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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 an 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 Riverview

other names/site number VDHR Site No. 47-25

2. Location

street & number 124 Riverview Plantation Drive (SR606)  not for publication

city or town Williamsburg  vicinity

state Virginia code VA county James City code 095 zip code 23188

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Signature of certifying official/Title Virginia Department of Historic Resources Date \_\_\_\_\_

State of 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 the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____

Riverview  
Name of Property

James City County, Virginia  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
3	0	buildings
1	0	sites
0	0	structures
0	0	objects
4	0	Total

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

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic: single dwelling  
Domestic: secondary structures  
Landscape: garden

**Current Functions**  
(Enter categories from instructions)

Domestic: single dwelling  
Domestic: secondary structures  
Landscape: garden

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Early Republic: Federal  
Mid-19th Century: Greek Revival

**Materials**  
(Enter categories from instructions)

foundation Brick  
walls Wood: Weatherboard  
roof Wood: Shingle  
other Brick  
Concrete

**Narrative Description**

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

Riverview  
Name of Property

James City County, Virginia  
County and State

**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 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** N/A  
(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.

**Areas of Significance**

(Enter categories from instructions)

Architecture

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**Period of Significance**

1850s-1942

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**Significant Dates**

Early 1850s: original construction

1913-14: additions

Early 1940s: alterations and dependencies

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Bullder**

Unknown

**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 file (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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University Earl Gregg Swem Library, College of William and Mary
- Other

Name of repository:

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Name of Property

County and State

10. Geographical Data

Acreage of Property 15.5

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 350630 4138660
Zone Easting Northing

3 Zone Easting Northing
4 Zone Easting Northing

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 Alan Morledge, Architect

organization G. Alan Morledge, AIA, Architect date December, 1995

street & number 204A Parkway Drive, Suite 201 telephone 804-229-6620

city or town Williamsburg state VA zip code 23185-4534

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets 1 through 17

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 Surveyor's plat, pre-1982 floor plans of house and interior mouldings dwg.

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

Property Owner

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

name Helen S. Cooney

street & number 124 Riverview Plantation Drive telephone 804-564-3314

city or town Williamsburg, state VA zip code 23188

Paperwork Reduction Act 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 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 Projects (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

Riverview  
James City County, Virginia

Section number 7 Page 1

### SUMMARY DESCRIPTION

Riverview is located along the westerly bank of the York River in James City County some ten miles from Williamsburg. It is the surviving vestige of a large farmstead and features an impressive 2 1/2-story 1850s frame farmhouse with 1-1/2 story end additions of 1913-14 and two dependencies built in the early 1940s. The tract currently contains about 5.5 acres and much of the nineteenth-century farm now is a residential subdivision. The property is reached by Virginia Route 606. This road nearly centers on the long elevations of the house which are parallel to the river. On the river side of the house are orchard terraces although most of the trees are gone. The dependencies, now of converted use, were built as a smokehouse and tenant house. Both are located to the south of the main house.

### RESOURCE COUNT

Contributing resources in the nominated property are:

1. House, 1850s with 1913-14 additions (building)
2. Smokehouse, about 1942, now storage (building)
3. Tenant house, about 1942, now garage (building)
4. Orchard terraces, circa 1850s (site)

Noncontributing resources: None.

### HOUSE: EXTERIOR

The 2 1/2-story house is one-room deep built over a full cellar with brick foundations. Elevations are articulated by five bays. At the center of both land and river elevations are gable-roofed porches (restored 1982). The main gable roof has three pedimented dormers on each side and the middle dormers are curiously off-centered as a result of phased construction. The earlier construction (c.1850?) comprised a passage and parlor plan (south end). Its foundations are three-course common bond. Two dormers originally were placed symmetrically on each side in the third floor half-story. When the northern section was added (before c. 1857) on five-course common bond foundations, one additional dormer was provided on each elevation. However, the original dormer positions were unchanged and thus in the overall composition the middle dormers became off-centered. At the ends of the 2 1/2-story structure are tall external chimneys in the same bond patterns as the respective foundations. At each end of the main block are the

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1913-14 wings of similar size. The original house chimneys pass through these additions which also are one room deep. First floors are defined by two bays and crawl-space foundations are poured concrete. The half-story roofs have one pedimented dormer on each elevation. On the land side of the north wing is an entrance door at the outer bay and another is at the south end of the south wing.

