

QA-679
3301 Love Point Road
Stevensville, Queen Anne's County

Constructed ca. ca. 1913
Private

Summary Description

This attractive, foursquare dwelling is located in Love Point on Kent Island in Queen Anne's County, Maryland. The house, probably built about 1913, faces south on to Love Point Road and is surrounded by a generous expanse of lawn. Its standing-seam metal roof, brown shaped wood shingle siding with contrasting white shutters, and wrap-around porch help the house blend in pleasingly with its surroundings.

Summary Statement of Significance

This dwelling is a unique example of a vernacular Prairie Box, a variation of the foursquare design popular from about 1890 to 1920. The shaped wood shingle siding, metal roof, and spacious wrap-around porch modify the more formal foursquare design to fit in well with the surrounding bungalows and summer homes.

7. Description

Inventory No. QA-679

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.

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The architecture best resembles the Prairie Box style of foursquare due to the use of wood shingle and metal instead of the more formal stone and slate found on the typical foursquare design. The main block of the house follows the basic foursquare layout, lacking only the dormers usually found jutting from the pyramidal roof. Although the typical foursquare frequently has a front porch that extends the full length of the front façade, the porch on this particular house continues around to the east side and covers the entire length of the east elevation as well (now the north portion of the porch has been enclosed). This adaptation expands the usable outdoor space, which is to be expected for a house located in a summer resort community. The shape of the porch roof also varies slightly from other foursquare designs by having a shed-roofed configuration instead of the standard hipped roof. The shed-style roof is more typical of the local bungalows and tenant farmhouses, as is the standing-seam metal roof that covers both the porch and the house. Indeed, the variations on this particular Prairie Box dwelling might be due as much to local building customs as any planned design alterations.

The two-story house was constructed on a rusticated cement block pier foundation with wooden lattice crawlspace enclosures and no basement, which is typical on Kent Island. The porch is supported by low, rusticated cement block piers, and stretches across the width of the south (front) façade of the house, then wraps around to continue along the entire length of the east elevation. More than half of the porch at the north end of the east façade has been enclosed with wood paneling in the same warm brown color as the scalloped wood shingles that cover the rest of the dwelling. On the front facade, two cement steps painted a light gray lead up to the wooden porch, whose floorboards are also painted gray. Five Tuscan columns support the porch's shed-style roof. The wood columns themselves are round and slightly flared toward the bottom, each with a square base and capital, all painted white.

The windows are nearly all the same shape and configuration, which is a one-over-one wood sash with white storm window. As is common with foursquare houses, there are two windows laid out symmetrically in the front bays on both the first and second floor of the front façade with the main entryway set slightly off center, in this case somewhat east of center. The main door has a full view single pane of glass with a sunburst etched into the center of the glass and may well be original to the house, while the full-view storm door is more modern. The same arrangement of windows found on the front façade very likely once existed on the east elevation, as evidenced by the windows on the second floor centered in the two bays, but the enclosure of the first floor porch has hidden at least one of the windows on that level. The enclosure itself has two modern sliding glass windows and at the north end a wooden four panel door with six-panes of glass at the top and a white storm door. The north elevation is broken into two bays, on the first floor in the east bay there is a one-over-one wood sash window in the west bay there is a modern screened porch addition covering up a rear door in the west bay, the second floor has one-over-one wood sash windows centered in each bay. On the west elevation, the north bay contains a bay window on the first and second floor each side of the bay window was a one-over-one wood sash window, in the southern bay the symmetrical window arrangement is continued between the first and second stories. The one exception is a small square window set just below the eaves in the center of the west wall. The window appears to be too small to supply light to a stairway, and most likely indicates a small bath or large closet in that location.

The white vinyl shutters flanking the windows are not original, although older hardware indicates that they are replacements rather than embellishments. The shutters help accentuate the horizontality of the structure which, together with the shaped wood-shingle siding, help bring a less formal feel to the foursquare design. The metal, standing-seam roof and boxed eave also add to the organic appearance of the house, and appear to be in good repair. The vertical run of the seams and the central brick chimney that rises from the peak of the hipped roof give the roof the appearance of being steeper than it is, but detracts only slightly from the overall horizontal orientation presented by the rest of the building.

