

QA-681
100 Maryland Avenue
Love Point community, Kent Island, Queen Anne's County

Constructed ca. 1906
Private

SUMMARY DESCRIPTION

The house at 100 Maryland Avenue is located on a lot of land that extends to the shores of the Chesapeake Bay near the tip of the Love Point on Kent Island. The original cross-gabled section of the house is three bays wide and was built in the folk Victorian style. Although the house has been extensively renovated, the basic shape and character of the original house is still very much in evidence in the rooflines of the rambling structure. The lot also has many trees that provide shade to the house and give it a sense of privacy in a largely open area.

SUMMARY STATEMENT OF SIGNIFICANCE

This house is one of a group of cross-gabled folk Victorian homes built in the area by by Love Point Land and Improvement Company of Caroline County or its officers between 1906 and 1915. Drawing prospective buyers from the pool of visitors to the already established Love Point Hotel, they promoted the area as a summer resort easily accessible by ferry from Baltimore. This house is one of the earliest structures built to this end and represents not only the Victorian age in its design, but also the efforts of developers to transform the area from an agricultural economy to an economy based on tourists and seasonal residents.

Maryland Inventory of Historic Properties Form

1. Name of Property (indicate preferred name)

historic 100 Maryland Avenue

other

2. Location

street and number 100 Maryland Avenue ___ not for publication

city, town Stevensville, Kent Island ___ vicinity

county Queen Anne's County

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

name Judith Thomas Strawser

street and number 100 Maryland Avenue telephone 410-643-2960

city, town Stevensville state MD zip code 21666

4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Land Records liber SM 1228 folio 492

city, town Centreville tax map 40 tax parcel 61 tax ID number 04-062957

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	
___ district	___ public	___ agriculture	Contributing	Noncontributing
<u>X</u> building(s)	<u>X</u> private	___ commerce/trade	<u>1</u>	<u>2</u> buildings
___ structure	___ both	___ defense	_____	_____ sites
___ site		<u>X</u> domestic	_____	_____ structures
___ object		___ education	_____	_____ objects
		___ funerary	<u>1</u>	<u>2</u> Total
		___ government		
		___ health care		
		___ industry		
		___ landscape		
		___ recreation/culture		
		___ religion		
		___ social		
		___ transportation		
		___ work in progress		
		___ unknown		
		___ vacant/not in use		
		___ other:		
			Number of Contributing Resources previously listed in the Inventory	

7. Description

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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 100 Maryland Avenue is a cross-gabled two-and-a-half-story Folk Victorian wood frame house. The main entrance, centered in the three-bay cross section, faces east on to Maryland Avenue. A well-shaded driveway runs along the south side of the house to a garage in the back, while north of the house is a wide expanse of lawn that ends at the shore of the Chesapeake Bay.

The original block of the house is still visible from the front, with three symmetrical bays on the first and second floors. A one-and-a-half story side-gabled addition to the north of the main block adds one more window the front façade. Originally, the house was most likely plank siding, subsequently covered by shingle painted white. The original windows were all two-over-two double sash style. The windows on the south gabled end are all in the original locations, although none of the original windows remain. The windows of the top half-story have been replaced with vents. The rear wing of the house has an additional section to the south bordering on the driveway, which may be original to the house. Although the second story of the addition has been enclosed, older pictures show that the top half was originally open and possibly a sleeping porch, which were popular in many resort homes of the period. The pictures also show that the porch roof was supported on turned columns of a design found on many Folk Victorian houses in the area. The first floor of the additional section had a door and window on the south façade where the modern ones are located today. The upper porch had a door with screen door opening to the south; a window from the southeast wing looked out on to the porch as well. At present, the enclosed porch has a window above the door on the first floor; a one-story addition to the west adds one more bay to the south elevation.

A single story addition completely surrounds the west and north elevations, reaching up to approximately the middle of the second level. The west elevation of the western wing originally had only one window, located on the first level at the north corner. Today, four windows are located on the western elevation: three on the single story addition and one on the enclosed porch on the second story. A window under the eaves on the north elevation of the west wing is close to where the original window would have been located, but much higher up. A door on the north elevation was located on the first level directly below the window. Two windows, one on each level, were tucked into the corner of the northeast and west wings, facing west. The windows on the north gable end of the main block were placed in the same location as those that still exist on the south end. Today, the north elevation on the first level has a one-story shed-roofed addition with windows on both sides of a wide brick chimney to the west, while the one-and-a-half story addition noted on the east façade contains a single window centered under the gable.