The house is clad with beaded wood weatherboard. On the 2 1/2-story main block much of the material is original and cut nailed. Cellar windows are reproduction (1982) paired three-light casements covered by horizontal-bar grilles. Elsewhere in the main block windows above the cellar are original sash-type: on the first floor, nine-over-nine lights; on the second floor, nine-over-six lights; and in the dormers, six-over-six lights. Third floor gable-end windows are sash-type, four-over-four lights, with one window each side of the chimneys. On the 1 1/2-story wings the weatherboard is similar to that on the main block. First floor windows are sash-type, nine-over-nine lights; the ends have no windows. Dormer windows are six-over-six lights. In the south gable is one sash window of six-over-six lights; at the north gable is a four-light hinged window mounted diagonally. Roofing on both the 2 1/2-story and 1 1/2-story sections is wood shingles (replaced 1982). Early wood shingle fragments were found in the main house attic during 1982 renovations. The west and east porches on the main block of the house contain original material reworked in 1983. The porches on the north and south wings were rebuilt in 1983 using all new material.

HOUSE: INTERIOR (SEE SCALED DRAWINGS)

The 2 1/2-story block has ceiling heights of: 7 1/2' cellar, 10' first floor, 9 1/2' second floor and 7' third-floor half story. The south cellar room originally was a kitchen with cooking-sized fireplace (rebuilt in 1983). The adjacent center passage contained the original basement stair removed in the 1940s. Both rooms had plastered walls and ceilings (plaster now mostly removed). The north cellar room never has been finished and has no fireplace. It is now used for mechanical equipment. The present stair to the first floor is on the west side of the south chimney. It was built when the original basement stair was removed in the 1940s. The cellar floor is a concrete slab, likely installed in the 1940s when the cellar was renovated for mechanical equipment and a laundry. The principal first- and second-floor rooms in the main block retain their original configurations except for removal of the original basement stair where the 1940s guest bath was installed,

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hidden beneath the main stairway. On the second floor several partition accretions were removed in 1982 to re-establish the original second-floor room definitions. The original third-floor configuration was modified in 1983 and the stair passage now contains a bathroom, two closets, and two compartments for mechanical equipment. The original sleeping rooms remain on each side of the stair passage area.

First-floor mantels are Federal style in the south parlor and Greek Revival in the north parlor. Window and door architraves are similar in both rooms with stepped fascia and Greek ovolo backbands (see illustrations). In the south parlor the original pedestal chair rail is integrated into the window stools. In the stair passage is a similar chair rail. Both parlors have added pre-1982 ceiling cornices. The north parlor also has an added pre-1982 chair rail. Door paneling and the first-floor stairway wainscot (the only wainscot in the house) are similar, with Greek ovolo moulding and subtly stepped flat paneling. Both the east and west entrance double doors are original and of matching design. The east entrance doors feature a Carpenter Company rim lock with imprimature Wm IV (1830-37 period). This lock is said to have been installed at one time on a door in the cellar. All other doors in the house have replacement locks evidenced by ghosts of former rim locks. Above the west entrance doorway is an elliptical fan light added in the 1940s plus small round windows each side of the doorway. The northerly window provides daylight for the 1940s guest bathroom.

The main stair begins along the north wall, rises to the west, and turns south to the second floor above the west entrance. Stair balusters are slender plain rectangular members and newels are plain square posts with mortarboard caps. The second-floor stair passage is the same size overall as the one beneath. The stair to the third floor is similar to the main stair except with closed string. It starts across from the main stair landing, then turns along the south wall to enter the third floor where originally both sides were open. The original balustrades have been retained. Beneath the stair is an original second floor closet.

The south and north bedchambers have Federal and Greek Revival mantels respectively, somewhat simpler than those on the first floor. Door and window architraves in the south room have a Greek

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cyma reversa and bead backband while those in the north room have a Greek ovolo backband. In 1983 a new doorway was installed in each room for access to adjacent wing rooms.

The third floor is noteworthy for an unusual cultural artifact, the graffiti penciled on the bare plaster cheek walls of the two north dormers. Depicted are river sailing vessels and the names of several persons and dates in 1878, 1879, and 1891. The drawings indicate detailed knowledge of Chesapeake Bay fishing boats of the dated period. The graffiti were discovered after 1983 (when wallpaper was removed) and are now preserved by the owner.

Other features of the mid-nineteenth-century house include much of the original plaster on rived wood lath. Flooring on all three floors is tongue-and-groove heart pine material. Baseboards throughout are flat wood with upper edge beaded. Original woodwork trim is applied directly to the wall framing.

