

QA-671  
107 Baltimore Avenue  
Stevensville, 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. A large two-story addition has been built onto the north side of the rear block, and a single-story addition was built on the opposite side of the house, in the inset formed by the T-shaped main block. A single-story porch is centered in the front façade.

### *Summary Statement of Significance*

The house at 107 Baltimore Avenue is one of several identical Folk Victorian houses built in 1906 by Robert McPherson, a principal in the Love Point Land and Improvement Company. The retention of the original two over two wood sash windows, turned porch posts and jig-sawn brackets give this house a relatively high integrity compared to the other Folk Victorians built in Love Point at this same time.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-671

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

historic

other 107 Baltimore Avenue (preferred)

## 2. Location

street and number 107 Baltimore Avenue \_\_ not for publication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 Richard L. and Kathleen Crannell

street and number 107 Baltimore Avenue telephone 410-643-4817

city, town Stevensville state MD zip code 21666

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber MWM 178 folio 530

city, town Centreville tax map 40 tax parcel 57 tax ID number 04-006070

## 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 <u>2</u>
			buildings <u>2</u> sites <u>2</u> structures <u>2</u> objects <u>2</u> Total <u>2</u>
			<b>Number of Contributing Resources previously listed in the Inventory</b>
			<u>0</u>

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## 7. Description

Inventory No. QA-671

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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 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. A large two-story addition has been built onto the north side of the rear block, and a single-story addition was built on the opposite side of the house, in the inset formed by the T-shaped main block. A single-story porch is centered in the front façade.

The main block is set on a rose colored brick foundation laid in running bond, and the same brick was used for the chimneys. The addition is built on cement block foundations. Vinyl lap siding has been applied over the entire building, including vinyl corner boards and vinyl raised panel shutters. The original two over two wood sash windows have been retained, but the original window trim has been replaced with modern brick molding, and storm windows were installed over these windows by the current owner. The eaves of the roof are open, with exposed two by four inch rafter tails cut in a decorative notched pattern. This eave detail was copied in the modern additions. The original six inch wood roof sheathing is visible above the rafters in the original block. Corbelled square brick chimneys are located inside the gable ends of the main block, and another is located at the rear (east) gable end of the house.

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 continuous with the original foundation of the house. The original porch flooring has been replaced with a new tongue and groove wood floor. Four turned wood posts support the porch roof, with jigsaw cut brackets with a floral motif on either side of each post. The posts and brackets match those across the street at 106 Baltimore Avenue (QA-670). The porch's shed roof is covered with asphalt shingles. The central entry door is a replacement, but as mentioned above, the original two over two sash windows have been retained one is centered in each of the remaining bays of the house, on the first and second floors. Also visible on the northern addition is a first floor oriel window and a six-over-six divided light vinyl window on the second floor.

Visible on the southern elevation is the one-story addition on the rear southeast corner of the house that is flush to the east and south exterior walls of the main block. This addition has two windows one modern casement and a garden window off the kitchen. On the main block of the house the only window is an original two-over-two in the west bay of the first floor. On the second floor of the T leg there is an original two-over-two centered in that wall as well. The east elevation shows two more original windows on the second floor of the main block and one on the rear of the T leg. The first floor of this elevation only has an entrance door in the one-story addition. The large two-story addition to the north has one small window on the first floor on the east elevation. Visible on the north elevation is the one bay wide two-story addition; on the first floor there is an oriel window centered under a full width engaged balcony. The balcony has two-turned post at the comers supporting the roof and is enclosed by a simple balustrade with square balusters. Access to the balcony is through a set of glass French door. Visible on this north elevation main block has two original windows on the first floor and two louvered vents evenly spaced under the gable. The roof of the northern two-story addition is a hipped with a gablet and to help the addition blend into the older portion of the house the rafter details of the main block have been copied in the additions.

Two non-contributing outbuildings are located on the east property line, directly behind the house. The newer of the two does not show up in a 2004 aerial photograph of the area, while the older is a squat three-bay structure with a metal roof, which is supported by new Victorian-style wood posts.

## 8. Significance

Inventory No. QA-671

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: _____

<b>Specific dates</b>	1906-1945	<b>Architect/Builder</b>	Love Point Land & Improvement Co.
<b>Construction dates</b>	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 107 Baltimore Avenue is one of several 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.<sup>1</sup> 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 retention of the original two over two wood sash windows, turned porch posts and jig-sawn brackets give this house a relatively high integrity compared to the other Folk Victorians built in Love Point at this same time.