Little evidence remains of the folk Victorian detailing beyond the cornice returns on the south and north gables. Older pictures of the original front porch show a more traditional, shed-roofed style of porch that covered all three bays on the first level of the front façade. The porch is enclosed in the pictures, but it is almost certain that the porch roof would have originally been supported on the same style of turned columns shown in photographs of the sleeping porch. Although most of the detailing has disappeared, the house itself still stands as a reminder of the past days of Love Point.

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-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 good example of a cross-gable folk Victorian design popular from the late 19th to early 20th century. Although much of the original Victorian detailing has been lost, the style of building is eminently suited to the region and reminiscent of the early years of Eastern Shore resorts.

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 first used for growing tobacco, then switched to wheat and corn when the market for tobacco flagged. The eighty-nine 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 15 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.

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

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Continuation Sheet

Number 8 Page 1

William G. Stayton, an officer of the Love Point Land & Improvement Company, probably built this house between 1911 and 1915. Along with at least a half dozen other homes in the surrounding blocks, these lots were among those acquired by Stayton from the company before they went into default on a mortgage secured by the lots still in the company's possession. It is possible that the company itself built houses in the area as well, but no sales reviewed have ever reported the presence of a structure, plus all sales by the company stipulated minimum costs and setbacks on any buildings to be erected on the lots. Regardless of who built the home, it was among the earliest homes constructed in the planned resort area. The homes are large enough to accommodate two or three families at a time, and are designed to maximize cooling breezes during the hot summer months. These houses stand out next the summer cottages built during the 1930s and 1940s like the stately Victorian ladies that once vacationed there a century ago.

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 .55
Acreage of historical setting .55
Quadrangle name Love Point Quadrangle scale: 1:24,000

Verbal boundary description and justification

On plat filed by Love Point Land & Improvement Company of Caroline County in Queen Anne's County Land Records, liber SS 7, folio 590-591, Block 12, Lots 17, 18, 19, 20, and 21.

11. Form Prepared by

name/title	<u>ROOSEVELT PROGRAM</u>	
organization	<u>QA CO. DEPT OF LAND USE</u>	date <u>6-18-10</u>
street & number	<u>100 COURSEVALL DRIVE</u>	telephone <u>410-258-1255</u>
city or town	<u>CENTREVILLE</u>	state <u>MD</u>

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

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Feb. 23, 2004	SM 1228/492 Transfer to Judith Thomas Strawser From Ernest W. Williams Lots 17, 18, 19, 20, Block 12 Ref: Plat of Love Point Land & Improvement Co. SS7/590-591 (Also Lot 21, Block 12, an empty lot not included in deed search)
Aug. 17, 1956	TSP 29/481 Transfer to Ernest W. Williams From Alfred W. Hudson Lots 17, 18, 19, 20, Block 12 Known as "The Edward Keller Property," also "The William M. Jolly Property," "improved by a frame dwelling house"
Dec. 11, 1952	TSP 8/76 Transfer to Alfred W. Hudson From Mildred Keller, widow
Mar. 16, 1948	ASG 19/242 Transfer to Edward Keller and Mildred A. Keller, his wife From Nellie G. Meredith Parcel 1: Lots 17, 18, 19, 20, Block 12
Mar. 16, 1948	ASG 19/241 Transfer to Nellie G. Meredith From Edward Keller Parcel 1: Lots 17, 18, 19, 20, Block 12
Oct. 18, 1943	ASG 8/376 Transfer to Edward Keller From William H. Jolly and Julia R. Jolly, his wife
Feb. 6, 1942	ASG 5/510 Transfer to William H. Jolly and Julia R. Jolly, his wife From Paul A. Smoot and Katherine M. Smoot, his wife Parcel 1: Lots 17, 18, 19, 20, Block 12 \$1,900
Feb. 5, 1942	ASG 5/508-510 – Confirmatory Deed of sale dated Sept. 14, 1937 Transfer to Paul A. Smoot and Naomi V. Smoot, his mother From C. Nelson Dugan and Prudence G. R. Dugan, his wife Confirmatory Deed for Lots 17-20, Block 12; references transaction filed under liber WHC 5, folio 582, which is a deed not related to this property

