Survey No. K-531

Magi No. 1505315804

DOE __yes __no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic The Colonial; Miss Kingsland's Boarding House

and/or common Joseph & Rebecca Downey House

2. Location

street & number West side Lawton Ave., 1/4 mi. north of Rt. 20, Lawton Avenue, Gratitude ___ not for publication

city, town Rock Hall x vicinity of congressional district 1st

state Maryland 21661 county Kent

3. Classification

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

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

name Mr. and Mrs. Joseph Downey

street & number R.D. 1, telephone no.: 639-2419

city, town Rock Hall state and zip code Maryland 21661

5. Location of Legal Description

courthouse, registry of deeds, etc. Kent County Courthouse liber WHG 39

street & number folio 326

city, town Chestertown state Maryland 21620

6. Representation in Existing Historical Surveys None

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. K-531

Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date of move _____
___ fair	___ unexposed		

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

This 2-story, frame, former summer boarding house, probably built in the late 1920's, is in the "four-square" style with a pyramidal roof having low shed-roofed ventilators in two slopes. Originally clad with German shiplap siding but now wood shingled, the house on 2½ sides had columned porches, now partially enclosed. Windows are 1/1 with wide, plain trim.

8. Significance

Survey No. K-531

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

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.

This four-square house in Gratitude appears to have been built in the late 1920's to be a summer boarding house although by then neither the steamboat nor the car/passenger ferry was still running to the nearby Gratitude wharves they had used, the former until 1924 and the latter until mid-1927. With arrivals by boat at nearby Tolchester and by car, however, the small resort community of Gratitude continued into the 1950's to attract vacationers for the swimming, fishing and crabbing, sumptuous meals, and socializing offered. Built in a popular residential style of the time, with some "colonial revival" elements, the house with its six small bedrooms, spacious 2nd story hall, large rocking-chair porch, and pleasant public rooms reflects the intent of its original owner to provide a resort hostelry which was intimate and on a small-scale, as were others of its time and place.

9. Major Bibliographical References

Survey No. K-531

Kent County Land Records. Also Robert H. Burgess and H. Graham Wood, Steamboats Out of Baltimore. Cambridge, MD. Tidewater Publishers, 1968

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Margaret Q. Fallaw, Surveyor

organization County Commissioners of Kent County
Historical Society of Kent County **date** November 23, 1982

street & number The Court House
Church Alley **telephone** 778-4600
778-3499

city or town Chestertown **state** Maryland 21620

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

PS-2746

BUILDING FORM AND MATERIAL

1. Size - Main Section: 2 stories, 4 bays wide (1st flr.), 3/4 bays deep
   3 bays wide (2nd flr.)
   Wing A: 1 story, 4 bays wide, 1/2 bays deep
   (bathroom and furnace room addition extending from west porch)

2. Plan type (Main section): four-square on first floor. The original wrap-around porch (most of three sides) has been enclosed for sun porch and kitchen on the south and west. See drawing for second-floor plan (original; now is modified by combination of several small bedrooms).

3. Roof type - Main section: low hip/pyramidal
   Wing: low hip

4. Chimney(s) - Location(s): 1) near center of main section
   2) in Wing A adjacent to Main Section, for furnace room added by current owners
   Materials: 1) brick
   2) concrete block
   Decorative elements: 1) corbelled cap, out and in
   2) brick cap

5. Material/Walls

   Main Section: Frame. Details: square butt shingles, once creosoted, now stained, over horizontal weatherboard (evidence: old photo which appears to date from 1920's; weatherboard appears to be German shiplap. Later photos indicate that shingling occurred in late 1930's or early 1940's.)
   Wing A: Frame. Details: stained square butt shingles.

6. Material/Roofs

   Main Section: Asphalt shingles. Wing A: Asphalt shingles

7. Material/Foundation

   Main Section: concrete block, crawl space
   Wing A: Same

8. Age: Probably late 1920's, judging from property transactions. Current owner, Mrs. Downey, says about 1910, which is consistent with form, style, and details, however. Carpenter was Charles Parsons, same carpenter as for the Jesse and Myrtle Downey House (K-522), which was built in the late 1920's. (1928)
   Wing: Post 1955 (1960's?) during present ownership.

9. Style: Early 20th century four-square vernacular with some Colonial Revival details.

BUILDING ELEMENTS AND DETAILS

1. Doors

Main entry: location/description: On approach (east) side, 2nd bay from north corner. Door: 1 large light occupying 2/3 of door over 1 horizontal panel. Matching 1-light sidelights over 1 fielded panel. 3-light transom with glass painted or replaced. Heavy compound transom bar which includes chamfered edges with lambs' tongues (Colonial Revival details).

