

QA-669
101 Baltimore Avenue
Stevensville Vicinity, Queen Anne's County

Constructed ca. 1906
Private

Summary Description

The property at 101 Baltimore Avenue is a cross-gabled two-story T-shape wood frame house that has been heavily modified. The front of the T, the front section of the main block, is three bays wide and two deep. The leg of the T, the rear section of the main block, is two bays wide and two deep. An original single-story addition is located in the inset of the T on the south side. A low-pitched two-story gable addition has been added to the north elevation of the original block.

Summary Statement of Significance

The house at 101 Baltimore Avenue is one of several identical Folk Victorian houses built in 1906 by the Love Point Land and Improvement Company. The Folk Victorian style was prevalent from ca. 1870-1910, and its trademark design features – turned spindles and jig-saw cut trim – were facilitated by railroads that could readily distribute mass-produced millwork. The removal of all defining architectural features on this house makes its integrity very low.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA- 669

1. Name of Property (indicate preferred name)

historic

other 101 Baltimore Avenue (preferred)

2. Location

street and number 101 Baltimore Avenue not for publication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 Kathleen M. Ciancosi and Courtney J. Carroll

street and number 103 Maryland 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 SM 1723 folio 457

city, town Centreville tax map 40 tax parcel 53 tax ID number 04-042786

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
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<u>1</u> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<u>2</u> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<u>1</u> Total
		<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:	
			Number of Contributing Resources previously listed in the Inventory
			<u>0</u>

7. Description

Inventory No. QA-669

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 101 Baltimore Avenue is a cross-gabled two-story T-shape wood frame house that has been heavily modified. The front of the T, the front section of the main block, is three bays wide and two deep. The leg of the T, the rear section of the main block, is two bays wide and two deep. An original single-story addition is located in the inset of the T on the south side. A low-pitched two-story gable addition has been added to the north elevation of the original block.

The main block and north addition are set on a rose colored brick foundation laid in running bond. The main block is sheathed with oversized composite faux textured cedar siding. The exterior wall under the front porch has been faced with fieldstone, and this stone wraps around the first floor of the addition to the northwest exterior corner. The addition's north and east elevations are faced with brick laid in a running bond pattern. All of the original fenestration on the front elevation has been replaced with eight over eight vinyl clad sash windows, and six over six sashes in the original south addition. All of the doors in the house have been replaced with new aluminum clad entry doors. The eaves of the original cross-gabled house are open with exposed rafter tails cut in a decorative notch pattern. The original one by six inch wood roof sheathing is visible above the rafters of the main block. The roof of the main block and additions is covered with three-tab asphalt shingles.

The front (west) façade measures thirty-two feet six inches long, with a one-story wood porch centered in the façade. The porch has been rebuilt on a cement block foundation and slab concrete floor. The north side of the porch adjoins the south wall of the two-story addition, which projects past the porch by several feet.

The north elevation has two French doors flanking a stone chimney on the first floor along with a six-over-six sash window in the western most bay. The second story has two sets of paired one-over-one vinyl sash windows flanking the chimney and two single one-over-one vinyl sash windows in the western bay. Beyond this elevation the rear leg of the T is visible and in this area there is a six-over-six vinyl sash window on the first and second story.

The east elevation has one six-over-six vinyl sash window centered on the first floor in the rear leg of the T also centered under the gable are two louvered attic vents. A six-over-six vinyl sash window is located on the enclosed porch on the southern corner of the house, while a larger six-over-six vinyl sash window is located in the southern bay of second story of the main block.

The southern elevation is where most of the original form of the house can be seen. The first floor of the main block has two six-over-six vinyl sash windows centered in each bay. Above them centered under the gable is another set of louvered attic vents similar to those on the rear of the house. The enclosed porch is three bays wide and has a central entrance and is flanked by two of the smaller six-over-six vinyl sash windows. While over the shed roof of the porch there is a six-over-six vinyl sash window centered in the rear leg of the T.

A non-contributing single-story outbuilding with a mix of vinyl and wood sash windows is located in the southeast corner of the property. It is built on a cement block foundation and is sheathed with asbestos shingles. The outbuilding's roof is covered with ridged metal panels.

