9600653

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: River View Pavilion Survey Number: PG 80-22

Project: Woodrow Wilson Bridge Agency: FHWA

Site visit by MHT Staff: X no ___ yes Name _____ Date _____

Eligibility recommended _____ Eligibility **not** recommended X

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Justification for decision: (Use continuation sheet if necessary and attach map)

Based on the available information, the late 19th century dance pavilion, originally part of an amusement park [redacted] in operation from 1885 to 1918, does not appear to retain sufficient integrity to be eligible for the National Register under either Criterion A or Criterion C. Its conversion to a house in the 1920s meant the loss of many significant aspects of the building. The single large open space was broken up into six smaller spaces on two floors, significantly altering the interior. Numerous windows must have been inserted at this time to light the new spaces. A cupola and eyebrow windows were removed at some date. Today the building is used as, and appears to be, a house; it fails to sufficiently convey a sense of the original design and use.

Documentation on the property/district is presented in: Project File, Maryland Inventory Form PG 80-22

Prepared by: Parsons Engineering-Science (1996), Susan Pearl (1986)

Elizabeth Hannold — May 5, 1996
Reviewer, Office of Preservation Services — Date

NR program concurrence: ✓ yes ___ no ___ not applicable

Peter E. Kurtze — 5/9/96
Reviewer, NR program — Date

Survey No. PG 80-22

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

____	Eastern Shore	(all Eastern Shore counties, and Cecil)
X	Western Shore	(Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
____	Piedmont	(Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
____	Western Maryland	(Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

____	Paleo-Indian	10000-7500 B.C.
____	Early Archaic	7500-6000 B.C.
____	Middle Archaic	6000-4000 B.C.
____	Late Archaic	4000-2000 B.C.
____	Early Woodland	2000-500 B.C.
____	Middle Woodland	500 B.C. - A.D. 900
____	Late Woodland/Archaic	A.D. 900-1600
____	Contact and Settlement	A.D. 1570-1750
____	Rural Agrarian Intensification	A.D. 1680-1815
____	Agricultural-Industrial Transition	A.D. 1815-1870
X	Industrial/Urban Dominance	A.D. 1870-1930
____	Modern Period	A.D. 1930-Present
____	Unknown Period (___ prehistoric	___ historic)

III. Prehistoric Period Themes:

____	Subsistence
____	Settlement
____	Political
____	Demographic
____	Religion
____	Technology
____	Environmental Adaption

IV. Historic Period Themes:

____	Agriculture
X	Architecture, Landscape Architecture, and Community Planning
____	Economic (Commercial and Industrial)
____	Government/Law
____	Military
____	Religion
X	Social/Educational/Cultural
____	Transportation

V. Resource Type:

Category: Structure

Historic Environment: Rural

Historic Function(s) and Use(s): Recreation - music facility

Known Design Source: _____

PRINCE GEORGE'S COUNTY

HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #80-22 Building Date: 1885

Building Name: Riverview Pavillion

Location: 12325 Hatton Point Road, Fort Washington, Maryland

Private/Residence/Occupied/Excellent/Inaccessible

Description:

The Riverview Pavillion is a large gable-on-hip-roof frame building which was constructed as an amusement park pavillion and later converted into a residence. It is two-and-one-half-stories high, and rests on a high brick basement. There are now rooms on the first and second stories, as well as a full attic space, but the original building consisted of a ground-level space open to the roof. It is basically seven-by-four bay, and consists of a large living space surrounded by a wide veranda on all four sides, fully enclosed on the north and screened on the south. Entrance is in the central bay of the long east facade, through double doors. The double doors are cased in a classical surround, framed by pilasters and surmounted by a plain frieze. There is a wide one-story veranda across this east facade, supported by square chamfered posts, and bordered by a plain balustered railing. The building is sheathed with novelty siding (horizontally channelled) which is painted white. The cornice is boxed, and below it is a plain board frieze. A massive panelled brick chimney rises at the south end of the building.