Secondary entries: location/description: 1) south side, porch to dining room: 1 light over 2 horizontal panels. Transom painted/filled in. Wide plain trim. 2) south side, east door into now-enclosed porch (Wing A). 3) west side - also to enclosed porch. 4) at ground level, entry to Wing A furnace room on the west side.

2. Windows

Main Section: type - double hung
lights - 1/1
details - wide, plain trim
shutters - none

Wing: type - double hung
lights - 1/1
details - mid-20th century narrow split-face with small flat ogee between (mill window with trim)
shutters - none

3. Dormers

None, except for attic ventilator on east and west slopes, low-shed type with shingle cheeks, double set of louvers in face.

4. Roof details

Main Section: Box cornice with cyma recta with small fillets as crown and smaller cyma recta as bed moulding on frieze band with what appears to be bead and bevel piece at lower edge, as in baseboards. This may be, with closer viewing, the ogee and bevel piece as seen in the Boulter House. (K-519)

Wing: Box cornice, aluminum.

5. Porch(es): Location/description

Originally on east, south, and 2/3 of west side with low hip roof. Old photo shows portion screened. West side now entirely enclosed for sun porch and kitchen addition as well as the western portion of the south side porch (part of sun porch). 2-3 bays of open porch remain

on south. 4 bays on east side, almost width of house and beyond ca. 11 ft. to south. Large, plain, tapered (slightly) columns with square bases and caps (and various round areas at top and bottom). Wood tongue and groove(narrow)floor. Narrow beaded board ceiling. No balustrade except for metal short length from side of steps to nearest columns. The two sets of steps (east side and south side) are brick (later, c. 1960). Rail is metal. Roof is low hip. Cornice as on main section.

6. Color

Current: brown shingles with white trim. Historic: same since shingling, probably creosote stain

INTERIOR DESCRIPTION

1. Plan type: Four-square, i.e. four rooms on first story. Kitchen later enlarged to west by enclosure of west porch.

2. Major stair: Quarter-turn with closed string, with large square newel and intermediates with square caps and bases. Large square balusters. Window at landing. Narrow, steep. Oak rail in a "Colonial Revival" style. Wide, banded stringer with upper and lower mouldings, which include fillets with center reeding (as seen also in door trim of "Ocean View," K- , also in Gratitude community). Stair designed to occupy as little space as possible.
No other stairs.

3. Major mantles: None. Decorative mantle installed by present owner. House originally heated by stoves.

4. Major trim:

Windows/doors: plain, wide. Some doors have glass transoms above for ventilation. Lintels are plain with bead piece along lower edge (as in Jesse & Myrtle Downey House, K-522).

Baseboards: Bevel and large bead above plain board.

Cornices: None

Chair rails: Added by current owner in dining room and living room.

5. Major doors: 5 horizontal panels; double 5-panel doors between living room and dining room (original)

6. Floors: narrow strip tongue and groove pine.

7. Walls/ceiling finishes: paint on 4' x 8' sheets of wallboard.

OUTBUILDINGS/SITE DESCRIPTION

1. Major outbuildings:

   A. Garage, ca. 1960's-1970's, to south of house; frame with aluminum siding.

   B. Concrete block shed, large, near water, rectangular, with gable roof.

2. Site description:

   Almost level, but slight slope from Lawton Ave. to Chesapeake Bay on west. Lawns, trees, shrubs. Large shed to W/NW. Garage and drive to south. House porch is 40-50 ft. from road. Two large trees flank a walkway of round stepping stones from road to front porch.

3. Views to/from site:

   To West: Chesapeake Bay, with sand beach, docks of neighboring houses, duck/goose blind in water. Swan Point with 1-story modern house on Swan Point Farm (K-496). Can see mouths of Tavern and Swan Creeks with marshland between. Can see Bruff Farm (K-267) through trees in winter.
   To north: adjacent 2-story house and yards.
   To south: Bay Bridge and Western Shore in distance, adjacent houses with accessory buildings and docks. Buildings at old ferry landing, which protrudes into water and block further view. Gratitude water tower.
   To east: large gravel parking lot of Swan Creek Marina directly across road with 3-bay central gable marina house to northeast. Bungalow across road to southeast. Other houses visible down Lawton road to southeast. Can see marina docks, marine railway, and boats beyond marina parking lot to east with almost undisturbed marsh grasses and trees in distance beyond the body of water.

