

QA-642
117 River View Road
Stevensville Vicinity, Queen Anne's County

Constructed ca. 1920
Private

Summary Description

This heavily modified foursquare is situated near the tip of Love Point in Queen Anne's County. The configuration of the hip-roofed, foursquare house is still discernable in spite of many additions and modifications. The original ashlar foundation is still visible on the southern façade, which has undergone the least number of alterations. The remaining elevations have been heavily modified, resulting in a rectangular footprint. A modern two-car garage is situated on the western portion of the lot.

Summary Statement of Significance

This house is representative of the earliest wave of Eastern Shore resort development, and was quite possibly one of the first homes built on the point. It is no surprise that the house survived the gradual decline of Love Point's popularity as a beach resort and the quiet hiatus that followed. With the rise of the automobile, aided by the building of the Chesapeake Bay Bridge, the area has enjoyed slow but steady growth since the 1950's, and the property that this house occupies has become much sought after. That the main block of the older house still remains shows the enduring quality of its construction and design, even as it has evolved to accommodate a later century.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-642

1. Name of Property (indicate preferred name)

historic The Mills Property
other _____

2. Location

street and number 117 River View Road not for publication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 Patrick Q. & Eileen G. Ricker
street and number 117 River View Road telephone 240-375-4462
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 SM 1625 folio 255
city, town Centreville tax map 41 tax parcel 15 tax ID number 04-005007

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
_____ district	_____ public	_____ agriculture	Contributing
<u>X</u> building(s)	<u>X</u> private	_____ landscape	Noncontributing
_____ structure	_____ both	_____ commerce/trade	<u>1</u> buildings
_____ site		_____ defense	_____ sites
_____ object		<u>X</u> domestic	_____ structures
		_____ education	_____ objects
		_____ funerary	<u>1</u> Total
		_____ government	
		_____ health care	
		_____ industry	
		_____ recreation/culture	
		_____ religion	
		_____ social	
		_____ transportation	
		_____ work in progress	
		_____ unknown	
		_____ vacant/not in use	
		_____ other:	
			Number of Contributing Resources previously listed in the Inventory
			<u>0</u>

7. Description

Inventory No. QA-642

Condition

excellent deteriorated
 good ruins
 fair altered

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

This modified 1920's foursquare house is situated near the tip of Love Point on Kent Island in Queen Anne's County. Separated from the narrow road by a large parking pad and two-car garage, the configuration of the hip-roofed house is still discernible in spite of the many additions made over time. With its matching light-colored vinyl siding and asbestos shingle roof, the two-story garage next to the road appears to dwarf the house. Add to this impression the large trees lining the property to the north and south and the white vinyl picket fence separating the parking area from the small lawn, and the house appears to be almost secluded. The fact that the house is also on shorefront property overlooking the Chester River is barely noticeable from this western approach. The large addition to the north of the house was built in 2007, and there is another modern one-story addition on the eastern façade that has four-over-one double-sash windows with transoms around its entire façade. A gas fireplace was also added along the south wall.

The original part of the house is a basic foursquare design built on a cement foundation with an ashlar finish, which is still visible at ground level on the southern façade. The one-story addition on the west façade is most likely an enclosure of an existing porch, as it has the same foundation as the main structure. The main block of the house is approximately 22' wide x 28' long, with the longer façades facing east/west; the addition adds another 18' to the length. The roofline of the new addition, the enclosed porch, and the cloth canopies over most of the windows on the east façade transform the massiveness of the foursquare form to a more expansive, horizontal massing. The four bays on the second floor are possibly the original window locations, but it is doubtful that any original windows remain. What appears to be the original brick chimney rises several feet from the north side of the roof, which helps accent the hipped roof configuration of the original part of the house.

The original north façade has been completely changed due to the changes made both inside and out. A picture supplied by the owner shows that there were at least three windows on the original north façade, two on the second story and one, possibly two, on the first. The east façade, which overlooks the Chester River, has also been largely reconfigured. A balustrade on top of the one-story addition runs across the entire façade of the main block and two-story addition. This obscures efforts to assess the windows on the second story of the main block, but it appears that a sliding glass door has been installed. The original roofline is also still visible on the west façade.

The south façade is the most difficult to see as trees and shrubbery crowd close on this side. It appears that it is the most original façade remaining; other than the chimney for the gas fireplace, it appears to be largely untouched. There is a bay window at the west side of the first level that appears to be original in configuration and is typical in the foursquare design. The three double-hung windows on it are replacements as are the two windows visible on the second floor, although the placement is most likely unchanged.

8. Significance

Inventory No. QA-642

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	1910-present	Architect/Builder	unknown
Construction dates	1911 (est.)		

