

Maryland Historical Trust
State Historic Sites Inventory Form

HISTORIC PROPERTIES

Magi No. 0300925404

DOE yes no
1. Name (indicate preferred name)
historic LOVETON

and/or common

2. Location
street & number 14301 York Road not for publicationcity, town Sparks vicinity of Councilmanic District 3
congressional district 2state MD county Baltimore County
3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)
name Melvin L. and Ardabella Dean Foxstreet & number 14301 York Road telephone no.:city, town Sparks state and zip code MD 21152
5. Location of Legal Description
courthouse, registry of deeds, etc. County Courts Building liber EHK JR 5963street & number 401 Bosley Avenue folio 921city, town Towson state MD 21204
6. Representation in Existing Historical Surveys
title "Loveton," MHT Inventorydate July 29, 1965 federal state county localdepository for survey records 100 Community Placecity, town Crownsville state MD 21032

7. Description

Survey No. BA 92

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This report is a slight expansion of the 1977 report to the Landmarks Preservation Commission with quotes from a paper by Andrew C. Clemens. Additional notes are based on a visit to the house on November 1, 1999.

Loveton is a large house of roughly L-shaped design. The main block is in a formal Italianate Federal or Greek Revival design, built of uncoursed fieldstone, covered with stucco, or as it was called in the 19th century, 'rough-cast.' The house is set on a low stone foundation of excellent craftsmanship. An annex or wing attached to the northeast corner of the house is stepped forward from the main block façade as an ell, built of brick covered with matching stucco; the facades of the ell or wing are practically undecorated and its foundation is much more crudely laid.

The main block is 2-1/2 stories high, five bays wide. A one-story entrance porch with four square columns stretches across the three middle bays. The front door is topped by a transom and flanked by sidelights. The entire entrance is topped by a cornice. The porch is decorated with a plain frieze and a dentiled cornice; its roof is flat and was accessible through formal doors on the floor above.

The front of the main block, as well as the façade of the adjoining ell is decorated with a plain frieze topped by a dentiled cornice. The roof is low-pitched and there are no openings on the front. Windows on the main façade are 6-over-6 double hung sash types with extra large glass lights. The second-story center window is flanked by sidelights and topped with a cornice with consoles at each end. Double doors of paneling open to provide access to the porch roof.

The east and west ends of the main block are three bays wide and the roof is hidden by stepped gables. On the west end, the center bay consists of false tripartite or Palladian windows with equally false sidelights at both first and second story levels. An attic window flanked by sidelights opens at the third story level on the west end. Inside end-chimneys rise on either side of the center bays and exit through the gables.

The rear façade of the main block is four bays across, with a small columned porch in the center. The same entablature appears here as on the front. The north porch is the actual entrance for family and visitors and faced a carriage driveway. The very formal south façade was the garden front and looked out on terraces and lawns, the same arrangement found at Clymalira which was another house that presented only a side wall to the main road. And Loveton is built rather close to the road considering what a large acreage came with the original house.

The ell, which is a large undecorated structure at the northeast corner of the house is two stories and in recent decades provided a bathroom, kitchen, and dining room.

Andrew Clemens in his 1975 term paper wrote that the main block contained a dirt-floored basement kitchen. (1) A large stone fireplace with a lintel made from a single stone still survives along with an iron crane. A bake oven incorporated into this rural fireplace has been

bricked up. This was a kitchen for mass preparation of food and great joints of meat, probably by slave cooks and their assistants. This fireplace is vented by a massive inside end-chimney at the east end of the main block. The HABS drawings made by Michael F. Trostel in 1975 label this basement area the “original kitchen.” (2) A long narrow corridor in the basement was apparently converted into a makeshift garage in the 20th century. It is floored with large bricks. Other parts of the basement are floored with heavy flagstone merely laid on the dirt. The basement under the main block provides views of regularly sawn joists bearing telltale marks of sash saws—the up-and-down blade saws that left vertical scars on any timber sliced from the raw trees. Other square beams are probably sash-sawn but also bear occasional adz marks. This timber is much more finished than that seen in many country houses where craftsmen thought nothing of using half trees with the bark still attached as cellar supports. Here and there are somewhat crooked pieces of debarked tree lengths used as additional vertical supports.

The room used as a first-story pantry has been traditionally called Dr. Love’s consulting room—but a construction date around 1840 would render that impossible. The pantry is fitted with chestnut shelving and can be reached from the ground-level kitchen by a narrow staircase. Quoting the Clemens paper:

Moving through the door at the bottom of the back stairs, one passes into the main stair hall, so ample a room that the two-run open stairs are dwarfed by its size. Adjoining it is the reception hall, “L” shaped and running from the front carriage entrance to the south garden entrance. The parlor on the right, reached through double, eight-paneled doors, was used for formal occasions. The family sitting room or music room on the left [east] is identical in style. Despite the fourteen-foot ceilings and huge windows, this room seems inviting and cozy, so well-scaled are its architectural features.

The two great rooms are not heavily decorated as in the Adam style. The west parlor has a flat frieze about a foot deep with a picture rail running underneath it. This frieze had once been decorated with a design of Italian flowers commissioned by Angelo Lupo, according to the term paper written in 1972 by Martha Lamb of Hereford High School. (3) In 1999, Ardabella Fox., who along with her husband Melvin Fox had restored the structure, noted that when she began work, the flowers were flaking off from long bouts of dampness and winters when the house as not heated. The fireplace in this room is of black, white-streaked marble, also believed to have been installed by the Lupo family. (4) In the east parlor or music room, Mr. Fox was duplicating a very plain wooden Federal style mantel in November 1999. These rooms contained ceiling medallions, probably mass-produced, with acanthus leaf designs. The hall is a maze of double doors opening into the various rooms. The doors are all topped by “shaped” heads, actually angled heads, as are many window frames. There is one fairly plain circular medallion in the first story hall,

The addition tacked on, possibly in 1848, at the northeast corner contains, as mentioned a dining room where the main feature is “a fireplace of brown Oregon marble with a round arched opening formed by plain colonnettes with paneled spandrels. There is a cartouche in the center

20-96

of the arch. Oddly enough, the wall between the dining room and kitchen is curved.” (5) The brown fireplace is also credited to the Lupo family. The west window in this room is a very Victorian floor-to-ceiling type with a sash that disappears into a hollow space provided inside the wall. This flooring in this room has been sanded and brought to a high gloss to show the complex graining in the planks. The HABS drawings from 1975 clearly show that this set of rooms was formed by a set of three walls tacked onto an existing main house.

