

QA-643  
304 Love Point Avenue  
Stevensville, Queen Anne's County

Constructed 1913  
Private

*Summary Description*

The property at 304 Love Point Avenue consists of a 2½ story front-gable wood frame house with an unattached modern garage. The house is two bays wide and one bay deep with a one-story open porch that wraps around the east elevation and part of the south elevation, and a one-story addition that wraps around the remainder of the south elevation and all of the west elevation.

*Summary Statement of Significance*

The house at 304 Love Point Avenue was an above average home for its location, reflecting the relatively high income of its occupants, who were involved in the fishing industry.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-643

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

historic

other 304 Love Point Avenue

## 2. Location

street and number 304 Love Point Avenue \_\_ not for publication

city, town Stevensville X vicinity

county Queen Anne's

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

name Karen C. Williams

street and number 304 Love Point Ave. telephone 410-643-9239

city, town Stevensville state MD zip code 21666

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber SM 1437 folio 649

city, town Centreville tax map 40 tax parcel 86 tax ID number 04-036751

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

## 7. Description

Inventory No. QA-643

### 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.

The property at 304 Love Point Avenue consists of a 2½ story front-gable wood frame house and a non-contributing garage. The house is two bays wide and three deep. A one-story open porch wraps around the front facade and halfway around the southern elevation, which is continued by a one-story addition around the remaining half of the southern elevation and all the way around the rear of the house. The house and porches are supported by a continuous running bond brick foundation. All of the windows and doors in the house have been replaced, and the exterior has been covered with vinyl lap siding. Vinyl louvered shutters have been applied around all the windows except those on the western elevation. The roof is covered in asphalt shingles and the boxed cornice is also covered in vinyl.

The front (east) façade has an open porch that is set in slightly from the northeast corner of the house. The porch has a new brick floor, with four metal fluted columns support the hipped roof, which is covered with 3-tab asphalt shingles. The front entry door is located under the porch in the southern bay, and a 1/1 wood sash replacement window is in the northern bay. The identical windows are located in the two bays of the second floor, while centered under the gable end is a modern Palladian window flanked by shutters.

The north elevation has a new exterior brick chimney located in the center bay of the main block. Windows identical to those on the front façade are centered in the east and west bays of the first and second floor. Visible from this side of the house is an enclosed addition on the rear, which was very likely part of a screened porch that wrapped around three sides of the house. The foundation under this addition is set in from the corner of the house and a continuation of the brick foundation under the main block. A sixteen foot wide screen porch has been added to the northeast corner of the enclosed porch. The roof over the screen porch is a shallow sloped continuation of the hipped roof over the enclosed porch and is held up by nine square columns.

The second floor and attic fenestration on the west elevation mirrors the front façade. The portion of the original back porch visible on this elevation has been enclosed with vinyl siding and three 1/1 vinyl replacement sash windows like those found in the rest of the house. On the south elevation, the southern side of the hipped roof porch is visible with three metal fluted columns supporting the roof an exterior door to the porch has been added in the western bay; this elevation's window on the first and two windows on the second floors appear to have been pushed to the exterior corners of the house.

The house is nicely situated between a pond across the street and Lake Matapex to the rear. Several mature trees on the property appear to date back to the early 1900s.

# 8. Significance

Inventory No. QA-643

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** 1913-1945 **Architect/Builder** unknown

**Construction dates** 1913

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 house at 304 Love Point Avenue was an above average home for the location, reflecting the relatively high income of its owners. In the 1930 Census, the house was occupied by Thomas Smith, a fisherman, along with his wife Florence and sister-in-law, Cora Harris. Fishing employed many residents of Kent Island and was profitable during this period, until declining catches forced men out of the business in the latter half of the 20<sup>th</sup> Century.

Love Point was also 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.

