

QA-670
106 Baltimore Avenue
Stevensville Vicinity, Queen Anne's County

Constructed ca. 1906
Private

Summary Description

The property at 106 Baltimore Avenue is a cross-gabled two-story T-shape Folk Victorian wood frame house. The top 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. Two additions have been built into the insets on either side of the rear block. A single-story porch is centered in the front façade.

Summary Statement of Significance

The house at 106 Baltimore Avenue is one of three identical Folk Victorian houses built in 1906 by Robert McPherson, a principal in 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.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-670

1. Name of Property (indicate preferred name)

historic

other 106 Baltimore Avenue (preferred)

2. Location

street and number 106 Baltimore Avenue _ not for publication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 Jennifer E. Schmidt

street and number 106 Baltimore Avenue telephone 240-535-9082

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 697 folio 339

city, town Centreville tax map 40 tax parcel 55 tax ID number 04-023498

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 |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> commerce/trade | <input type="checkbox"/> recreation/culture |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> defense | <input type="checkbox"/> religion |
| <input type="checkbox"/> site | | <input checked="" type="checkbox"/> domestic | <input type="checkbox"/> social |
| <input type="checkbox"/> object | | <input type="checkbox"/> education | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> funerary | <input type="checkbox"/> work in progress |
| | | <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: |
| | | | Contributing <u>1</u> |
| | | | Noncontributing _____ |
| | | | _____ buildings |
| | | | _____ sites |
| | | | _____ 1 structures |
| | | | _____ objects |
| | | | <u>1</u> Total |
| | | | Number of Contributing Resources previously listed in the Inventory |
| | | | <u>0</u> |

7. Description

Inventory No. QA-670

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 106 Baltimore Avenue is a cross-gabled two-story T-shape Folk Victorian wood frame house. The top 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. Two additions have been built into the insets on either side of the rear block. A single-story porch is centered in the front façade.

The main block is set on a beige colored brick foundation laid in running bond, the same brick was also used for the chimneys. The two additions on the rear of the house are built on cement block foundations. Vinyl board and batten-style siding has been applied to the entire building with the gable ends cover with vinyl shingles, and all of the original windows have been replaced with vinyl windows. The original corner boards are still visible on the second floor of the house, the lower portions having been replaced with newer wood. The eaves of the roof are open, with exposed two-by-four inch rafter tails cut with a decorative notch pattern. The original six inch wood roof sheathing is visible above the rafters.

The front (east) façade measures thirty-two feet six inches long, with a one-story wood porch centered in the façade. The porch's brick foundation is not continuous with the original foundation of the house, indicating that it was replaced at some point in the past. The original porch flooring has been replaced with a concrete slab, into which a large brick "H" has been inset at the entry door (The "H" most likely refers to a previous family, the Hirschauers, who purchased the property in 1970 and who must have poured the slab floor). The porch roof is supported by four turned wood posts, with jig-saw cut brackets with a floral motif on either side of each post. The porch's shed roof is covered with asphalt shingles. The central entry door appears to be original and has been stripped of paint, revealing a heart pine construction, with three lights in the upper quarter and two raised panels below. The front door knob is consistent with the 1906 construction date, but a new deadbolt has been added. As mentioned above, all of the original sash windows on the house have been replaced with ten light casements centered in the bays on the first and second floors of the front façade. The interior brick chimney against the south wall is intact, while the one on the north wall has been capped at the roof peak.

The north elevation of the main block has two ten light casement windows evenly spaced on the first story and a pair of six-over-six vinyl windows in the western bay of the second story. The first story of the rear leg has a one-story shed addition which is flush with the north wall of the main block; centered in the addition are two vinyl picture windows, with sixteen lights, flanked by eight-light casement windows. On the roof of the addition there is a porch and the second story fenestration consists of a French door in the west bay and a six-over-six vinyl sash in the east bay.

The one-story additions on the rear of the house are flush with the rear exterior wall of the leg of the rear section. Their cement block foundations and closed-eave construction indicates that these were added at a later date than the original house, and may have replaced porches in similar locations. The fenestration on the first floor consists of a set of three eight light casement windows in the north and south bays, the center block has a one-over-one wood double hung window north of a rear door. The rear gable end of the house has the same rafter details as the front side-gabled section of the main block, and the same corner board detail.