The Clemens paper concludes its architectural description as follows:

Between the dining room and the pantry is what appears to be a false window opening on a vertical shaft from the basement to the second floor. Former owners of the house say this was a dumbwaiter; but the architects who made a recent survey say it is only a place where outside windows were closed off when the wing was added to Loveton.

On the second floor are seven large bedrooms, two of which have been made into bathrooms during this century. There is also a matching L-shaped hall on the second floor, connecting a sleeping porch over one entrance and a balcony over the opposite entrance.

Only the older part of the house has a third floor, and this contains two additional bedrooms and an unfinished storage room. In total, Loveton contains nineteen rooms, most of them large and roomy.

Loveton is not vernacular architecture as the term might be applied in Northern Baltimore County, although there are a few other examples of its style and many of the stone and brick homes were finished with stucco, perhaps at a later date than that of their construction.

Loveton has a definite style and likely had an architect, although no information this possibility has been discovered. This house is more an example of what is known as polite architecture. As regards the use of space, each room in Loveton provided a single function. There were separate bedrooms for each member of the family and even an office for the master to conduct the business of the farm.

The 1918 Tax Ledger of Election District 8 showed the house had the following dimensions:

35 x 50
24 x 43

The tenant house just to the east measured 20 x 16 and 10 x 16 in the same tax ledger. (6) An extension of the main house is an open carriage shed, presumably for visitors' carriages and their horses, where stone rear and side walls support a standing-seam roof of remarkable length. The carriage shed is a banked building, built into the lawn terrace of the main entrance. It is shored up by stone buttresses at the back wall.

NOTES:

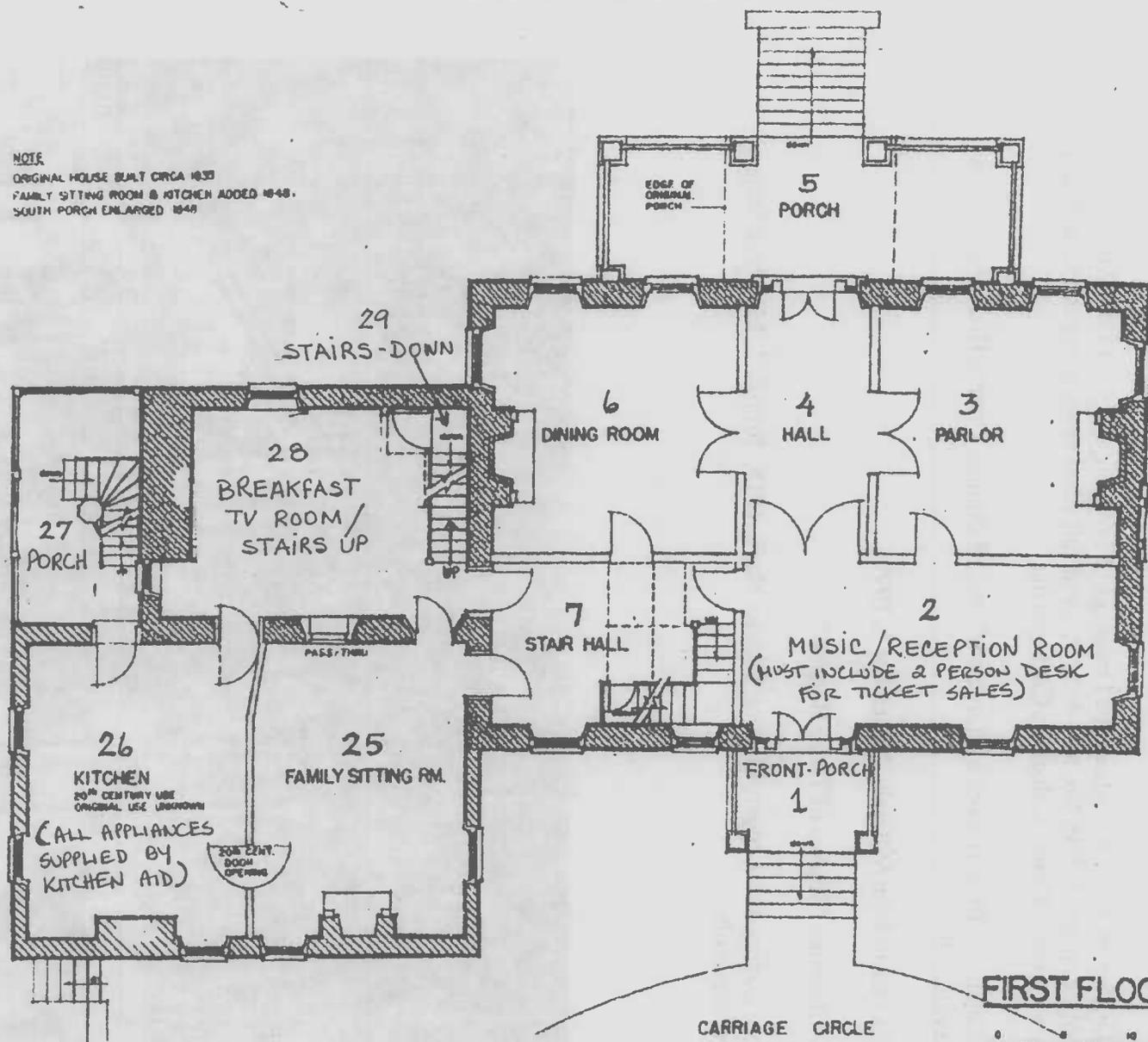
1. Andrew Clemens, "Studies of Three Houses in Baltimore County," submitted in Course 40-339, July 31, 1975.
2. Michael F. Trostel, F.A.I.A. Measured Drawings of Loveton, 1975, HABS Collection, Library of Congress, HABS No. MD-855. A set of full sized paper prints is available at the Baltimore County Historical Society, Cockeysville.
3. Martha Lamb, "A Brief History of 'Loveton,'" ms., Baltimore County Historical Society, Cockeysville, VF.
4. Ardabella Fox to John McGrain, November 1, 1999.
6. Andrew Clemens, "Studies of Three Houses."
6. Baltimore County Tax Ledger, Election District No. 8, 1918, folio 351, Maryland State Archives, Annapolis.



