

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

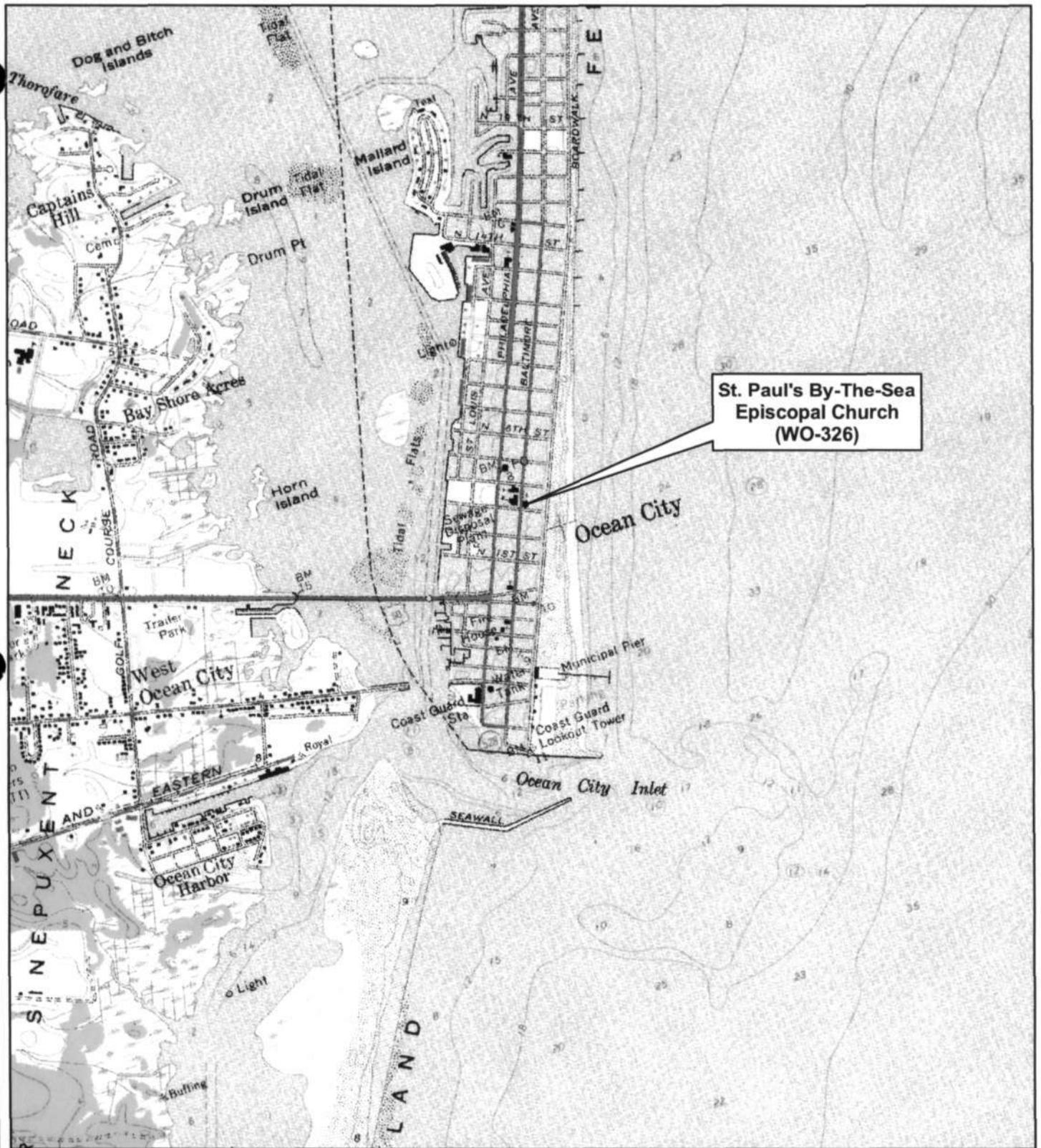
Property Name: St. Paul's by the Sea Episcopal Church Inventory Number: WO-326
 Address: 302 North Baltimore Street (Avenue) Historic district: yes no
 City: Ocean City Zip Code: 21842 County: Worcester
 USGS Quadrangle(s): Ocean City
 Property Owner: Vestry of St. Paul's by the Sea PE Church Tax Account ID Number: 031427
 Tax Map Parcel Number(s): 2790 Tax Map Number: 110
 Project: Bridge No. 2300700, US 50 over Sinepuxent Bay Agency: SHA
 Agency Prepared By: KCI Technologies, Inc.
 Preparer's Name: Sandra Scaffidi Date Prepared: 9/30/2005
 Documentation is presented in: St. Paul's by the Sea Episcopal Church, MIHP No. WO-326, Ocean City Survey District, MIHP No. WO-412
 Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G
 Complete if the property is a contributing or non-contributing resource to a NR district/property:
 Name of the District/Property: _____
 Inventory Number: _____ Eligible: yes Listed: yes
 Site visit by MHT Staf yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

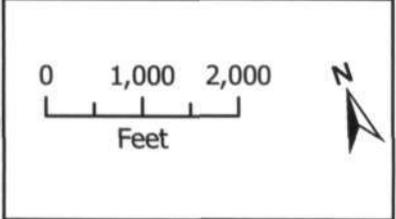
Constructed in 1900, the church is located on the northeast corner of North Baltimore Avenue and Third Street. The single story, ell-shaped frame church faces south with the principal gable oriented on an east-west axis. The wood shingled frame church is supported on a raised and rusticated concrete block foundation and the building is covered by a steeply pitched asphalt shingle roof. A two story entrance and bell tower topped by a pyramidal spire is located on the southwest corner of the main block. The south façade has an asymmetrical elevation with a double-door entrance topped by a lancet arch window.

St. Paul's by the Sea Episcopal Church was one of the earliest ecclesiastical structures built in Ocean City to cater to a year-round population in the resort town and was part of the religious movement which swept Ocean City in the late nineteenth century, making it eligible for the National Register of Historic Places under Criterion A. The church structure does not appear to be related to any person of local, regional or national significance (Criterion B). St. Paul's by the Sea Episcopal Church is recommended eligible for the National Register under Criterion C as a good example of sea-side religious architecture. Finally, it does not appear to possess the potential to yield additional significant historical information (Criterion D).

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
MHT Comments: <i>Interior not evaluated; if significantly compromised, could change determination.</i>	
<i>[Signature]</i> Reviewer, Office of Preservation Services	<u>6/28/06</u> Date
<i>[Signature]</i> Reviewer, National Register Program	<u>7/5/06</u> Date



**St. Paul's By-The-Sea
Episcopal Church
(WO-326)**



**St. Paul's By-The-Sea
Episcopal Church**
 Bridge No. 2300700
 US 50 over Sinepuxent Bay
 Worcester County, MD

Source: Ocean City, MD
 USGS 7.5 Minute Quadrangle
 (1964)



WO-412, ~~00~~ 326

St. Paul's By the Sea Church, Ocean City Survey District

Worcester County, Maryland, ~~MD~~

Sandra Scalfidi

9/22/05

MD SHPO

South and west elevations of church from Baltimore and Third Street

17.2
5.65 BA010ANX0N NNN+ 1 7047

009

SuperiorPhoto 0/05 64851



B

PARKING

**BREAKERS
HOTEL**

WO-412, WO-326
St. Paul's Episcopal Church, Ocean City Survey District
Worcester County, Maryland

Sandra Scaffidi

9/22/05

MD SHPD

North elevation of church facing south from Baltimore Avenue
5.65 BA0104 ANXON NNN- 1 7047

