

QA-641
113 Riverview Road
Stevensville Vicinity, Queen Anne's County

Constructed ca. 1915
Private

Summary Description

The lot at 113 Riverview Road is divided with the dwelling and concrete block garage located on the east side of the road and the shed located on the west side. The two-and-a-half- story dwelling with a clipped gable roof is sheathed in asbestos-shingle siding. Porches are located on both the west and east elevations, with the east elevation looking toward the water. A modern one-story addition, located on the north elevation, substantially changes the footprint of the house.

Summary Statement of Significance

The gable-on-hip design with the wall dormer on this dwelling is a wonderful example of a vernacular housing design popular at the turn of the century. The lot at 113 Riverview Road was not originally riverfront property. It used to be a block away from the shore and the road ran on the east side of the dwelling, but erosion has played an important role in adjusting the original lot arrangements. Time and changing of hands has also changed the original footprint of the house. As time passes and occupants change so do the needs of those within the dwelling. While the 1970's addition, which includes a large chimney, does change the floor plan, it provides insight into the needs of the people who called this home.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-641

1. Name of Property (indicate preferred name)

historic 113 River View Road
other _____

2. Location

street and number 113 River View Road not for publication _____
city, town Stevensville X vicinity _____
county Queen Anne's County

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

name Eric M. Bierenbaum, Katherine H. Klein, and Jacqueline H. Willett
street and number 113 River View Road telephone 410-560-0036
city, town Stevensville state MD zip code 21666

4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Land Records liber MWM 213 folio 829
city, town Centreville tax map 40 tax parcel 82 tax ID number 04-008375

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>2</u>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	Noncontributing
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<u>1</u> buildings
<input type="checkbox"/> object		<input type="checkbox"/> education	_____ sites
		<input type="checkbox"/> funery	_____ structures
		<input type="checkbox"/> government	_____ objects
		<input type="checkbox"/> health care	<u>2</u> Total
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			<u>0</u>

7. Description

Inventory No. QA- 641

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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

The wooded property at 113 River View Road contains a two-and-a-half-story dwelling with a clipped gable roof covered with asphalt shingles and asbestos shingle siding. The asbestos-shingle siding covers two layers of exterior wall materials the earlier siding is a lap configuration and the later is shiplap. The house sits atop a concrete foundation with a basement, making the big house appear even larger. River View Road cuts the property in half, separating a circa 1940s shed from the riverfront lot where the house and concrete block garage sit. Trees and shrubbery crowd close to the house on all sides, except the east elevation overlooking the river. Wall

The west elevation of the house faces the road and has a one-story enclosed porch with a shed roof, which spans nearly the entire width of the house. The entrance to the porch is in the northern bay at the top of a concrete-block stairway, while a below-grade stairwell to the south provides entry to the basement (added after the home was built). A nine-light window is located at the northern corner of the porch between the door and corner. In the centre of the porch there are a pair of one-over-one windows and to the south of them is a larger one-over-one wooden double hung window, without a storm window, similar in size to the ones used throughout the rest of the house. The windows on the main block of the house are one-over-one double hung wooden sash with storm windows, there are two windows centered in the second floor bays and one window centered under the clipped gable at the attic level.

The southern elevation has three one-over-one wooden double-hung windows on the first floor and two one-over-one wooden double-hung windows in the two bays on the second floor. The east elevation of the main block has a screened-in porch seated on concrete block piers. Four Tuscan wooden columns support the shed roof over the porch. Windows are placed asymmetrically across the façade on both the first and second story, with the entrance in the northern bay of the porch and a larger one-over-one sash window in the southern bay. The second story has a single window centered in the southern bay and in the northern bay there are two windows spaced evenly in the bay. A pair of double-sash windows occupies the space under the clipped gable, and the top half-story appears to have the slightest overhang separating it from the three windows on the second story.