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

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

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## 10. Geographical Data

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Acreage of surveyed property .496 acres  
Acreage of historical setting .496 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	8/5/2008
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-671*

Name  
Continuation Sheet

Number 8 Page 1

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Sept. 12, 1981            MWM 178/530  
Transfer to Richard L. Crannell and Kathleen K. Crannell, his wife  
From Ethel Rairigh Brown, widow  
\$60,000 for Lots 25, 26, 27, 28, Block 12  
Ref: Plat of Love Point Land & Improvement Co. SS7/590-591

Feb. 27, 1945            ASG 10/582  
Transfer to Madison E. Brown and Ethel Rairigh Brown, his wife  
From Ella Dean, widow  
Estate of John F. Ruth Ref: Wills NSD 1/89

Nov. 5, 1935            WHC 2A/111  
Transfer to John F. Ruth  
From Seth L. Brown and wife

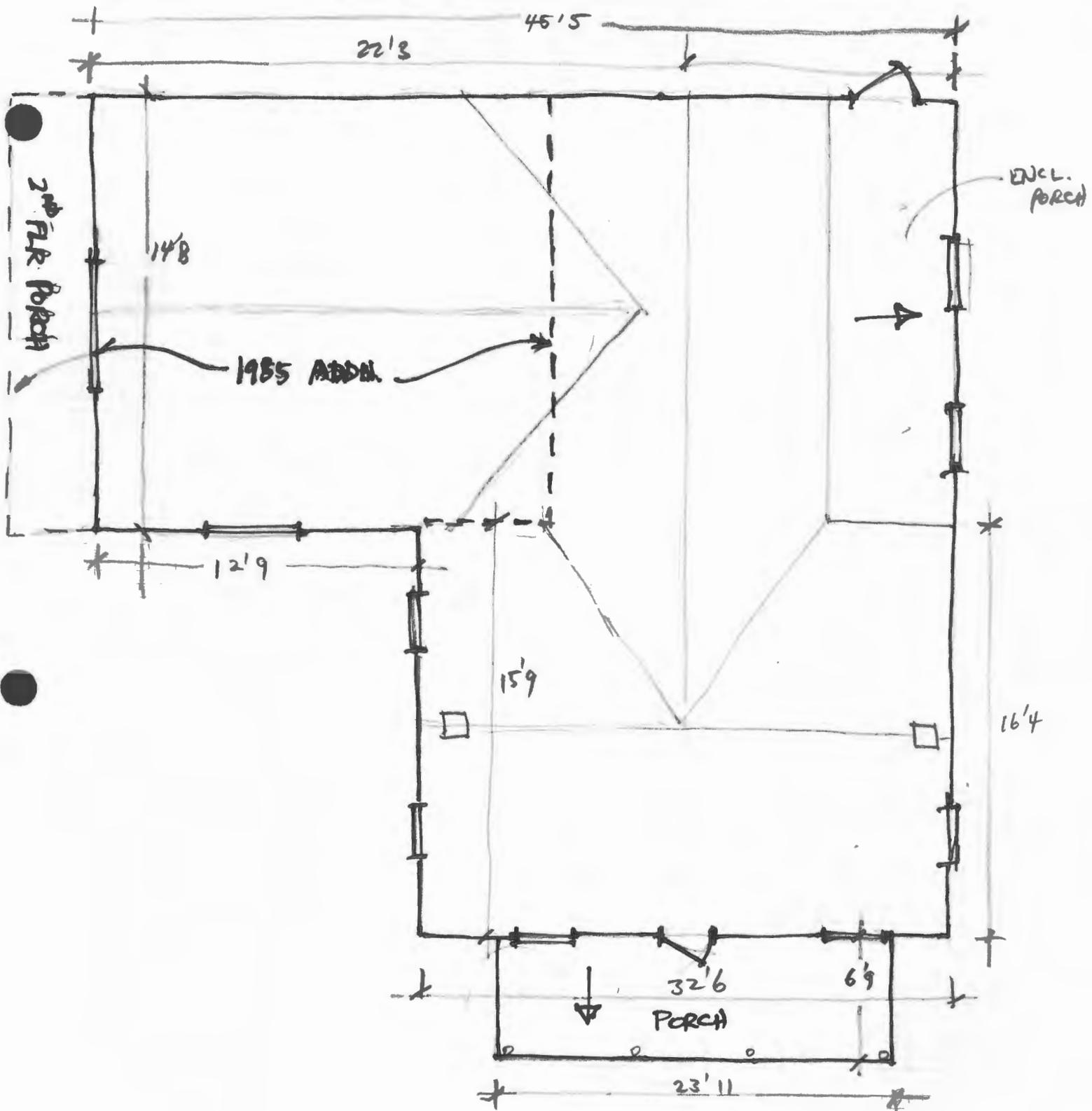
Aug. 12, 1930            BHT 11/421  
Transfer to Seth L. Brown  
From John W. Ozman, administrator  
Estate of Ida V. Ozman  
Lot 26, Block 12, "improved by a Two Story Dwelling House"  
Lots 25, 27, 28, Block 12 JFR 2/501

