

QA-682
103 Maryland Ave
Stevensville Vicinity, Queen Anne's County

Constructed ca. 1906
Private

Summary Description

The property at 103 Maryland 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 single-story additions have been built into the insets on either side of the rear block. A single-story enclosed screen porch is centered in the front façade.

Summary Statement of Significance

The house at 103 Maryland Avenue is one of several identical Folk Victorian houses built in early 1900s 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. Most of the original architectural details of this example have been removed or altered, making its integrity relatively low. Only the original rafter tails and one chimney are still visible.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-682

1. Name of Property (indicate preferred name)

historic

other 103 Maryland Avenue (preferred)

2. Location

street and number 103 Maryland Avenue not for publication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 George H. and Mary V. Medicus III

street and number 103 Maryland Avenue telephone 410-643-3540

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 155 folio 393

city, town Centreville tax map 40 tax parcel 64 tax ID number 04-036638

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	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1 buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	1 sites
<input type="checkbox"/> object		<input type="checkbox"/> education	1 structures
		<input type="checkbox"/> funerary	1 objects
		<input type="checkbox"/> government	1 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
			0

7. Description

Inventory No. QA-682

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 103 Maryland 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 single-story additions have been built into the insets on either side of the rear block. A single-story enclosed screen 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 one surviving chimney on the rear of the house. The siding is painted cedar shingles, which have been applied to the entire building except for the gable ends of the main block which have been covered with imbricated wood shingles. All of the original windows have been replaced with vinyl clad casements and awnings. The eaves of the roof are open, with the original exposed two by four inch rafter tails cut in a decorative pattern. The original one by six inch wood roof sheathing is visible above the rafters. The entire roof of the house and additions are covered with standing seam metal panels painted with aluminum paint. A narrow fascia board has been added to the rafter ends, over which the leading edge of the metal roofing is bent and nailed. An original square brick chimney is located in the east gable end of the house.

The front (east) façade measures thirty-two feet six inches long, with a one-story enclosed wood porch centered in the façade. The house and porch are built at grade, so the foundation could not be identified. The first floor has a single centered door flanked by a vinyl clad casement window. The one-story porch has an enclosed balustrade around the perimeter with screen panels above. Wood lap siding is visible under the porch on the main wall. On the second story three casement windows are centered in each bay.

The south elevation of the main block has a large picture window centered in the wall with two flanking casement windows on the first story; on the second story one awning window is located in the west bay; two narrow awning windows are centered under the gable with a narrow casement set above. The window of the second story of the rear block is the same casement style window of the rest of the house. On the first floor of the rear block there is a casement window and one-story shed roofed addition with an extension built onto the south wall, with a slightly shallower pitched shed roof than the earlier addition. This extension has a door on the west elevation, two, two-pane awning windows on the south elevation; and no fenestration on the west elevation. The addition has a closed-eave indicating that these were added at a later date than the original house, and could have replaced a pervious porch.

The rear (west) elevation displays three, casement windows on the first floor, along with two small awning windows in the enclosed addition in the north bay. The gable end of the rear block has no fenestration and the same rafter details as the front side-gabled section of the main block.

The north elevation on the main block has a large centered picture window flanked by casement windows then the rear enclosed porch has a sliding glass door in the east bay and a casement window in the west bay. The second story of the main block has a pair of casement window in the west bay and a set of smaller casement windows evenly spaced under the gable end. The second story fenestration of the rear bay has one centered casement window.

A non-contributing single-story two-bay garage with vinyl windows and wood garage doors is located in the southeast corner of the property. It is built on cement pad and may be contemporary with the additions on the house. The siding on the garage is horizontal one by four inch wood.

8. Significance

Inventory No. QA-682

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 103 Maryland Avenue is one of several identical Folk Victorian houses built in early 1900s 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. Most of the original architectural details of this example have been removed or altered, making its integrity relatively low. Only the original rafter tails and one chimney are still visible.