20

012

SuperiorPhoto 0/05 64854

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name St. Paul's by-the-Sea Protestant Episcopal Church
other names WO-326

2. Location

street & number 302 North Baltimore ~~Street~~ Avenue not for publication
city or town Ocean City vicinity
state Maryland code MD county Worcester code 047 zip code 21842

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

 9-10-08
Signature of certifying official/Title Date
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register.
 See continuation sheet.
 - Determined not eligible for the National Register.
 - removed from the National Register.
 - other (explain): _____

Signature of the Keeper _____
Date of Action _____

St. Paul's by-the-Sea P. E. Church, WO-326
Name of Property

Worcester County, Maryland
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5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2	1	buildings
		sites
		structures
		objects
2	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

RELIGION/religious facility

RELIGION/religious facility

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN/Second Gothic Revival

foundation CONCRETE
walls WOOD/Shingle
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Area of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1900-1923

Significant Dates

1900-01, 1923

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

St. Paul's by-the-Sea P. E. Church, WO-326
Name of Property

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10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1	1	8	4	9	2	5	9	0	4	2	4	2	7	3	3
	Zone			Easting					Northing						
2															

3															
	Zone			Easting					Northing						
4															

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Paul Baker Touart, Architectural Historian
Organization _____ date 9.28.07
street & number Cedar Hill, Box 5 telephone 410-651-1094
city or town Westover state Maryland zip code 21871

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WO-326

St. Paul's by-the-Sea Protestant Episcopal Church
Name of Property

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Section 7 Page 1

Description Summary:

St. Paul's by-the-Sea Protestant Episcopal Church and Rectory are located on the northeast corner of North Baltimore Avenue and Third Street in the center of Ocean City, Worcester County, Maryland. Built in 1900-01, the single-story, L-shaped frame church faces southwest with the principal gable roof oriented on an northwest/southeast axis. Supported on a rusticated block foundation, the Gothic Revival frame church is sheathed with wood shingles, and the steeply pitched roofs are covered with asphalt shingles. Rising on the southwest corner is a two-story entrance and bell tower topped by a steeply pitched pyramidal roofed spire. The church structure extends to the north with a two-and-a-half story American four-square style dwelling, dating from 1923, which was originally constructed as a rectory and was later converted into office space. Like the church, the former rectory is supported on a rusticated concrete block foundation and is sheathed with wood shingles. Its medium pitched pyramidal roof is covered with asphalt shingles. Attached to the east side of the church is a single-story parish hall, erected in 1973-74, and built of concrete block walls with a pebble dash stucco finish.

General Description:

St. Paul's by-the-Sea Protestant Episcopal Church and rectory are located at 302 North Baltimore Avenue at the intersection with Third Street in the center of Ocean City, Worcester County, Maryland. The church and rectory are supported on high, rusticated block foundations, and the exterior of both structures are sheathed with wood shingles. The L-shaped Gothic Revival church is distinguished by a two-story entrance and bell tower that rises on the southwest corner. The two-and-a-half story former rectory extends to the north side of the church, connected by a two-story hip-roofed hyphen. Attached to the east side of the church is a single-story parish hall built of concrete block walls and finished with a pebble dash stucco finish.

The south (main) façade of the church is an asymmetrical elevation with a double-door entrance fixed in the corner tower. The entrance is reached by a flight of steps, and it is topped by a pointed arch, colored glass transom. The double front doors are mid-to-late twentieth century replacements. The second level of the tower is marked by a tripartite series of pointed arch belfry vents. The tower is capped by a pyramidal roofed spire, which has a slight flare at its base and a row of decorative brackets that enrich the cornice. A plain cross rises from the point of the spire. To the east (right) of the entrance tower are two pointed arch, colored glass windows that pierce the front wall of a small shed roofed extension of the sanctuary that was originally an open porch. A 1903 description of the church described it as the "cloister." The gable end elevation of the south wing that houses the "chapel" is defined by a center round arched colored

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glass window flanked by two smaller pointed arch colored glass windows. The windows piercing the south gable end elevation, dating from the mid-twentieth century, are from the workshop of J. & R. Lamb Studios of Tenafly, New Jersey. The edge of the roof has an extended eave with an open soffit.

The west elevation facing Baltimore Avenue is asymmetrical with the corner tower pierced by a single Gothic arched colored glass window on the first floor and a tripartite pointed arch vent marking the belfry. The belfry houses a church bell, made by the McShane Bell Foundry of Baltimore. The adjacent gable end wall of the nave is marked by four equal sized colored glass windows with Gothic arches. Piercing the upper gable end is a round window of colored glass. The cellar is lit by several two-over-two sash windows.

The north elevation of the church is partially covered by the attached two-and-a-half story, four-square former rectory, which is sheathed in wood shingles and supported by a rusticated concrete block foundation. The medium-pitched pyramidal roof has a covering of asphalt shingles. Distinguishing the south side of the former rectory is a projecting two-story, three-sided pavilion. Attaching the house to the church is a two-story hip-roofed hyphen that is defined by a pointed arch colored glass window on the first floor. The west (main) elevation of the rectory is dominated by a hip-roofed porch supported on square posts. Single-pane sash windows light the first and second stories. Marking the west slope of the roof is a hip-roofed dormer. The north elevation of the old rectory is defined by an asymmetrical fenestration of single-pane sash windows.

The interior of the church has been modified over the years, but the sanctuary, side chapel, and chancel retain their essential integrity. The most dramatic feature is the exposed scissor truss, principal rafter roof system, which has a narrow tongue and groove board ceiling. The edges of the timber trusses have chamfered corners, and the intervals of the trusses coincide with the spacing of the principal rafters. Hanging from the trusses are early Gothic Revival influenced chandeliers. The chancel has a raised floor with a sacristy on the north and an organ loft on the south. A large pointed arch opening separates the main sanctuary from the chancel. Intricately carved Gothic Revival choir pews date from 1920 and were a gift from Rosalie Tilghman Shreve. The oldest memorial window was funded by her, as well, in memory of her son, Arthur Lee Shreve (1868-1914).

The interior of the former rectory retains 1920s finishes including narrow tongue-and-groove yellow pine floors, and plain door and window trim. Fixed on the north wall of the first floor is a dog-leg staircase featuring square newel posts, rectangular balusters and a molded handrail. At the first landing there is a five-panel door that provides access to the main stair from a narrow

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kitchen staircase. The southeast room has a fireplace faced with a brick mantel and hearth. The second floor is divided into four bedrooms and a bathroom, which are accessed through five-panel doorways opening onto a center hall.

Although the three elements of the complex are attached by hyphens, they present the overall appearance of separate buildings. The 1900-01 church and 1923 rectory contribute to the significance of the resource, while the 1973-74 parish hall does not.

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Summary Statement of Significance:

St. Paul's by-the-Sea Protestant Episcopal Church is a prominent landmark in Ocean City, Maryland. The combination church and rectory is eligible for inclusion in the National Register under Criterion C for its architecture. The single-story Gothic Revival frame church, erected in 1900-01, and its attached two-and-a-half story four-square style rectory, built in 1923, share a high degree of architectural integrity and reflect the adaptation of nationally popular building forms, construction practices and finishes to the needs of a seasonal congregation on a barrier island resort in the early twentieth century. St. Paul's by-the-Sea, a medium-sized Gothic Revival church, was built as the second structure to serve the seasonal summer population. (The original St. Paul's by-the-Sea church -- originally a mission-oriented chapel-of-ease -- was erected at the south end of the island in 1881. It stood on a lot near the hotel known as Congress Hall.) During the first quarter of the twentieth century, measures were taken to make the 1900-01 church more serviceable and permanent for a growing congregation in a storm-prone environment. A particularly violent storm occurred a month and a half after the construction of the church in October 1903. Originally erected on a brick pier or timber piling foundation, the church was resupported by a continuous concrete block foundation with full cellar within its first ten years. The solid concrete block walls supplied a much more durable support structure, especially when the sea overflowed the beachfront. The full cellar also provided space for meetings and Sunday School.