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.)

This dwelling is an example of the foursquare house design popular from about 1890 to 1920. Although largely obscured by additions on three facades, the distinctive roofline and other elements remain that allow identification of the dwelling's original configuration.

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, 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 15 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 played a large part in the history of this property. In 1911, John Rhodes purchased the two lots that the house now occupies from the Love Point Land and Improvement Company.⁶ He also purchased part or all of 11 other lots that, at that time,

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 Queen Anne's County land records liber WFW 1, folio 19.

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Continuation Sheet

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provided close to 100 yards of land between the house and the shore of the Chester River.⁷ Whether he was prescient, intuitive, or just plain lucky, he built the house on the only two lots that remain above water today. Only about 25' of level ground lies beyond the house before it descends steeply to the waterline approximately 25' below. A wide set of wood steps descends to the seawall from the back patio, side-tracked part of the way down to provide a small deck for a couple of lawn chairs.

This house is representative of the earliest wave of Eastern Shore resort development, and was quite possibly one of the first homes built on the point. Clearly the home of an affluent owner, the foursquare would have stood tall and massive on the relatively barren landscape of the point, which had been cleared for many years for farming. Large and sturdy, with its wrap-around porch and extensive parcel of land, it is also just north of the Love Point Hotel property and pier, which can clearly be seen today from the eastern side of the house. It is no surprise that the house survived the gradual decline of Love Point's popularity as a beach resort and the quiet hiatus that followed. With the rise of the automobile, aided by the building of the Chesapeake Bay Bridge, the area has enjoyed slow but steady growth since the 1950's, and the property that this house occupies has become much sought after. That the main block of the older house still remains shows the enduring quality of its construction and design, even as it has evolved to accommodate a later century.

⁷ Refer to lots 16 & 17 in Block 14 and lots 1-4, 8-10, and 13-16 in Block 18 on the Love Point Land and Improvement Company's plat filed in Queen Anne's County land records liber SS 7, folio 590-1.

9. Major Bibliographical References

Inventory No. QA-642

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 .376
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 16 & 17.

11. Form Prepared by

name/title	Susan Detherage and Amanda Apple, Historic Preservation Planner		
organization	QAC Department of Land Use, Growth Mgt. & Environment	date	August 15, 2008
street & number	160 Coursevall Drive	telephone	410-758-1255
city or town	Centreville	state	Maryland

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

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

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

Maryland Historical Trust

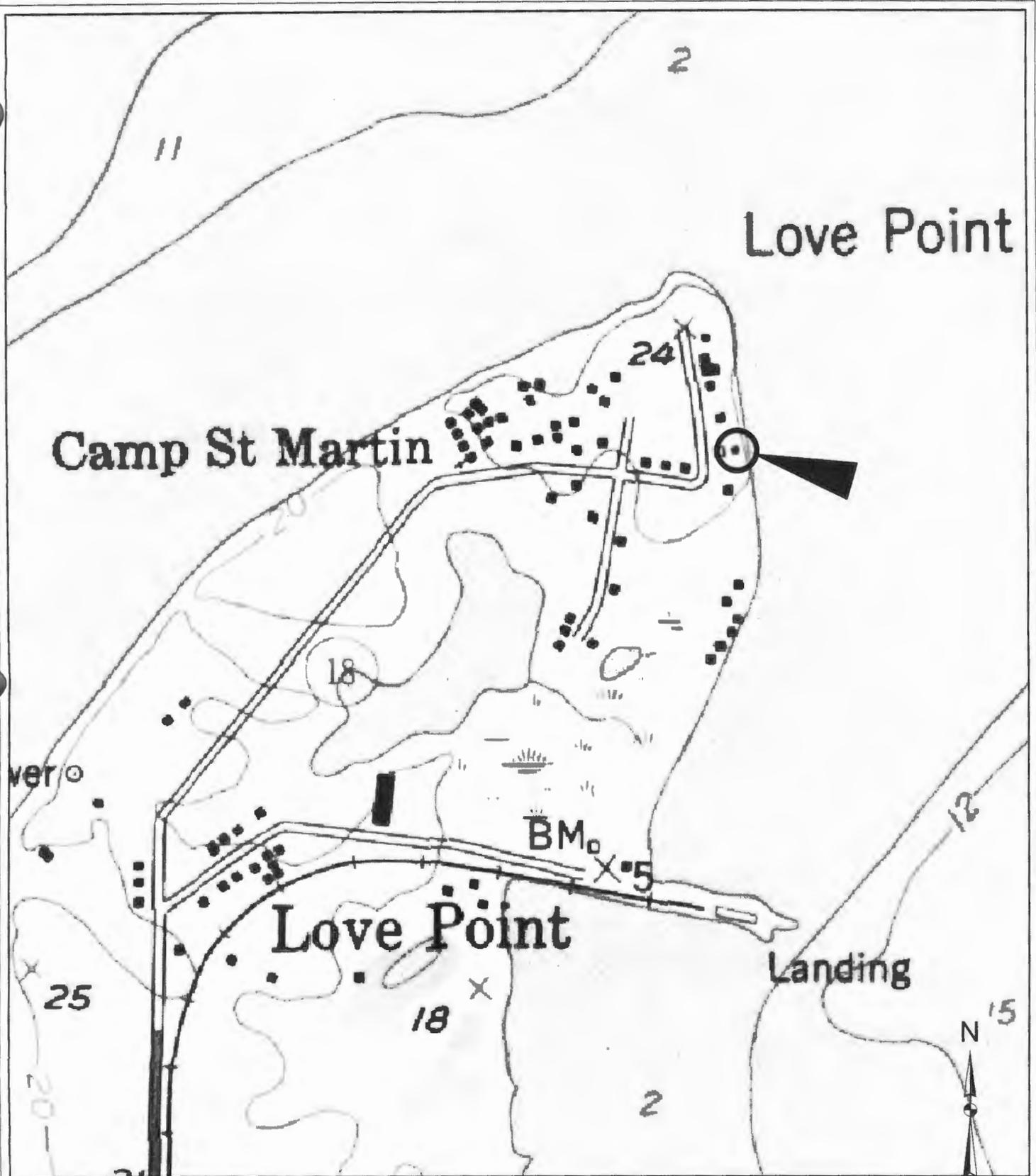
Maryland Inventory of Historic Properties Form