July 18, 1919            JFR 2/435  
Transfer to Ida V. Ozman  
From Robert McPherson and Ella McPherson, his wife  
\$1,300 Lot 26, Block 12  
"improved by a two story frame dwelling house"

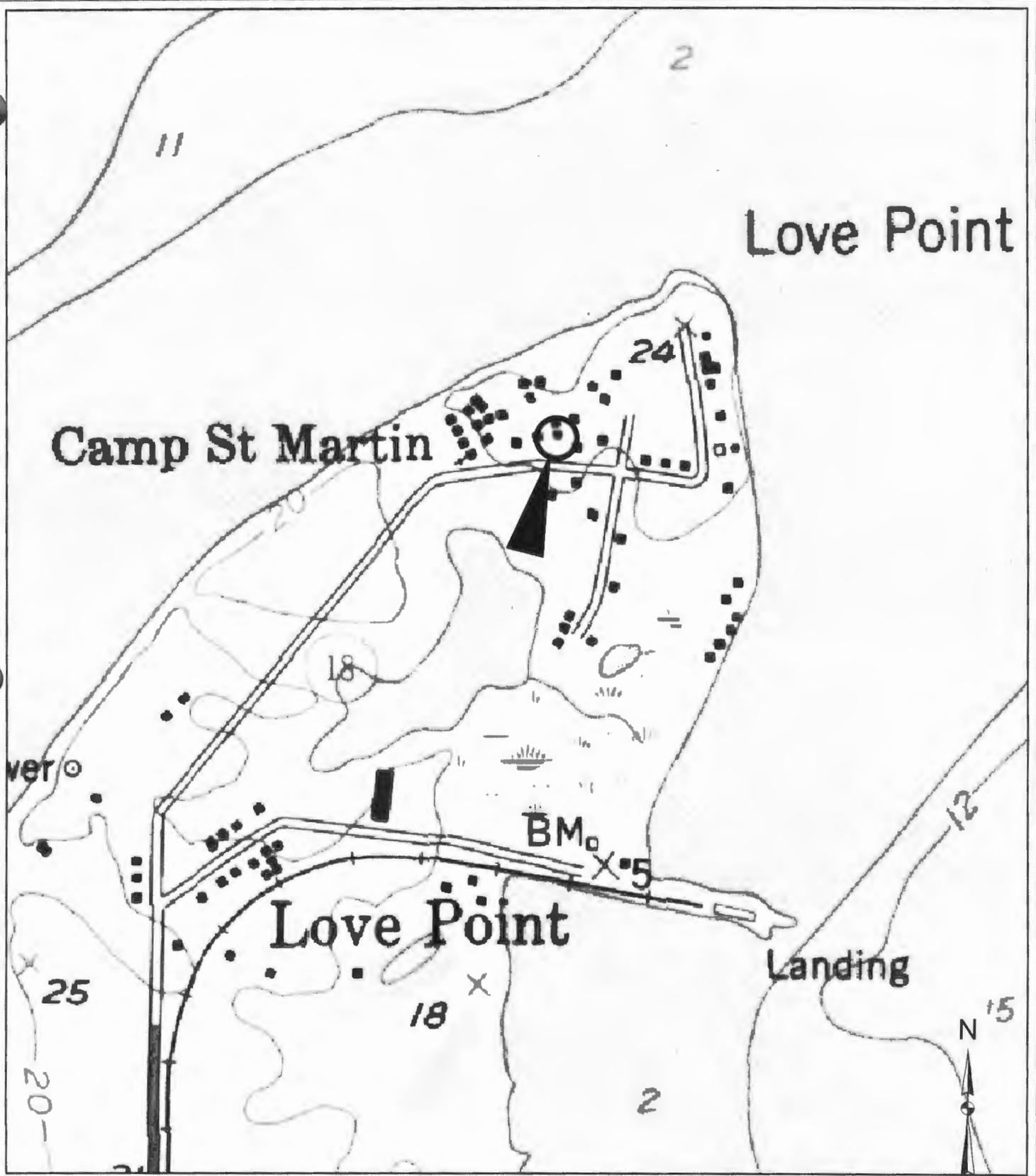
July 25, 1915            WFW 7/551  
Transfer to Robert McPherson  
From William G. Stayton and wife