In the modern streetscape of Ocean City, the 1900-01 church and the 1923 rectory are among a diminishing collection of a few dozen surviving buildings that represent the first quarter century of the resort's history. The period of significance begins with construction of the church in 1901 and continues to 1923 with construction of the rectory, by which time the resource had substantially achieved its current form and appearance.

Several of the colored glass windows are from the workshop of the nationally prominent J. & R. Lamb Studios of Tenafly, New Jersey, a prolific manufacturer of colored glass church windows. The firm was founded in New York City in 1857.

Resource History and Historic Context:

The congregational history of St. Paul's by-the-Sea Church is nearly as old as the city itself. Patented officially in 1867 as the "Lady's Resort to the Ocean," the barrier island beach off the Worcester County mainland had been a favorite place of relaxation and summer excursions for local residents and visitors since the second quarter of the nineteenth century. As early as 1839, an "Atlantic Company" was established by local businessmen, who financed a small complex of

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modest frame structures. A story-and-a-half "hotel" included a dining room, bar-room, and approximately a dozen lodging rooms.¹ This early Atlantic Company resort, however, is the only known purpose-built accommodations on the beach until the post-Civil War era when the construction of an east/west rail line was stretched between Salisbury and Berlin in 1868, which was followed six years later by an extension of the track across Sinepuxent Bay to the barrier island in 1874-76. Upon publication of the news that a railroad would cross the bay to the beach, a new Atlantic Hotel Company was established, and its directors met in Salisbury on August 6, 1874. On receipt of a decline from David Fowler of Baltimore County as the proposed director of the company, Dr. George R. Dennis was elected in his stead. Also appointed were Dr. H. R. Pitts, president, and Benjamin Jones Taylor, secretary and treasurer. During the meeting a committee including G. R. Dennis of Somerset County, R. J. Henry and Lemuel Showell of Worcester County, S. P. Dennis of Wicomico, and W. B. R. Selby of Philadelphia was formed to ascertain the views of the capital investors regarding a plan to buy only a few acres rather than a large tract of land on which to build a hotel. Purnell Toadvin and Dr. Pitts were appointed to a building committee. After considering several names, the group decided to call the resort, "Ocean City."²

Colonel William B. R. Selby of the Atlantic Hotel Company split off on his own to finance a hotel, which was known as Congress Hall. It stood at the south end of Ocean City's grid of streets, depicted on the Lake, Griffing, and Stevenson Atlas of 1877. Early minutes of the Episcopal congregation note that its first meetings were held at Congress Hall, which served many Philadelphians who visited the resort.³ Within a few years the Episcopal congregants decided to build a chapel, technically a chapel-of-ease of Worcester Parish. Stephen Tabor, the owner of most of the resort land, donated a lot of ground to the Diocese of Easton on June 18, 1880, however, the first chapel was erected on another site near South First Street in the vicinity of Congress Hall.⁴ The Tabor land was reconveyed back to him on June 4, 1885.⁵ The congregation worshipped in this chapel for eighteen years, apparently using larger spaces in dance halls or store rooms when attendance overflowed the chapel's seating capacity. The first Parochial Report from the St. Paul's by-the-Sea membership, submitted by the Rt. Rev. H. C. Lay, stated the that chapel could seat 300 and that the building and lot were valued at \$2,000.⁶

¹ Touart, Paul Baker. *Along the Seaboard Side: The Architectural History of Worcester County, Maryland* (Snow Hill: Worcester County, 1994), 86-87.

² Touart, 124.

³ Bradford, Mary Adeline, ed. *A Century of Celebration: St. Paul's by-the-Sea Episcopal Church, Ocean City, Maryland* (Dallas, Texas: Taylor Publishing Co.), 7.

⁴ Bradford, 8.

⁵ Bradford, 7.

⁶ Bradford, 8.

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Lay also related that his congregation was transient and that it met principally in June, July and August.

Ocean City began to receive wider attention as a mid-Atlantic resort as it entered its second decade of popularity, which was enhanced tremendously by the construction of the Baltimore and Eastern Shore Railroad between Claiborne, in Talbot County, and Salisbury, where it connected with the Wicomico and Pocomoke for service to Ocean City. Ferries carried beach-bound travelers from Baltimore to Claiborne. A short article, which first appeared in the *Baltimore American*, was reprinted in the Snow Hill, Maryland newspaper, the *Democratic Messenger*, on July 7, 1894, just as the new summer season officially began:

Sixty new cottages at Ocean City indicate very clearly that Maryland's great seashore resort is rushing to the front in importance and prosperity. It deserves all its success. For a long time, Ocean City had to exist largely upon the fact that Bayard Taylor once visited the beach and wrote a few sentences about it in a monthly magazine [Harper's], but now it is on its own greatness, and its growth will continue.⁷

As predicted by the newspaper, Ocean City's population and level of development expanded rapidly during the years before and after the turn of the twentieth century. In anticipation of a larger resident population over longer stretches of the year, the St. Paul's by-the-Sea congregation decided to accept two lots at what was then the north end of the resort from John F. and Alice V. Waggaman.⁸ The September 1899 transfer stated:

...that the Vestry of Worcester Parish commence the erection of an Episcopal Church upon said property within one year from the date of these presents and that the said church is complete & ready to hold sacred service therein, within 3 years from the date hereof, in default of which conditions, said property shall revert to the said grantors their heirs & assigns....

Captain Christopher Ludlum purchased the old church and lot for \$475, which was put toward the construction of the new church, the bid for which was \$2,340.⁹ The building committee consisted of R. J. Showell, L. L. Derickson, and J. R. Purnell. In accord with the terms of the land gift, construction started in June 1900 with a ceremonial laying of the corner stone. The Parochial Report that year recorded:

⁷ *Democratic Messenger*, July 7, 1894.

⁸ Worcester County Land Record, FHP 12/604, September 9, 1899.

⁹ Vestry Minutes, St Paul's P. E. Church, Berlin, August 18, 1900 through October 1, 1900.

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Ocean City, Wednesday [June 6], 3 p.m., The Bishop and clergy robed in a private cottage, courteously loaned for the occasion, and preceded by a vested choir, and followed by a large number of citizens and visitors, marched to the site of the new church, where, according to the form authorized by the late Bishop Lay, the Rt. Rev., the Bishop of the Diocese of Easton, assisted by the Rev. J. Gantt, Rector, the Rev. Jas. A. Mitchell, Pres. of the Standing Committee and the Very Rev. Edw. R. Rich, Dean of Trinity Cathedral, laid the corner stone of St. Paul's by the Sea.¹⁰

In 1901, construction continued and the subsequent report from the Worcester Parish officers stated:

after two years of prayer and labor, we have been rewarded at Ocean City, by seeing the large and churchly St Paul's by-the-Sea practically built to its exterior. Although its interior is unfurnished and unfinished, we will have our first public service in it on June 7th.... We may worship Him now in his House, and no longer in dance hall and store rooms. Ocean City is growing rapidly and this large as well as beautiful Church, is needed during the winter as well as for Summer visitors.¹¹

Consecration of the completed church occurred the following summer on July 28, 1903. Worcester County's *Democratic Messenger* announced a week later, on August 8,

A very large congregation, excellent music by the vested choirs of Berlin and Salisbury, the presence of eight clergymen, and the Bishop of the Diocese who preached an eloquent sermon, the beautiful church, and the perfect day—all added to the joys of the occasion and the service for which the rector, Rev. Mr. Gantt, and the building committee, composed of L. L. Derickson, Jr. and Robert J. Showell, labored for four years....