T
TO REMAINS OF ORIGINAL TERRACED GARDENS



NOTE
ORIGINAL HOUSE BUILT CIRCA 1833
FAMILY SITTING ROOM & KITCHEN ADDED 1848.
SOUTH PORCH ENLARGED 1848



THIS
PART
ADDED

FIRST FLOOR PLAN

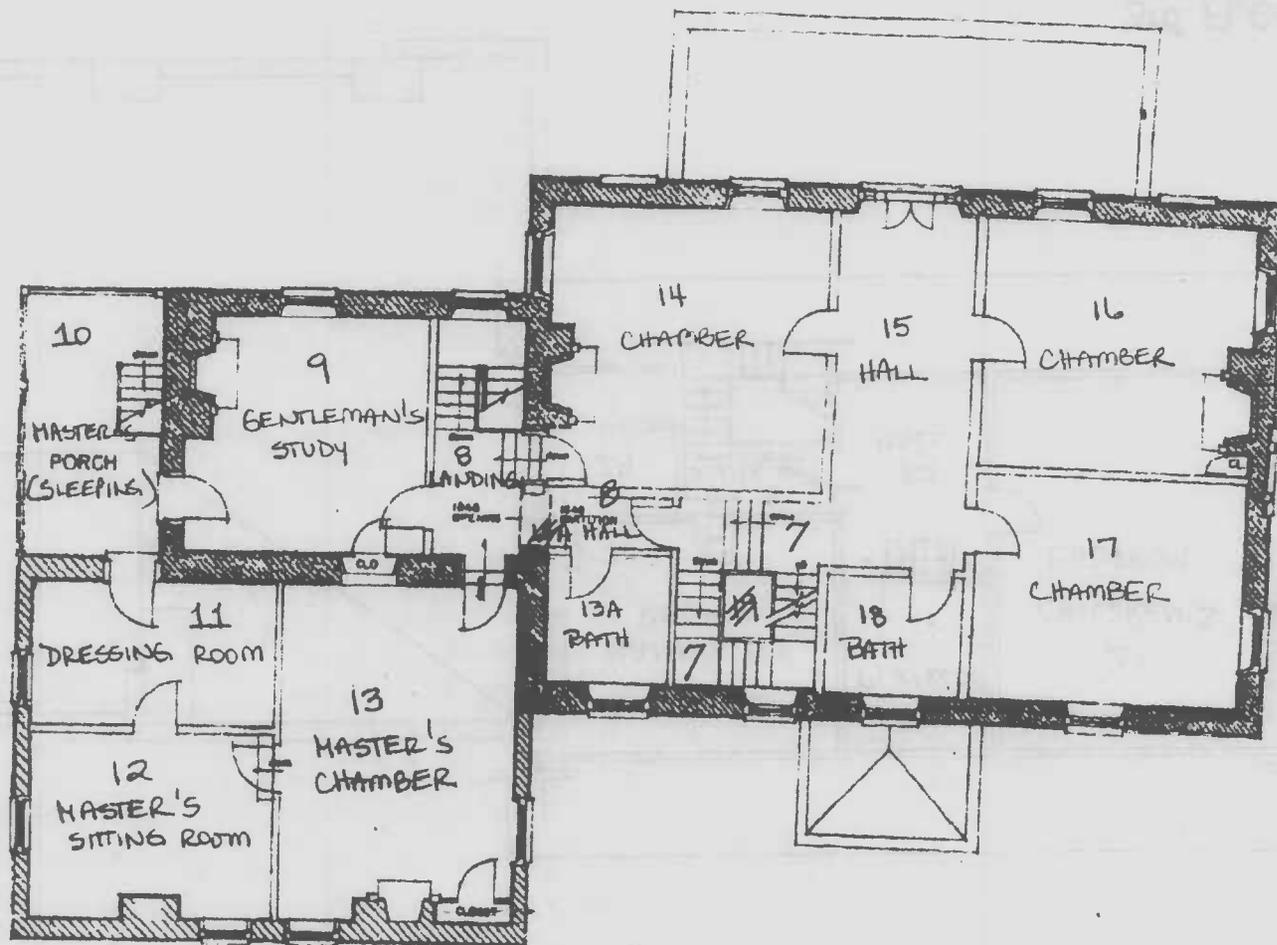
0 5 10 15 20
SCALE - 1/16" = 1'-0"

DRAWN BY M. F. TROSTEL JUNE 1973
FUNDERS & HITE, INC.
ARCHITECTS PLANNERS BALTIMORE, MD
UNDER DIRECTION OF THE NATIONAL ARCHITECTURAL
JOINT STATE DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
LOVETON, YORK ROAD, COCKEYSVILLE VICINITY, BALTIMORE CO., MARYLAND