8. Significance

Inventory No. QA-669

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	1906-1945	Architect/Builder	Love Point Land & Improvement Co.
Construction dates	1906		

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 101 Baltimore Avenue is one of several identical Folk Victorian houses built in 1906 by the Love Point Land and Improvement Company. The Folk Victorian style was prevalent from ca. 1870-1910, and its trademark design features – turned spindles and jig-saw cut trim – were facilitated by railroads that could readily distribute mass-produced millwork.¹ Folk Victorians mimicked their more elaborate Victorian ancestors, and appealed to consumers seeking a simpler, less expensive alternative. These houses were modified by subsequent owners with a variety of additions and alterations. The removal of all defining architectural features on this house makes its integrity very low.

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. 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. 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 McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Knopf, 2002. 309-10.

9. Major Bibliographical References

Inventory No. 669

"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.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Knopf, 2002

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 R. Apple, Historic Preservation Planner	
organization	QA Co. Dept. of Land Use, Growth Management & Environment	date 8/5/2008
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-669

Name
Continuation Sheet

Number 9 Page 1

- Oct. 11, 2006 Liber SM 1723, folio 457 – Lots 9 thru 16, Block 2, and
Lots 22, 23, 24, Block 12
Transfer to Kathleen M. Cianciosi and Courtney J. Carroll
From Albert W. Miller Revocable Trust
- Nov. 12, 2005 Liber SM 1495, folio 177 – Lots 9-16, Blk. 2, & 22-24, Blk. 12
Transfer to Albert W. Miller Revocable Trust
From Albert W. Miller
- Sept. 15, 1967 Liber CWC 30, folio 359 – Lots 9-16, Blk. 2, & 22-24, Blk. 12
Transfer to Albert W. Miller
From Tidewater Bank, a Maryland corporation
- August 14, 1967 Liber CWC 29, folio 697 – Lots 9-16, Blk. 2, & 22-24, Blk. 12
Transfer to Tidewater Bank, a Maryland corporation
From Edward Turner & B. Hacket Turner, Jr., attorneys
- August 27, 1966 Liber CWC 24, folio 9 - Lots 9-16, Blk. 2, & 22-24, Blk. 12
Transfer to Edward Turner & B. Hacket Turner, Jr.,
attorneys
From Malcolm E. & Viola A. Seybold, husband & wife
- August 23, 1963 Liber CWC 2, folio 487 - Lots 9-16, Blk. 2, & 22-24, Blk. 12
Transfer to Malcolm E. & Viola A. Seybold, husband & wife
From Catherine Mary Perkinson
- Dec. 20, 1943 Liber ASG 9, folio 32 - Lots 9-16, Blk. 2, & 22-23, Blk. 12
Transfer to Dr. Robert Henry & Catherine May Perkinson,
husband & wife
From John J. & Katherine C. Anzer, husband & wife
- Lot 23
- Dec. 4, 1937 Liber WHC 6A, folio 3 – Lot 23, Block 12**
Transfer to John J. & Katherine C. Anzer, husband & wife
From Margaret C. Neal
- Aug. 8, 1932 Liber BHT 16, folio 210 - Lot 23, Block 12**
Transfer to Margaret C. Neal
From Robert McPherson
- Sept. 10, 1920 Liber JFR 5, folio 277 – Lot 23, Block 12, et al.
Transfer to Robert McPherson
From William G. & Mary W. Stayton, husband & wife
- July 23, 1920 Liber JFR 5, 209 – Lot 23, Block 12, et al.
Transfer to William G. Stayton
-