The new church was described in detail,

It is large, comfortably seating three hundred people. It is well ventilated and cheerful. It is lacking neither in outward form nor inward appearance, in strict ecclesiastical design and harmony in proportion. It has a deep chancel, lofty arches, and an unobstructed nave. The chapel addition is a beautiful room with a neat recess chancel which becomes part of the main body of the church when necessary and can be closed so

¹⁰ Bradford, 10.

¹¹ Ibid.

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as to serve for winter use. The tower and the sacristy are large rooms, the organ chamber is capacious, and the cloister running from the tower to the chapel is a well and practically arranged convenience for both summer and winter use.¹²

The 1900-01 construction of the church included a raised brick pier, or perhaps timber piling foundation, and an exterior of wood shingles. The pier or piling foundation was common to barrier island buildings erected during the late nineteenth century. Many other structures were erected on lower piling foundations on or near the ground. A ca. 1912 photograph of St. Paul's by-the-Sea captures the south elevation with a vertical board sheathing around the bottom level of the church. Within the next five to ten years, however, the church was provided with a fully excavated cellar with walls of rusticated concrete blocks, a material that was very new to American builders during the first decade of the twentieth century. Its rough, stone-like surface was achieved in a purposeful way to make inexpensive concrete look much more finished and formal. While experiments in the mass production of rock-faced concrete blocks, along with the construction of houses entirely assembled with concrete block walls, dated to the late 1890s work of Harmon S. Palmer in and around Chicago, his U.S. patent for a machine to produce the blocks was not issued until 1900.¹³

Soon afterward, in 1906, it was stated within the construction trade, "Concrete blocks were practically unknown in 1900, but is probably safe to say that at the present moment more than a thousand companies and individuals are engaged in their manufacture in the United States."¹⁴ The material became an instant success across the country and was quickly applied in Ocean City. The need for permanent and strong, continuous foundations was presented by a particularly violent storm on October 17, 1903, two-and-a-half months after St. Paul's was consecrated. A *Baltimore Sun* reporter, an eye witness to the storm, commented on the devastation:

Far out to sea the waters could be seen rearing their heads many feet high and rolling into the beach. They would break against the houses and sweep across the island to mingle with the bay. Every wave cut away a portion of the sand, and generally carried a number of piles, and still further weakened the already tottering supports of the houses.¹⁵

¹² Bradford, 11, as quoted from the *Democratic Messenger*, August 8, 1903.

¹³ Simpson, Pamela H. *Cheap, Quick & Easy: Imitative Architectural Materials, 1870-1930* (Knoxville, Tennessee: The University of Tennessee Press), 11.

¹⁴ Simpson, p. 11, as quoted from S. B. Newberry, "Hollow Concrete Block Construction in the United States," *Concrete and Constructional Engineering*, 1, no. 2 (May 1906): 118.

¹⁵ *Democratic Messenger*, October 17, 1903.

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St. Paul's by-the-Sea Protestant Episcopal Church
Name of Property

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Worcester County, Maryland
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The storm ravaged the south end of Ocean City, but large dunes at the north end protected the buildings located in and around the Plimhimmon Hotel. On August 13, 1913, another high wind and water event caused Robert Craighead Walker to write in his journal about the family house at the corner of Baltimore and Seventh Street. He related "Home by 7:15 and found an extremely high tide with water running completely around the house and through the cellar. Worked about 20 minutes shoveling sand around my engine to keep it dry."¹⁶

The solid, mass-produced blocks were much cheaper and easier to install than the comparable number of bricks required for the same sort of continuous foundation that would bear up better to the heavy forces of wind and wave action. A two-story rectory, erected in 1911-12, was built on the church's lot facing Third Street. The two-story frame dwelling was built atop a raised piling foundation that was later underpinned with concrete blocks as well.

During the first quarter of the twentieth century, St. Paul's was a rapidly-growing congregation within the diocese, and the congregants sought separate distinction within the region. On May 21, 1917, the vestry minutes of St. Paul's in Berlin document that the boundary to the parish was altered, and that all the territory east of the Sinepuxent Bay was declared an independent congregation, and it would operate under its own vestry without formal ties to the Berlin church. This decision was viewed as a trial arrangement to see whether the "mission" at Ocean City could function on its own.¹⁷ Despite the feelings by some that there was a lack of services during the trial year, permission and authority were granted for the creation of a separate parish known as St. Paul's by-the-Sea.¹⁸ A formal action within the diocese followed in 1921. Those serving on the first independent vestry at St. Paul's by-the-Sea were Edward M. Scott, Charles A. Parker, Charles Ludlum, William I. Purnell, Robert J. Showell, L. Franklin Purnell, Daniel Trimper, Jr., Francis J. Harmanson, and Edwin P. Calhoun.¹⁹

The stock market failure and ensuing Depression caused tight times within the parish during the early 1930s, and for a period St. Paul's by-the-Sea shared a minister with All Hallows Parish in Snow Hill. The Snow Hill church was served by Rev. Dr. Rupert B. Matthews beginning in May 1931. It was agreed that Dr. Matthews would live and work in Snow Hill for eight months and then relocate to the Ocean City rectory for four months during the late spring and summer.²⁰

¹⁶ Sullivan, John C. *Old Ocean City: The Journal and Photographs of Robert Craighead Walker, 1904-1916* (Baltimore & London: The Johns Hopkins University Press), 66.

¹⁷ Vestry minutes, St. Paul's, Berlin, May 21, 1917.

¹⁸ Vestry minutes, St. Paul's, Berlin, June 27, 1920.

¹⁹ Bradford, 13.

²⁰ Bradford, 14.

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During and especially after World War II, the congregation resumed its pre-Depression vitality and growth, particularly after Reverend and Mrs. William L. Dewees arrived in Ocean City in April 1941.²¹ Reverend Dewees remained at St. Paul's by-the-Sea for thirty years and fostered a steady maturation of the congregation, concurrent with the explosive post-war expansion of the resort itself. During the mid-to-late 1960s, a second Episcopal church, the Chapel of the Holy Spirit, was conceived as a summer mission congregation to St. Paul's, and it was built in 1968. In 1985, the congregation's services were expanded to a full-year schedule. In 1999, the St. Paul's by-the-Sea congregation celebrated its centennial on the same site at the corner of Baltimore and Third streets.

²¹ *Ibid.*

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WO-326

St. Paul's by-the-Sea Protestant Episcopal Church
Name of Property

Worcester County, Maryland
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Section 9 Page 1

Major Bibliographical References:

Bradford, Mary Adeline, ed. *A Century of Celebration: St. Paul's by-the-Sea Episcopal Church, Ocean City, Maryland*. Dallas, Texas: Taylor Publishing Co., 1999.

Seeley, Barea Lamb. "History of J. and R. Lamb Studios," *Encyclopedia of New Jersey*. Rutgers University Press, 2004.

Simpson, Pamela H. *Cheap, Quick & Easy: Innovative Architectural Materials, 1870-1930*. Knoxville, Tennessee: The University of Tennessee Press, 1999.