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-682

"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-682

Name
Continuation Sheet

Number 8 Page 1

Sept. 5, 1979	MWM 155/393 Transfer to George Howard Medicus III and Mary V. Medicus, his wife From Barry Lynn Marsh and Rebecca Hinebaugh Marsh, his wife Lots 2, 3, 4, Block 12 including "The Caroline Rapp Residential Property" Ref: Plat of Love Point Land & Improvement Co. SS7/590-591
Jan. 27, 1977	CWC 115/409 Transfer to Barry Lynn Marsh and Rebecca Hinebaugh Marsh, his wife From William L. Thomas and Lynda F. Thomas, his wife Lots 2, 3, 4, Block 12 Lot 3 "improved by a two story shingled house with a shingled roof"
Oct. 8, 1973	CWC 78/318 Transfer to William L. Thomas and Lynda F. Thomas, his wife From Amanda J. Landon Lots 2, 3, 4, Block 12 including "The Caroline Rapp Residential Property"
Dec. 30, 1968	CWC 39/146 Transfer to Amanda J. Landon From Agnes Ethel Baker, widow
Dec. 3, 1956	TSP 31/584 Transfer to Agnes Ethel Baker From Nellie G. Meredith, single lady
Dec. 3, 1956	TSP 31/582 Transfer to Nellie G. Meredith, single lady From Agnes E. Baker, widow lady
Dec. 3, 1940	ASG 3/500 Transfer to Henry A. and Agnes E. Baker, his wife From James W. Landon and Amanda J. Landon \$1,100 for Lots 2, 3, 4, Block 12
May 1, 1937	WHC 4A/594 Transfer to James W. Landon and Amanda J. Landon From William T. Callahan and Ella T. Callahan, his wife
Nov. 7, 1935	WHC 2A/129 Transfer to William T. Callahan and Ella T. Callahan, his wife From Madison Brown and George F. Rapp, trustees \$460 sale at auction, Ref: Chancery 2984
Jun. 12, 1925	BHT 3/511 Transfer to J. Jacob Rapp and Caroline Pauline Rapp, his wife

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. QA-682

Name
Continuation Sheet

Number 8 Page 2

From George F. Rapp and Elizabeth L. Rapp, his wife
Lots 2, 3, 4, Block 12
Lot 3 is "improved by a frame dwelling"

July 25, 1922 JFR 9/193
Transfer to George F. Rapp and Elizabeth L. Rapp, his wife
From Charles K. Rose and Ruth Helen Rose, his wife
\$1,700 for Lots 2, 4, Block 12 and Lot 3 "improved . . ."

Aug. 21, 1920 JFR 6/34
Transfer to Charles K. Rose
From William G. Stayton and Mary W. Stayton, his wife
\$1,350 "improved by a frame dwelling house"

July 23, 1920 JFR 5/209
Transfer to William G. Stayton
From Robert McPherson and Ella McPherson, his wife
\$1,000 for Lot 24, Block 3; Lot 23, Block 12; Lot 3, Block 12
"each of the above lots [is] improved by a two story frame dwelling"