The 1 1/2-story wing additions of the 1913-14 period have the same first-and second-floor levels as those in the main block. At the south is the kitchen, which connects to the original south parlor (now dining room) via an original doorway. The heavy floor wear on the parlor side suggests an earlier connecting room or entrance. The modern kitchen contains a 1913-14 narrow U-shaped stairway to the half-story room above (formerly a servant's sleeping room). Until the 1983 renovations this was its only access. The upper room now is a closet and bathroom area. The first floor north wing room connects to the north parlor by a doorway on the east side of the chimney and was built as an office (now library). Without a stair, the half-story room above was reached only by a low sloped doorway from the north bedchamber (west side of the chimney). As previously mentioned, in 1983 a horizontal passage was created on the east side of the chimney to provide access from the north bedchamber and a similar one was provided at the south bedchamber. Both passages are small shed dormers. The north half story space is now a closet and bathroom area.

#### STRUCTURE OF THE 2 1/2-STORY HOUSE

The south passage-parlor foundations are 19" thick. The north wall is laid in finished pattern and originally was an exterior wall. North of this the second period foundations are 13" thick butting to the front and back corners of the original section. Brick in the south section is 2-7/8" thick and in the north section 2-3/4" thick resulting in course lines gradually

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shifting. Color of brick and joint treatment are similar in both sections. First floor sills in both sections are hewn timbers. Joists in both sections span east to west except across at the passage area. Joists in both sections are approximately 4" X 9" spaced about 24" on center. South section joists appear to be pit sawn and those in the north section a mix of pit and circular sawn. Joist bottoms in both sections are hewn. The underside of flooring in both sections is sawn. Near the center of the north face of the passage foundation is a second period brick pier. This feature provides reinforcement of the first period foundation wall which has two courses of brick sheared away on the passage side where the former cellar stair was located.

During repairs to sills and siding of the south section a limited amount of siding was removed, revealing heavy timber corner posts (southwest corner) and corner braces. Studs are approximately 3" x 4" spaced about 24" on center. Second floor joists in the south section are approximately 4" x 8" at 24" on center spacing. The roof is a common rafter system. Rafters are approximately 3" x 4".

The construction materials and methods used in both south and north sections are fairly similar suggesting possibly a brief interval of time between construction. No dendro-dating of timbers has been done.

### DATING OF THE 2 1/2-STORY BLOCK

Preliminary dating by the Virginia Historic Landmarks investigators in 1971 suggested early nineteenth century construction for the south section. Architectural characteristics tend to confirm the 1830s period based on the passage-parlor plan, three-course common bond brickwork, mantels and other interior moulding profiles. However, this date is at odds with the county tax assessor's records. The modest value for building improvements prior to 1850 increased substantially the next year followed by lesser increases in succeeding years until 1857 after which there are no changes. (This data is described in Section 8). If tax assessor's records are used as a dating tool then the architectural form of Riverview house shows a persistence of very traditional practices.

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### THE DEPENDENCIES

The dependencies were built about 1942 as a smokehouse and tenant house when the property was still farmed. The owner at the time also operated a building construction business. Both small buildings are of concrete block construction. Subsequent to 1983 these buildings were converted into a yard storage building and vehicle garage respectively. The exteriors of both buildings are now covered with beaded wood weatherboard (circa 1990); the roof of the smokehouse is recovered with wood shingles but the asbestos shingle roof of the tenant house is original. Although of minor architectural significance, these two buildings contribute to the continuity of the farmstead character.

### ORCHARD TERRACES

The orchard terraces are still visible although softened by years of weathering. One old 30" cherry tree exists. The terraces descend in two levels before blending into the natural sloping ground on the river side of the house. Terraces start about 60' from the building. The orchard likely dates to the mid-nineteenth century when self-sufficiency to grow fruit and garden produce was important.

G. Alan Morledge

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### STATEMENT OF SIGNIFICANCE

#### Summary

Riverview represents continuity of a significant farmstead in James City County, Virginia, with antecedents reaching back into the colonial period. The main house is an impressive example of vernacular architecture of the third to fifth decades of the nineteenth century with subsequent additions. The fascinating graffiti on the third floor is unique and worth saving. The converted smokehouse and tenant house from the 1940s express the latest period of active farm operations. The orchard terraces demonstrate the importance of independent subsistence at a nineteenth century farmstead. While the site now is surrounded by a modern residential subdivision, the Riverview domestic complex still indicates the character of an operating farm. Riverview house is also significant in that only a small number of antebellum or earlier houses survive in James City County--ironic because this county was the premier area of English settlement in Virginia--and Riverview is the only surviving such house along the ten-mile frontage of the York River in James City County.