Sullivan, C. John, *Old Ocean City: The Journal and Photographs of Robert Craighead Walker, 1904-1916*. Baltimore & London: The Johns Hopkins University Press, 2001.

Touart, Paul Baker. *Along the Seaboard Side: The Architectural History of Worcester County, Maryland*. Snow Hill, Maryland: Worcester County Commissioners, 1994.

Vestry minutes of St. Paul's, Berlin, Maryland.

Worcester County Land Records, various volumes, Worcester County Courthouse. Snow Hill, Maryland.

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WO-326 St. Paul's by-the-Sea Protestant Episcopal
Church

Name of Property

Worcester County, Maryland

County and State

Section 10 Page 1

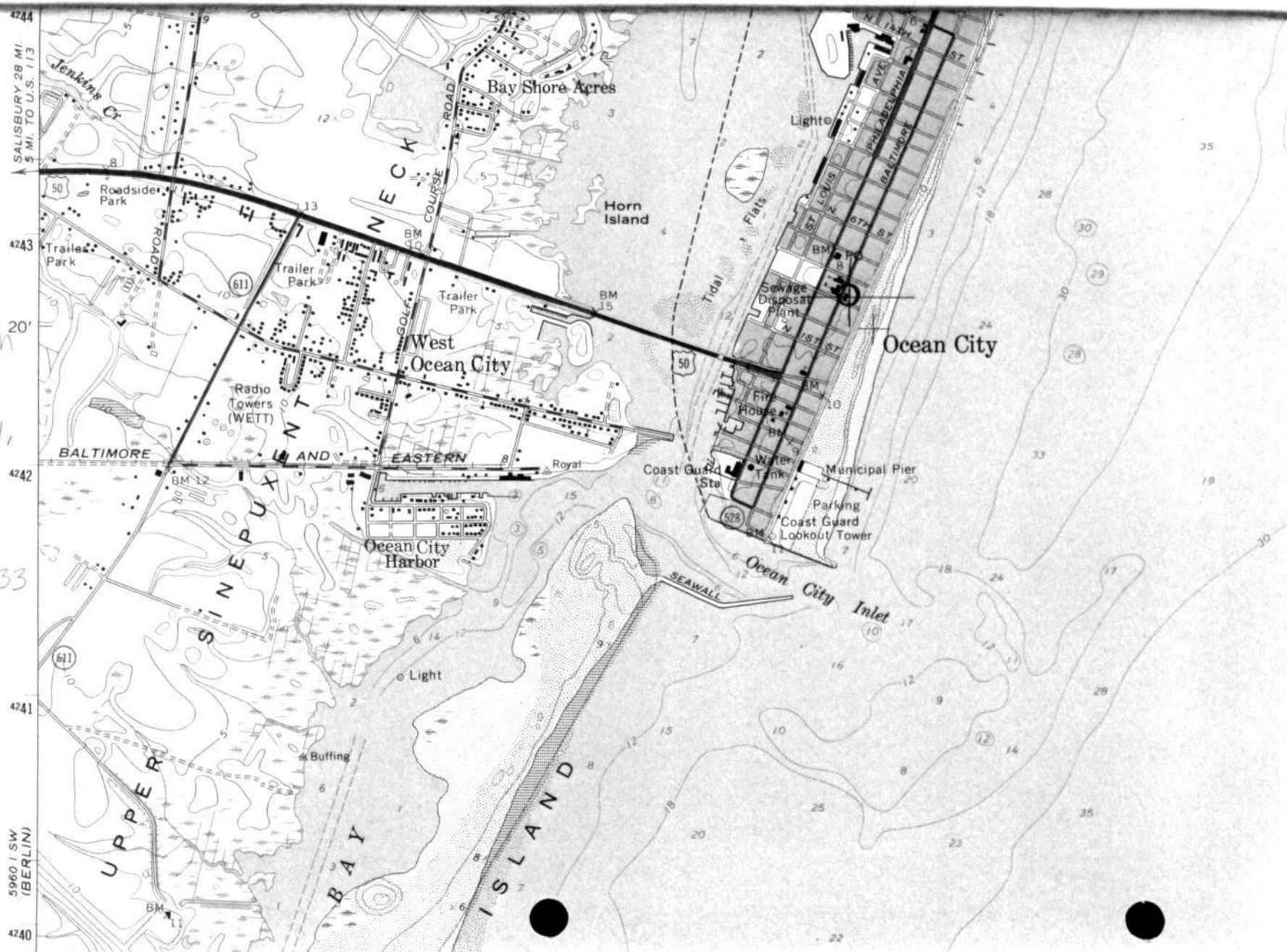
Verbal Boundary Description:

Beginning at the southwest corner of the church lot, near the intersection of Baltimore Avenue and Third Street, and heading in a northwesterly direction approximately 90' to the northwest corner of the church lot, thence in a northeasterly direction approximately 158' to the northeast corner of said lot along the west line of Washington Lane, thence by and with the boundary of said lot in a southeasterly direction for approximately 90' to the southeast corner of said lot at the intersection of Washington Lane and Third Street, and thence by and with the lot line parallel to 3rd Street to the point of beginning, as designated on accompanying plat map as Parcel 2790 and containing 14,200 square feet, more or less.

Boundary Justification:

The nominated boundary lines are coincidental with the historic lot lines of the church property.

WD-326
St. Pauls by-the-
Sea Protestant
Episcopal Church
Ocean City,
Worcester County,
MD
ATM Reference:
8/492590/4242933





W0-326

St. Paul's By-the-Sea P.E. Church
Oletho City, Worcester Co., MD.
1/08, Paul Touart, Photographer
SOUTHWEST ELEVATION



WU-326

ST. PAUL'S P.R. - THE SECT P. E. CHURCH
OCEAN CITY, WASHINGTON CO., MD.