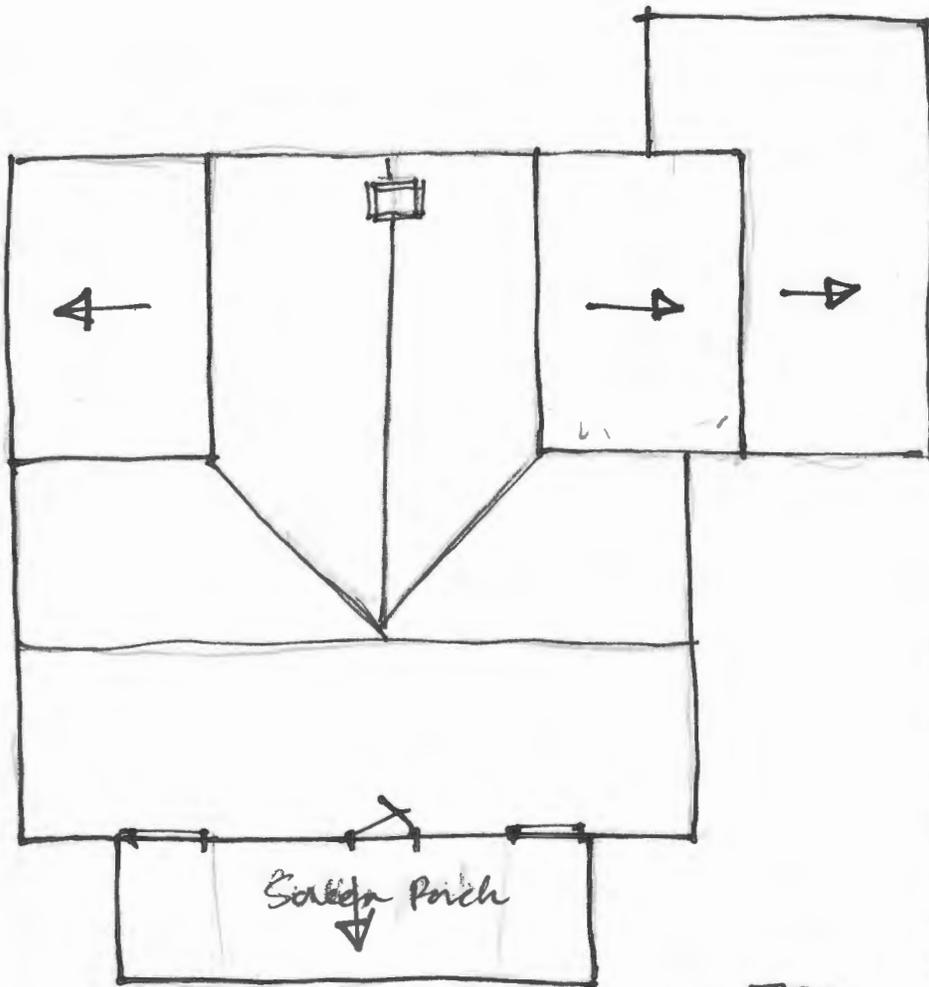
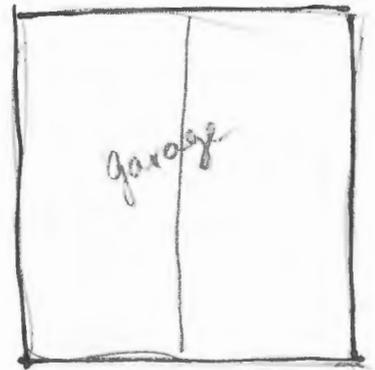
July 25, 1915 WFW 7/551
Transfer to Robert McPherson
From William G. Stayton and Mary W. Stayton, his wife
\$100 for lots including Lot 3, Block 12 "improved by a two story . . ."

July 2, 1911 SS 10/79
Transfer to William G. Stayton and Robert McPherson
From Love Point Land and Improvement Co.
Parties "shall not . . . erect . . . any dwelling . . . at a cost value of less than One Thousand Dollars"