### JUSTIFICATION OF CRITERIA

Riverview is eligible for the National Register under Criteria C in the area of architecture. Within the existing domestic complex the main house reveals local vernacular character embracing both Federal and Greek Revival interior styles. Later, in the second decade of the twentieth century when the house was enlarged, contemporary materials and methods were used sympathetically to respect the integrity of the earlier structure. Still later, in about 1942, the tradition continued when two dependencies were constructed of commonplace materials and design. These two small structures (although modified) still express the domestic complex character. The orchard terraces recall the self-sufficiency of an operating farm. The complex is an artifact spanning nearly 100 years of cultural history from the mid-nineteenth century through 1942.

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James City County, VirginiaSection number 8 Page 8HISTORICAL BACKGROUND<sup>1</sup>

The parcel on which Riverview house and dependencies sit has been the site of a dwelling since at least 1670 (Herrman map, 1673).<sup>2</sup> At the end of the Revolution the French cartographer Berthier (map, 1783)<sup>3</sup> depicted a modest-sized farm development at the site consisting of two buildings and a fenced yard served by a road from the major James-York Peninsula thoroughfare. In all likelihood, this and other nearby farms supplied both British and Allied armies with agricultural products and livestock during area military campaigns. By 1783, after the property passed down by his forebearers was acquired by William Hankins I, the property was taxed at 786 acres. Hankins also paid taxes on two white males, 27 slaves, four horses, 56 cattle and a quantity of taxable personal property.

After his death and by 1802, his son and namesake, William Hankins II of nearby Cherry Hall in York County, held title to 727 of Riverview acres including the domestic site. The balance was held by the widow and other heirs of Hankins I. Hankins II continued to acquire nearby property in James City County including in 1828 the Shellfield tract of 366 acres and its dwelling valued at \$100. Rather than relocate to any of his James City County holdings, tax records show that Hankins II continued to live at Cherry Hall and was taxed in James City County only for slaves and livestock at the Riverview site. The operation of Riverview farm was entrusted to his son, Albert W. Hankins in 1830, which status continued until the death of Hankins II in 1836 or 1837. Taxable holdings of Albert were modest until the year before his father's death when they increased to six slaves over the age of 16, and two horses/asses/mules. The first written reference to Riverview by name appeared in the will of Hankins II of March 10, 1835. This will also bestowed the property to Albert. Albert married Zelica K. Whitaker in November of 1838.

While it is tempting to believe that the earliest section of the present Riverview house was completed in the late 1830s because of its architectural treatment, the James City County tax records suggest a later date. At the time of his death William Hankins II had just replaced his Cherry Hall dwelling with a new stately brick mansion that still stands. At the Riverview tract, when the James City County tax assessor in 1820 began recording values for building improvements and until 1839, the assessed value was \$250. In 1840 this increased to \$300 which remained constant through 1847.

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This seems hardly enough for completing the original block of the gentry house although construction may have been underway for the new replacement dwelling.

After the assessor's visit in 1850, the total value of Riverview improvements increased to \$500 in spite of destruction by fire of the concurrently assessed nearby Shellfield improvements then valued at \$100. Then, in 1851 the assessor recorded a dramatic increase in land to 1,045 acres and nearly three-fold increase in Riverview building improvements to \$1,400, more appropriate for a 2 1/2-story house. The customary practice at the time was to attribute most of the value of improvements to the principal dwelling. By 1857 the assessed improvements by Albert W. Hankins increased further to \$1,800, which included replacement of a tenant dwelling at nearby Shellfield. Thereafter and until the death of Hankins in 1865, no assessment changes are reported in acreage nor building improvements.

The 1850 census reveals that Albert Hankins and his wife Zelica were childless. Living with them were the nine-year old son of Hankin's sister and an overseer. Hankins was in possession of eighteen slaves, had 150 acres under cultivation and farm equipment valued at \$225. The fair market value of Riverview was given as \$10,000. The livestock was worth \$950 and included six horses, two asses and mules, five milk cows, six working oxen, twenty other cattle, and thirty swine. The crops raised in 1849 included 400 bushels of wheat, 1,500 bushels of corn, 100 bushels of oats, twelve bushels of peas and beans, forty bushels of Irish potatoes, and thirty bushels of sweet potatoes. One or more members of the household produced \$18 worth of homemade manufactures. An estimated \$120 worth of animals had been slaughtered and an unknown number of sheep had produced forty pounds of wool.

Albert W. Hankins, like his father and grandfather, obviously was a man of affluence. Near the end of the fifth decade of the nineteenth century, a map (Bache 1857-58)<sup>4</sup> shows large cleared fields overlooking the river, the manor house situated within a fenced yard, two smaller flanking structures to the north and one to the south, and three others to the southwest. An orchard was located on the river side of the house, an area that still has contoured terraces.