The north elevation has a 1970s one-story addition extending from the east bay, this addition has brick chimney flanked by two small one-over-one windows on the northern end, while a sliding glass door overlook the river to the east. The main block of the house has two one-over-one windows on the first floor in the western bay, the second floor has a one-over-one windows in both the eastern and western bay; while the cornice is broken by a wall doormer with a small one-over-one wood double-hung window centered under the gable.

The shed across the road from the house is a simple gable structure with a shed-roofed addition on the north side. The siding is vertical beaded board and the roof is sheet metal. There is one large double door on the east elevation of the main block, and two smaller single door openings on the shed addition. Vegetation crowds the building on both the south and west sides. This shed may once have served as a garage/barn prior to the construction of the more modern garage to the east.

8. Significance

Inventory No. QA- 641

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates _____ **Architect/Builder** unknown

Construction dates _____

Evaluation for:
 National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The gable-on-hip design with the wall dormer on this dwelling is a wonderful example of a vernacular housing design popular at the turn of the century.

From the time it was first settled in the early 17th century, the northern tip of Kent Island has been known as Love Point. Kent Island as a whole was divided into plantations and farms upon its settlement in the early 17th century. The land was first used for growing tobacco, and then switched to wheat and corn when the market for tobacco flagged. The 89 acres located on the point was known early on as Love Point Farm and kept this name until its purchase by developers in 1901. The Love Point Land and Improvement Company of Caroline County purchased the farm from Gustav and Annie Holz, and subsequently divided it into 328 lots in a plat filed in 1910.¹ The undeveloped lots were to be sold subject to building restrictions in the form of a variable minimum cost per dwelling, usually \$500 to \$1,000, and a minimum building setback of fifteen feet from the street. The property was adjacent to the Love Point Hotel, a beach resort first developed around 1900. A pier located south of the hotel on the Chester River welcomed steamers hailing from Baltimore’s Light Street dock on a regular basis. A train was also available at Love Point beginning in 1902 to shuttle arrivals from Baltimore down Kent Island and across the Delmarva Peninsula to beaches along the Atlantic shore.

The resort area not only covered the hotel, pier, and former Love Point Farm, but also another 335-lot development planned on the Chesapeake Bay side of the Point. The Love Point Beach and Park Company, who also held title to the Love Point Hotel, acquired the land for this development in 1911. Between these two resorts, the year-round population grew large enough to support a one-room schoolhouse from 1915 until 1932.² While the Love Point Hotel continued to operate throughout this period, business was sporadic, leading its owners to default on the mortgage three times between 1916 and 1923.³ Love Point Land and Improvement Company itself lost more than half of its property due to a mortgage default in 1917.⁴ Since the developments were first plotted, lots have also been lost due to erosion of the shoreline as documented by USGS maps of Kent Island. The mortgage default of the Land and Improvement Company noted that some of the lots had already washed away by the time of its default in 1917.⁵ Although investors were to have varying levels of success with properties on Love Point, the lots purchased and developed by individuals for their own use gained a place in the isolated community that is highly valued today.

Erosion has also played a part in the history of this property. Built by George H. and Frances L. Wooley around 1918,⁶ the lot that the house now occupies was once an entire block away from the shore. The fact that the shore is now within 100 feet of the front, or east,

¹ Queen Anne’s County Land Records, liber SS 7, folio 590-1.
² Property purchased by the Board of School Commissioners in 1915, liber WFW 7, folio 377; classes ceased in 1932 per information pieced together from newspaper clippings from Kent Island Heritage Society files.
³ Janet Freedman, *Kent Island: The Land That Was Once Eden* (Baltimore: Maryland Historical Society, 2002), p. 33.
⁴ Queen Anne’s County Land Records, liber WFW 11, folio 380.
⁵ Queen Anne’s County Land Records, liber WFW 11, folio 380.
⁶ See Queen Anne’s County Land Records, liber WFW 11, folio 429.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA- 64i

Name: 113 River View Road
Continuation Sheet

Number 8 Page 1

facade of the house explains one of the curious facets of the property. River View Road was originally planned to run parallel to the shoreline, separated from the Chester River by beachfront lots. Erosion took not only the beachfront lots, but also the original roadbed, over which the front façade of 113 River View Road would have looked. Access to the point had to be re-routed around the backs of the houses through the alley, which is how the lot for this property came to be divided in two by a road.