June 2, 1911            SS 10/79  
Transfer to William G. Stayton and Robert McPherson  
From Love Point Land and Improvement Co.  
Lots including Lot 26, Block 12

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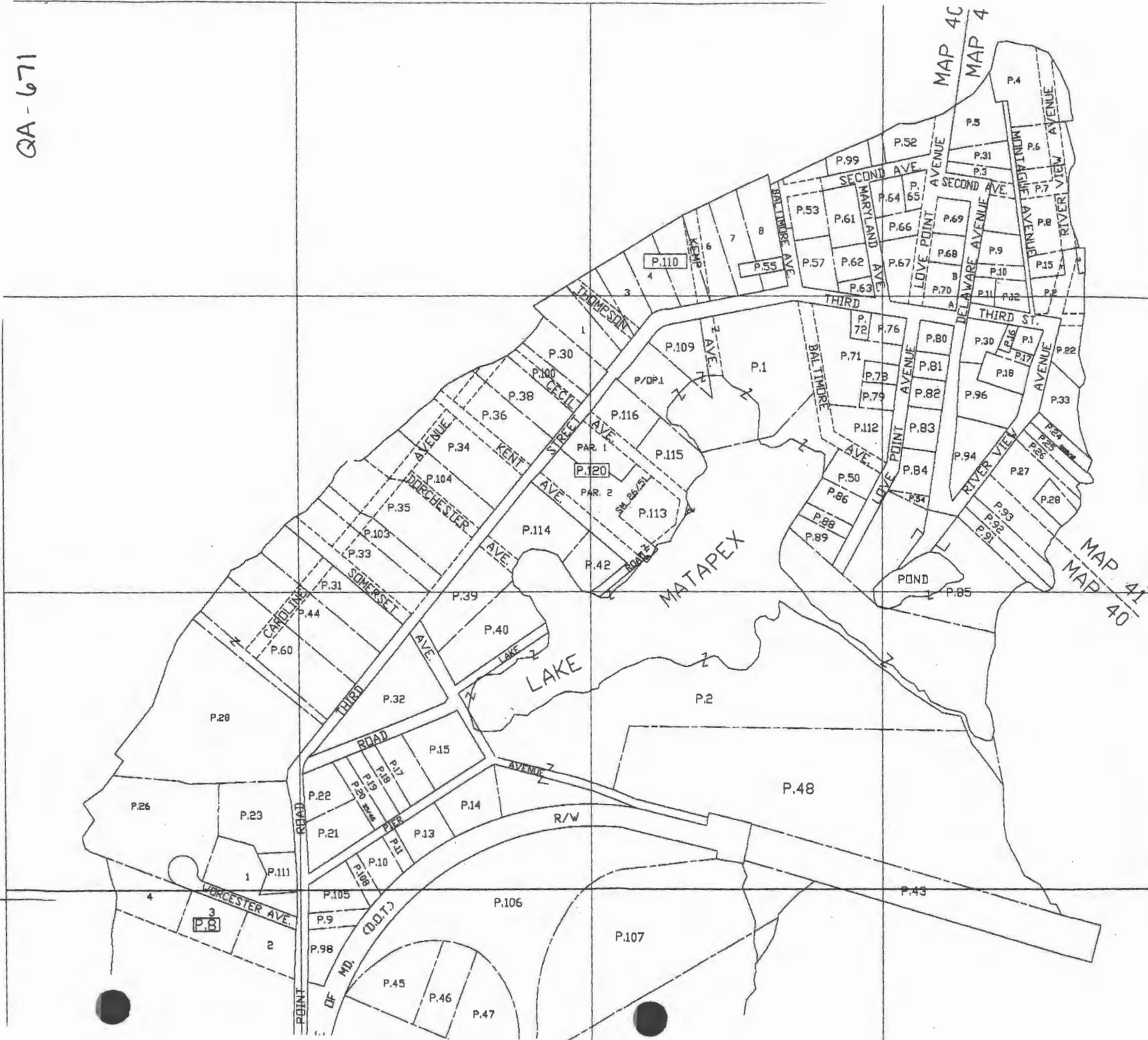


107 BALTIMORE AVE.  
8/4/08 KDM



QA - 671  
107 Baltimore Ave.  
Stevensville Vicinity, Queen Anne's County Maryland  
Love Point, Maryland Quadrangle (1:24,000)