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## 9. Major Bibliographical References

Inventory No. QA-643

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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.  
Tilghman, Mary K. "The Love Point Hotel," in The Last Hotel: Eastern Shore Summers and a Vanished Way of Life. Wye Mills, Md.: Chesapeake College Press, 1985.  
Speed, Bettye. "Famed Hotel Remembered." Chesapeake Courier, 21 October 1987.  
Queen Anne Record Observer, 20 June 1990. Page 4B.
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## 10. Geographical Data

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Acreage of surveyed property .41 acres  
Acreage of historical setting .41 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

## 304 Love Point Avenue

July 29, 2005	SM 1437/649 Transfer to Karen C. Williams From Richard D. Melley and Laurie A. Melley, his wife \$540,000 for Lots 4 and 5, Block 10 Ref: Plat of Love Point Land & Improvement Co. SS7/590-591
June 2, 1993	MWM 433/781 Transfer to Richard D. Melley and Laurie A. Melley, his wife From Thomas H. Collier and Ellen G. Collier, his wife \$206,940
Feb. 10, 1992	MWM 419/296 Transfer to Thomas H. Collier and Ellen G. Collier, his wife From Charles W. Cecil and Elizabeth A. Cecil, his wife \$75,000
Mar. 10, 1977	CHC 117/510 Transfer to Charles W. Cecil and Elizabeth A. Cecil, his wife From M. Kennard Lane
Nov. 30, 1957	TSP 38/220 Transfer to M. Kennard Lane From Charles M. Bright
May 20, 1957	TSP 34/543 Transfer to Charles M. Bright From Amos B. South and Anna C. South, his wife
Oct. 19, 1946	ASG 15/433 Transfer to Amos B. South and Anna C. South, his wife From Marilee Holden Parcel 1: "The Thomas L. Smith Dwelling House," Lot 4, improved by a two-story frame dwelling house Parcel 2: "The Garden Property of Thomas L. Smith" Lot 5
Oct. 19, 1946	ASG 15/432 Transfer to Marilee Holden From Thomas L. Smith and Shella F. Smith, his wife Parcel 1: dwelling house JFR 2/327 Parcel 2: garden JFR 3/296
<b>Parcel 1</b>	
June 10, 1919	JFR 2/327

Transfer to Thomas L. Smith and Shella F. Smith, his wife  
From Lee A. Cahall and Mary D. Cahall, his wife  
\$2000 improved by a two-story dwelling

Sept. 23, 1911

SS 10/385  
Transfer to Lee A. Cahall and Mary D. Cahall, his wife  
From Love Point Land & Improvement Co.  
Lot 4, Block 10