USE OF BUILDING

1. Current: residence

2. Historic: boarding house, primarily for summer vacationers.

HISTORY OF BUILDING/PAST OWNERSHIP

(See also reports for Shady Rest [K-530] and Edgewater [K-528] for further information on the community of Gratitude.)

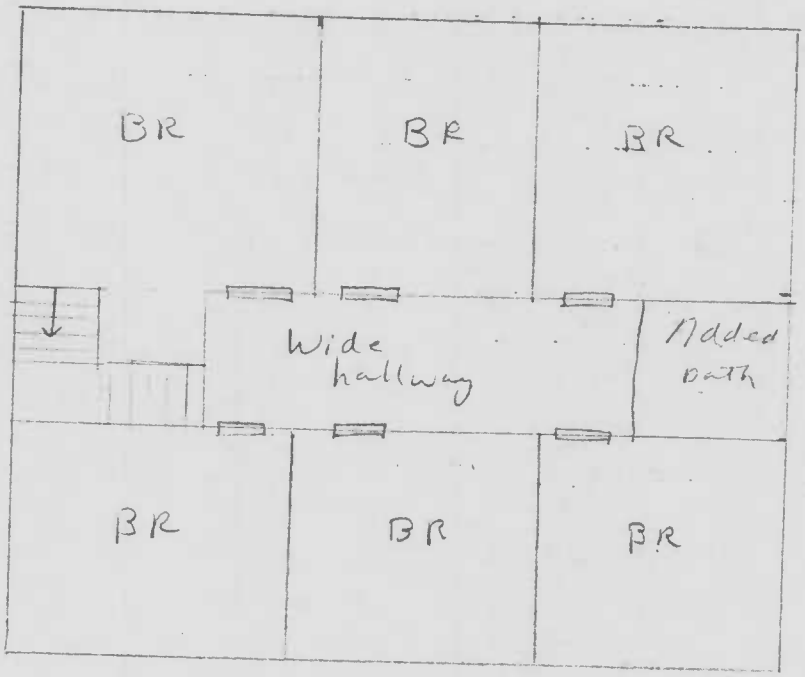
When Christopher Wilkinson's farm, Deep Landing, was subdivided ca. 1890, the Chester River Steamboat Co. in 1889 bought a sizeable tract on the west side of Lawton Road in what came to be called Gratitude (after the steamboat of the same name). The tract included the Shady Rest (K-530)

property, where the wharf and wharf agent's house were located, this boardinghouse land, and the lot for the mid-20th century Cape Cod style house now inbetween. In 1905 the Chester River Steamboat Co. was bought by the Maryland, Delaware and Virginia Railroad Co. (the transaction included also four steamboats and many Kent and Queen Anne's County landings). Girard Trust Co. of Philadelphia held the mortgage (JTD 10/540) from 1905 for this tract and other property to secure a $2 million bond issue. In 1923 the company defaulted on the loan. A U. S. District Court decree of 4/4/1923 and 5/7/1923 gave Girard the right to sell the property, which it did (see RRA 4/53, July 8, 1924). The last steamboat ran Dec. 30, 1923. For 10 months in 1924-25 another steamboat company formed to rent the wharf and ran the steamer General Lincoln. In 1928 the entire property was sold to George F. Rogers (RAS 2/516-20), owner of the Disston Saw Co. of Philadelphia. At this time apparently only the wharf agent's house was on the property, and he used it for a summer home. It is unclear just when this boarding house was built (may have been by Rogers, though it was said he used its lot as a peach orchard). [Did he have the house built as a boardinghouse for Miss Sadie Kingsland to run? Old photos seem to indicate it was there in the late 1920's, this date consistent with its style. But he didn't sell the property, or at least part of it, to Sadie L. Kingsland and William Grover Copper until 6/15/1944 (RAS 34/87). The current owners think house was built for Miss Kingsland and she ran it as a boarding house for many years. Miss Kingsland (who apparently called her boarding house "The Colonial" (sign seen in old photo) died in 1950 and the property passed to Copper as surviving joint tenant.] The house seems to have been used as a boarding house from about 1928 to 1950. The current owners, the Joseph Downeys, bought the house in 1955. Miss Kingsland may also have been the operator of a nearby boarding house (K-527), Ocean View. Simultaneously? Consecutively?

This building appears to have been built for a boardinghouse; it had six small bedrooms on the second story, each with a small closet (now altered into four bedrooms), a cramped stair (to consume less space and provide the desired number of rooms); the obligatory rocking-chair, large porch; outdoor shower at end of porch in rear for bathers (now gone); a large parlor and a smaller sitting room/stair hall for public rooms.