Significance:

The Riverview Pavillion is the only structure surviving from the late Victorian era Riverview Amusement Park. It was constructed as a dance pavillion for that popular Potomac River resort center, which operated from 1885 to 1918. It was converted into a residence in the 1920's. In 1888, Riverview Amusement Park was a well-established and popular excursion spot. Regular stops were made at the resort by river steamers. At the height of its popularity, Riverview boasted a roller coaster, dance pavillion, carousel, shooting gallery and bowling alley. The popularity of the park declined in the early 1900's and it began to deteriorate. In 1921, the 249-acre property was purchased by Adolphemie Vanderwater for her daughter, Henrietta Gillespie. The Gillespies renovated the dance pavillion and converted it into a residence, dividing the large open space into rooms by means of floors and partition walls. Today, this large and unusual building is a noticeable landmark, a unique surviving reminder of a late Victorian Potomac River amusement park.

Acreage: 3.2 acres

Survey No. P.G. #80-22

Magi No.

DOE __yes __no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Riverview Pavillion

and/or common

2. Location

street & number 12325 Hatton Point Road ___ not for publication

city, town Fort Washington ___ vicinity of congressional district 4

state Maryland county Prince George's

3. Classification

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

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

name Frank Nicolai

street & number 12325 Hatton Point Road telephone no.:

city, town Fort Washington state and zip code Maryland 20744

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 5324

street & number Main Street folio 22

city, town Upper Marlboro, state Maryland

6. Representation in Existing Historical Surveys

title None

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. P.G. #80-22

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

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

The Riverview Pavillion is a large (ca. 120 feet by 70 feet) gable-on-hip-roof frame building, which was constructed as an amusement park pavillion, and later converted into a residence. It stands on a bluff overlooking the Potomac River, at the point of land known as Hatton Point.

The building is two-and-one-half-stories high, and rests on a high brick basement. There are now rooms on first and second stories, as well as a full attic space, but the original building consisted of a ground-level space open to the roof. It is basically seven bays by four bays, and consists of a large living space surrounded by a wide veranda on all four sides, fully enclosed on the north, and screened on the south.

Entrance is in the central bay of the long east facade, through double doors; each leaf has a six-pane window over a single molded panel. The double doors are cased in a classical surround, framed by pilasters and surmounted by a plain frieze. A flight of wide brick steps leads up to the veranda at this central entrance. There is a wide one-story veranda across this east facade, supported by square chamfered posts, and bordered by a plain balustered railing. The veranda rests on brick piers and a low parapet which encloses a below-grade areaway which originally surrounded the entire building. (This areaway has been enlarged and converted into garage space on the north). Opening onto this areaway is a window or a basement entrance in each bay. Between bays along the basement foundation are brick buttresses on which rest the beams which support the veranda floor. The areaway is completely enclosed on the west facade where it is above ground. This brick enclosure forms a full-story foundation for the west porch, which (unlike the east porch) is two stories high, with flat roof supported by tall square chamfered posts with capitals and bases.

The building is sheathed with novelty siding (horizontally channelled) which is painted white. The windows are generally 8/1 double hung sash, and have plain board surrounds with a projecting upper bead; they have light blue louvered shutters. The cornice is boxed, and below it is a plain board frieze. The gable-on-hip roof is covered with gray asbestos shingles. (Originally there were two four-section eyebrow windows on each of the east and west planes of the hip roof; the present owners intend to restore these windows. Also, there was originally a glazed cupola with pyramidal roof at the crest of the roof; this also may be restored at a future date.) A massive panelled brick chimney rises at the south end of the building; it is painted white.

8. Significance

Survey No. P.G. #80-22

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

Specific dates 1885 **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.

The Riverview Pavillion is the only structure surviving from the late Victorian era Riverview Amusement Park. This building was constructed as a dance pavillion for that popular Potomac River resort center, which operated from 1885 to 1918. It was converted into a residence in the 1920's, and has recently been restored by the present owners.