SHEET NO. 1
HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET OF SHEETS

BA-92 1999



2nd. FLOOR

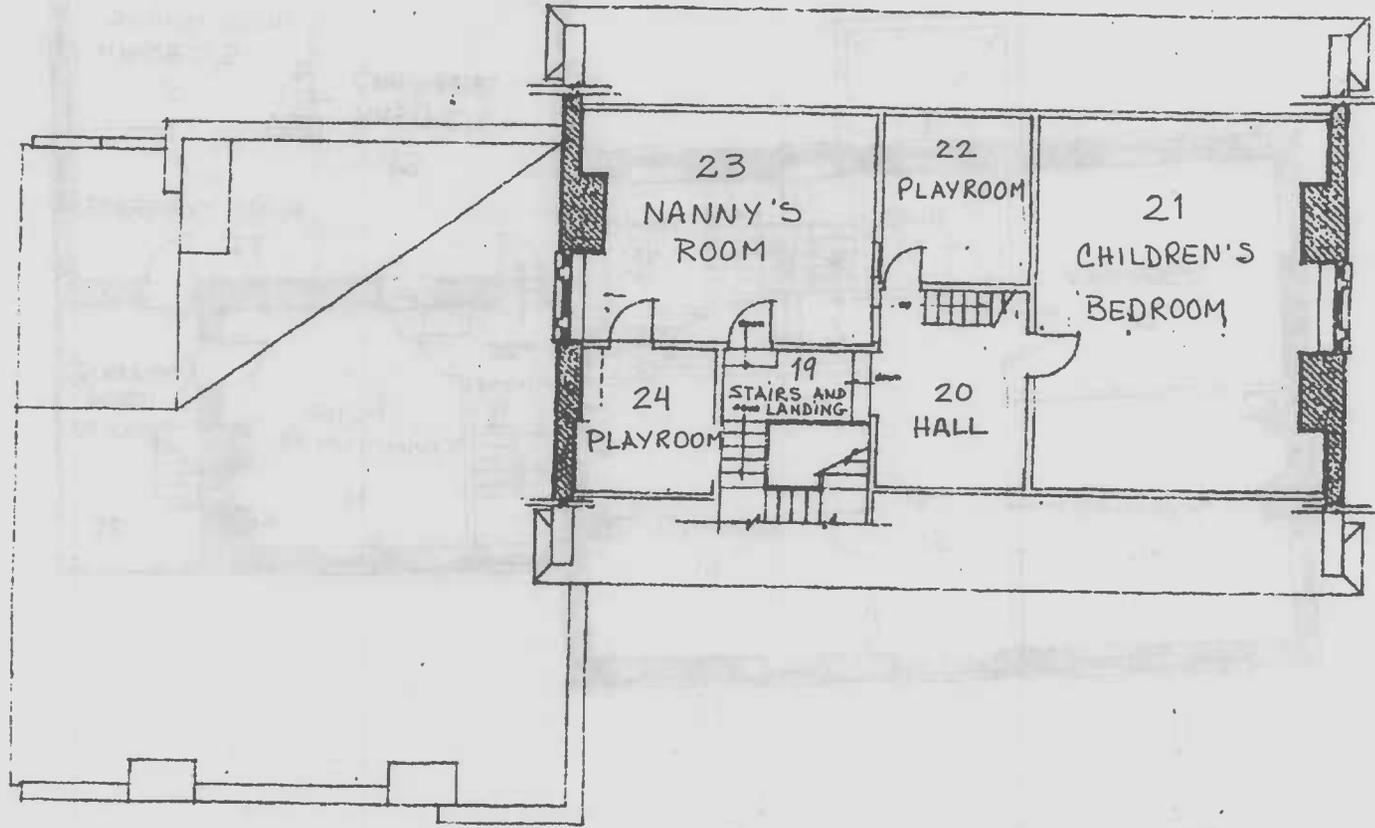


EDWARDS & KELCEY
ARCHITECTS - PLANNERS
OFFICE OF ARCHITECTURE AND PLANNING
1000 N. CALVERT ST. BALTIMORE, MD 21202
PHONE: 527-1100