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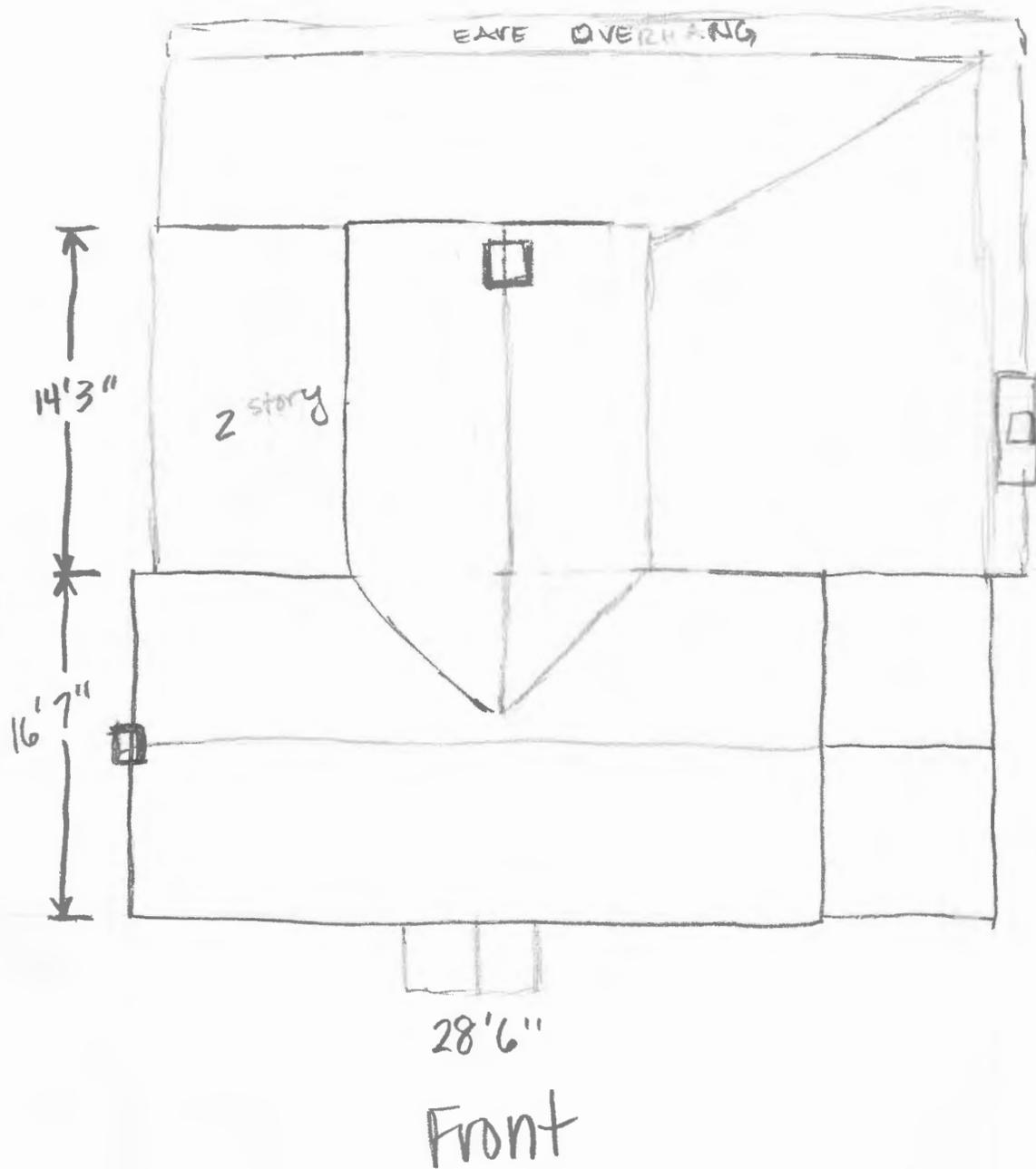
Name 100 Maryland Avenue
Continuation Sheet