Confederate maps (Gilmer 1863)<sup>5</sup> show by name both Albert Hankins and Riverview, and access roads at a location about midway between Ferry Point to the south (south bank of Skimino Creek) and Moody's Wharf to the north.

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By 1860 Albert Hankins suffered personal losses. His wife died in 1857, as did several slaves. He died on February 21, 1865. He does not seem to have been a wartime casualty nor does it appear that his real property sustained damage during the war as judged by the constancy of assessed tax values. However, local legend reports that the top of the south chimney of the house was struck by Union gunboat fire. In any case, the upper several feet of this chimney have been rebuilt; the condition is detectable in a 1910 photograph (to be described later) and can be seen today.

The property passed colaterally to Albert W. Hankins II and Mary Hankins. In 1885 they sold the 1,045-acre Riverview farm to Oscar House of Rockford, Michigan. The deed noted that the conveyed land embraced both Riverview proper and the Shellfield tract. Before fully paying for the property Oscar House died. In 1897 his widow, Mary E. House, and other heirs divided the farm into several lesser parcels. The 200 acres which included the Riverview domestic complex were sold to Christopher S. Moller, of Milan, Minnesota.

In 1906 Moller conveyed his farm to Samuel Swenson of Mt. Vernon, New York, who resided at Riverview until 1913. Swenson was among the Norwegian immigrants who founded Our Savior's Lutheran Church in nearby Norge, Virginia. During his occupation the first farmers association in the Norge area held its initial meeting at Riverview. The earliest known photograph of Riverview house (1910) was taken of members of the Swenson family standing near the land side porch which then had a shed roof.<sup>6</sup> The photo also shows a shed-roofed extension on the south end of the house and a south porch, both removed when the 1913-14 additions were made.

In 1913 Samuel and Annie Swenson sold the 200-acre Riverview farm to Louis C. Phillips, a lawyer from Newport News, Virginia. Phillips was the brother-in-law of John Garland Pollard, attorney general of Virginia from 1914-17. Pollard's family occupied part of the house and he added the north office-bedroom wing while Phillips contemporaneously added the south kitchen wing with servant's room. At that time Riverview continued as a working farm. The domestic complex included a small tenant house, necessaries, feed storage building, large and small barns, duck house, an electric generator, well, kitchen garden, and orchard on the river side terraces. The orchard contained apple, pear, plum, cherry, and fig trees.<sup>7</sup>

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Phillips predeceased his wife, and in 1925 his remarried widow, Maude Gregory Phillips Lowery, sold the 200-acre farm to Boxley Vaughan of Hanover County, Virginia. He retained the property until 1937 when it was sold to Herbert L. Bloomberg who subsequently purchased 133 additional acres of former Riverview land along the York River to the southeast.

In 1942 Bloomberg sold the enlarged farm to Harold G. and Frances H. McCartney. The McCartneys later purchased additional acreage but in 1943 were obliged to deed to the federal government the Shellfield portion for wartime purposes to establish Camp Peary, a Seabee training base. The property still operates as an armed forces training facility. The McCartneys improvements included a concrete block smoke house to the south and west of the house, a tenant house to the west of it (both still stand), and a metal granary and open shed for storage of construction and agricultural equipment (both now gone).

To the house itself the McCartneys added a central heating system, a guest bath compartment beneath the main stair, two ornamental windows adjacent to the landside entrance doorway, a transom light above this doorway, and replaced the west entrance porch shed roof with one of a gabled type. They also removed the original cellar stair but installed another from the kitchen, improved the kitchen, added a closed-in breakfast porch (removed in 1983), and improved existing bathrooms.<sup>8</sup> Harold McCartney died in 1958 and his widow continued to live at Riverview until 1961 when she sold 252 acres with the domestic complex to developers Magee and Goodrich. A successor development company called Yorkview Plantation subsequently subdivided the property into home sites around Riverview manor house and established a property owners association called Riverview Plantation Club, Ltd.

In 1982 the Plantation Club, Ltd., sold the manor house with two acres of land to Robert C. and Helen S. Cooney who began stabilization and renovation of the derelict house. The Cooneys employed Williamsburg architect G. Alan Morledge to assist. The principal work included structural repairs, new roofing, removal of the second floor bathroom (which intruded into both the stair passage and north bed chamber), removal of another intrusive bathroom on the third floor; they also added new bathroom and closet areas in each half-story end, new access passages from the adjacent bed chambers in the main block, a new bath and two mechanical equipment compartments on the third floor, replaced basement windows, renovated the two entrance porches, repaired

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brickwork and installed new mechanical equipment in the cellar. Subsequently the owner did general interior redecorating. In 1984 the Cooneys purchased the adjacent 3.457 acre parcel from the Plantation Club, Ltd., increasing the size of their holdings to 5.457 acres. Now preserved are the 1850s main block of the house, the 1913-14 additions, portions of the 1940s improvements, and the two surviving 1940s dependencies. Robert C. Cooney was deceased on May 21, 1994. The current owner is his widow, Helen S. Cooney.