To the north of the dwelling is a one-and-one-half story shed. At the time of the evaluation the foundation was not visible. The shed is covered in wood siding painted to match the house. Wood sash windows are visible on the east and west elevations.

8. Significance

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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 checked="" 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 1910 to present **Architect/Builder** unknown

Construction dates 1913 (est.)

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.)

This dwelling is a unique example of a vernacular Prairie Box, a variation of the foursquare design popular from about 1890 to 1920. The shaped wood shingle siding, metal roof, and spacious wrap-around porch modify the more formal foursquare design to fit in well with the surrounding bungalows and summer homes.

From the time it was first settled in the early 17th century, the northern tip of Kent Island has been known as Love Point. Kent Island as a whole was divided into plantations and farms upon its settlement in the early 17th century. The land was used for growing tobacco at first, and then switched to wheat and corn when the market for tobacco flagged. The 89 acres located on the point was known early on as Love Point Farm and kept this name until its purchase by developers in 1901. The Love Point Land and Improvement Company of Caroline County purchased the farm from Gustav and Annie Holz, and subsequently divided it into 328 lots in a plat filed in 1910.¹ The undeveloped lots were to be sold subject to building restrictions in the form of a variable minimum cost per dwelling, usually \$500 to \$1,000, and a minimum building setback of fifteen feet from the street. The property was adjacent to the Love Point Hotel, a beach resort first developed around 1900. A pier located south of the hotel on the Chester River welcomed steamers hailing from Baltimore’s Light Street dock on a regular basis. A train was also available at Love Point beginning in 1902 to shuttle arrivals from Baltimore down Kent Island and across the Delmarva Peninsula to beaches along the Atlantic shore.

The resort area not only covered the hotel, pier, and former Love Point Farm, but also another 335-lot development planned on the Chesapeake Bay side of the Point. The Love Point Beach and Park Company, who also held title to the Love Point Hotel, acquired the land for this development in 1911. Between these two resorts, the year-round population grew large enough to support a one-room schoolhouse from 1915 until 1932.² While the Love Point Hotel continued to operate throughout this period, business was sporadic, leading its owners to default on the mortgage three times between 1916 and 1923.³ Love Point Land and Improvement Company itself lost more than half of its property due to a mortgage default in 1917.⁴ Since the developments were first plotted, lots have also been lost due to erosion of the shoreline as documented by USGS maps of Kent Island. The mortgage default of the Land and Improvement Company noted that some of the lots had already washed away by the time of its default in 1917.⁵ Although investors were to have varying levels of success with properties on Love Point, the lots purchased and developed by individuals for their own use gained a place in the isolated community that is highly valued today.

John and Clara Rhodes, who purchased the lot from Isaac and Emma Grolman in 1913, most likely built the house at 3301 Love Point Road. The Grolmans held many of the lots in the area for investment purposes, and it is unlikely that they would have erected any

¹ Queen Anne’s County Land Records, liber SS 7, folio 590-1.
² Property purchased by the Board of School Commissioners in 1915, liber WFW 7, folio 377; classes ceased in 1932 per information pieced together from newspaper clippings from Kent Island Heritage Society files.
³ Janet Freedman, *Kent Island: The Land That Was Once Eden* (Baltimore: Maryland Historical Society, 2002), p. 33.
⁴ Queen Anne’s County Land Records, liber WFW 11, folio 380.
⁵ Queen Anne’s County Land Records, liber WFW 11, folio 380.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Name
Continuation Sheet

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structures on those properties. The house was subsequently sold to Annie Legg, who held the property for 23 years. When Annie Legg sold the lot in 1943, the property passed through several owners until being purchased by the current residents, who have held the property for over 30 years.

This house represents the first wave of Eastern Shore resort development. Built when access to and from Love Point was most often by ferry or train, it survived the gradual fall of both and the quiet hiatus that followed. With the rise of the automobile, aided by the building of the Chesapeake Bay Bridge, the area has enjoyed slow but steady growth since the 1950's, and the property that this house occupies has become increasingly valuable. The house itself remains well suited to its environment and lends a grace and charm to an area that is once again feeling the increasing pressure of development. While building expands around these older dwellings, it is hopeful that they will stand a while longer to represent the simpler days of an earlier century.