9. Major Bibliographical References

Inventory No. QA- 641

Freedman, Janet. *Kent Island: The Land That Was Once Eden*. Baltimore, MD: Maryland Historical Society, 2002.

Kent Island Heritage Society files

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 2005.

Queen Anne's County Land Records

10. Geographical Data

Acreage of surveyed property .92 acres

Acreage of historical setting _____

Quadrangle name Love Point

Quadrangle scale: 1:24,000

Verbal boundary description and justification

See plat filed by Love Point Land and Improvement Company in Queen Anne's County Land Record book SS 7, folio 590-91, block 14, lots 8 thru 15.

11. Form Prepared by

name/title Susan Dethlefs & Amanda R. Apple, Preservation Planner

organization QA Co. Dept. of Land Use, Growth Management & Environment date 8/8/08

street & number 160 Coursevall Drive telephone 410-758-1255

city or town Centreville state Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

113 Riverview Road (aka River View Road)

- Aug. 25, 1983 MWM 213/829
 Transfer to Eric M. Bierenbaum, Katherine H. Klein and Jacqueline H. Willett
 From Niall MacAllister and Laurel MacAllister, his wife
 Surveyed by Watson & Son, Oct. 1979
 Ref: Equity #6593
- July 18, 1975 CWC 95/383
 Transfer to Niall MacAllister and Laurel MacAllister, his wife
 From John S. O'Brien and R. Clare O'Brien
 Lots 8-15, Block 14
 Ref: Plat of Love Point Land & Improvement Co. SS7/590-591
- June 16, 1972 CWC 64/693
 Transfer to John S. O'Brien and R. Clare O'Brien
 From William D. Clarke and Kate H. Clarke, his wife
- April 2, 1971 CWV 54/104
 Transfer to William D. Clarke and Kate H. Clarke, his wife
 From William G. Montague and Janice M. Montague, his wife
- Sept. 30, 1970 CWC 49/699
 Transfer to William G. Montague and Janice M. Montague, his wife
 From William V. Montague
 Estate of Vernon M. Montague, Ref: Orphan's Court Case No. 4127
 1. Lots 8, 9, 10, Block 14
 2. Lots 11, 12, Block 14
 3. Lot 13, Block 14
 4. Lot 14, Block 14
 5. Lot 15, Block 14

Parcels 1-4 (Lots 8-14, Block 14)

- Sept. 30, 1958 TSP 43/130
 Transfer to Vernon Montague and Lydia E. Montague
 From Title Transfer, Inc.
 A. Lots 8, 9, 10, Block 14
 B. Lots 11, 12, Block 14
 C. Lot 13, Block 14
 D. Lot 14, Block 14

Parcel A (Lots 8, 9, 10, Block 14)

- March 29, 1920 JFR 4/272

Transfer to Daisy Montague
 From Isaac Grollman and Emma Grollman, his wife
 \$500 "part of Love Point Farm"

Dec. 31, 1910 SS 9/231
 Transfer to Isaac Grollman and Emma Grollman, his wife
 From Love Point Land & Improvement Co.
 Lots 1-10, Block 14

Parcel B (Lots 11, 12, Block 14)

April 11, 1919 JFR 2/211
 Transfer to Daisy Montague
 From D. Beniah Tharp
 \$200 lot only

Jan. 10, 1910 WFW 11/380
 Transfer to D. Beniah Tharp
 From Alfred L. Tharp
 (same deed as 3100 Love Point Road)
 Ref: Chancery No. 2222 Tharp vs. Love Point Land & Improvement Co.
 Large number of properties for \$4,000

Parcel C (Lot 13, Block 14) (*house*)