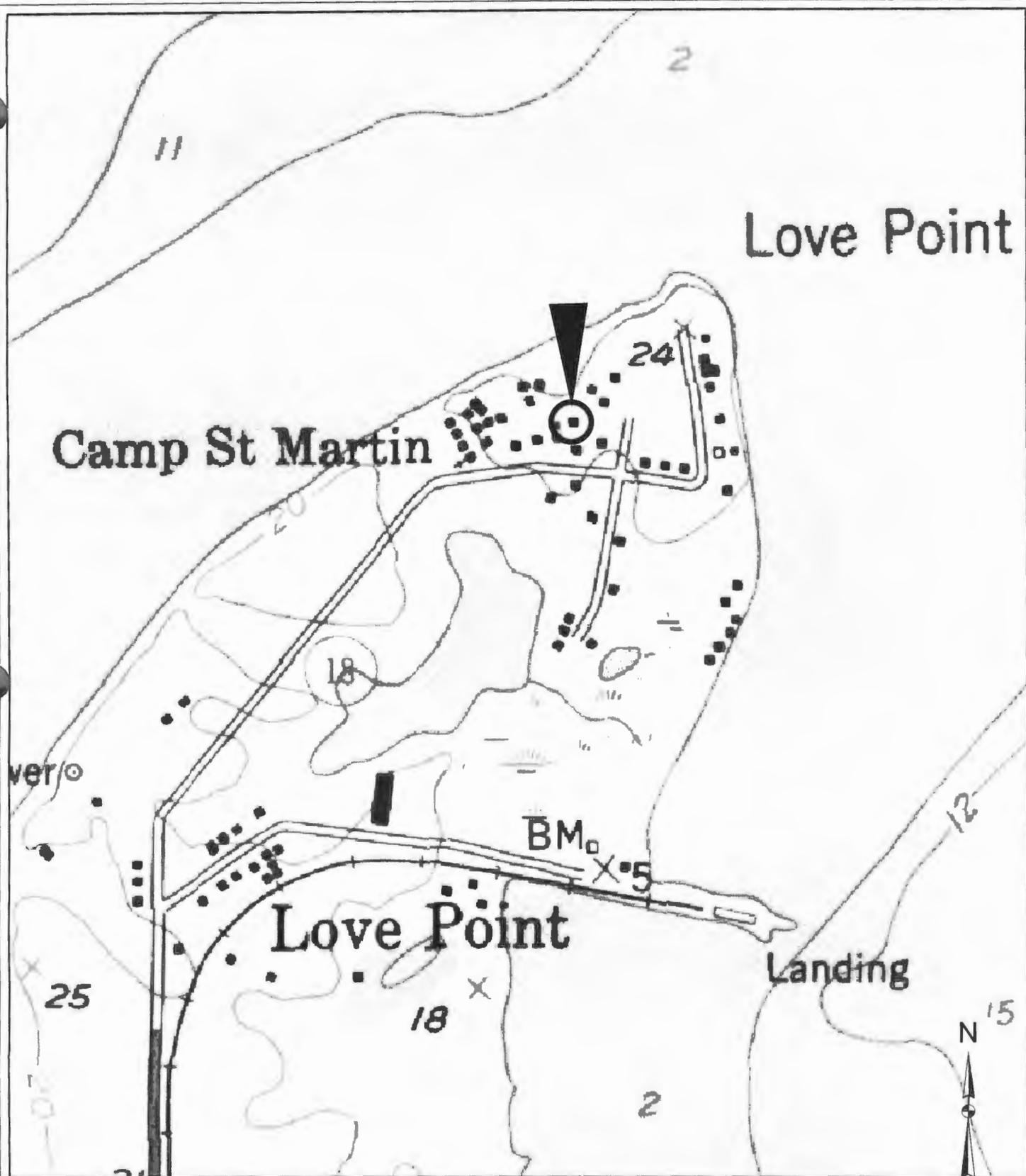
Number 9 Page 2

Sept. 15, 1936	ASG 5/508 Transfer to C. Nelson and Prudence G.R. Dugan, husband & wife From J. Elmer Weisheit, Assignee, at public auction dated 10/29/35 from The Park Investment Company Lots 17, 18, 19, 20, Block 12
Oct. 3, 1929	BHT 13/98 Transfer to The Park Investment Company From Clyde L. and Norman S. Bowles, wife & husband Lots 17, 18, 19, 20, Block 12
Sept. 27, 1929	BHT 13/97 Transfer to Clyde L. Bowles From John A. Wagner Lots 17, 18, 19, 20, Block 12
June 8, 1927	BHT 6/555 Transfer to John A. Wagner From Ida V. & John W. Ozman, wife & husband Lots 17, 18, 19, 20, Block 12
May 15, 1922	JFR 9/42 Transfer to Ida V. & John W. Ozman, wife & husband From Abraham S. & Mary Spritz, husband & wife Lots 17, 18, 19, 20, Block 12
Sept. 18, 1920	JFR 5/289 Transfer to Abraham S. & Mary Spritz, husband & wife From George F. & Elizabeth Rapp, husband & wife Lots 17, 18, 19, Block 12
Nov. 14, 1916	JFR 1/339 Transfer to George F. & Elizabeth Rapp, husband & wife From James T. & Mamie S. Bright Lots 17 & 18, Block 12 – "...with new house"
June 20, 1915	WFW 9/190 Transfer to James T. Bright From William G. & Mary W. Stayton, husband & wife Lots 17 & 18, Block 12 – with house
June 2, 1911	SS 10/82 Transfer to William G. Stayton From Love Point Land & Improvement Company of Caroline County