9. Major Bibliographical References

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Freedman, Janet. *Kent Island: The Land That Was Once Eden*. Baltimore, MD: Maryland Historical Society, 2002.
Kent Island Heritage Society files
McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 2005.
Queen Anne's County Land Records

10. Geographical Data

Acreage of surveyed property .11 acres
Acreage of historical setting .11 acres
Quadrangle name Love Point Quadrangle scale: 1:24,000

Verbal boundary description and justification

This lot is described as Lot Number 1, Block 14, in Queen Anne's County Land Records books, liber SS 7, folio 590-591, as filed by the Love Point Land and Improvement Company of Caroline County on a plat dated May 10, 1910.

11. Form Prepared by

name/title	Susan Detherage and Amanda Apple, Historic Preservation Planner	
organization	QA Co. Dept. of Land Use, Growth Management & Environment	date 07/29/08
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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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June 17, 1977 Liber CWC 121, folio 684 – Block 14, Lots 1 & 4 (per plat
recorded 5/10/1910 in Liber S.S. 7, folio 590-1) Transfer to James B. Roy & Genevieve V. Roy, husband & wife
From William E. Nash, Jr. & Wilma J. Nash, husband & wife

Lot 1

January 15, 1969 Liber CWC 39, folio 423 – Lot 1, Block 14 (per plat recorded
5/10/1910 in Liber S.S. 7, folio 590-1)
Transfer to William E. Nash, Jr., & Wilma J. Nash,
husband & wife
From William E. Nash, Sr., & Laura V. Nash, husband & wife

Sept. 5, 1962 Liber TSP 68, folio 184 – Lot 1, Block 14
Transfer to William E. Nash, Sr., & Laura V. Nash,
husband & wife
From Charles R. Connolly & Thelma N. Connolly,
husband & wife (includes building restrictions)

Sept. 14, 1954 Liber TSP 18, folio 93 – Lot 1, Block 14
Transfer to Charles R. Connolly & Thelma N. Connolly,
husband & wife
From Helen M. Owings (sold for \$5,000)

June 3, 1943 Liber ASG 7, folio 540 – Lot 1, Block 14
Transfer to William L. Owings & Helen M. Owings,
husband & wife
From Thomas R. W. Eareckson (sold for \$1,550)

May 29, 1943 Liber ASG 7, folio 539 – Lot 1, Block 14
Transfer to Thomas R. W. Eareckson
From Annie Legg

April 29, 1920 Liber JFR 4, folio 405 – Lot 1, Block 14
Transfer to Annie Legg
From John A. & Clara R. Rhodes, husband & wife

May 29, 1913 Liber WFW 3, folio 405 – Lot 1, Block 14
Transfer to John A. & Clara R. Rhodes, husband & wife
From Isaac & Emma Grolman, husband & wife, and
James T. & Mamie S. Bright, husband & wife

Lot 4

January 15, 1969 Liber CWC 39, folio 425 – Lot 4, Block 14 (per plat recorded
5/10/1910 in Liber S.S. 7, folio 590-1)
Transfer to William E. Nash, Jr., & Wilma J. Nash,