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Historic Properties Form**

Inventory No. QA-669

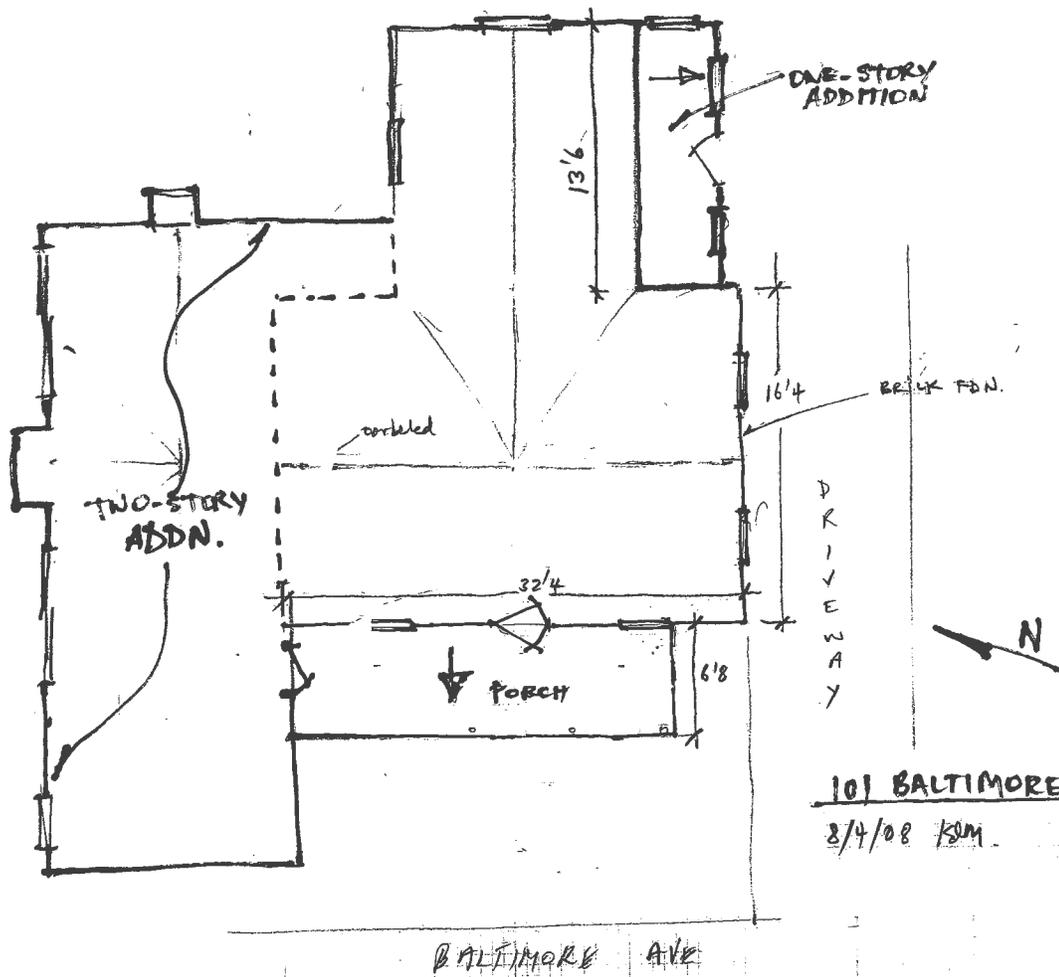
Name
Continuation Sheet

Number 9 Page 2

From Robert & Ella McPherson, husband & wife

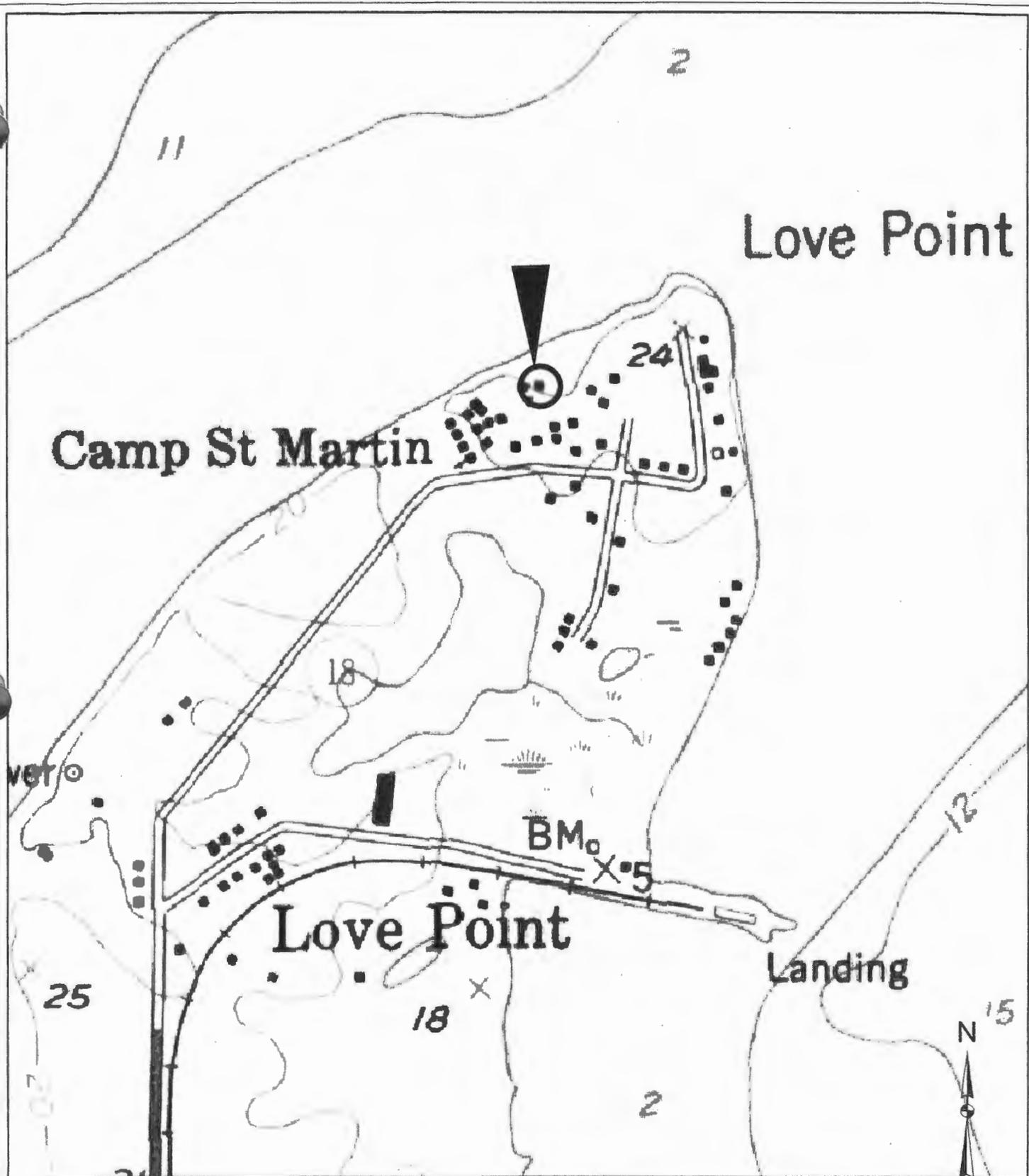
July 25, 1915 Liber WFW 7, folio 551 – Lot 23, Block 12, et al.
Transfer to Robert & Ella McPherson, husband & wife
From William G. Stayton
First mention of dwelling on property

July 2, 1911 Liber SS 10, folio 79 – Lot 23, Block 12, et al. Transfer to William G. Stayton & Robert McPherson
From Love Point Land & Improvement Company of
Caroline County