In 1885, Ephraim Randall of Washington, D.C. leased from Thomas McCullough 249 acres of several tracts at Hatton's Point on the Potomac River (Swan Creek, Swan Harbor and Keystone Farm). The conditions of the lease were that Randall must build a sturdy wharf at the river's edge, and a pavillion of at least 40 by 100 feet; that all lumber for the construction of the wharf and pavillion was to be taken from the woods on the premises; that Randall was to pay an annual rent of $300 for five years, and had an option to buy the land. In 1888, Randall did buy the land, by then known as Riverview, for $8,000.[1]

By the time of this purchase, Riverview Amusement Park was a well-established and popular excursion spot. Regular stops were made at the resort by river steamers such as the "St. Johns" and the "Palace Steamer". At the height of its popularity, Riverview boasted a roller coaster, dance pavillion, carousel, shooting gallery and bowling alley; the park offered also horse tournaments, baseball fields and rides on paddle wheel boats, as well as views of Washington and Virginia across the water.[2] Apparently unlike other nearby amusement parks, no alcohol was permitted at Riverview, a fact which is was stressed in the promotional materials printed about the park. Riverview was described as follows in a booklet printed in 1911 by the Colonial Beach Company, then owners of the park:

"Fronting directly on the river is a pretty little park, equipped with the usual innocent and wholesome amusements, laid out in a splendid grove of shade trees and a spacious lawn, with a background of original pine forest. It is an ideal spot for a few hours, or a day, of real rest or indulgence in innocent amusements."[3] At the turn of the century, John A. Wilson lived on the property and served as superintendent of the park, with a staff of 17 resident park employees.4

9. Major Bibliographical References

Survey No.P.G. #80-22

Cf. Notes, Item #8.

10. Geographical Data

Acreage of nominated property 3.2 acres

Tax Map 131, part of Lot 6

Quadrangle name Mount Vernon, Section C

Quadrangle scale

UTM References do NOT complete UTM references

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

Verbal boundary description and justification

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Susan G. Pearl, Research Historian

organization Historic Preservation Commission c/o County Planning Div., M-NCPPC

date September 1986

street & number 14741 Gov. Oden Bowie Dr., Rm. 4010

telephone 952-3521

city or town Upper Marlboro,

state Maryland 20772

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

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

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

PS-2746

Originally the interior of the pavillion consisted of one large first-story space, at the south end of which stood a massive two-story, brick fireplace. Molded bricks form pilasters which flank the firebox, and, above the firebox, a projecting mantel shelf; above the shelf is a double round arch. At second story level, molded bricks form a decorative frieze and cornice with cyma recta molding. (This brick fireplace was covered when the pavillion was first converted into a dwelling; it was revealed and restored during renovations by the present owners.) The large interior of the building has been divided into six living spaces, with the central east space devoted to a three-run staircase.

An attic space fills the gable roof above the hip; it is lighted by an eyebrow window at each of the north and south gable ends. The massive beams which support the longitudinal (horizontal) rafters, are decorated with jig-sawn brackets, originally visible from the ground floor; ornate Victorian hardware is still intact on the beams and braces.

The Riverview Pavillion now stands on a three-acre residential lot, bounded on the west by the river and approached from the east by a semi-circular driveway. A depression in the east lawn (inside the circle of the driveway) marks the former location of the roller coaster; pilings at the water's edge mark the location of the dock. In the lawn just east of the pavillion stands a prize-wining holly. Affixed to the brick foundation at the northeast corner of the building is a small metal plaque which reads "Public Buildings and Public Parks - Bench Mark - 429."