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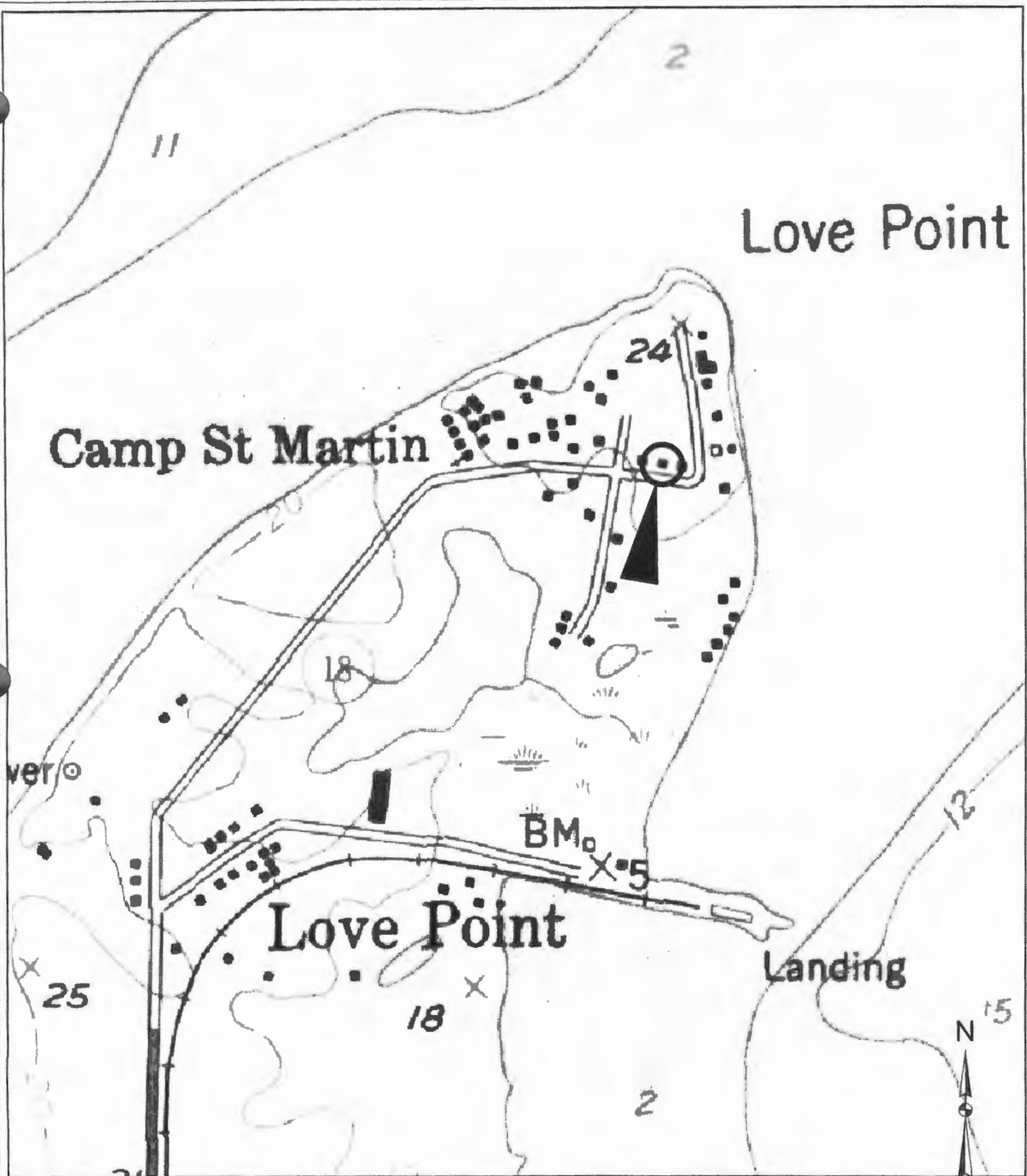
husband & wife

From William E. Nash, Sr., & Laura V. Nash, husband & wife (\$5)

June 4, 1965 Liber CWC 15, folio 298 – Lot 4, Block 14
Transfer to William E. Nash & Laura V. Nash, husband & wife
From Sarah Grolman (\$1)

May 23, 1922 Liber JFR 9, folio 9 – Lot 4, Block 14 (8 total lots)
Transfer to Sarah Grollman
From Isaac Grollman [sic] (\$4,000)

Dec. 19, 1910 Liber SS 9, folio 231 – Lot 4, Block 14 (14 total lots)
Transfer to Isaac Grolman
From Love Point Land & Improvement Co., Inc., of Caroline
County (\$10)