LOVETON, YORK ROAD, COCKEYSVILLE VICINITY BALTIMORE CO, MARYLAND

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 1 OF 1

BA-92



3rd. FLOOR

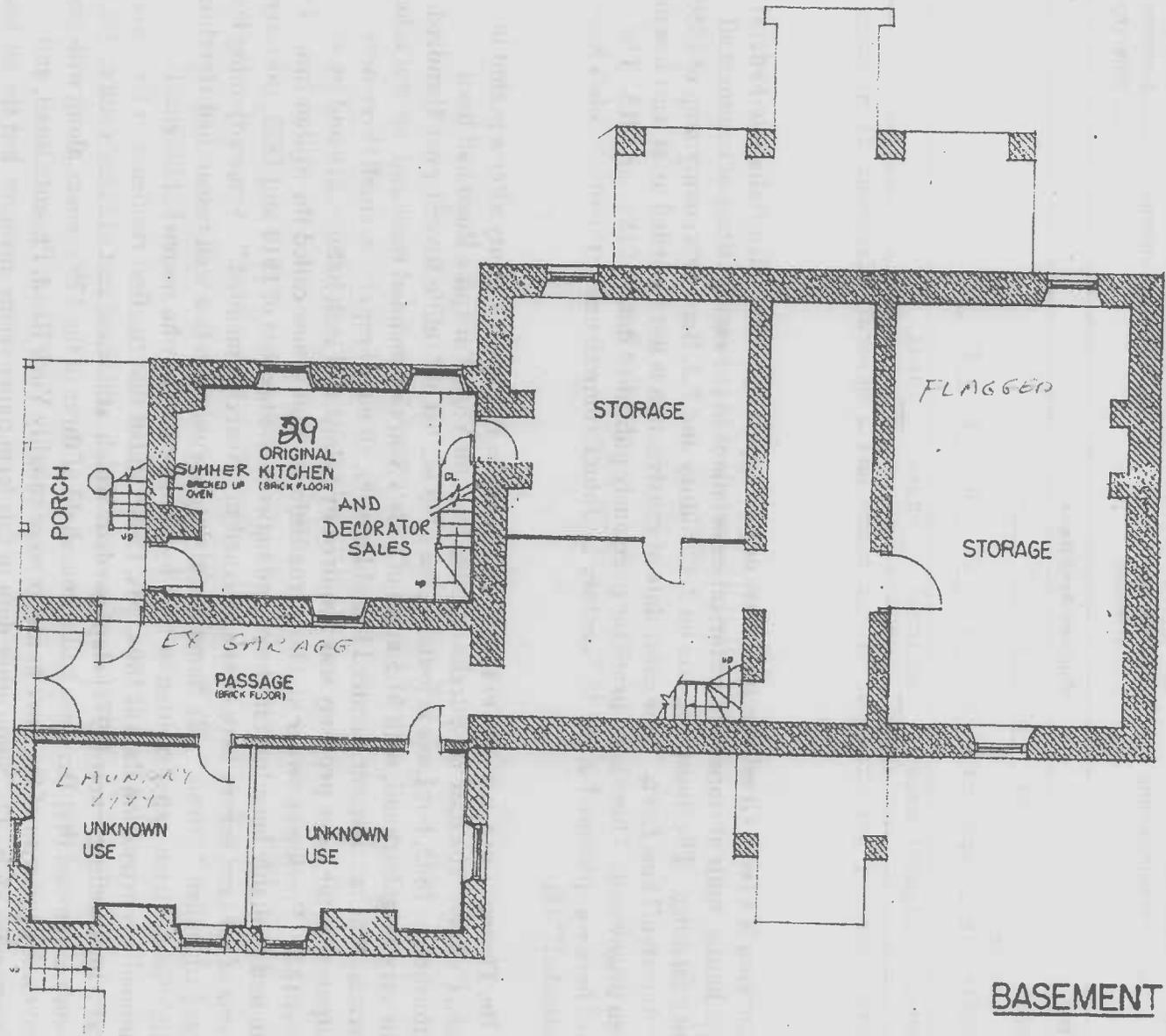


DRAWN BY M.F. TROSTEL
JUNE 1975
EMERSON B. HYDE INC.
ARCHITECTS - PLANNERS
BALTIMORE, MD
OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION
UNIVERSITY OF MARYLAND, COLLEGE PARK, MD
UNITED STATES DEPARTMENT OF THE INTERIOR

LOVETON, YORK ROAD, COCKEYSVILLE VICINITY, BALTIMORE CO., MARYLAND

SURVEY NO. HISTORIC AMERICAN BUILDINGS SURVEY SHEET OF

BA-92



BASEMENT



BA-92

DRAWN BY M.P. TROSTEL JUNE 1975
 EDWARDS & HYDE INC.
 ARCHITECTS - PLANNERS BALTIMORE, MD
 UNDER DIRECTION OF THE NATIONAL FARM SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
 LOVETON, YORK ROAD, COCKEYSVILLE VICINITY, BALTIMORE CO., MARYLAND

SURVEY NO. HISTORIC AMERICAN BUILDING SURVEY SHEET OF SHEETS

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates _____ **Builder/Architect** _____

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

Loveton is a large Greek Revival house or possibly it could be called Italianate-Federal style house, built of stone with historical associations in the earliest times of commercial dairy farming. The house appears on J. C. Sidney and P.J. Browne’s county map of 1850 as “Loveton/Thos. Love.” The exact date of construction is not recorded or at least has not been discovered. There is no proof for previously published dates of 1803 or 1813. The land here was patented in the 18th century by John Cromwell under the title “Cole’s Search Amended” (1)

Dr. Thomas Love, a native of Delaware, moved to Baltimore County after a period in Cecil County. The date for purchasing this tract on York Turnpike Road had been published as 1803, but Love is found in the 1798 tax list of Middle River Upper Hundred, this very neighborhood, with 51.5 acres of Cole’s Search Amended tract and several other parcels. The tax assessor itemized five old houses, all out of repair. A small three-acre outparcel of the Love property was acquired by Sebastian Finck before 1818 and by at least 1828, Finck was owner of a large roadside inn that is now called the Milton Inn. The inn had probably been built in the period between the tax lists of 1818 and 1823; the later name of the land survey here later shortened to “Search Amended.” Some adjoining land was just called “Alfred.” (2) Some useful data is contained in a well researched Hereford High School term paper written in 1972 by Martha Lamb, who somewhat illogically claimed a construction date of 1804. Ms. Lamb stated that the first residence of Dr. Love was a log dwelling “now [1972] clapboarded” which still stood east of Price’s store. Ms. Lamb also noted that Dr. Love had a household of three in the 1790 census along with ten slaves. Boundaries of the Love holdings were roughly York Road, Phoenix Road, and Gunpowder Falls. (3) Some other data in this term paper seems unsound, but the author consulted some family members who are no longer available in 1999. At least 85 acres of “Alfred” and “St. Thomas’ Adventure” was deeded to a family member in 1846 and became what is now called the Sax House property at 14803 York Road just east of the Milton Inn. The Sax House (MHT Site No. BA 630) could be one of the five log houses owned by Dr. Love in 1798; at any rate, that parcel was deeded by Martha Love to her daughter Martha Comfort Webster on June 22, 1842.

**Maryland Historical Trust/
National Register of Historic Places
Continuation Sheet**

BA-92

MHT Inventory No.

name of property: LOVETON

Section number 8 Page 2

When Dr. Love died (March 1, 1821), his estate included a stone slave quarters, frame barn, and frame carriage house. What structure served as his residence is not clear. (4) The doctor's son, distinguished in the neighborhood as Captain Thomas Love, inherited the property in 1821; in 1837 he married Priscilla Presbury. It was approximately 1837, according to the geographical information in the G.M. Hopkins Atlas of Baltimore County, Maryland, that Captain Love found a steady market for milk in Baltimore City:

Lovington [*sic*] the home of Capt. Thomas Love, is a fine estate comprising about 600 acres, and about evenly divided by the York Turnpike, the 16th mile-stone being on the property. Capt. Love was a pioneer in the cream and milk business, when railroad transportation was first utilized, having established his dairy nearly 40 years ago, during the whole of which period, in more than one instance,

↓
more

m a r

11

he has supplied the same customer. The dairy consists of about 60 cows; one of the best results is the manure that, by proper application, has brought the farm into the highest state of fertility. the wheat and oat crop the present season being second to none in the district.