QA-682

8-4-03

103 Maryland Ave.



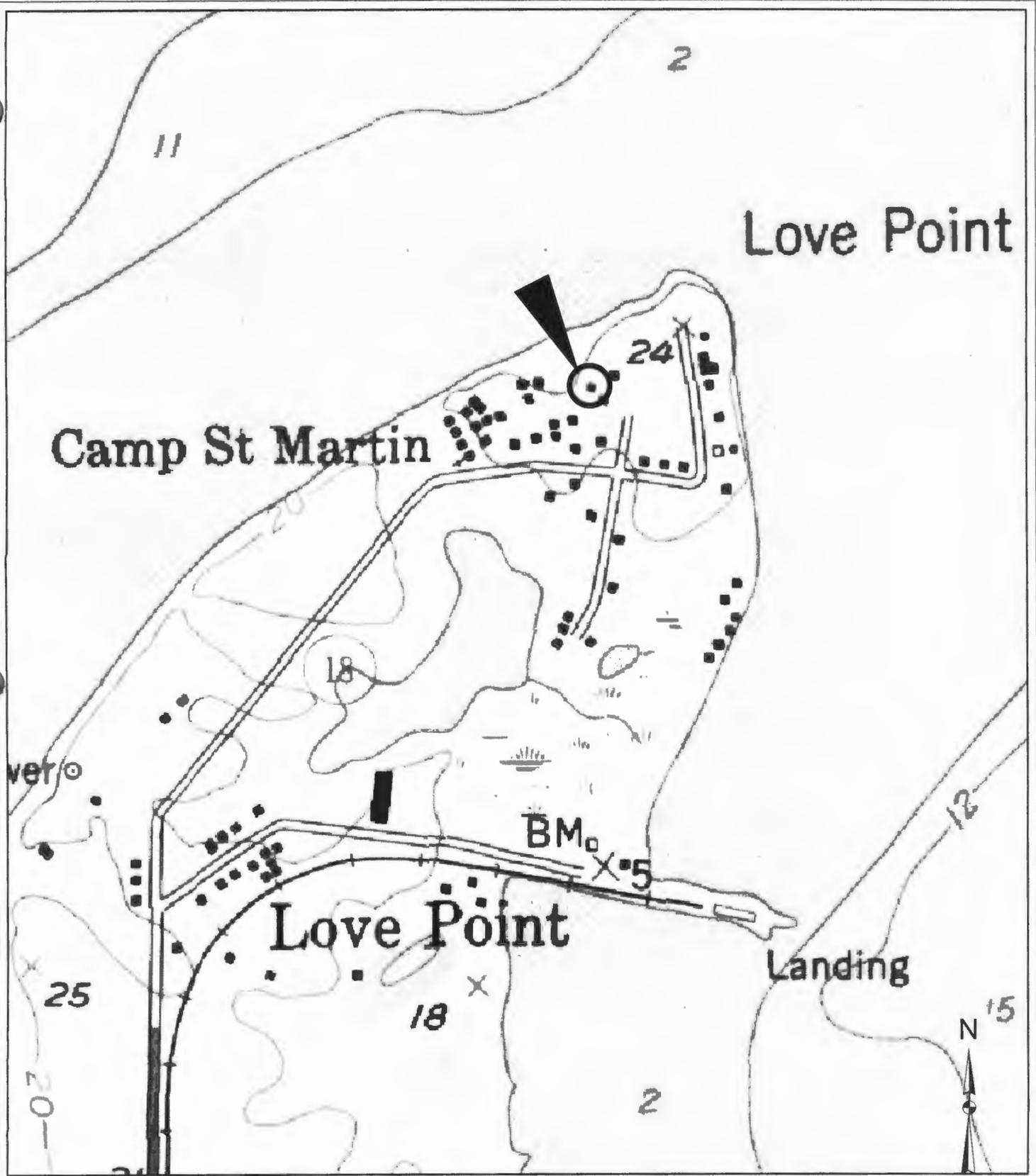
Grand
dino

9100000000

oak
tree

oak
tree

MARYLAND AVE



Love Point

Camp St Martin

Love Point

Landing

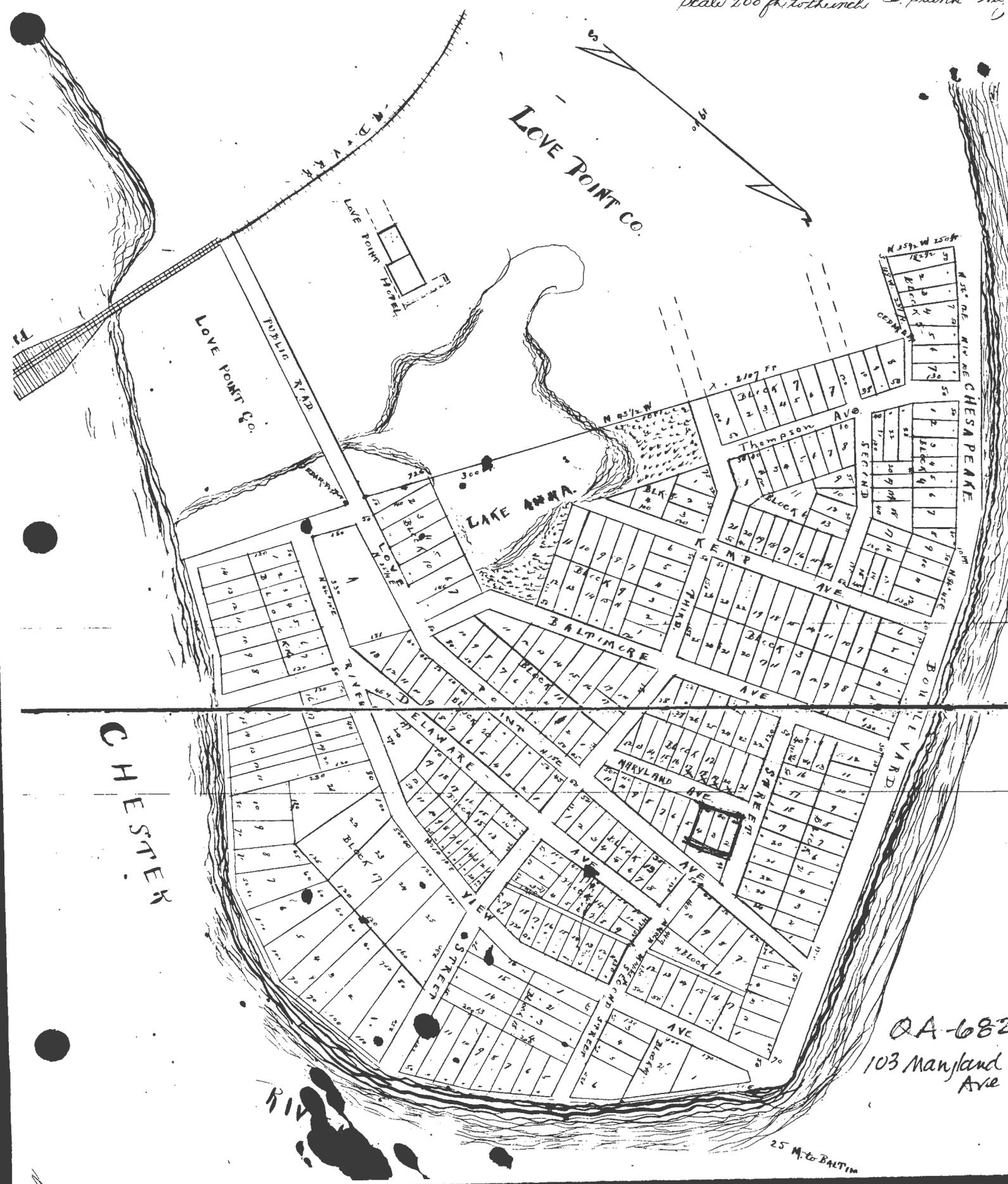
QA - 682

103 Maryland Ave.

Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)

County to wit: but remembered
to North day of May, in the year 1916,
my Plat was brought to be recorded, to wit:

MAP
Love Point Land and Improvements &
Scale 200 ft. to the inch. P. Frank W.



QA-682
103 Maryland Ave

25 M. to BALTIM

Photo Log

QA-682 – 103 Maryland 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-682_2008-08-04_01 QA-682_2008-08-04_01.TIF	View of east elevation looking west
QA-682_2008-08-04_02 QA-682_2008-08-04_02.TIF	Perspective view of north and west elevations looking southeast



QA-682

103 MARYLAND AVE STEVENSVILLE
QUEEN ANNE'S COUNTY, MARYLAND

AUGUST 2008

MD STRD

VIEW OF EAST ELEVATION LOOKING WEST

1012



PRO GAS
1-800-333-7802

QA-682

103 MARYLAND AVE. STEVENSVILLE
QUEEN ANNE'S COUNTY, MARYLAND

AUGUST 2008

MD SAPO

PERSPECTIVE VIEW OF NORTH & WEST
ELEVATIONS LOOKING SOUTHEAST

2 of 2