In 1894, Randall had mortgaged the park property for $30,000; he was unable to meet the payments and in 1909 the Equity Count ordered the park property sold to the highest bidder. Riverview was advertised at that time as a "well equipped and popular excursion resort. The property is improved by Pavillions, Dining Rooms, and all of the Building and permanent Amusements usually found at a complete and well-established Excursion Resort, and should attract anyone looking for an investment in such an enterprise." The park was purchased by the Potomac Resort and Realty Corporation and Colonial Beach Company.[5]

In the years that followed, the popularity of the park declined, and the park began to deteriorate. In 1921, the 249-acre property was purchased by Adolphemie Vanderwater for her daughter, Herrietta, who was the wife of Colonel James Gillespie. The Gillespies renovated the dance pavillion and converted it into a residence, dividing the large open space into rooms by means of floors and partition walls.

In 1954 the property around the surviving pavillion was subdivided and developed into the residential community of Tantallon.[7] Several lots were platted in the immediate vicinity of the pavillion, and in 1980 Lot #6 (including the pavillion) was purchased by the present owners. They contracted with an architectural firm to undertake restoration of the building, completed in 1985.[8] Today this large and unusual building is a noticeable landmark along the Road, a unique surviving reminder of a late Victorian Potomac River amusement park.

Notes:

1 Prince George's County Deeds JWB #6:574, JWB #10:302.

2 Tilp, Frederic This was Potomac River, 1978, pp. 61, 252, 312.

3 "Riverview", Colonial Beach Company, 1911, reprinted by Colonial Beach, Virginia, Chamber of Commerce.

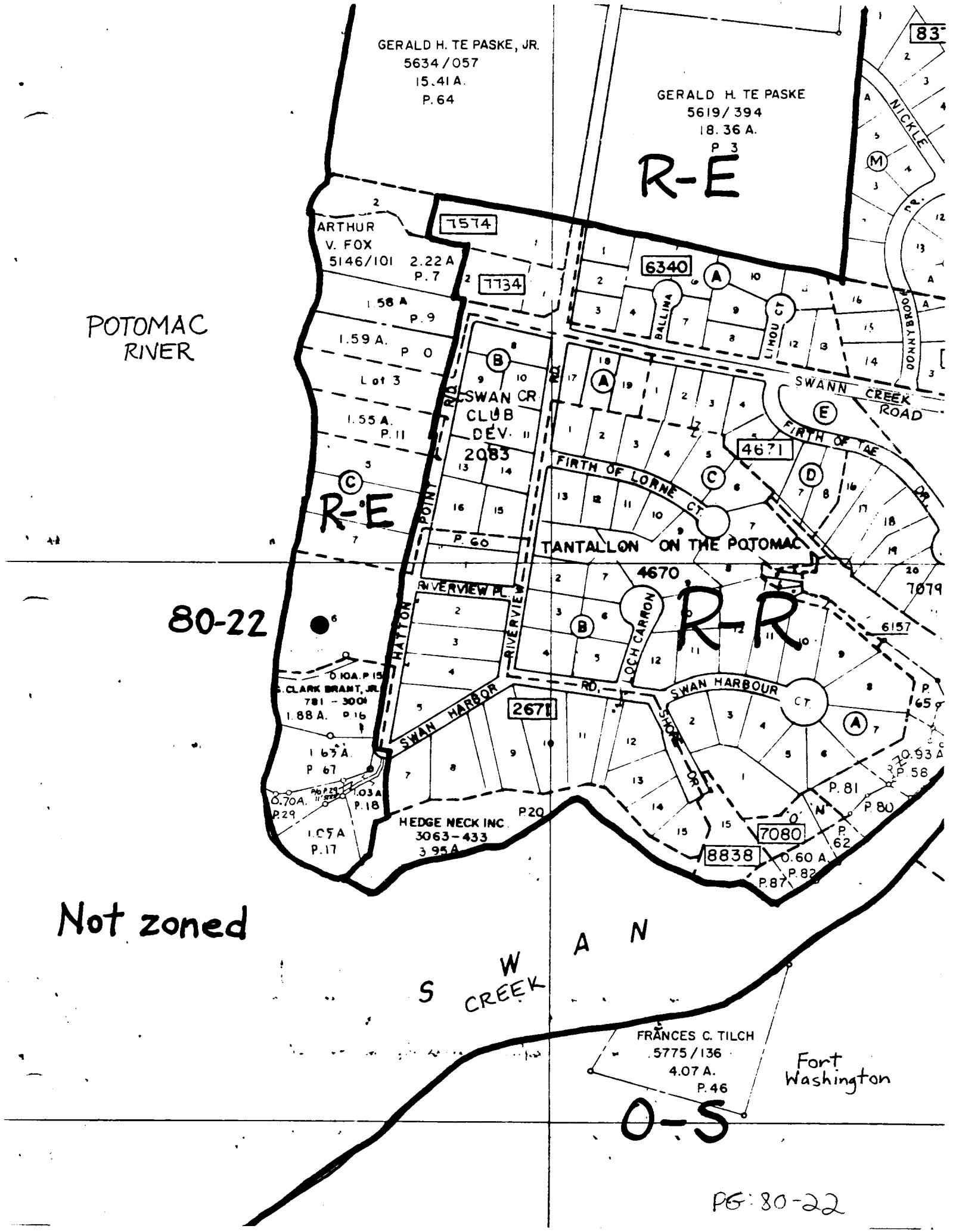
4 Census for Prince George's County, 1900.