Inventory No. QA-642

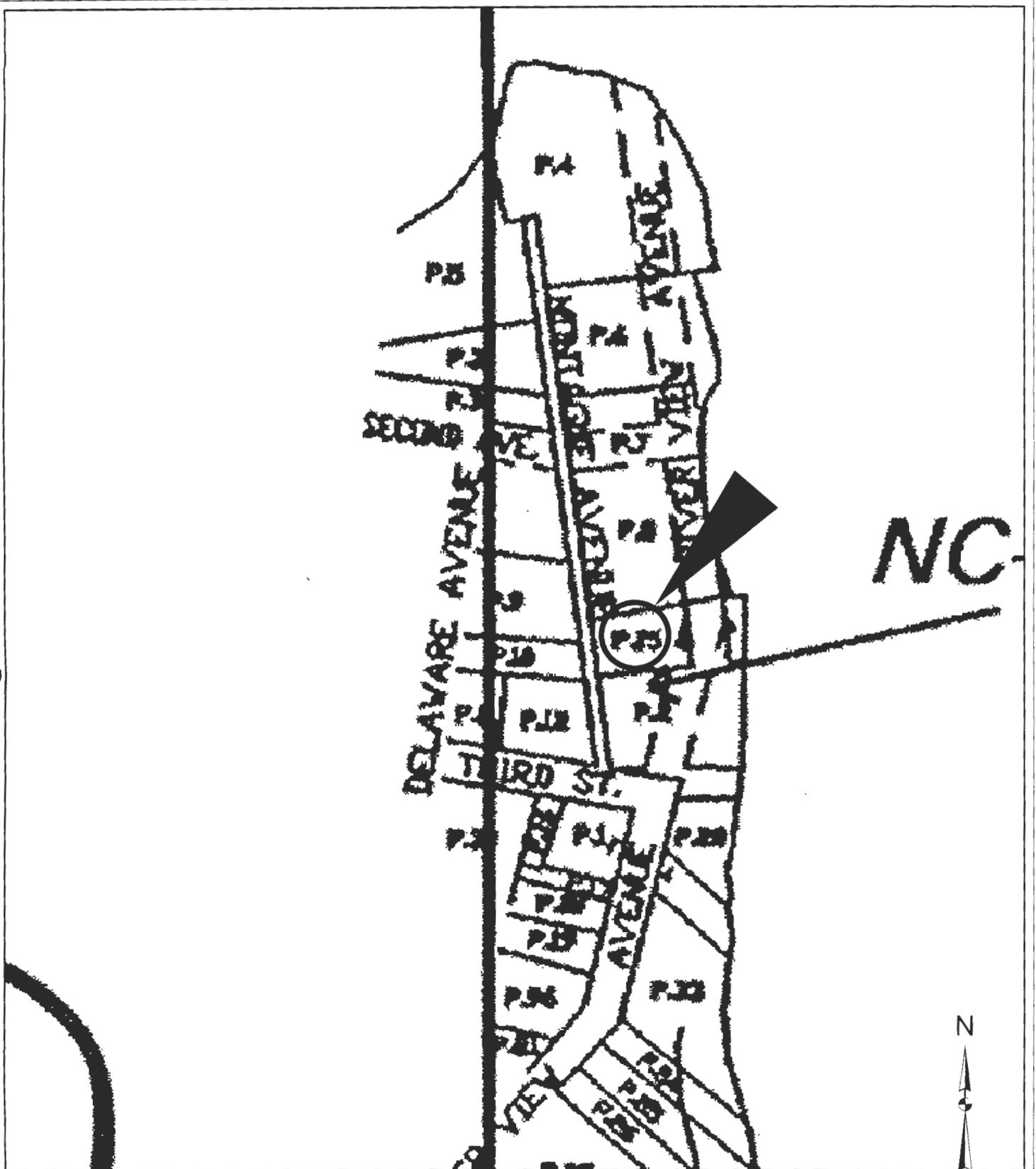
Name 117 River View Road
Continuation Sheet