Dec. 21, 1933 BHT 17/120
 Transfer to Daisy Montague and Vernon Montague
 From Dorothy E. Wack, unmarried
 Lot 13, Block 14

Dec. 21, 1933 BHT 17/119
 Transfer to Dorothy E. Wack, unmarried
 From Daisy Montague, Lydia E. Montague and Vernon Montague

Sept. 22, 1923 JFR 11/276
 Transfer to Daisy Montague and Vernon Montague
 From Hugh A. Legg, trustee
 Trustee sale of foreclosed properties \$2,300

Mar. 17, 1921 JFR 6/438
 Transfer to Hugh A. Legg, trustee
 From James T. Earle, assignee
 \$2,225 sale of foreclosed property of George H. and Frances L. Wooley
 Ref: Mortgage WFW 11/429, Chancery #2358

Mar. 23, 1918 WFW 11/429

Mortgage

To George H. Wooley and Frances L. Wooley, his wife

From John F. Ruth

\$1,800 for two years at 6% per annum (*ie. house here*)

Lot 13, Block 14

Aug. 23, 1913

WFW 4/169

Transfer to George H. Wooley and Frances L. Wooley

From Love Point Land & Improvement Co.

Parcel D (Lot 14, Block 14)*Block*

Sept. 12, 1939

ASG 1/547

Transfer to Daisy Montague

From Cora M. Clifton, widow

\$250 for Lot 14, Block 14 (*ie. lot only*)

Jan. 23, 1915

JFR 5/405

Transfer to Frederick G. Clifton, Sr.

From Love Point Land and Improvement Co.

Correction to defective deed (see below)

May 29, 1914

WFW 5/251

Transfer to Frederick G. Clifton, Sr.

From Love Point Land and Improvement Co.

Parcel 2 (Lot 15, Block 14)