SOUTHEAST ELEVATION

1/08, PAUL TOWNSEND, PHOTOGRAPHER



WU-326

St. Paul's By-tite - Sea P. E. Churches
Oleth City, Worcester Co., MA

NORTHEAST ELEVATION

1/08, PAUL TOWNSET, PHOTOGRAPHER

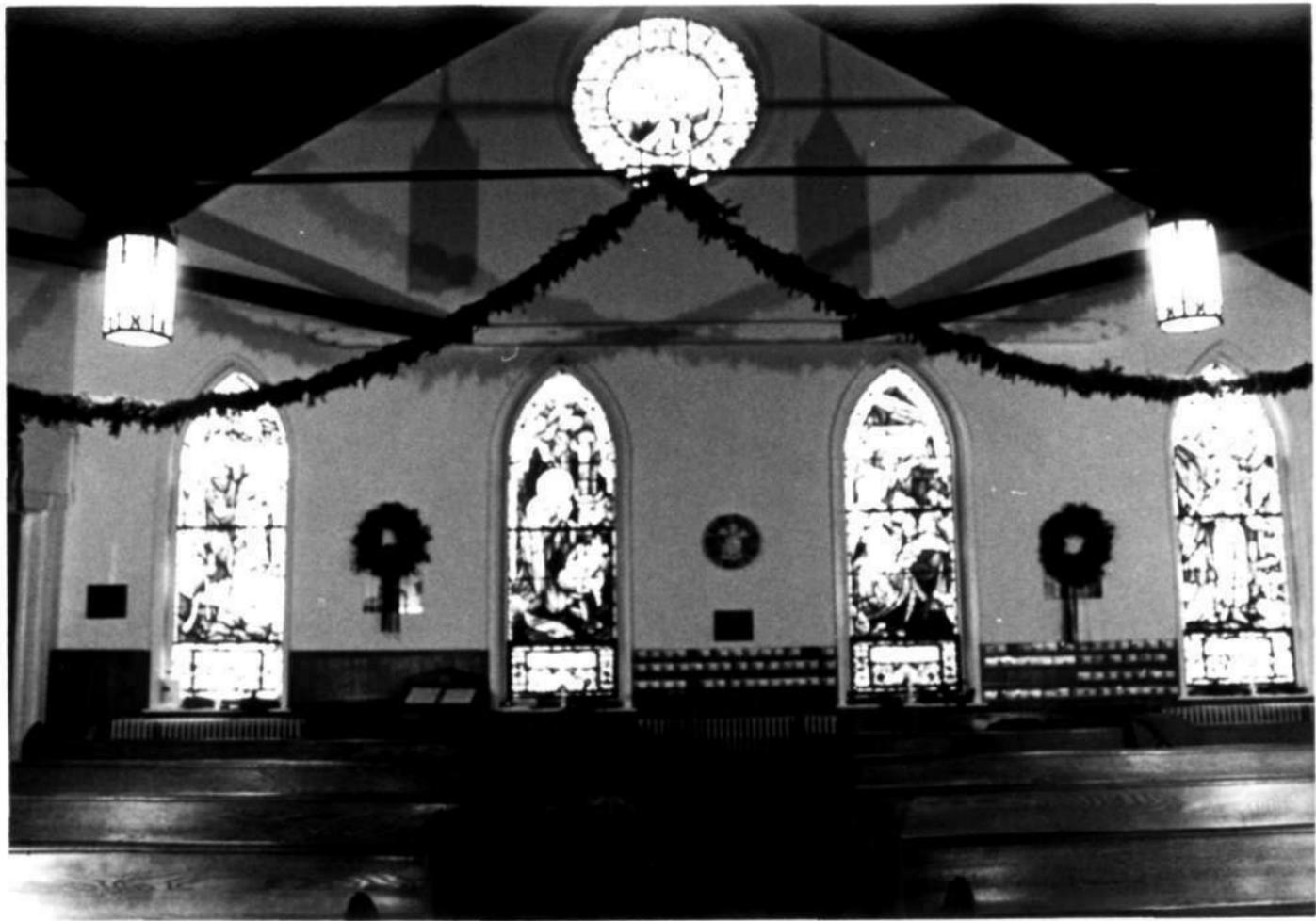


W6-326

St. Paul's By-the-Sea - St. Paul's Citizens
Ocean City, Worcester Co., MD.

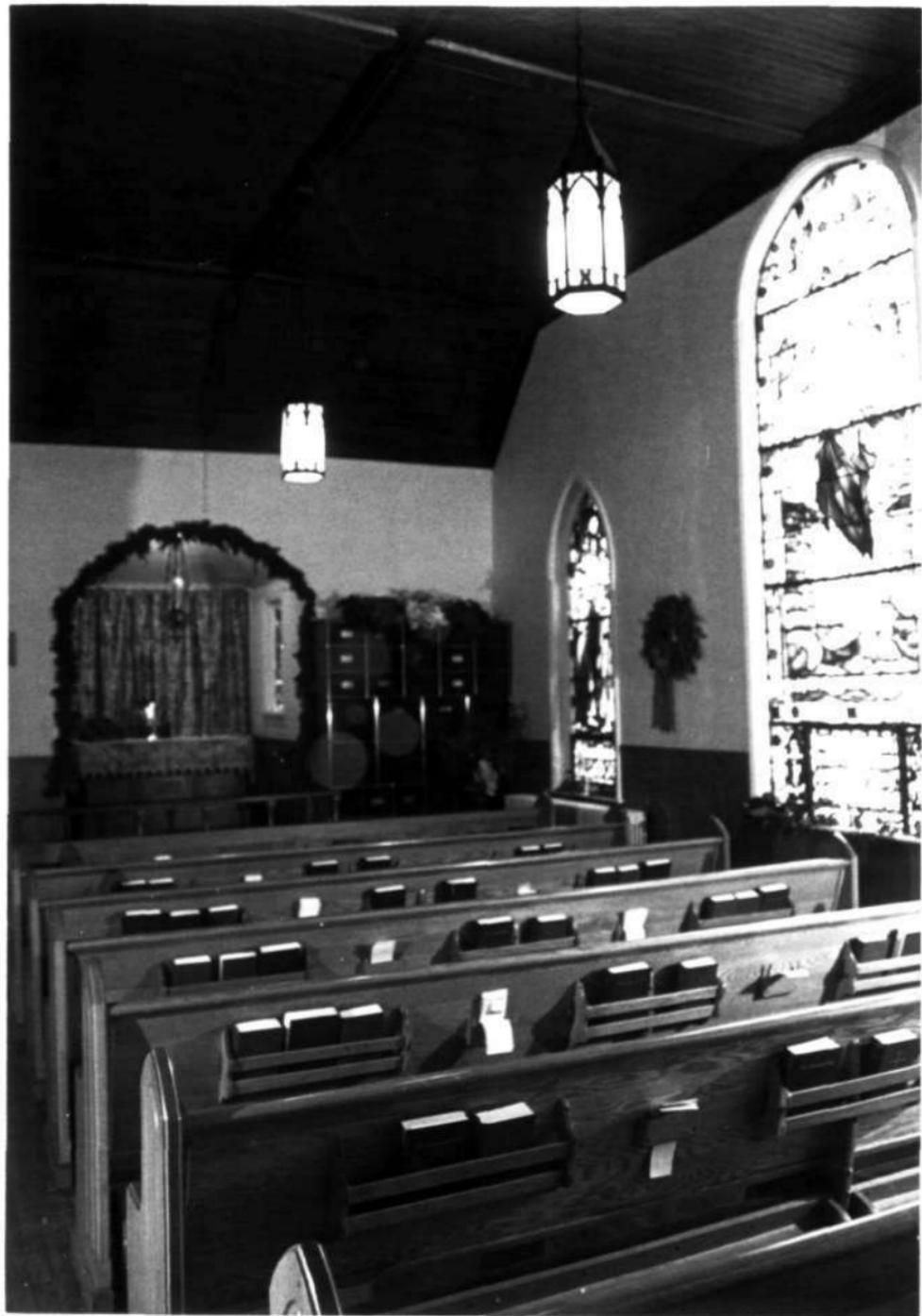
Sanctuary -

1/09, Paul Turner, ~~PROPERTY~~



WV-326

St. Paul's Rm - 1712 St. P. E. Church
Ocean City, Worcester Co., Md.
West Wall of Structure
1/08, Paul Townsend, Pittsburgh



WU-326

St. Paul's by the Sea S.W. P.E.
Citrus

Orange County, West-Central
Cal., U.S.A.

SIDE CHAIR

1/00. Paul Tourist,
Pittsburgh



WU-326

St. Paul's By-the-Sea P. E. Church
Ocean City, Worcester Co., MD

SANCTUARY - SCISSOR'S TRUSS CEILING

1/08, PAUL TOWART, PHOTOGRAPHER

WO-326

1900

St. Paul's By-The-Sea Episcopal Church

Ocean City

Public worship

St. Paul's By-The-Sea Episcopal church is a prominent historic and religious landmark in Ocean City. The turn of the century Gothic Revival frame church has survived largely unchanged with only minor alterations to its wood shingled exterior. The corner entrance and bell tower is distinguished by pointed arch openings, and the sides of the church are defined by pointed arch colored glass windows.