G. Alan Morledge

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James City County, Virginia

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ENDNOTES

1. To a large extent Section 8 is based on a research report prepared by Martha W. McCartney, The History of Riverview Plantation, James City County, Virginia. Williamsburg: 1991. Unpublished although a copy is filed in the Earl Gregg Swem Library, The College of William and Mary, Williamsburg. The writer owes a debt of gratitude to Ms. McCartney for liberal use of the report, especially portions dealing with Hankin's family history and tax assessment records.

2. Augustine Herrmann, 1673 map. Virginia and Maryland, 1670. Virginia Department of Historic Resources, Richmond. Map indicates a dwelling in the general vicinity of the present site and another near the mouth of Skimino Creek.

3. A. Berthier, 1781 map. Untitled map of York and Gloucester, Virginia. Colonial Williamsburg Foundation Research Archives, Williamsburg.

4. A. D. Bache, 1857-58 map. York River, Virginia, from Clay Bank to Mount Folly. Virginia Department of Historic Resources, Richmond.

5. J. F. Gilmer, 1863 map. Vicinity of Richmond and Part of the Peninsula. Virginia Department of Historic Resources, Richmond.

6. Photo of Riverview, about 1910. Published in Vilkommen Til Norge, compiled by Nancy Smith Bradshaw and Frances Huckstep Hamilton. Norge, Virginia: 1989. Shows Mr. and Mrs. Oney Swenson, their daughter, Lydia Tysson, and granddaughter, Mabel Tysson Smith, standing in front.

7. Charles P. Pollard, interview May 31, 1982, by G. Alan Morledge. Unpublished private papers, Williamsburg. Charles Pollard, son of John Garland Pollard, recounts boyhood experiences and observations about Riverview at the time that his father and uncle, Louis C. Phillips, then owner of Riverview, made additions to the house. Charles Pollard also supplied a plan depicting the domestic complex and fence lines during the 1913-14 period.

8. Frances H. McCartney, interview May 18, 1982, by G. Alan Morledge. Unpublished private papers, Williamsburg. Frances McCartney recounts chiefly the improvements and changes made to Riverview in the early 1940s.

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National Park Service

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### MAJOR BIBLIOGRAPHICAL REFERENCES

Bache, A. D., 1857-58 map. York River, Virginia, from Clay Bank to Mount Folly. Virginia Department of Historic Resources, Richmond.

Berthier, A., 1781 map. Untitled map of York and Gloucester. Colonial Williamsburg Foundation Research Archives.

Bradshaw, Nancy Smith, and Hamilton, Frances Huckstep, compilers. Vilkomen Til Norge. Norge, Virginia: 1989.

Gilmer, J.F., 1863 map. Vicinity of Richmond and Part of the Peninsula. Virginia Department of Historic Resources, Richmond.

Gilmer, J. F., 1864 map. Vicinity of Richmond and Part of the Peninsula. Virginia Department of Historic Resources, Richmond.

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Kelso, William, et. alia. Heritage and Historic Sites, An Inventory and Description of Historic Sites in James City County, prepared by the Comprehensive Planning Team, James City County: January 17, 1973.

McCartney, Frances H., interview May 31, 1982, by G. Alan Morledge, Williamsburg. Unpublished private papers.

McCartney, Martha W. The History of Riverview Plantation, James City County, Virginia. Williamsburg: 1991. Unpublished although a copy is filed in the Earl Gregg Swem Library, The College of William and Mary, Williamsburg.

Morledge, G. Alan. Williamsburg. File notes and reports of architectural observations of Riverview, James City County, for the period 1982-84. Unpublished.

Pollard, Charles P., interview May 31, 1982, by G. Alan Morledge, Williamsburg. Unpublished private papers.

United States Department of the Interior  
National Park Service

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Riverview  
James City County, Virginia

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### GEOGRAPHICAL DATA

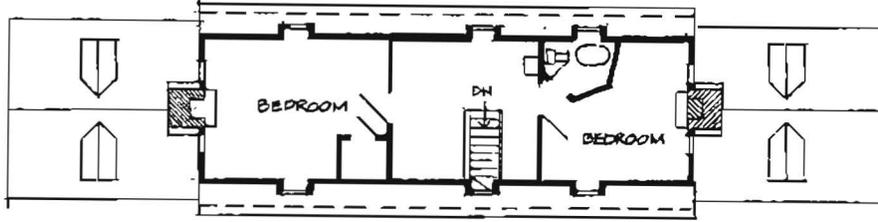
#### VERBAL BOUNDARY DESCRIPTION:

The boundary for Riverview encompasses parcels 2 and 2-A as shown on the accompanying plat entitled "A Survey for Conveyance to Robert C. & Helen S. Cooney," dated February 27, 1984, and drawn to scale of 1" = 100'.