Sept. 2, 1938

ASG 1/458

Transfer to Vernon Montague and Lydia E. Montague, his wife

From Caroline P. Redden, single woman

Lot 15, Block 14

May 28, 1914

WFW 6/223

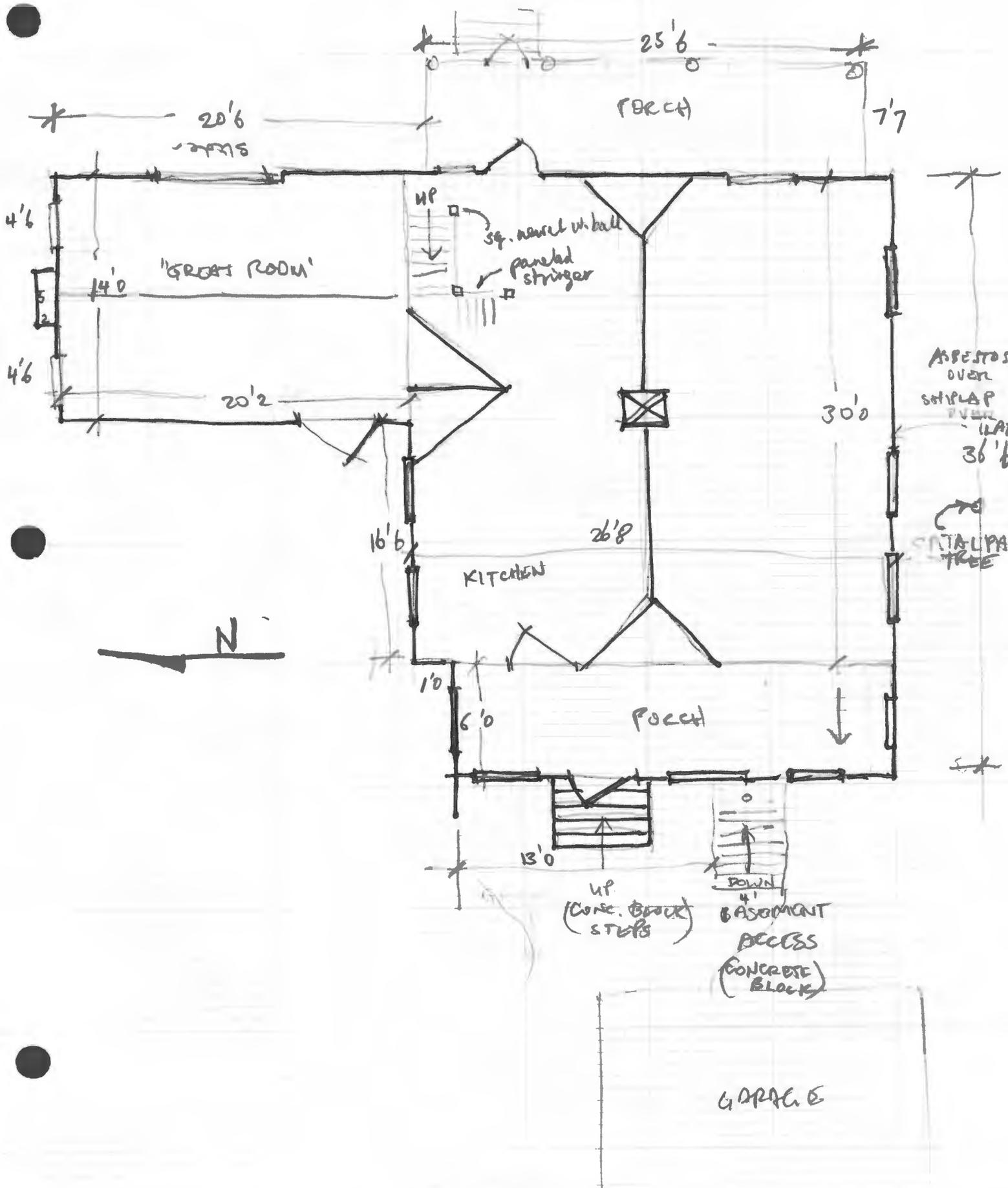
Transfer to Caroline P. Redden

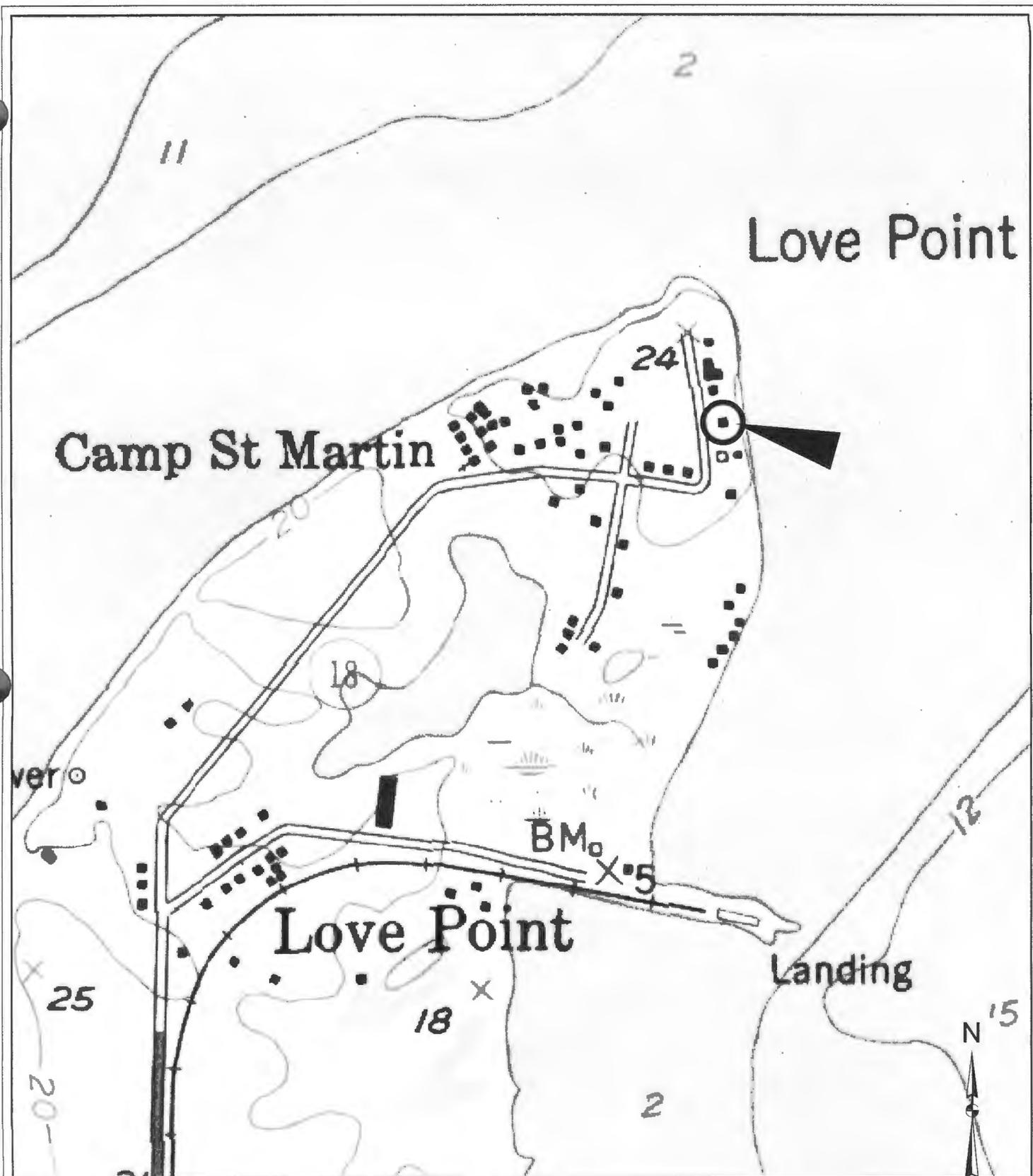
From Love Point Land & Improvement Co.