The south elevation of the house displays more casement windows; two, ten light vinyl casements are evenly spaced in the first story of the main block. The first story of the rear addition is pierced by a six-over-six vinyl sash in the eastern bay, a door, and set of three eight light casement windows; while the second story of the rear leg has one ten light vinyl casement in the east bay and a six-over-six vinyl sash in the west bay.

A non-contributing garage with metal awning windows and heavily deteriorated garage doors is located to the rear of the property, in the northwest corner. It is built on cement block foundation, suggesting that it is contemporary with the additions on the house.

8. Significance

Inventory No. QA-670

| 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 106 Baltimore Avenue is one of three identical Folk Victorian houses built in 1906 by Robert McPherson, a principal in 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.

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

9. Major Bibliographical References

Inventory No. QA-670

"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 .29 acres
Acreage of historical setting .29 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-670*

Name
Continuation Sheet

Number 8 Page 1

- Feb. 16, 2000** Liber SM 726, folio 293 – Lot 24, Block 3
Transfer to Christopher J. Minesinger & Jennifer E. Schmidt,
husband & wife
From Russell Hirschauer, Sr.
(Cure for deed filed under Liber SM 697, folio 339)
- Aug. 27, 1999 Liber SM 697, folio 339 – Lot 24, Block 3
Transfer to Christopher J. Minesinger & Jennifer E. Schmidt,
husband & wife
From Russell Hirschauer, Sr.
- Sept. 1, 1970 Liber CWC 49, folio 577 – Lot 24, Block 3
Transfer to Russell & Lily Lee Hirschauer, husband & wife
From Michael & Lillian R. Boehm, husband & wife (\$5,000)
- Sept. 28, 1948 Liber NBW 1, folio 584 – Lot 24, Block 3
Transfer to Michael & Lillian R. Boehm, husband & wife
From Nellie G. Meredith
- Sept. 28, 1948 Liber NBW 1, folio 583 – Lot 24, Block 3
Transfer to Nellie G. Meredith
From Michael & Lillian R. Boehm, husband & wife, and
Richard P. Newton and Robert J. Newton, Jr.,
both sons of Lillian R. Boehm
- Oct. 24, 1945 Liber ASG 12, folio 275 – Lot 24, Block 3
Transfer to Michael & Lillian R. Boehm, husband & wife, and
Richard P. Newton and Robert J. Newton, Jr.,
both sons of Lillian R. Boehm

From Nellie G. Meredith
- Oct. 24, 1945 Liber ASG 12, folio 274 – Lot 24, Block 3
Transfer to Nellie G. Meredith
From Lillian R. Boehm and sons, Richard P. Newton and Robert
J. Newton, Jr.
- Feb. 12, 1945 Liber ASG 10, folio 480 – Lot 24, Block 3
Transfer to Lillian R. Boehm and sons, Richard P. Newton and
Robert J. Newton, Jr.

From Margaret C. Neal
- Aug. 6, 1932 Liber BHT 16, 210 – Lot 24, Block 3
Transfer to Margaret C. Neal
From Robert McPherson