QA-671



CHESAPE

Lowly to eat, but remembered

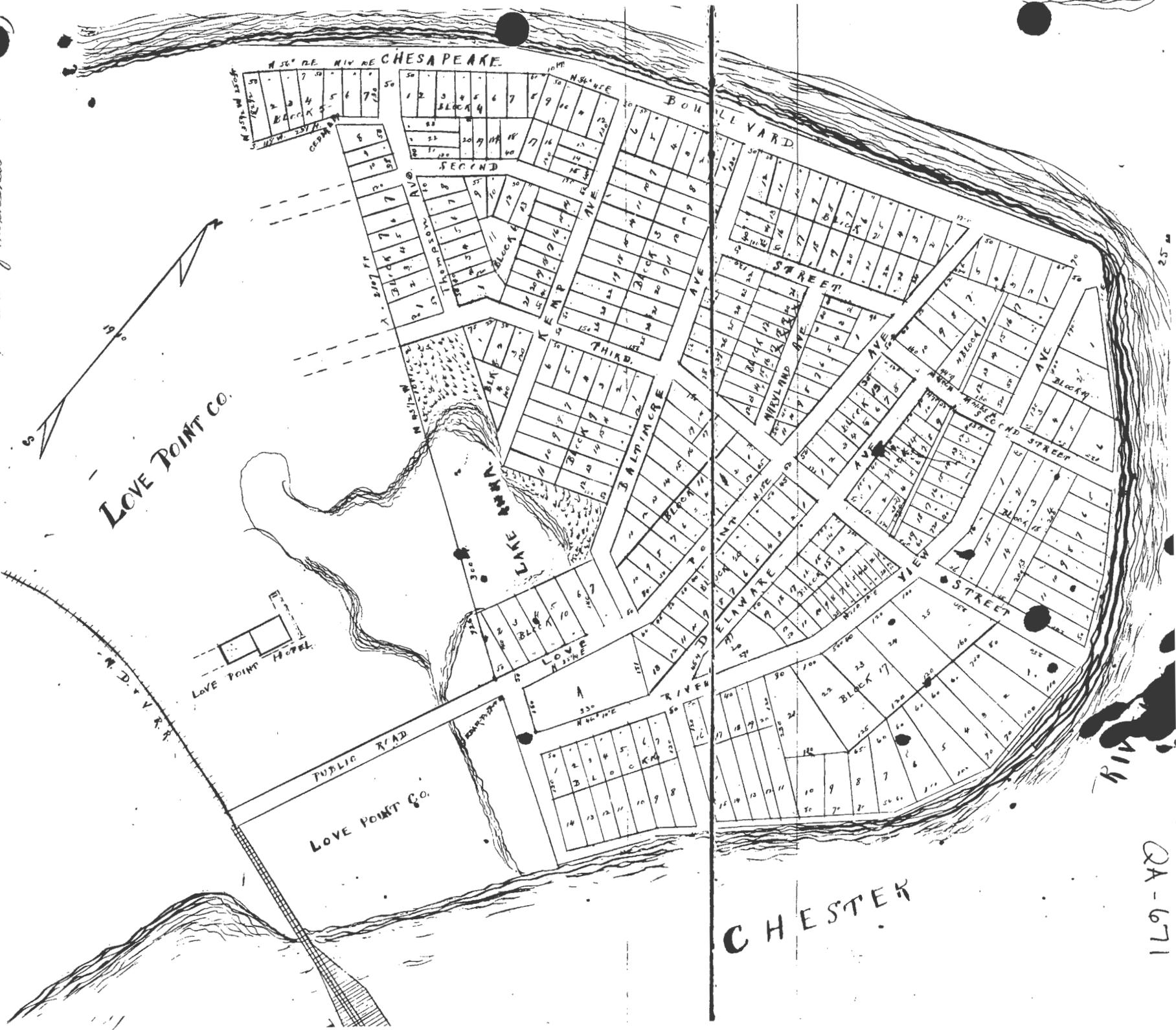
with day of May, with year 1910,

that was brought to be recorded, street.

# MAP

Low Point Land and Improvement Co

Scale 200 ft. to the inch B. Frank



# CHESTER

25  
DA-671

Photo Log

QA- 671 – 107 Baltimore Avenue  
Photos Taken August 2008  
By Kees de Mooy & Amanda Apple  
Queen Anne's County

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

File Name (s)	Description
QA-671_2008-08-05_01 QA-671_2008-08-05_01.TIF	View of west elevation looking east
QA-671_2008-08-05_02 QA-671_2008-08-05_02.TIF	View of north elevation looking south



QA-671

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

AUGUST 2008

MD SHPO

VIEW OF WEST ELEVATION LOOKING  
EAST

1 of 2



QA-671

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

AUGUST 2008

MD SHPO

VIEW OF NORTH ELEVATION LOOKING SOUTH.

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