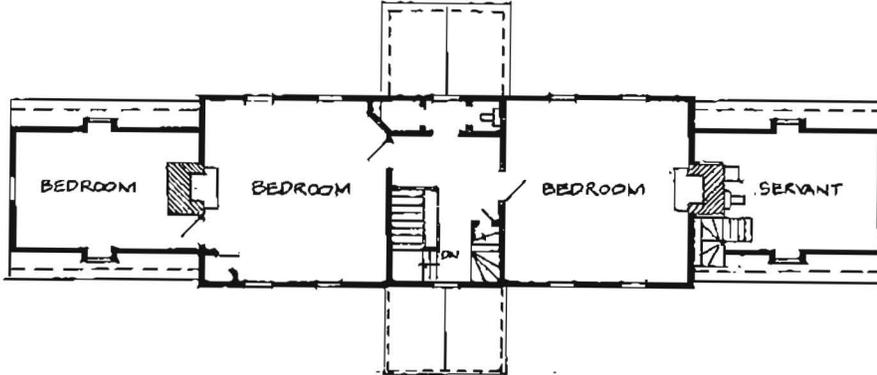
#### VERBAL BOUNDARY JUSTIFICATION:

The boundary defines the residue of the 5.5-acre portion of property historically associated with Riverview's surviving domestic complex.

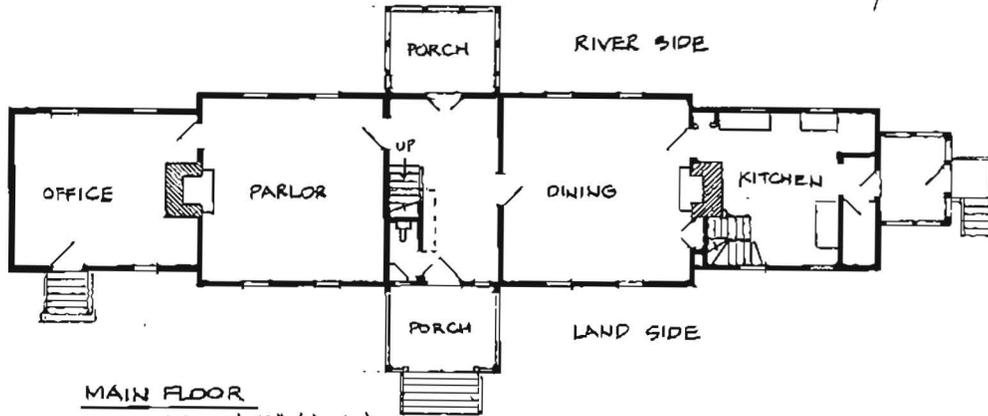
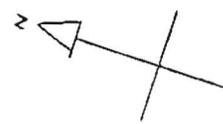
RIVERVIEW, JAMES CITY COUNTY, VIRGINIA  
AS OF 1982



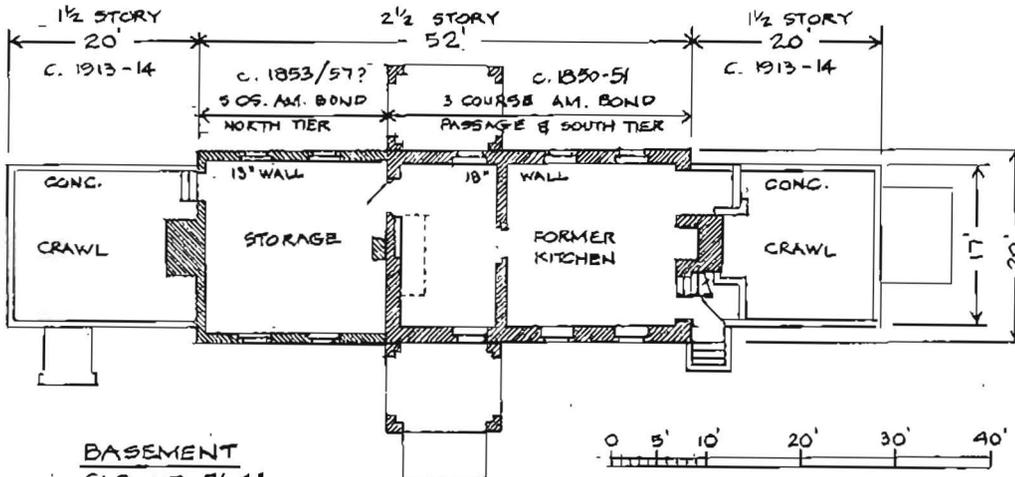
THIRD FLOOR  
CLG. HT. 7'-1"