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. QA-670

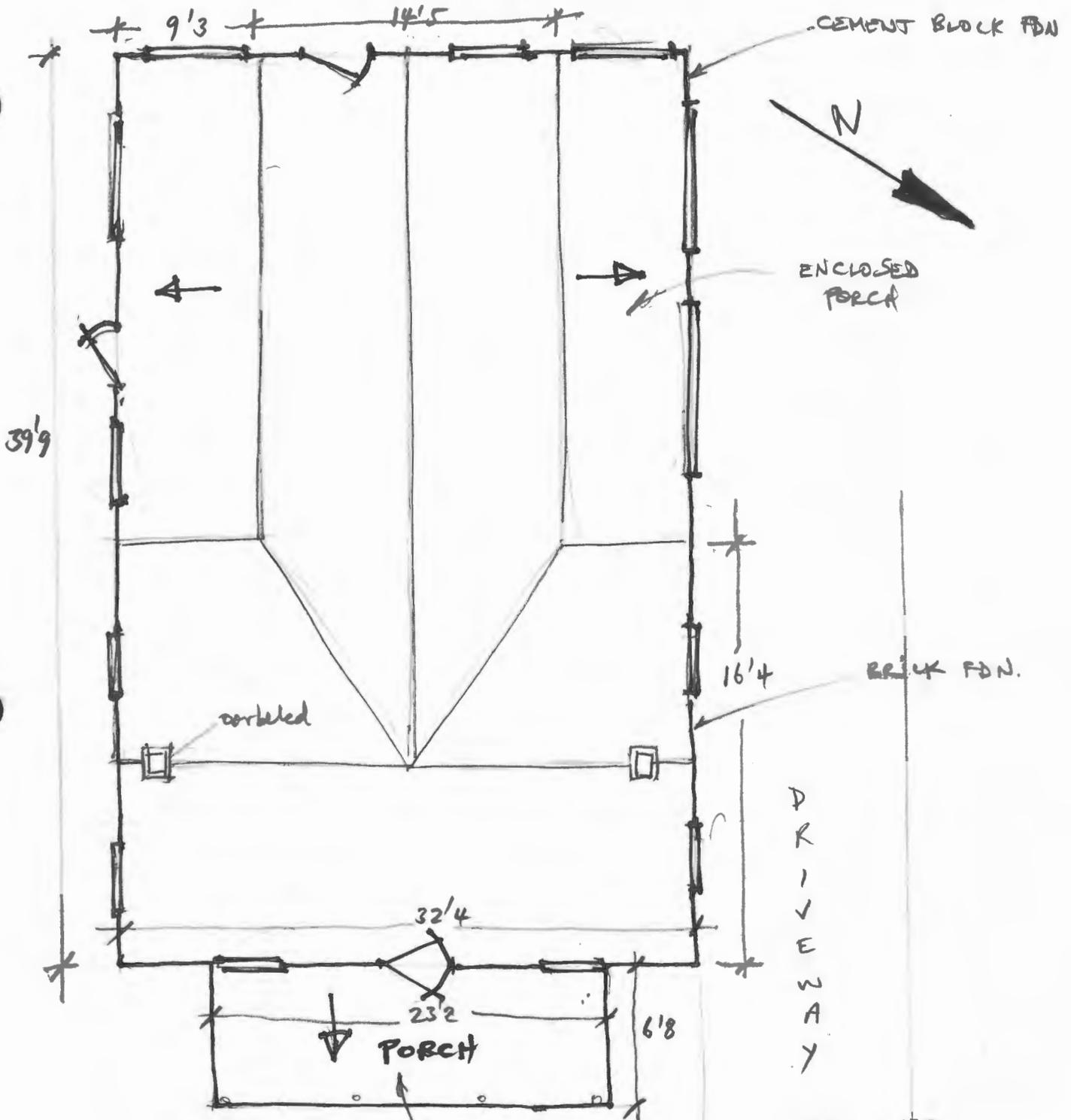
Name
Continuation Sheet

Number 8 Page 2

Sept. 10, 1920 Liber JFR 5, folio 277 – Lot 24, Block 3 (et al.)
Transfer to Robert McPherson
From William G. & Mary W. Stayton, husband & wife