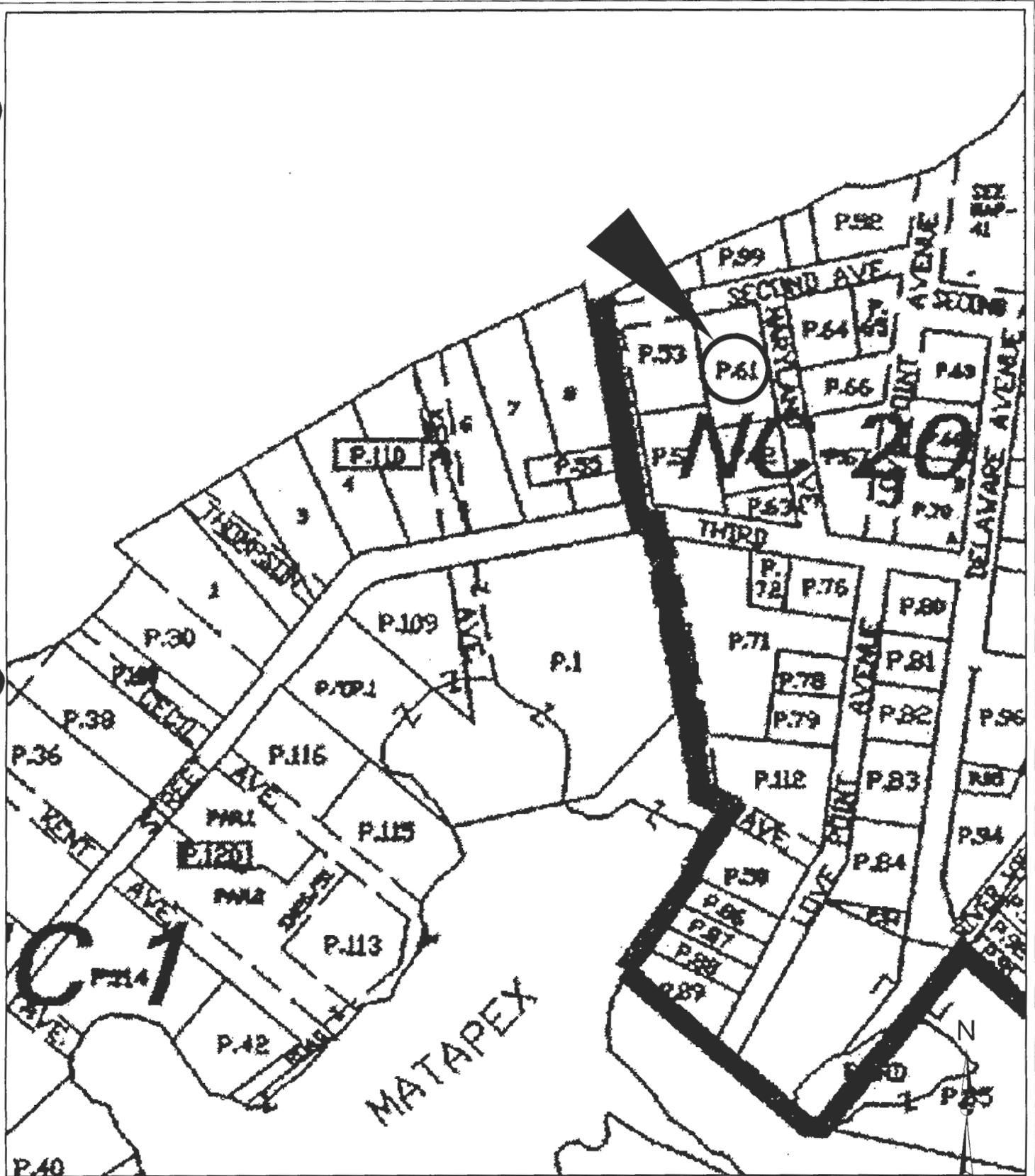
8-4-03

100 Maryland Ave.





QA - 681
100 Maryland Ave.
Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)



QA - 681
100 Maryland Ave
Tax Map 40 Parcel 61
Queen Anne's County Maryland

Photo Log

QA- 681 – 100 Maryland 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-681_2009-11-18_01	Perspective view of south and east elevation looking northwest



QA - 681

100 MARYLAND AVE, STEVENSVILLE VICINITY
QUEEN ANNES COUNTY, MARYLAND

NOVEMBER 2009

MD SHPO

PERSPECTIVE OF SOUTHEAST ELEVATION
LOOKING WEST

1 of 4