**Parcel 2**

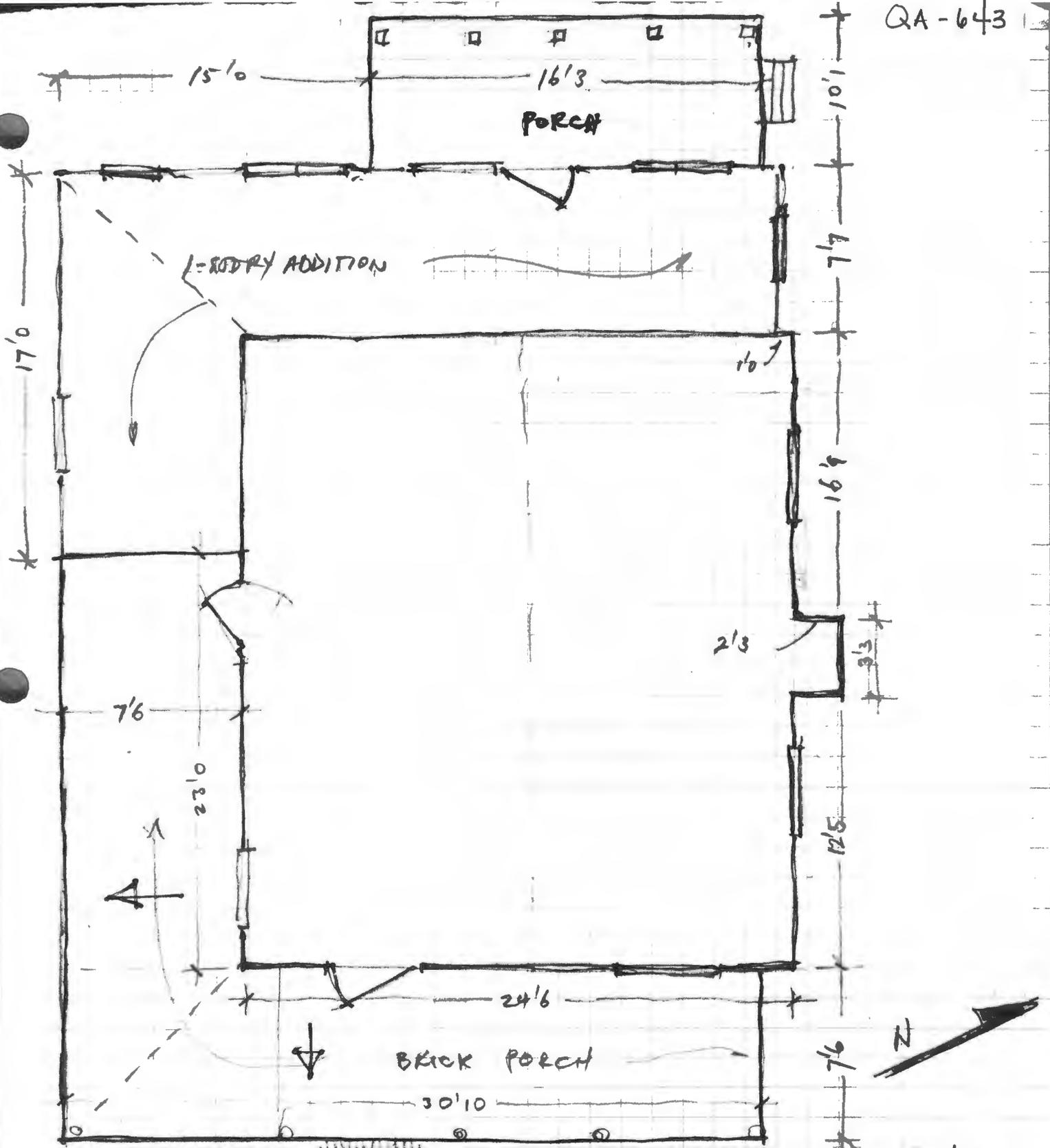
Nov. 14, 1919

JFR 3/296  
Transfer to Thomas L. Smith and Shella F. Smith, his wife  
From William H. Ulrich and Ida G. Ulrich, his wife