Architect Michael Trostel, when on the staff of Edmunds and Hyde, Inc., made a set of measured drawings of Loveton in May and June of 1975 and estimated the date of construction of the main portion of the house at 1840, based on the architectural style employed. The two northeast corner rooms are clearly something that has been added, as can be deduced from blocked-up windows and lost spaces. Prints of the Trostel drawings of the facades and the floor layout are filed at the Baltimore County Historical Society; the originals are in the HABS collection at the Library of Congress in Washington. (5) The 1975 paper by Andrew Clemens placed the date of the wing at 1848. (6) Strangely enough, William W. Williams, the anonymous author of the 1930s *Jeffersonian* series on historic sites, had the order of construction reversed, saying the block on the west came first, the wing second—but the fact that there are windows trapped inside of the common wall between the sections proves the Trostel and Clemens viewpoints. (7)

The house was certainly discovered as newly taxable property by the assessor in 1845. The transfer book covering 1842 to 1845 listed under Election District No. 8 in the year 1845:

Charge Thomas Love	New Improvements, dwelling house, \$2,500. (8)
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The next transfer book listed in 1847 a \$500 deduction on the Thomas Love account, "Part of Old Improvements torn down." (9) One person who was born in the house in 1864 was Bessie Montague, who was later famous as "Aunt Bessie" Merryman, confidant of Bessie Wallis Warfield when she was waiting out the legal complications of marrying the King of England in 1936. "Aunt Bessie" was the daughter of Sally Love Montague and William Montague who were living with the Loves during the Civil Ware. (10) Mrs. Warfield made the famous quip that she preferred to be addressed as Wallis because "Bessie" was so often applied to American cows. The Martha Lamb term paper reported that Aunt Bessie had been married in the Loveton parlor. (11)

The Loves had six children but only Albert T. Love lived to maturity and inherited the estate in 1885 in trust for his son John Thomas Love. (12) Albert T. Love was not a farmer by choice and eventually he and his son disposed of the property. Martha Lamb's paper pointed out that John T. Love was in the wholesale liquor firm of Kuble and Love in Baltimore City. (13)

Thomas Love's inventory showed 105 sheep and 29 lambs, but only 11 cows, 5 calves, and 5 heifers. Apparently the estate was in decline at the time of his death. A few years later, in 1894, the County Treasurer seized 10 acres for unpaid taxes and in 1895 seized another

fragment. (14) One of the rare mentions of Loveton occurred in the *Baltimore County Democrat* of August 11, 1895:

A very exciting game of ball was played on the farm of Mr. Albert T. Love, "Loveton," on the morning of the 4th between The Buttercups and the Daiseys. The Buttercups were headed and led To victory by Capt. Eugene S. Newbold, assisted by the fine Battery work of Messrs. Dubbs and Thuma. The Daiseys, under The leadership of Capt. Joseph S. Underwood, were "not in it" from the start. The score stood at the end of the 6th inning when the game was called, 24 to 16 in favor of the Buttercups. The features of the game were the superb fielding, and heavy batting of Duncan in right field, and the fine catch of a hard hit line ball by Capt. Underwood of the Daiseys. It was this latter play that stopped the game, for the hard-working captain caught it in the eye. A number of ladies were present and were interested spectators.

The farm was purchased from the last of the Loves in 1909 by Angelo Lupo, a native of Torino in Northern Italy and former resident of New Jersey. The deed did not refer to any colonial land survey but merely called the 572-acre tract "Loveton" or "Loveton Farm."

(15) The Towson paper noted the sale:

Fine Old Estate Sold.—Mr. A. Lupo, who lately sold his property known as the Meadows Farm, at Glencoe, N.C.R.R., to Mr. W. H. Dietrick of Ruxton, has purchased the fine old estate known as "Loveton," situated on the York Turnpike, about two miles north of Cockeysville. It contains 600 acres, and has a fine large mansion and extensive farm buildings. "Loveton" was for many years the home of the late Capt. Thomas Love from whom it descended to his only son, Mr. Albert T. Love, who has lived there since the property came into his possession. (16)

The following year the same paper reported:

The remains of the Love family have been removed from "Loveton," The old homestead in the Eighth District, to Sherwood Cemetery at Cockeysville. "Loveton" was lately sold to Mr. Lupo, formerly of New Jersey. (17)

Angelo Lupo increased dairy production and refurbished the house. The 1911 Tax Ledger updates show that he built two silos entered in the records as "New 1915." (18) The Towson paper reported in 1914:

A large bank barn, with 10 tons of straw, was burned on Friday, last week on the farm of Mr. Angelo Lupo,

near Phoenix, with a loss of \$2,500. The insurance amounted to \$5,000. (19)

The 1918 tax ledgers showed the Loveton herd at 50 cows, two bulls, 10 heifers, and seven yearlings. (20) He lived until 1926, and his children married into local farm families. The Martha Lamb paper reported that in 1926 the carriage house had caught fire and the blaze set off some stored dynamite; there were cracks made in the house chimneys and some interior plaster fell. The same paper also recorded that the milking barn burned in 1943. (21) The farm was kept up for many years by Mr. and Mrs. Frank Lupo and other relatives. Angelo Lupo's 32-year-old grandson, William C. Carroll, Jr., was the active farmer on the estate, and he and wife Patricia Carroll had the slave house reconstructed in 1953 for their own residence. However when William Carroll was electrocuted in an accident on the premises in 1959, production came to a halt. (22) His elderly relatives could not keep the place going, and in 1966 the heirs sold out to a firm interested in developing the land into housing an industrial park. (23) Frank Luppó died on January 3, 1969. (24) In the intervening years, the main house slowly deteriorated, although tenants continued to live in what is called the "old slave quarters." The Baltimore County Landmarks Preservation Commission added the house to the Preliminary Landmarks List on August 16, 1977. At that time the property consisted of 485.16 acres. (25) The County Council included Loveton on the first batch of Final Landmarks ever enacted in 1977. The proposed listing was supported by then Third District Councilman, Clarence Ritter.

In 1978, Maryland Properties, Inc., sold a ten-acre parcel containing the house to Melvin and Ardabella Fox who had experience in restoring large town houses in the city facing Union Square. The company made a ceremony of it and there were costumed ladies in ca. 1860 outfits at a catered luncheon. Photos of both 1977 and 1978 show that the Greek Revival south porch was in a state of collapse, although a photograph taken for the Baltimore County Historical Society in January 1966 had shown it intact. (26) Eventually the house was restored on the exterior and painted a cheerful yellow. (27)

In 1999 it was announced that Loveton was to join the list of show-place houses that have served as the Baltimore Symphony Decorator Show House, a springtime event that raises considerable sums to support the city's world-class orchestra, (28)

NOTES:

1. William C. Carroll, Jr., "Loveton," *300th Anniversary of Baltimore County* (Baltimore, 1959), p. 22.
2. *Baltimore Gazette and Daily Advertiser*, March 10, 1828, p. 4.
3. Martha Lamb, "A Brief History of 'Loveton,'" ms., Baltimore County Historical Society, Cockeysville, VF.
4. Baltimore County Inventories, Liber _____.