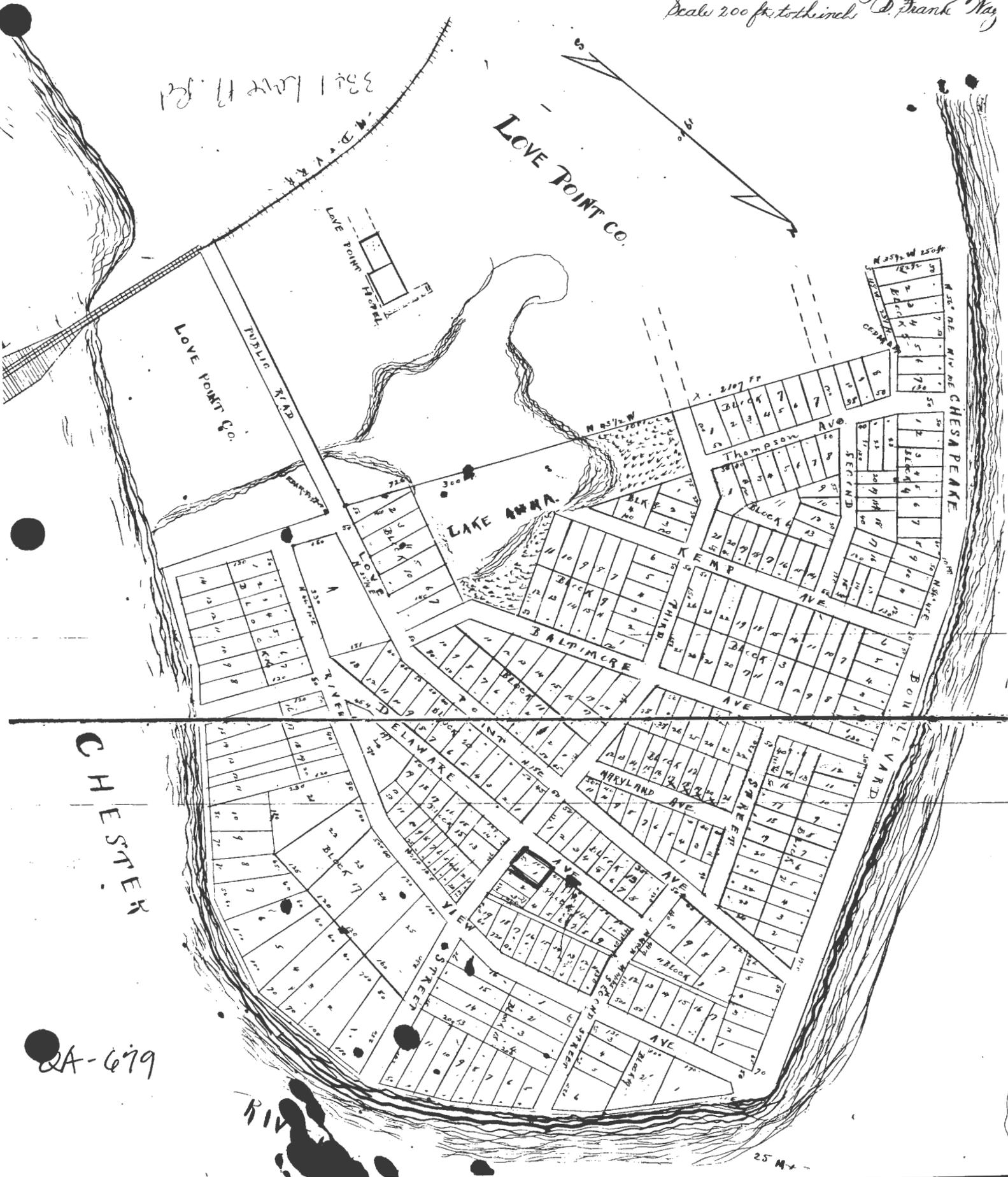


QA - 679
3301 Love Point Rd
Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)

County to cut: not remembered
Tenth day of May, in the year 1910,
Plat was brought to be recorded, to wit:

QA-679

MAP
Love Point Land and Improvements
Scale 200 ft. to the inch B. Frank May



3341 Love Pt. Pl.

LOVE POINT CO.

LOVE POINT CO.
PUBLIC ROAD

LAKE ANNA

CHESTER

QA-679

RIV

25 M

Photo Log

QA- 679 – 3301 Love Point Road
Photos Taken July 2008
By Susan Detherage & Amanda Apple
Queen Anne's County

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

File Name (s)	Description
QA-679_2008-07-29_01 QA-679_2008-07-29_01.TIF	View of south elevation looking north
QA-679_2008-07-29_02 QA-679_2008-07-29_02.TIF	Perspective view of south and east elevation looking northwest



QA-679

3301 LOVE POINT RD. STEVENSVILLE VICINITY
QUEEN ANNE'S COUNTY, MARYLAND

JULY 2008

MD SHPO

VIEW OF SOUTH ELEVATION LOOKING NORTH

F012



QA-679

3301 LOVE POINT RD. STEVENSVILLE VICINITY
QUEEN ANNE'S COUNTY, MARYLAND

JULY 2008

MO SHPO

PERSPECTIVE VIEW OF SOUTH & EAST
ELEVATIONS LOOKING NORTHWEST.

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