Jan. 28, 1913

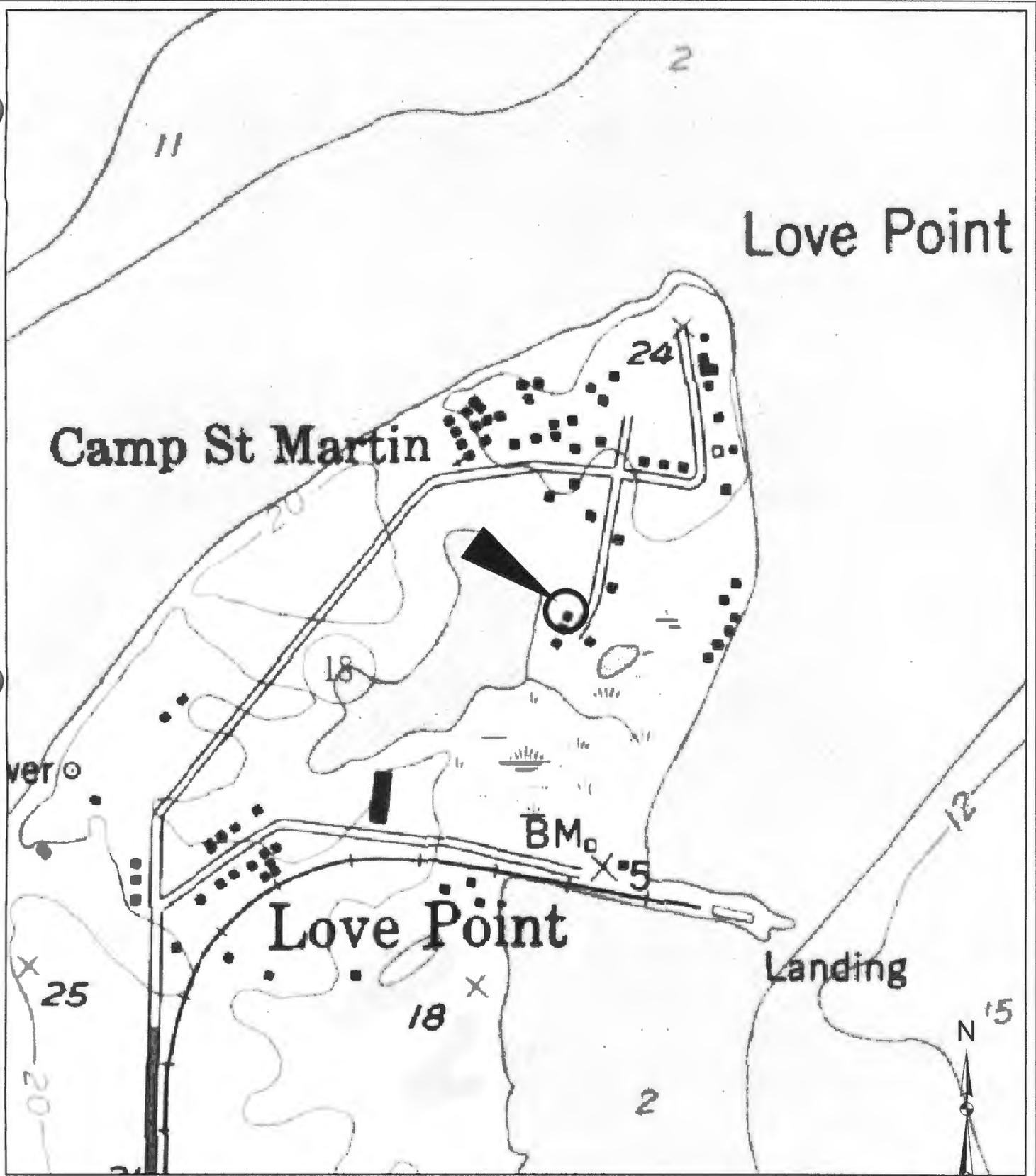
WFW 3/203  
Transfer to William H. Ulrich and Ida G. Ulrich, his wife  
From Love Point Land & Improvement Co.  
Lot 5, Block 10