5. Library of Congress, HABS MD-855. These drawings clearly show that the northeast rooms are an addition tacked onto the main block with three new walls.
6. Andrew Clemens, "Studies of Three Houses in Baltimore County," submitted in Course 40-339, July 31, 1975.
7. [William W. Williams], "'Loveton,' Built in Early 19th Century," *Jeffersonian*, June 20, 1931.
8. Baltimore County Transfer Book, 1842-1846, District 8, folio 13, Maryland State Archives, Md. HR 8359.
9. Baltimore County Transfer Book, 1846--, District 8, 1847, folio 4, Maryland State Archives, HR No. 8360.
10. Frances T. Trippe, "'Aunt Bessie' Is 100—Really So This Year," *Evening Sun*, August 19, 1964, p. B-1.
11. Lamb, "A Brief History of 'Loveton.'"
12. Baltimore County Wills, TP 7, folio 366.
13. Lamb, op. cit.
14. Baltimore County Inventories, Liber _____
15. Baltimore County Deeds, WPC 351:428.
16. *Baltimore County Union*, September 4, 1909.
17. *Baltimore County Union*, May 21, 1910. The reservation of the cemetery by the Love family some twenty five years before the removal of the bodies had placed a cloud over the property. In 1977, the Lupos brought suit in Baltimore County Court. "Last February, Judge John E. Raine, Jr., of the Baltimore County Circuit Court ruled that the Lupos, having controlled the property for so many years while the heirs had shown no interest, should be declared rightful owners." Some 51 Love descendants, including the Duchess of Windsor, were served legal notice (*Sun*, July 25, 1977).
18. Baltimore County Tax Ledger, 1918, District 8, folio 25.
19. *Union News*, Towson, August 29, 1914.
20. Baltimore County Tax Ledger, 1911, District 8, folio 296.

21. Lamb, op. cit.
22. Obituary, *Sun*, October 4, 1959. Carroll was a 1951 graduate of Johns Hopkins University, where he had played lacrosse.
23. Baltimore County Deeds, OTG 4601:240. Also, "Loveton Center Under Way For Maryland Properties," *Evening Sun*, June 23, 1978, Financial Section.
24. Lamb, op. cit.
25. "Landmark Panel Wavers on Loveton Project," *Sun*, July 25, 1977.
26. Gabrielle Wise, "City Couple to Save Crumbling County Mansion," *Baltimore Sun*, June 24, 1978.
27. Tom Tozer, "Renovations Within Year, Loveton Sale Finalized," *The Star*, June 22, 1978, p. A-2. Also, Baltimore County Deeds, EHK JR. 56963:921.
28. Pat Van Den Beemt, "Loveton set as Sight [sic] for Decorator's Showhouse," *Jeffersonian*, October 7, 1999.

NOTE: This report is an expanded version of the reporting forms sent to the Landmarks Preservation Commission in 1977 by John McGrain, County Historian (410-887-3495).

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

0300924504

1 NAME

> HISTORIC LOVETON

AND/OR COMMON

same

2 LOCATION

STREET & NUMBER

14301 York Road (0.4 mile north of Phoenix Road) 2nd Congressional Dist
3rd Councilmatic Dist.

CITY, TOWN

CONGRESSIONAL DISTRICT

Sparks

X VICINITY OF

STATE

COUNTY

Maryland

Baltimore County

3 CLASSIFICATION

*but vacant

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE*
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	NO <input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	NO <input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Maryland Properties, Inc.

Telephone #: 667-7700

STREET & NUMBER

11011 McCormick Road

CITY, TOWN

Hunt Valley

VICINITY OF

STATE, zip code

Maryland 21030

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 4601

Folio #: 240

STREET & NUMBER

401 Bosley Avenue

CITY, TOWN

Towson

STATE

Maryland 21204

6 REPRESENTATION IN EXISTING SURVEYS *

TITLE

BALTIMORE COUNTY HISTORIC SITES INVENTORY

DATE

(ongoing since 1964)
entered 7/29/65 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

MARYLAND HISTORICAL TRUST

CITY, TOWN

ANNAPOLIS

STATE

Maryland

21401

* also HISTORIC AMERICAN BUILDINGS SURVEY, U.S. DEPARTMENT OF THE INTERIOR,
WASHINGTON, D.C. 20240 entered 1975

DESCRIPTION

134-42

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Loveton is a large house of roughly L-shaped design. The main block is in a formal Italianate Federal design, built of uncoursed fieldstone, covered with stucco, and set on a low stone foundation. An annex or wing on the east end of the house is set back from the main block facade as an ell, built of brick covered with stucco; the facades of the ell or wing are practically undecorated.

The main block is 2-1/2 stories high, five bays wide. A one-story entrance porch with four square columns stretches across the three middle bays. The front door is topped by a transom and flanked by sidelights. The entire entrance is topped by a cornice. The porch is decorated with a plain frieze and a dentiled cornice; its roof is flat.

The front of the main block, as well as the facade of the adjoining ell are decorated with a plain frieze topped by a dentiled cornice. The roof is low-pitched and there are no openings on the front. Windows on the main facade are 6-on-6 double-hung sash types. The second-story center window is flanked by sidelights and topped by a cornice with consoles at each end.

The east and west ends of the main block are three bays wide and the roof is hidden by stepped gables. On the west end, the center bay consists of false palladian windows with false sidelights at both first and second story levels. An attic window flanked by sidelights opens at the third story level. Inside end chimneys rise on either side of the center bays and exit through the gables.

The rear facade of the main block is four bays across, with a small columned porch in the center. The same entablature appears here as on the front. The ell is a large, previously undecorated structure with stepped gables on the north facade; this part of the house was used for bathroom, kitchen, and dining room.

Andrew Clemens in his 1975 paper writes that the main block contained a dirt-floored basement kitchen. A large stone fireplace with a lintel made from a single stone still exists; the bake oven portion of it has been bricked up.