101 BALTIMORE AVE.
 8/4/08 KSM.

QA-669
 101 Baltimore Ave
 Stevensville, MD

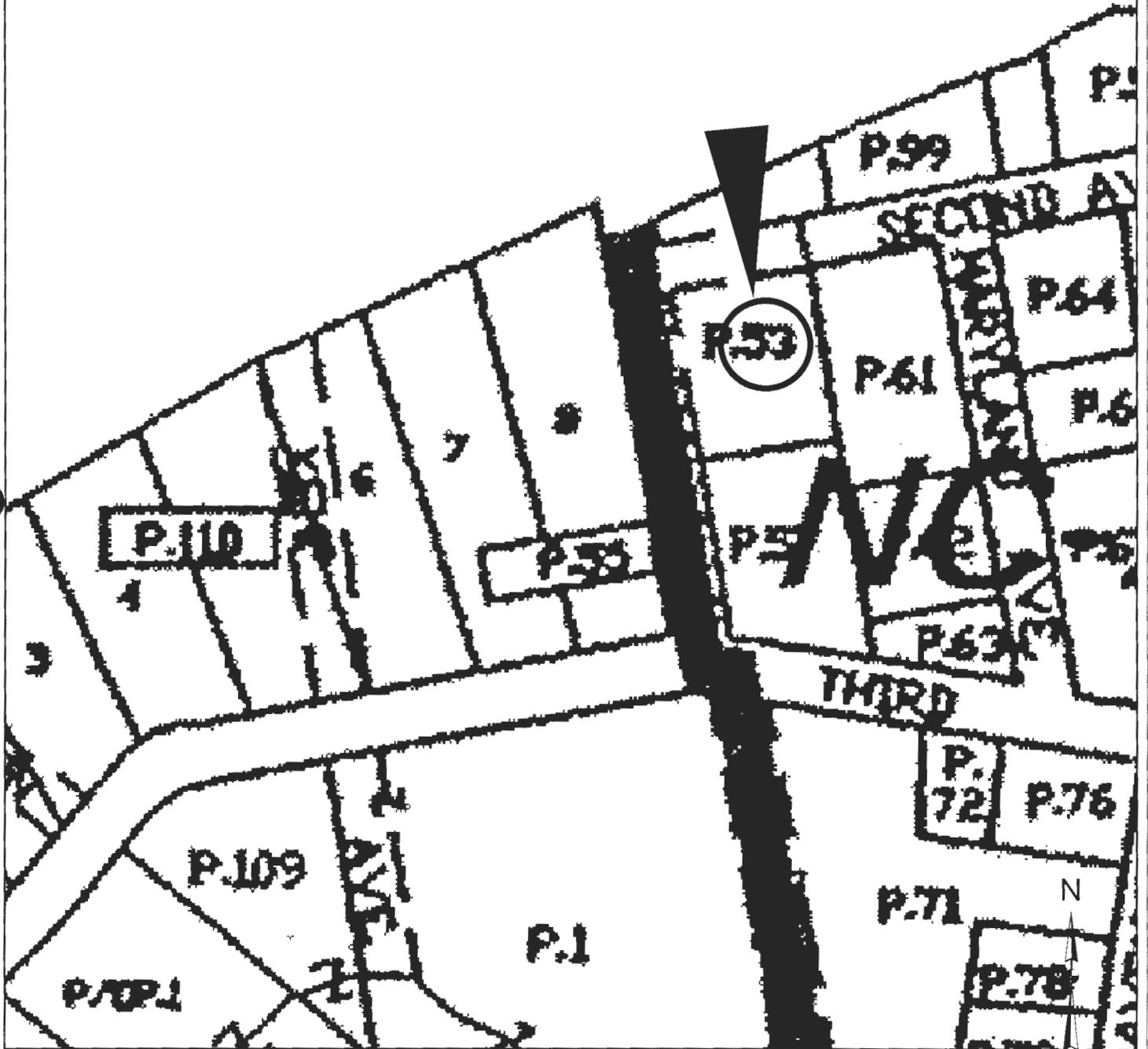


QA - 669

101 Baltimore Ave.

Stevensville Vicinity, Queen Anne's County Maryland

Love Point, Maryland Quadrangle (1:24,000)



QA - 669
101 Baltimore Ave
Tax Map 40 Parcel 53
Queen Anne's County Maryland



QA-669

101 Baltimore Ave

CHESAPE

Photo Log

QA-669 – 101 Baltimore Avenue
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-669_2009-11-18_01 QA-669_2009-11-18_01.TIF	Perspective view of north and west elevations of north addition looking southeast
QA-669_2009-11-18_02 QA-669_2009-11-18_02.TIF	View of west elevation looking east



QA-669

101 BALTIMORE AVE. STEVENSVILLE VICINITY
QUEEN ANNE'S COUNTY, MARYLAND

NOVEMBER 2009

MD SHFD

PERSPECTIVE VIEW OF NORTH & WEST ELEVATIONS
OF NORTH ADDITION LOOKING SOUTHWEST

142



QA-609

101 BALTIMORE AVE, STEVENSVILLE VICINITY
QUEEN ANNE'S COUNTY, MARYLAND

NOVEMBER 2009

MD SHPO

VIEW OF WEST ELEVATION

2012