5 Prince George's County Deed JWB #30:412; Prince George's County Equity #3616; Prince George's County Deed 57:206.

6 Prince George's County Deed #174:87; #325:484; #361:12; 14; #387:1, 2; #802:77, 78.

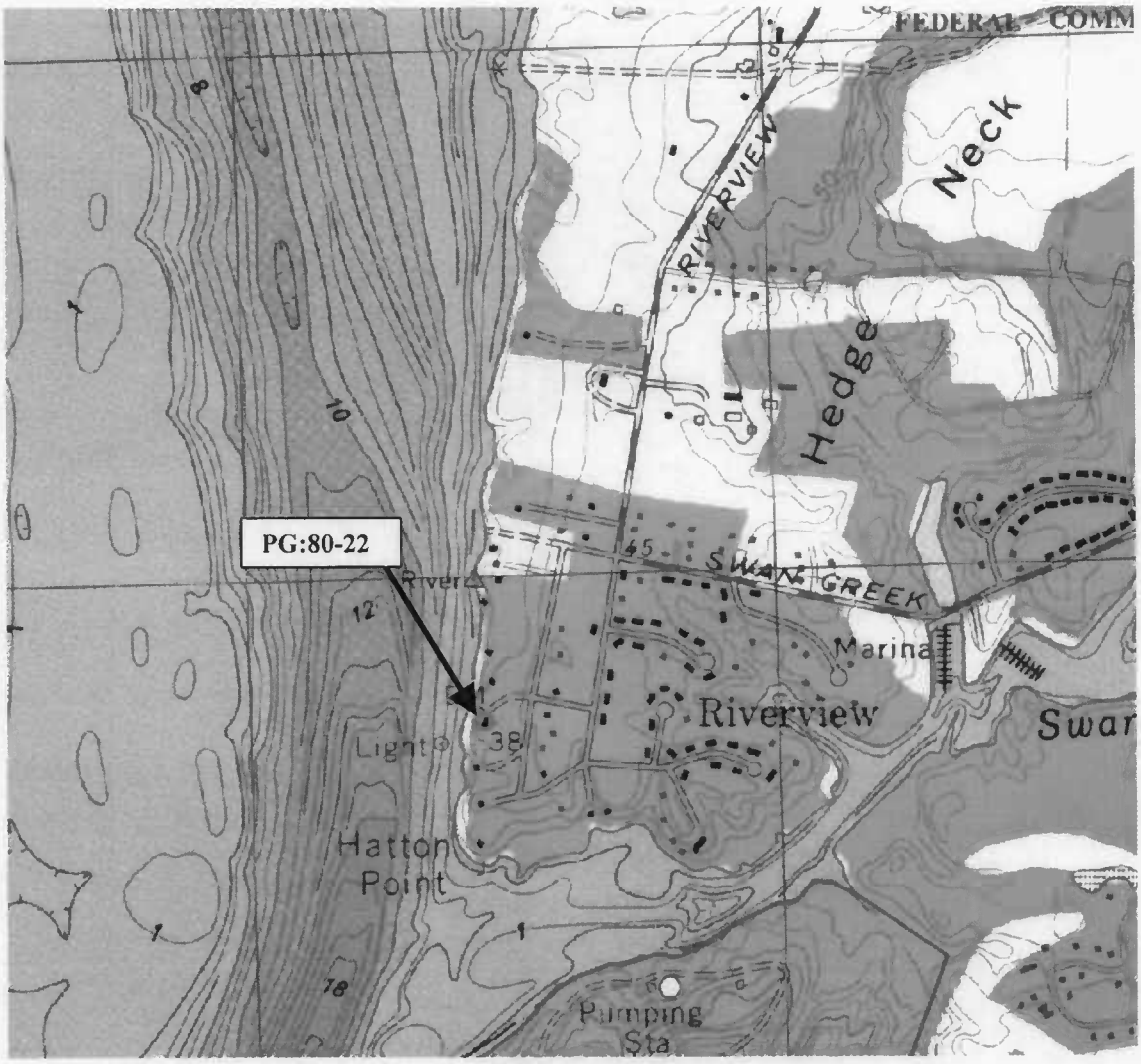
7 Prince George's County Plat WWW #24:36.