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Oct. 31, 2006	SM 1625/255 Transfer to Patrick Q. Ricker and Eileen G. Ricker, his wife From Edward J. Craig and Marie P. Craig, his wife \$1,575,000 for Lot 1 on Plat 14/21
Aug. 31, 2001	SM 832/588 Transfer to Edward J. Craig and Marie P. Craig, his wife From Thomas W. Cleaver and Valerie L. Cleaver, his wife \$735,000
Apr. 29, 1993	MWM 427/252 Transfer to Thomas W. Cleaver and Valerie L. Cleaver, his wife From David B. Kiddoo
May 4, 1990	MWM 350/66 Transfer to David B. Kiddoo From Kenneth R. Mills, personal representative \$260,000 for estate of Naomi C. Mills
Dec. 24, 1975	CWC 101/460 Transfer to Naomi C. Mills From Rhona S. Bothner, single Parcel 1: Lots 16, 17, Block 14 Parcel 2: Lots 1-4, 8-10, 13-16, Block 18 Parcel 3: Lots 18, 19, Block 14 Ref: Plat of Love Point Land & Improvement Co. SS7/590-591
Dec. 27, 1965	CWC 19/582 Transfer to Rhona S. Bothner From Naomi C. Mills Parcel 1: Lots 16, 17, Block 14 Parcel 2: Lots 1-4, 8-10, 13-16, Block 18 Parcel 3: Lots 18, 19, Block 14
July 20, 1954	TSP 17/11 Transfer to Naomi C. Mills From T. Raymond MacLea and Mary Lee MacLea, his wife Parcel 1: Lots 16, 17, Block 14 Parcel 2: Lots 1-4, 8-10, 13-16, Block 18 Parcel 3: Lots 18, 19, Block 14
July 22, 1949	NBW 3/495 Transfer to T. Raymond MacLea and Mary Lee MacLea, his wife From Walter P. Carrion and Bernadette Carrion, his wife



QA - 642
117 Riverview Road
Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)



QA - 672
117 Riverview Rd
Tax Map 41 Parcel 15
Queen Anne's County Maryland

QA-642 – 117 River View Road
Stevensville vicinity, Queen Anne's County
Ca. 2000 photograph of property provided by current owner

HISTORIC PHOTO - YR 2000



Photo Log

QA-642 – 117 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-642_2008-07-22_01 QA-642_2008-07-22_01 TIF	Perspective of south and east elevations
QA-642_2008-07-22_02 QA-642_2008-07-22_02 TIF	View of East Elevation
QA-642_2008-07-22_04 QA-642_2008-07-22_04 TIF	Perspective of south and west elevations
QA-642_2008-07-22_05 QA-642_2008-07-22_05 TIF	View of west elevation



QA - 642

117 Riverview Rd, Stevensville Vicinity
Queen Anne's County, MD

July 2008

MD SHPO

Perspective of southeast elevation.

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QA - 642

117 RIVERVIEW RD. STEVENSVILLE VICINITY
QUEEN ANNE'S COUNTY, MARYLAND

JULY 2008

MD SHPO

VIEW OF EAST ELEVATION

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QA-692

117 Riverview Rd. Stevensville Vicinity
Queen Anne's County, MD

July 2008

MD SHPO

Perspective of South & West elevations

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QA-642

117 RIVERVIEW RD. STEVENSVILLE VICINITY
QUEEN ANNES COUNTY, MARYLAND

JULY 2008

MD SAPS

VIEW OF WEST ELEVATION

449