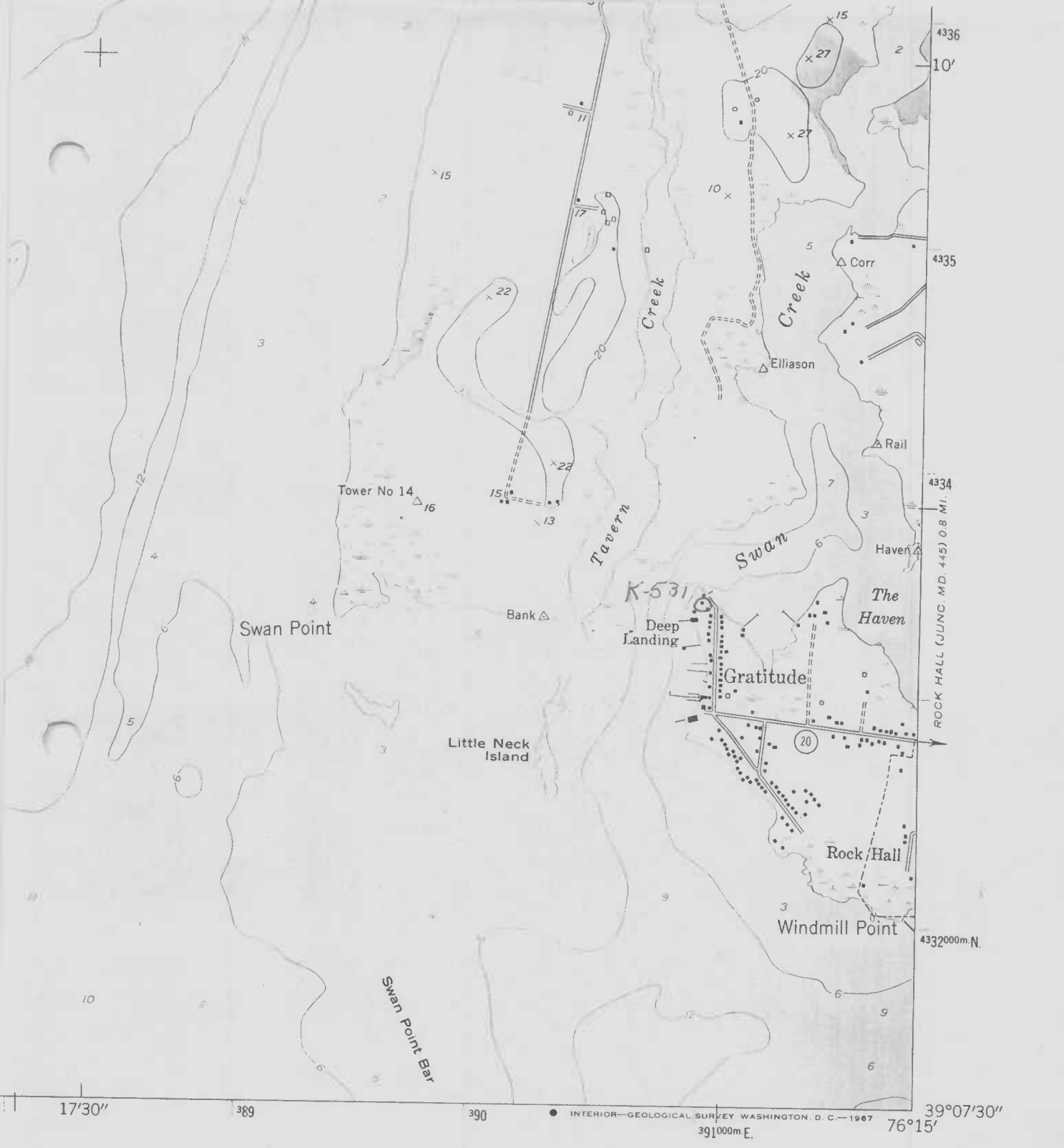
Approach side

← N



- Stove said to have been here by present owner, but not very near to chimney

K-531



1 MILE

ROAD CLASSIFICATION

Heavy-duty — 4 LANE | 6 LANE

Medium-duty — 4 LANE | 6 LANE

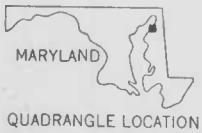
Light-duty

Unimproved dirt

U. S. Route

State Route

(LANGFORD CREEK) 5762 II SW



QUADRANGLE LOCATION

SWAN POINT, MD.

NE/4 NORTH POINT 15′ QUADRANGLE

N3907.5—W7615/7.5

1953

AMS 5762 III NE—SERIES V833