The Episcopal Church was one of the earliest congregations to erect a house of worship in the new seaside resort. The church was initially located at the south end of the original town between South First and Second streets facing Baltimore Avenue. However, in September of 1899 John F. and Alice V. Waggaman decided to donate two lots in the north end of the community to the Vestry of Worcester Parish in an effort to relocate the church. In memory of their daughter Alice Virginia Waggaman, lots 5 and 6 in Block 4 North were transferred to the vestry with the provision that,

...the Vestry of Worcester Parish commence the erection of an Episcopal Church upon said property within one year from the date of these presents and that said church is complete & ready to hold sacred service therein, within 3 years from the date hereof in default of which conditions, said property shall revert to the said grantors their heirs & assigns...

The church was built during the following year.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic ST. PAUL'S BY-THE-SEA EPISCOPAL CHURCH

and/or common

2. Location

street & number 302 North Baltimore Avenue not for publication

city, town Ocean City vicinity of congressional district First

state Maryland county Worcester

3. Classification

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

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

name Vestry of Worcester Parish c/o Rev. John C. Zellner

street & number 302 North Baltimore Avenue telephone no.:

city, town Ocean City state and zip code MD 21841

5. Location of Legal Description

courthouse, registry of deeds, etc. Worcester County Clerk of Court liber FHP 12

street & number Worcester County Courthouse folio 604

city, town Snow Hill state MD 21863

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. WO-326

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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.

St. Paul's By-The-Sea Episcopal church stands on the northeast corner of North Baltimore Avenue and Third Street in the center of Ocean City, Worcester County, Maryland. The single-story, ell-shaped frame church faces south with the principal gable oriented on an east/west axis.

Erected in 1900, the wood shingled frame church is supported on a raised and rusticated concrete block foundation, and the building is covered by a steeply pitched asphalt shingle roof. Rising on the southwest corner of the main block is a two-story entrance and bell tower topped by pyramidal spire.

The south facade is an asymmetrical elevation with a double-door entrance topped by a pointed arch colored glass transom. Marking the second level or belfry is a tripartite louvered vent with Gothic points as well. The eave to the tower is trimmed with small brackets, and a cross rises from its top. Pointed arch colored glass windows pierce the adjacent wall surface between the entrance and the projecting ell that faces Third Street. The gabled Third Street elevation is marked by three colored glass windows. A round arched window is flanked by two Gothic arched windows. Piercing the foundation are two-over-two sash windows. The corners of the church are trimmed with plain boards, and the eaves are slightly extended.

The west elevation fronting North Baltimore Avenue features the west face of the tower as well as a four-bay gabled facade of the main block. The first floor of the tower is defined by a single Gothic arched window, and like the south side, the belfry is marked by a tripartite Gothic vent. The sanctuary is pierced by four Gothic arched, colored glass windows, and a round colored glass window is fixed in the upper gable. Two-over-two sash windows pierce the foundation wall.

The east wall of the church is partially covered by a shorter single-story apse which connects a modern church hall. The north side is covered by an attached church residence and office.

The interior was not seen.

8. Significance

Survey No. WO-326

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 checked="" 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 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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 1900 **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.

St. Paul's By-The-Sea Episcopal church is a prominent historic and religious landmark in Ocean City. The turn of the century Gothic Revival frame church has survived with only minor changes to its wood shingled exterior. The corner entrance and bell tower is distinguished by pointed arch openings, and the sides of the church are defined by pointed arch colored glass windows.

The Episcopal Church was one of the earliest congregations to erect a house of worship in the new seaside resort. Initially located at the southern end of the city, the vestry of Worcester Parish was ^{donated} ~~bequeathed~~ two lots in the north end of the community by John F. and Alice V. Waggaman as a memorial to their daughter Alice Virginia. The deed, executed in September of 1899, included a provision that read,

...that the Vestry of Worcester Parish commence the erection of an Episcopal Church upon said property within one year from the date of these presents and that said church is complete & ready to hold sacred service therein, within 3 years from the date hereof in default of which conditions, said property shall revert to the said grantors their heirs & assigns...(FHP 12/604)

The church was built during the following year.

WO-326

ST. PAUL'S BY-THE-SEA EPISCOPAL CHURCH
Ocean City, Maryland
Chain of title

FHP 12/604

John F. Waggaman and Alice V. his wife

to

9/9/1899

The Vestfy of Worcester Parish

as a memorial to our daughter Alice
Virginia Waggaman

Lots 5, 6, in Block 4 North
land conveyed to John F. Waggaman
by Samuel Maddox and Fielder C. Slingluff
dated 2/19/1896

that they may erect and maintain
thereupon an Episcopal Church of public
worship; together with the improvements
thereon and to rights and appurtenances
thereto belonging or appertaining...To
Have and to Hold the above granted
property unto the said Vestry of Worcester
Parish and their successors in office,
forever in fee simple, Provided however
that said Vestry of Worcester Parish
commence the erection of an Episcopal
Church upon said property within one year
from the date of these presents and that
said church is complete & ready to hold
sacred service therein, within 3 years
from the date hereof in default of which
conditions, said property shall revert
to the said grantors their heirs & assigns...

HISTORIC CONTEXT INFORMATION

Resource Name: St. Paul's By-the-Sea Episcopal Church

MHT Inventory Number: WI-326

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA:

1) Historic Period Theme(s):

Architecture

Religion

2) Geographic Orientation:

Eastern Shore

3) Chronological/Developmental Period(s):

Industrial/Urban Dominance
(1870-1930)

4) Resource Type(s):

