CH-530 **1930**
Cottage, Pine Grove Subdivision
Issue vic.
Private

The cottage in "Pine Grove" Subdivision is a modest and altered example of a 1930s waterfront cottage within a small subdivision divided to make the most of its peninsula location.

The cottage is one of several small cottages built on this peninsula during the firsts four decades of the 20th century. The dwelling has no architectural distinction, and has been so altered as to be nearly unrecognizable. The county tax asessment records state that the house was built in 1930.

MARYLAND HISTORICAL TRUST Inventory No. CH-530
MD INVENTORY OF HISTORIC PROPERTIES

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1. Name of Property

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historic name Cottage, Pine Grove Subdivision
common/other name 99F Hill Road

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2. Location

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street & number 13410 Hill ROad not for publication ____
city or town Issue vicinity X state Maryland code MD
county Charles code 017 zip code 20637

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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Ownership of Property (Check all that apply)

X private
____ public-local
____ public-State
____ public-Federal

Category of Property (Check only one box)

X building(s)
____ district
____ site
____ structure
____ object

Number of Resources within Property

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Is this property listed in the National Register?
Yes ____ Name of Listing ____
No X

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-530

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

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7. Description

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Architectural Classification (Enter categories from instructions)

None

Materials (Enter categories from instructions)

foundation Solid: poured concrete
roof Side gable: asphalt shingles
walls Wood frame: vinyl siding
other

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-530

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8. Statement of Significance

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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 patterns of our history.

____ B Property is 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.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a 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.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-530

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Areas of Significance (Enter categories from instructions)
ARCHITECTURE

Period of Significance 1930

Significant Dates 1930

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

CH-530

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records. Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

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10. Geographical Data

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Acreage of Property Less than 1 acre

Verbal Boundary Description (Describe the boundaries of the property.)

The property is designated as Parcel 82 on Map 88, Lot 7, Block B on the Plat of "Pine Grove" Subdivision and on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The cottage has been associated with Parcel 82, Map 88 since its construction in 1930.

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11. Form Prepared By

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name/title Kathryn Gettings Smith, Architectural Historian
organization Charles County Planning Dept. date May 10, 1999
street & number P.O. Box B telephone 301-645-0689
city or town La Plata state MD zip code 20646

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12. Property Owner

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name Bartel S. Kendrick
street & number P.O. Box 3 telephone
city or town Issue state MD zip code 20645

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The cottage in "Pine Grove" Subdivision is a modest and altered example of a 1930s waterfront cottage within a small subdivision divided to make the most of its peninsula location.

The dwelling consists of a 1-story L-shaped frame structure with a slope-roofed rear enclosed porch. The facade has been significantly altered with no original doors or windows remaining. No original windows remain, and the exterior has been reclad with vinyl siding. A modern deck was added at the front.

A small 1-story frame shed dating to the 1970s stands near the shoreline at the back of the lot. It has a sloping shed roof and sits on a concrete block foundation.

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The cottage in the "Pine Grove" Subdivision is one of several small cottages built on this peninsula during the firsts four decades of the 20th century. The dwelling has no architectural distinction, and has been so altered as to be nearly unrecognizable. The county tax asessment records state that the house was built in 1930.

The cottage is scheduled to be demolished. A new single family residence will replace it.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Modern Period, 1930-present

Prehistoric/Historic Period Theme (s):

ARCHITECTURE

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling

Known Design Source: Unknown

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Chain of Title:

"Pine Grove" Subdivided August, 1948 by Agnes A. Hill

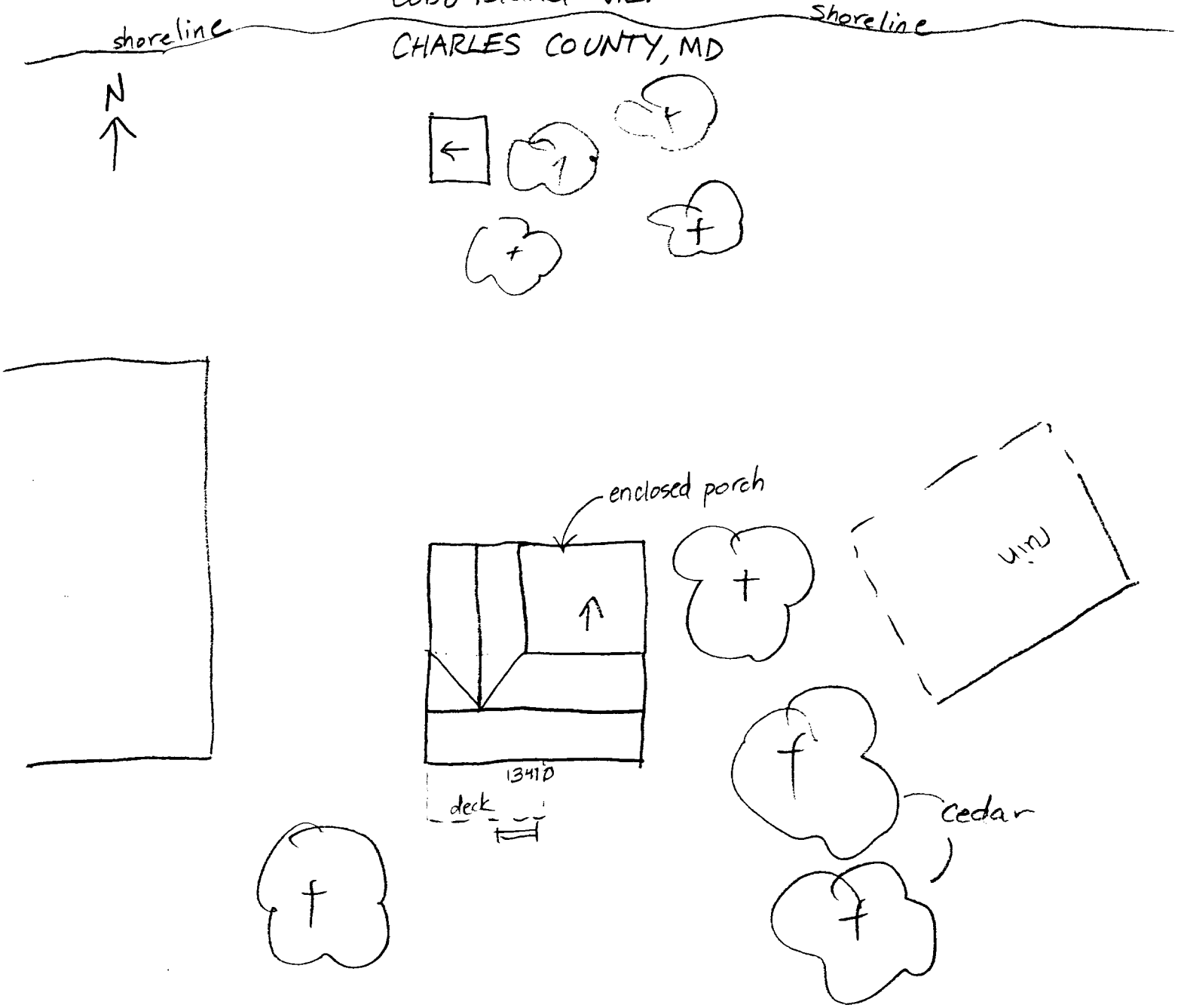
No previous deed reference; no Beverly Stewart in index