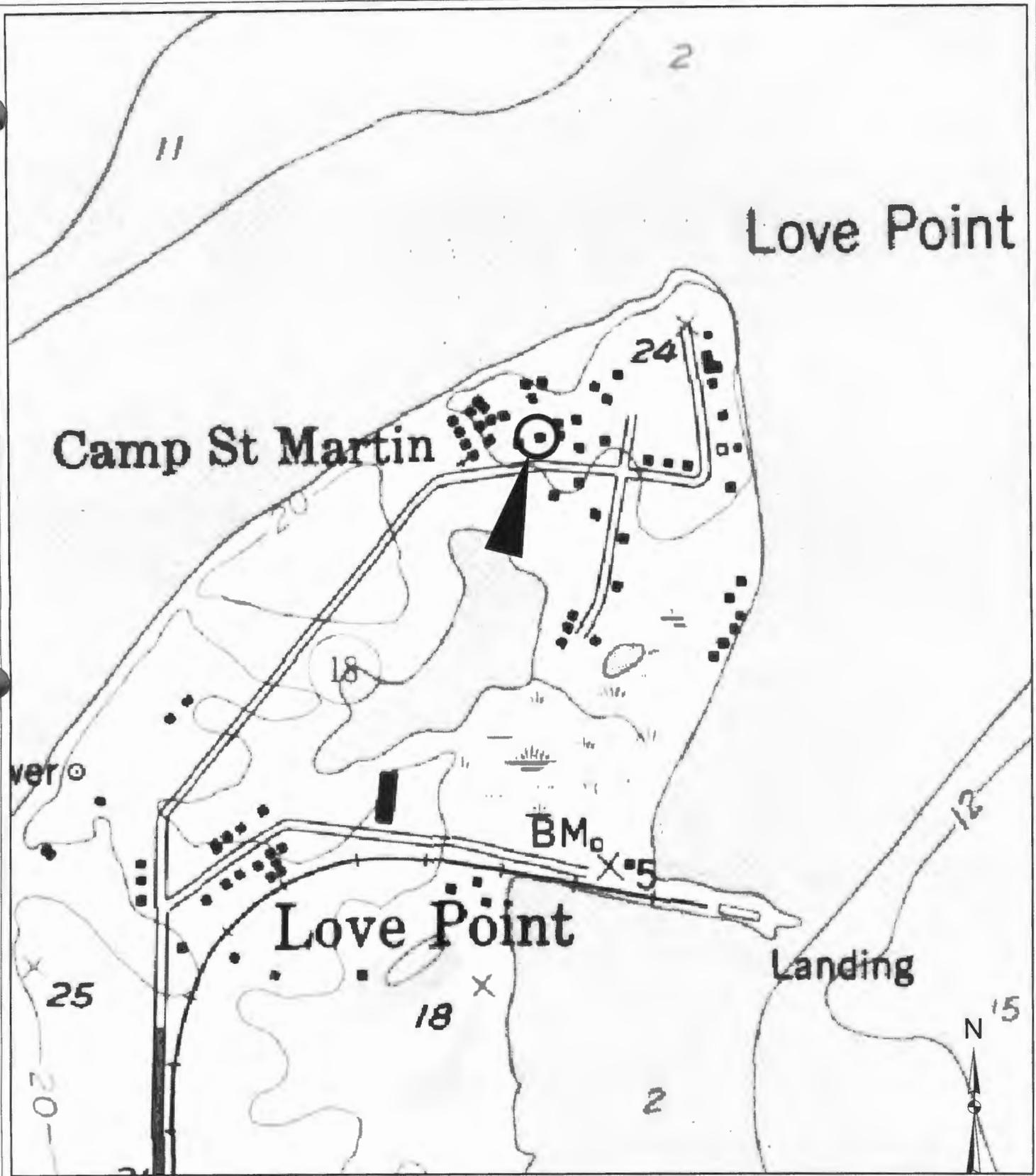
July 23, 1920 Liber JFR 5, folio 209 – Lot 24, Block 3 (et al.)
Transfer to William G. & Mary W. Stayton, husband & wife
From Robert & Ella McPherson, husband & wife

July 2, 1911 Liber SS 10, folio 79 – Lot 24, Block 3 (et al.)
Transfer to William G. Stayton and Robert McPherson
From The Love Point Land and Improvement Company of
Caroline County



QA-670
106 BALTIMORE AVE
 8/4/08 KSM.

BALTIMORE AVE



QA - 670
106 Baltimore Ave.
Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)



BA-670

106 Baltimore Ave

CHESAPEAKE



CHESAPEAKE

106 Baltimore Ave
QA-670

MAP
Love Point Ave Improvement
Scale 200 Feet to an Inch

County Seat: Baltimore
Friday of May, with year 1910
That was brought to the attention of the

Photo Log

QA- 670 – 106 Baltimore Avenue
Photos Taken August 2008
By Kees de Mooy and Amanda Apple
Queen Anne's County

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

| File Name (s) | Description |
|--|--|
| QA-670_2008-08-05_01 QA-670_2008-08-05_01.TIF | View of north elevation looking south |
| QA-670_2008-08-05_02 QA-670_2008-08-05_02.TIF | Perspective view of north and east elevation looking southwest |



QA-670

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

AUGUST 2008

MD SHPO

VIEW OF NORTH ELEVATION LOOKING SOUTH.

1 of 2



QA-670

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

AUGUST 2008

MO SAPO

PERSPECTIVE OF NORTH & EAST ELEVATIONS
LOOKING SOUTHWEST

2 of 2