QA-643

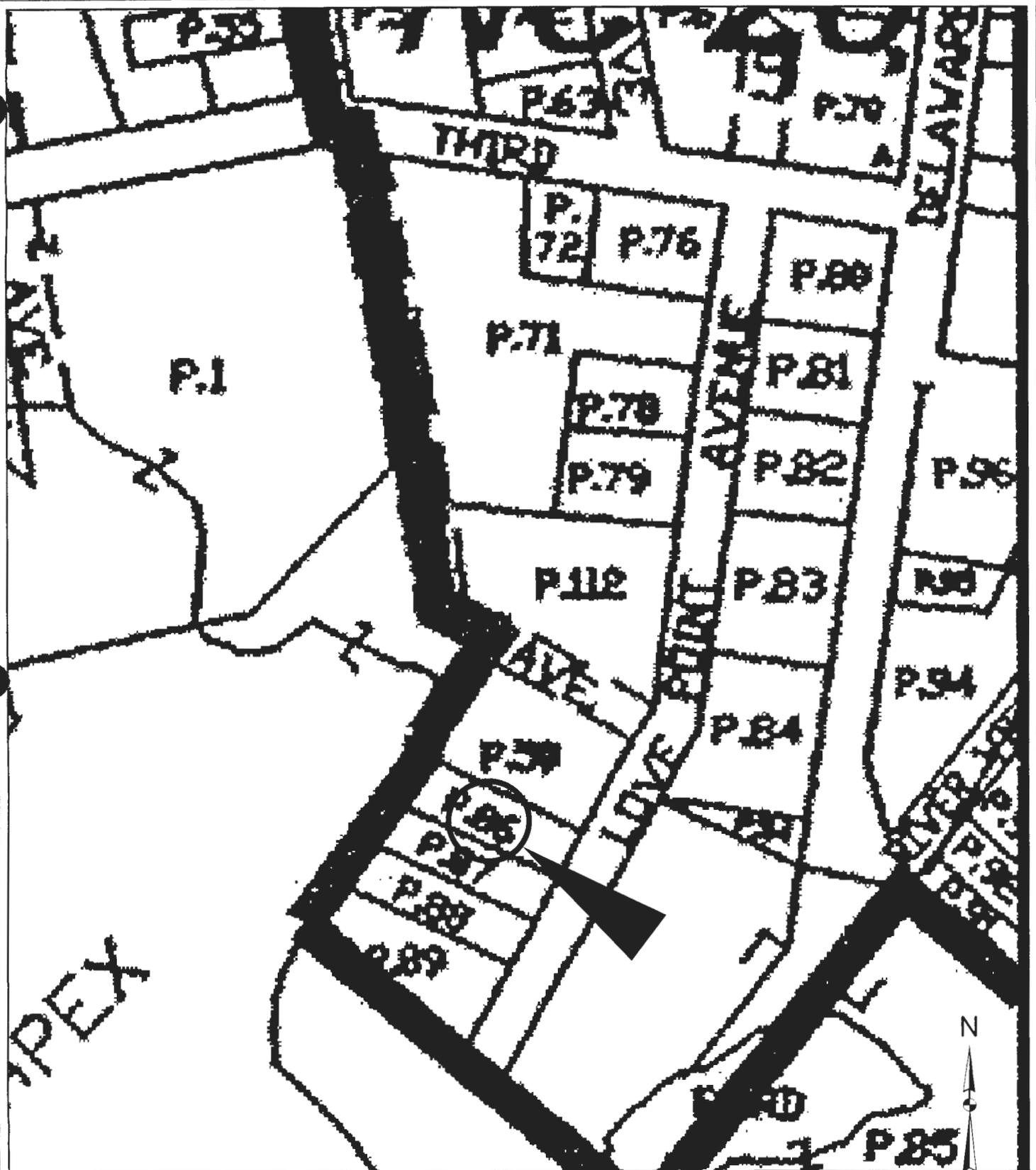


QA-643  
304 LOVE POINT RD  
7/28/08 KDM

LOVE PT. AVE.  
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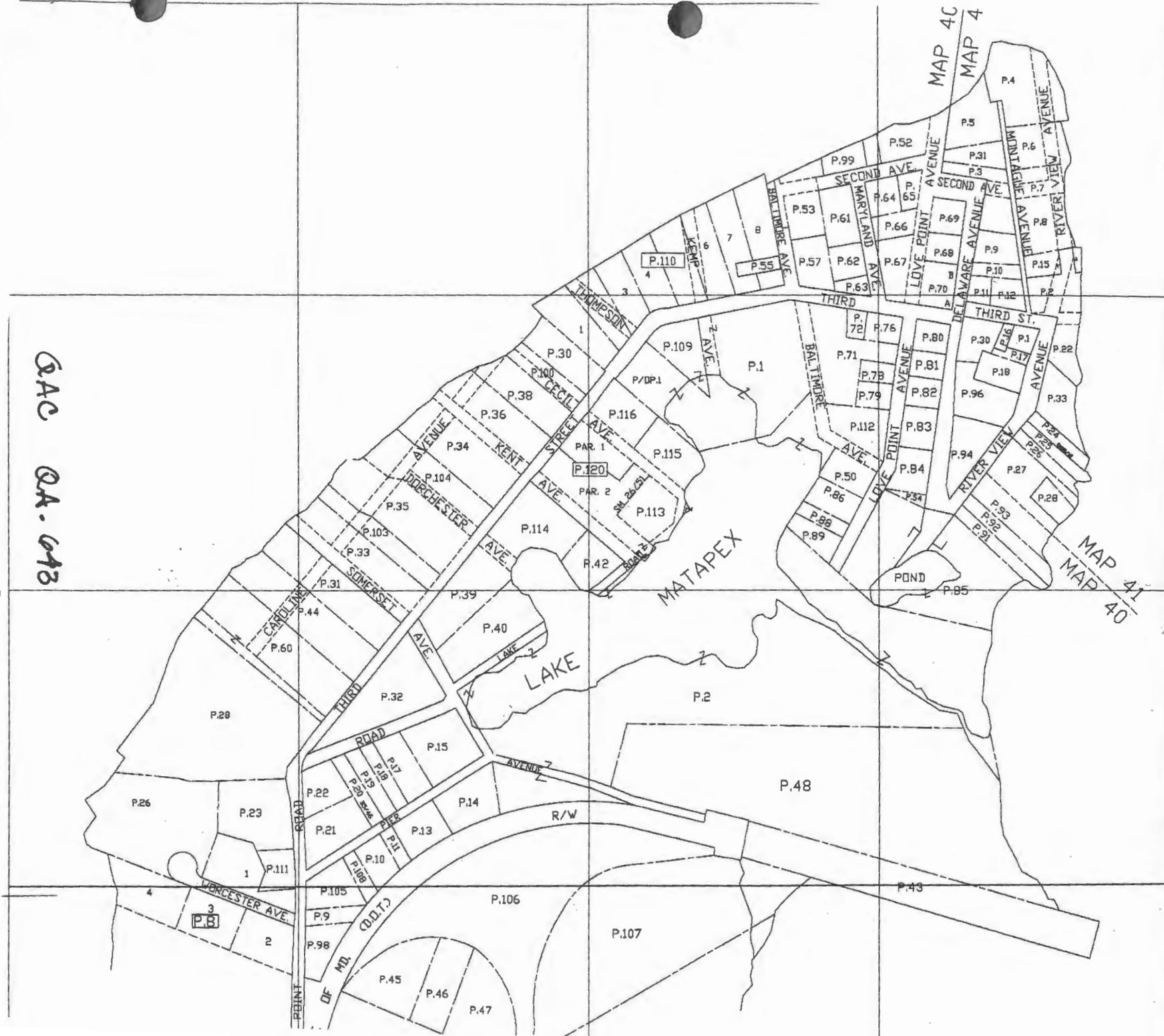


**QA - 643**  
**304 Love Point Ave.**  
**Stevensville Vicinity, Queen Anne's County Maryland**  
**Love Point, Maryland Quadrangle (1:24,000)**



QA - 643  
304 Love Point Ave  
Tax Map 40 Parcel 86  
Queen Anne's County Maryland

DAC  
DA. 043



CHER

Photo Log

QA-643 – 304 Love Point Ave  
Photos Taken July 22, 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-643_2008-07-22_01 QA-643_2008-07-22_01.TIF	Perspective of south and east elevations
QA-643_2008-07-22_02 QA-643_2008-07-22_02.TIF	View of west elevation



QA-643

304 LOVE POINT AVE, STEVENSVILLE VICINITY  
QUEEN ANNES COUNTY, MD

MD5#70

JULY 2008

PERSPECTIVE OF SOUTH & EAST ELEVATIONS

1 of 2



QA-643

304 LOVE POINT AVENUE, STEVENSVILLE VICINITY  
QUEEN ANNE'S COUNTY, MD

MD5HPD

JULY 2008

VIEW OF WEST ELEVATION

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