\$100 and other good and valuable considerations

113 RIVERVIEW / BIRKENBAUM
7/23/08 KDM

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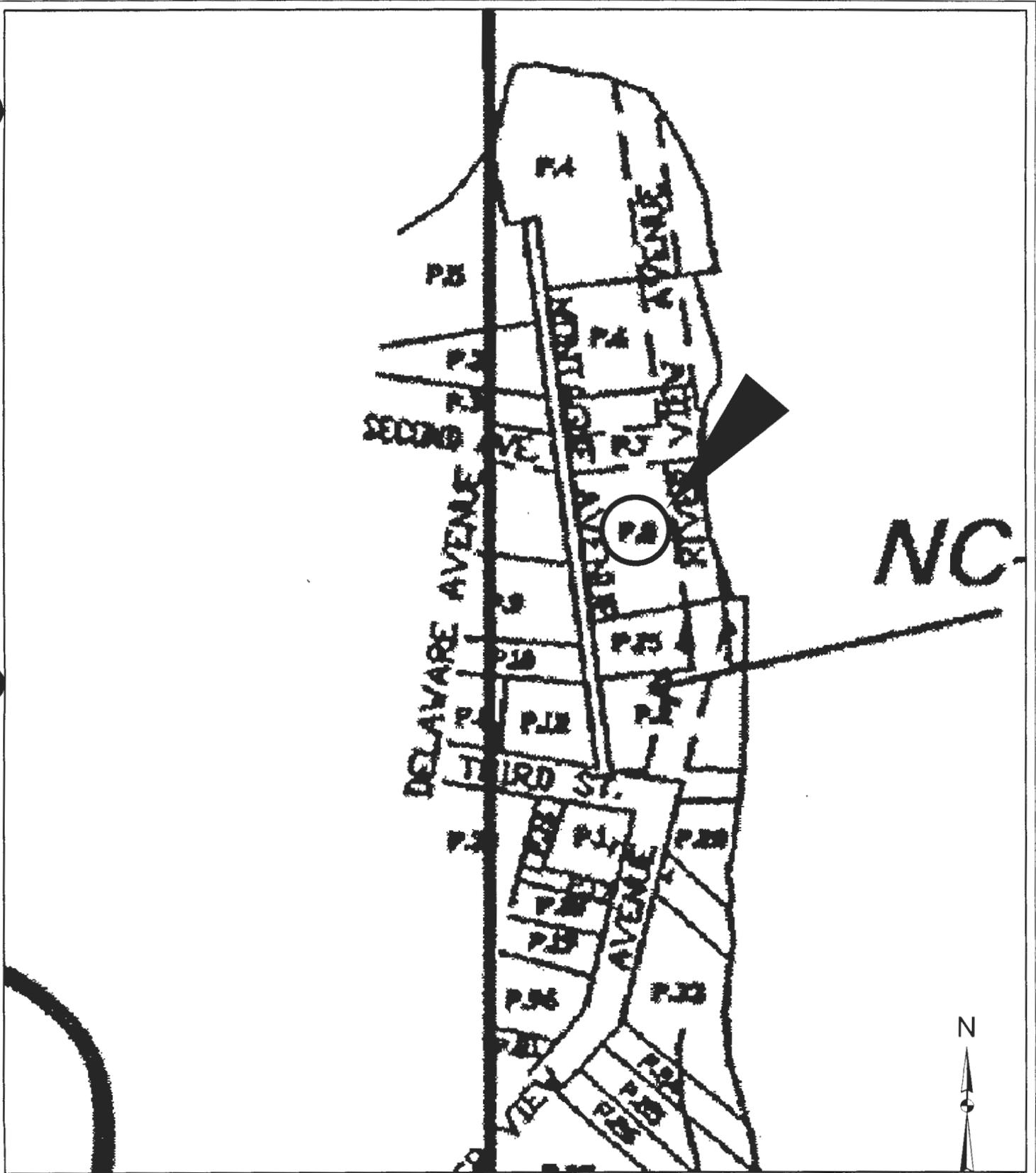
QA - 641
113 Riverview Road
Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)

QA-641

113 RIVERVIEW RD.
STEVENSVILLE, MD



CHESAPE



QA - 641
113 Riverview Rd
Tax Map 41 Parcel 8
Queen Anne's County Maryland

Photo Log

QA-641 – 113 Riverview Road
Photos Taken July 22, 2008
By Amanda Apple, Historic Preservation Planner
Queen Anne's County

Photos Printed on Epson Premium Glossy Paper with Epson UltraChrome pigmented inks.

File Name (s)	Description
QA-641_2008-07-22-08_01 QA-641_2008-07-22-08_01.TIF	Perspective view of north and west elevations
QA-641_2008-07-22-08_02 QA-641_2008-07-22-08_02.TIF	View from east elevation porch looking southeast
QA-641_2008-07-22-08_03 QA-641_2008-07-22-08_03.TIF	View of shed on the west side of the divided lot



QA-6A1

113 RIVERVIEW ROAD STEVENSVILLE VICINITY
STEVENSVILLE, QUEEN ANNE'S CO. MARYLAND

NOVEMBER 2009

MARYLAND SHPD

PERSPECTIVE VIEW OF NORTH AND WEST ELEVATIONS.

1 of 3



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113 RIVERVIEW ROAD, STEVENSVILLE, VICINITY
STEVENSVILLE, QUEEN ANNE'S CO. MARYLAND

NOVEMBER 2009

MD SHPO

VIEW FROM EAST ELEVATION PORCH LOOKING
SOUTHEAST.

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113 RIVERVIEW ROAD, STEVENSVILLE VICINITY
STEVENSVILLE, QUEEN ANNE'S CO, MARYLAND

NOVEMBER 2009

MD SHPO

VIEW OF SHED ON THE WEST SIDE OF THE DIVIDED
LOT.

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