8 Prince George's County Deed #5324:22; Kamstra, Dickerson & Associates plans.


GERALD H. TE PASKE, JR.
5634/057
15.41 A.
P. 64
GERALD H. TE PASKE
5619/394
18.36 A.
P 3
R-E
ARTHUR
V. FOX
5146/101
2.22 A
P. 7
1.58 A
P. 9
1.59 A.
P 0
L at 3
1.55 A.
P. 11
7574
7734
6340
BALLINA
LIHOU CT
NICKLE
DONNYBROOK
POTOMAC
RIVER
SWAN CR
CLUB
DEV.
2083
SWANN CREEK ROAD
FIRTH OF TAE
4671
FIRTH OF LORNE CT.
R-E
P. 60
TANTALLON ON THE POTOMAC
4670
7079
80-22
RIVERVIEW PL.
HATTON POINT RD.
RIVERVIEW RD.
LOCH CARRON
R-R
6157
0.10A. P 15
S. CLARK BRANT, JR.
781 - 3001
1.88 A. P 16
1.67 A.
P 67
0.70A.
P.29
1.03 A
P.18
1.05 A
P.17
SWAN HARBOR RD.
2671
SWAN HARBOUR CT.
SHORE DR.
P. 65
0.93 A
P. 56
P. 81
P. 80
P. 62
7080
8838
0.60 A.
P. 82
P. 87
HEDGE NECK INC.
3063-433
3.95 A
P.20
Not zoned
S W A N
CREEK
FRANCES C. TILCH
5775/136
4.07 A.
P. 46
Fort
Washington
O-S

PG: 80-22

PG:80-22
Riverview Pavilion
12325 Hatton Point Road, Fort Washington
Mount Vernon quadrangle



PG#80-22

Riverview Pavillion
Prince George's County, MD
Susan G. Pearl
February 1986
Southeast 3/4 elevation
Neg: MD Hist. Trust, Annapolis, MD

PG#80-22

Riverview Pavillion
Prince George's County, MD
Susan G. Pearl
February 1986
Southwest 3/4 elevation
Neg: MD Hist. Trust, Annapolis, MD

PG#80-22

Riverview Pavillion
Prince George's County, MD
Susan G. Pearl
February 1986
South elevation
Neg: Md. Hist. Trust, Annapolis, MD

PG#80-22

Riverview Pavillion
Prince George's County, MD
Susan G. Pearl
February 1986
Mantel in south parlor
Neg: MD Hist. Trust, Annapolis, MD