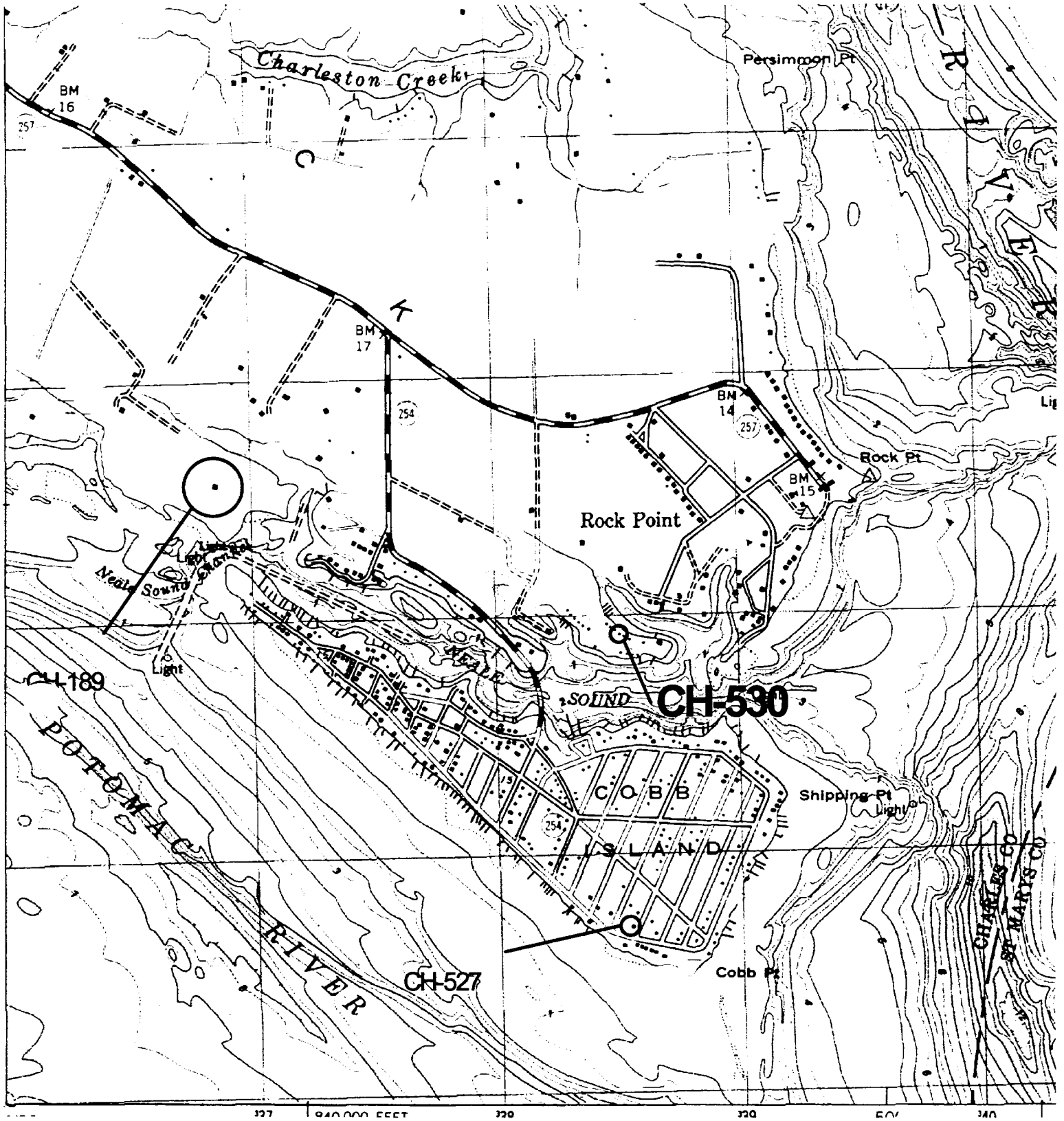
February 19, 1993:	Beverly A. Stewart "Borrower" to Gerald J. Levy & Charles M. Sandine, Shelter Mortgage Company Deed of Trust $163,800 Lot 7, Block B "Pine Grove" Charles County Land Records Liber 1755 Folio 178
September 15, 1995:	E. Vernon Boozer & Edward C. Covahey, Jr. substitute trustees to Guaranty Bank SSB Forclosure suit CV 95-1097: F. Vernon Boozer & Edward C. Covahey, Jr. vs. Beverly A. Stewart 99 F Hill Road, Lot 7, Block B in subdivision of "Pine Grove" Plat Book PCM 6, Folio 72 Charles County Land Records Liber 2146 Folio 11
???:	Guaranty Bank SSB to Bartel S. Kendrick Charles County Land Records Liber 2508 Folio 525

RESOURCE SKETCH MAP
2/99

COTTAGE, PINE GROVE SUBDIVISION
13410 Hill Rd.
Cobb Island Vic.
CHARLES COUNTY, MD

CH - 530





N

Cottage, Pine Grove Subdivision CH-530
Charles County, MD

ROCK POINT, MD QUAD

CH-530
COTTAGE, PINE GROVE SUBDIVISION
CHARLES COUNTY, MD
K.G. SMITH
2/99
MARYLAND SHPO
LOOKING NE
1 OF 1