken house south elevation



01/31/2004

QA-640

110 LOVE POINT AVENUE, STEVENSVILLE VICINITY  
QUEEN ANNE'S COUNTY, MARYLAND

NOVEMBER 2009

MD SHPO

PERSPECTIVE VIEW OF NORTH & WEST ELEVATIONS

143



013 2014

BA - 640

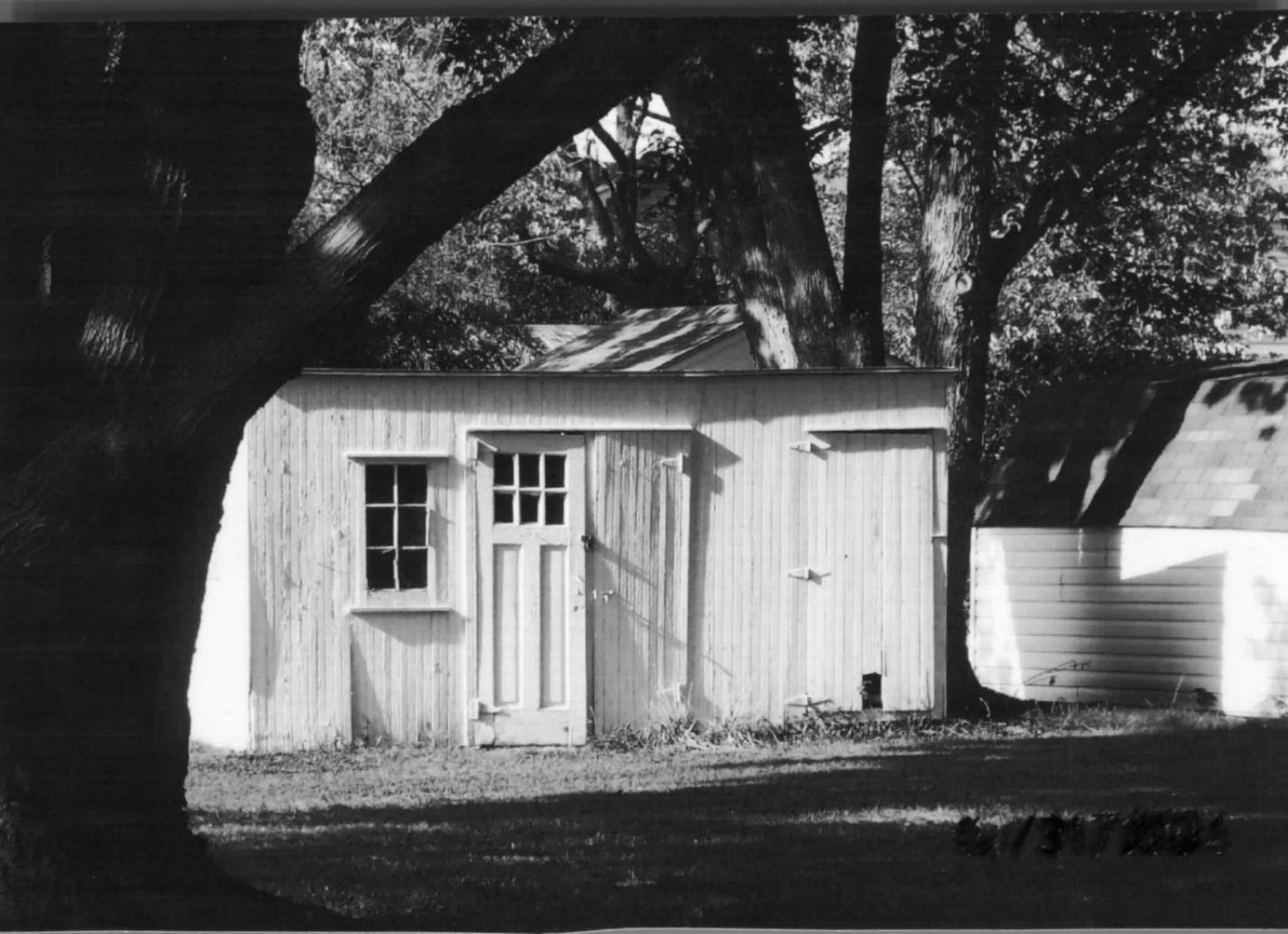
110 LOVE POINT AVENUE, STEVENSVILLE VICINITY  
QUEEN ANNE'S COUNTY, MARYLAND

NOVEMBER 2009

MOSHPO

VIEW OF EAST ELEVATION

2-13



2/13/2021

QA - 640

110 LOVE POINT AVENUE, STEVENSVILLE VICINITY  
QUEEN ANNE'S COUNTY, MARYLAND

NOVEMBER 2009

MD SHED

VIEW OF SHED) CHICKEN HOUSE SOUTH ELEVATION.

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