The room used as a first-story pantry has been traditionally called Dr. Love's consulting room - but a construction date of 1840 would render that use impossible. The pantry is fitted with chestnut shelving and can be reached from the underground kitchen by a narrow staircase.

Moving through the door at the bottom of the back stairs, one passes into the main stair hall, so ample a room that the two-run open stairs are dwarfed by its size. Adjoining it is the reception hall, "L" shaped and running from the front

CONTINUE ON SEPARATE SHEET IF NECESSARY

carriage entrance to the south garden entrance. The parlor on the right, reached through double eight-paneled doors, was used for formal occasions. The family sitting room or music room on the left is identical in style. Despite the fourteen-foot ceilings and huge windows, this room seems inviting and cozy, so well-scaled are its architectural features.

The wing added in 1848, contains, as mentioned, a dining room where the main feature is "a fireplace of brown Oregon marble with a round arched opening formed by plain colonnettes with paneled spandrels. There is a cartouch in the center of the arch. Oddly enough, the wall between the dining room and kitchen is curved."

The Clemens paper concludes its architectural description as follows:

Between the dining room and the pantry is what appears to be a false window opening on a vertical shaft from basement to second floor. Former owners of the house say this was a dumbwaiter; the architects who made a recent survey say it is only a place where outside windows were closed off when the wing was added to Loveton.

On the second floor are seven large bedrooms, two of which have been made into bathrooms during this century. There is also a matching L-shaped hall on the second floor, connecting a sleeping porch over one entrance and a balcony over the opposite entrance.

Only the older part of the house has a third floor, and this contains two additional bedrooms and an unfinished storage room. In total, Loveton contains nineteen rooms, most of them large and roomy.

Loveton is not vernacular architecture as the term might be applied in Northern Baltimore County, although there are a few other examples of its style and many of the stone and brick homes were finished with stucco, perhaps at a later date than that of their construction.

Loveton has a definite style and most likely had an architect, although no information on this possibility has been discovered. This house is more an example of what is known as polite architecture. As regards the use of space, each room in Loveton provided a single function. There were separate bedrooms for each member of the family and even an office for the master and the business of the farm.

The 1918 Tax Ledger of District 8 (f. 351) showed that the dwelling measured:

35 X 50
24 X 43

and the tenant house measured 20 X 16 and 10 X 16.

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Loveton is a large Federal-style house with historical associations in dairy farming. The house appears on J. C. Sidney's county map of 1850 as "Loveton/Thos. Love." The exact date of construction is not recorded, or at least has not been discovered, and there is no proof for previously published dates of 1803 or 1813. The land here was patented in the 18th Century by John Cromwell under the title "Cole's Search, Amended."

Dr. Thomas Love, a native of Delaware moved to Baltimore County after a period in Cecil County in 1803, purchasing this parcel on the York Turnpike Road. When Dr. Love died (March 1, 1821), his estate included a stone slave quarters, frame barn, and frame carriage house. What structure served as his residence is not clear.

The doctor's son, distinguished in the neighborhood as Captain Thomas Love, inherited the property in 1821 and in 1837 married Priscilla Presbury. It was approximately 1837, according to the account in the Hopkins Atlas of Baltimore County, that Captain Love found a steady market for milk in the city:

"Lovington (sic), the home of Capt. Thomas Love, is a fine estate comprising about 600 acres, and about evenly divided by the York Turnpike, the 16th mile-stone being on the property. Capt. Love was a pioneer in the cream and milk business, when railroad transportation was first utilized, having established his dairy nearly 40 years ago, during the whole of which period, in more than one instance, he has supplied the same customer. The dairy consists of about 60 cows; one of the best results is the manure that, by proper application, has brought the farm into the highest state of fertility. The wheat and oat crop the present season being second to none in the district."

Architect Michael Trostel, who made a set of measured drawings of Loveton in May and June of 1975, estimates the date of construction of the main portion of the house at 1840, based on the architectural style employed. The east wing is clearly something that has been added, as can be deduced from blocked-up windows and lost spaces. The 1975 paper

CONTINUE ON SEPARATE SHEET IF NECESSARY

by Andrew Clemens places the date of the wing at 1848.

The Loves had six children, but only Albert T. Love lived to maturity and inherited the estate in 1885 in trust for his son John Thomas Love (Wills 100:366). Albert T. Love was not a farmer by choice and eventually he and his son disposed of the property.

Thomas Love's inventory showed 105 sheep and 29 lambs, but only 11 cows, 5 calves, and 5 heifers. Apparently the estate was in decline at the time of his death. A few years later, in 1894, the County Treasurer seized 10 acres for unpaid taxes and in 1895 seized another fragment.

The estate was purchased from the last of the Loves in 1909 by Angelo Lupo, a native of Torino in northern Italy and former resident of New Jersey (Deeds WPC 351:428). Lupo increased dairy production and refurbished the house. He lived until 1926 and his children married into local farm families. The farm was kept up for many years by Mr. and Mrs. Frank Lupo and other relatives. Angelo Lupo's grandson, William C. Carroll, Jr. was the active farmer on the estate, and when he was electrocuted in an accident on the premises in 1959, production came to a halt. His elderly relatives could not keep the place going, and in 1966 the heirs sold out to a firm interested in developing the land into housing or industrial space. In the intervening decade, the main house has slowly deteriorated, although tenants have lived in what is called the "old slave quarters."

MAJOR BIBLIOGRAPHICAL REFERENCES

Andrew Clemers, "Studies of Three Houses in Baltimore County,"
 submitted in Course 40-399, , July 31, 1975.

William Williams, "'Loveton' Built in Early 19th Century,"
Jeffersonian, June 20, 1931.

CONTINUE ON SEPARATE SHEET IF NECESSARY

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 485.16

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	None	COUNTY	None
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STATE	COUNTY
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FORM PREPARED BY

NAME / TITLE

John McGrain

ORGANIZATION

Baltimore County Office of Planning and Zoning

DATE

May 1, 1977

STREET & NUMBER

County Courts Building

TELEPHONE

494-3495

CITY OR TOWN

Towson

STATE

Maryland 21204

The Maryland Historic Sites Inventory 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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438