Standing structure

1. Church

O W I G H T
B A Y

North Ocean City

FENWICK ISLAND

Dog and Bitch Islands

Drum Island

Drum Pt

Shore Acres

Horn Island

Mallard Island

Ocean City

Ocean City Inlet

Trailer Park
Filtration Plant
Water Tank

Trailer Park

Light

Sewage Disposal Plant

Water Tank

Parking

Coast Guard Lookout Tower

Municipal Pier

Coast Guard Sta

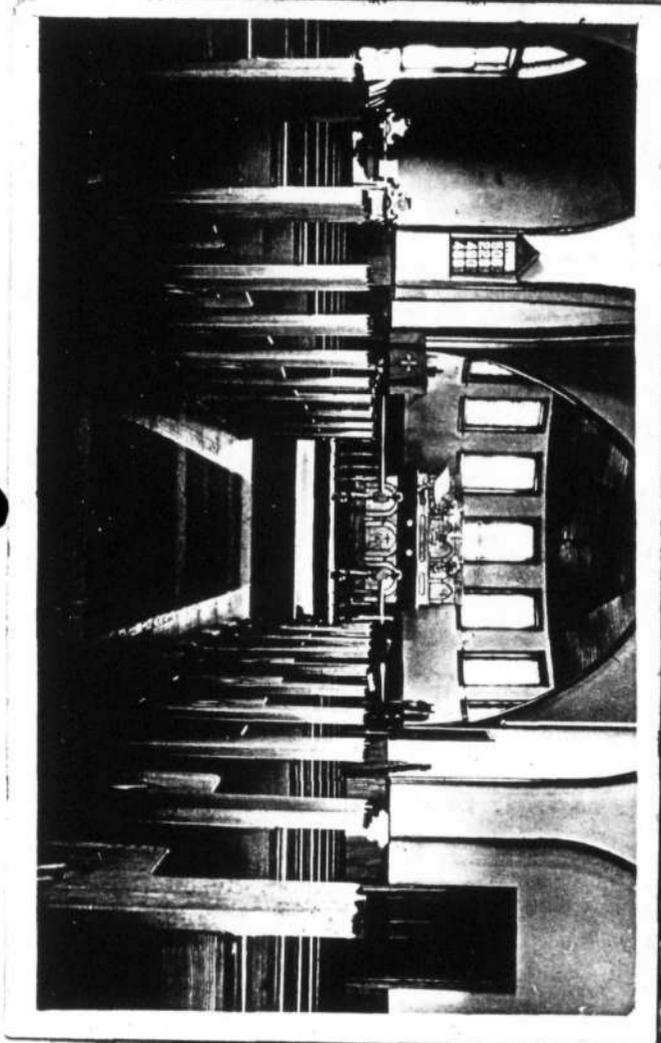
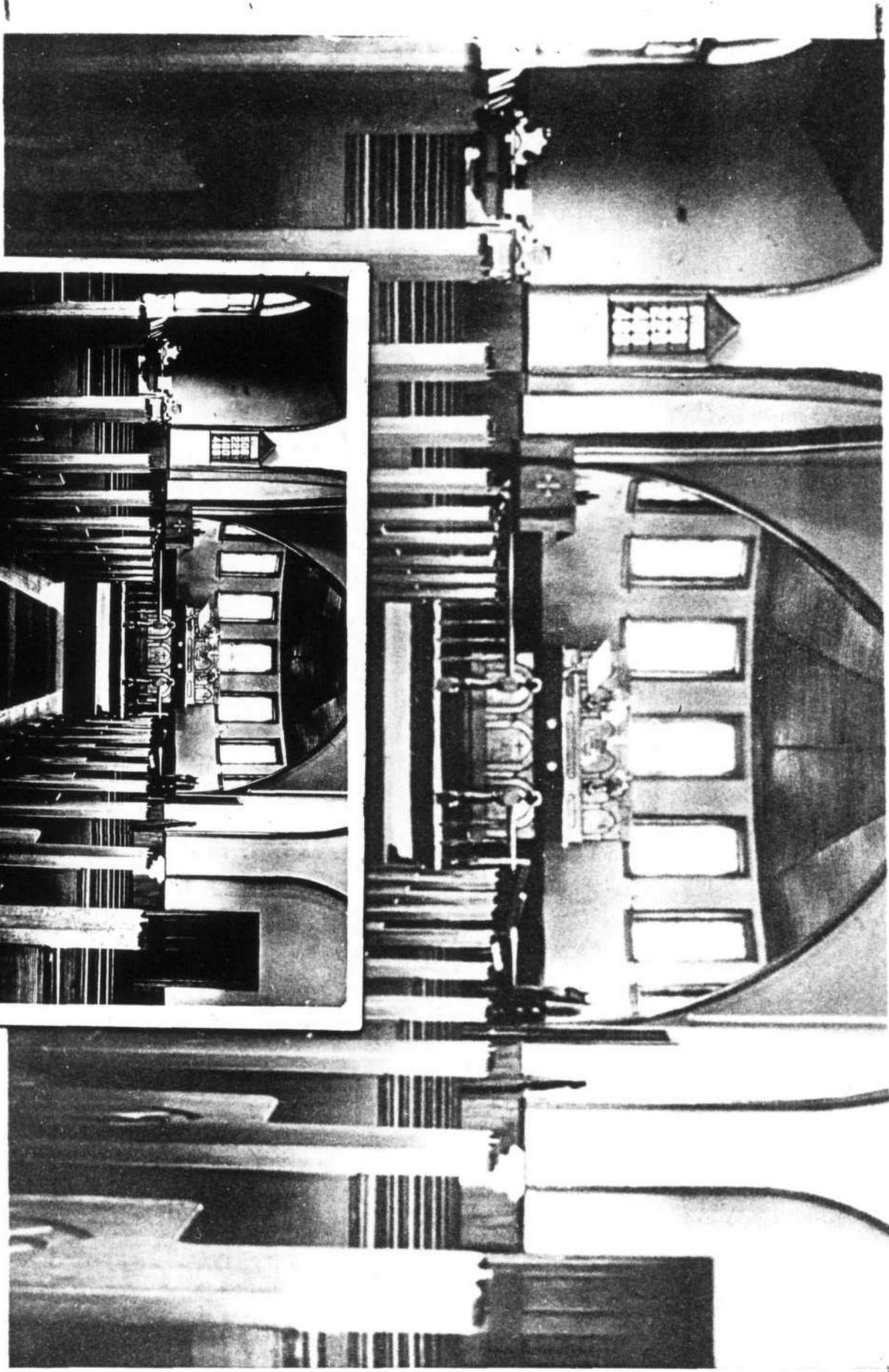
Royal

WO-326
ST. PAUL'S BY-THE-SEA EPISCOPAL
CHURCH
Ocean City, Maryland Quadrangle
1964

SEAWALL

Light

W0-326 OCEAN CITY LIFESAVING STATION MUSEUM
COLLECTION
St. Paul's By-the-Sea EPISCOPAL CHURCH



No. 664

CROP

CROP

Ocean City LIFESAVING STATION MUSEUM

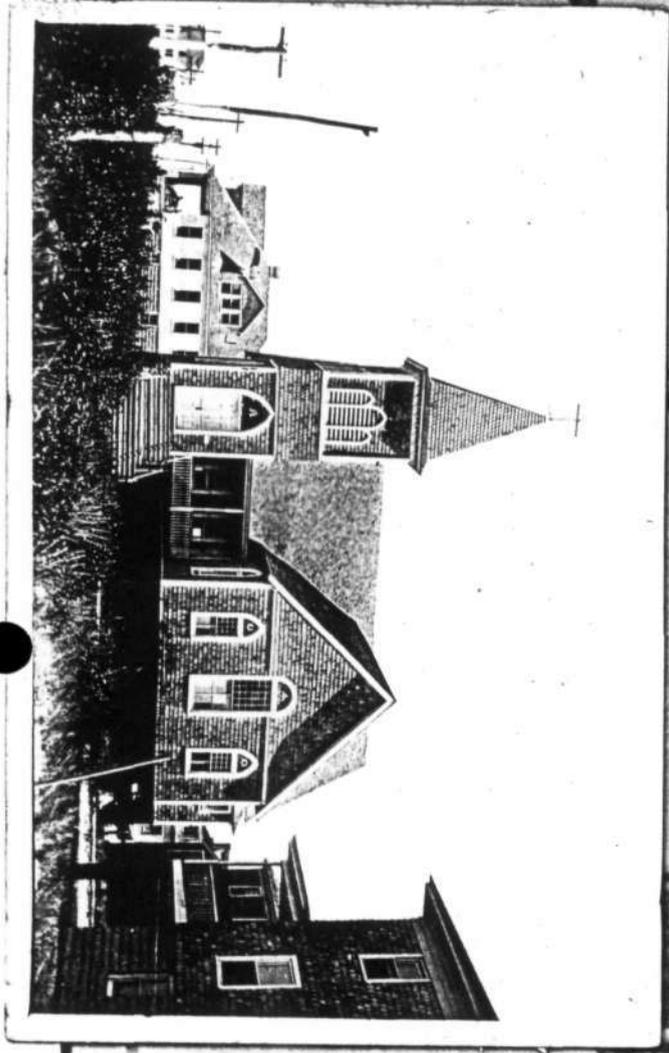
W0-926

COLLECTION

ST. PAUL'S BY-THE-SEA EPISCOPAL CHURCH

OROV

OROV



No. 662