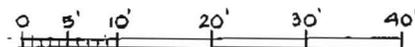
SECOND FLOOR  
CLG. HT. 8'-9" (CENTER SECTION)  
6'-11" (END WINGS)

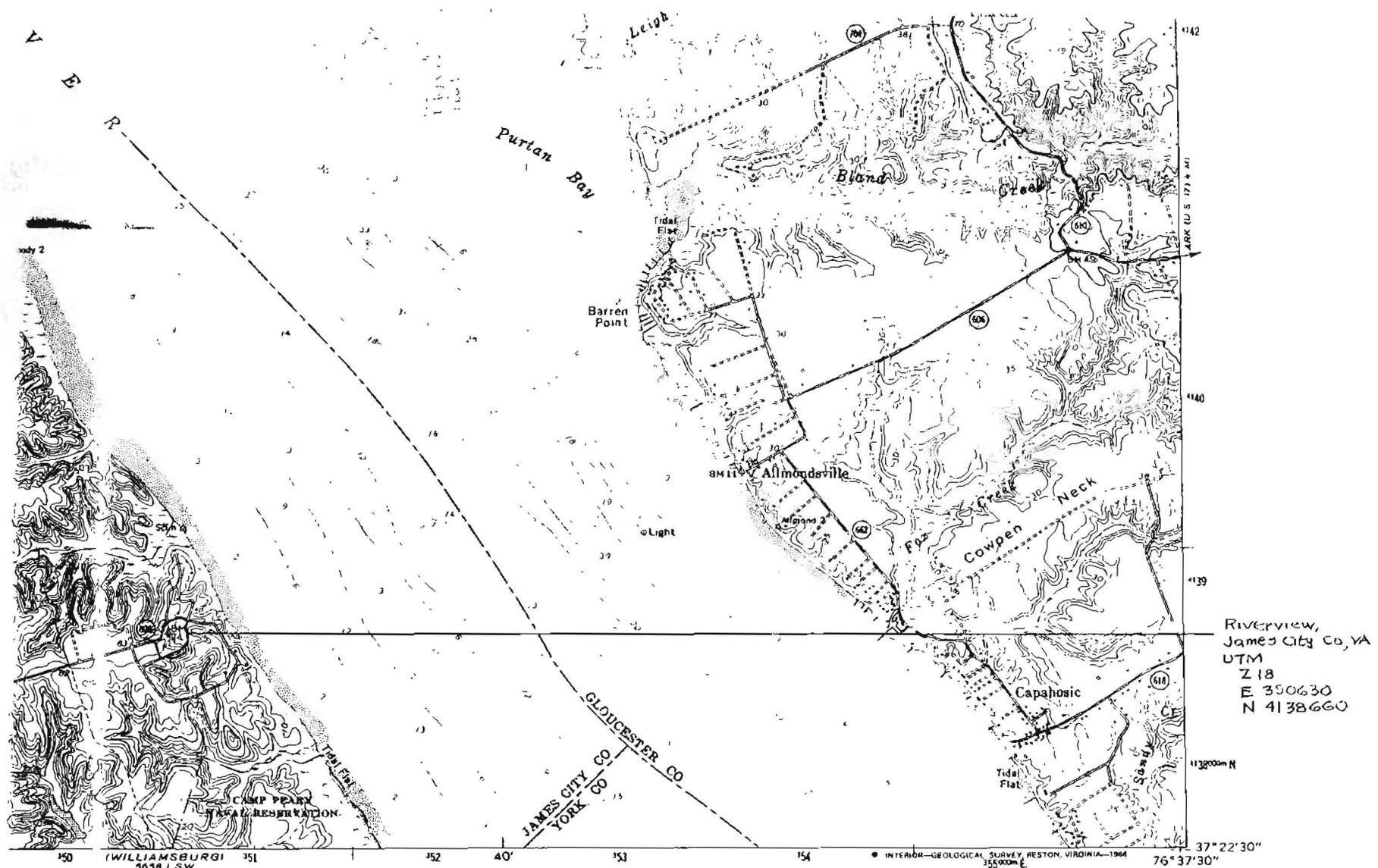


MAIN FLOOR  
CLG. HT. 9'-11" (ALL)

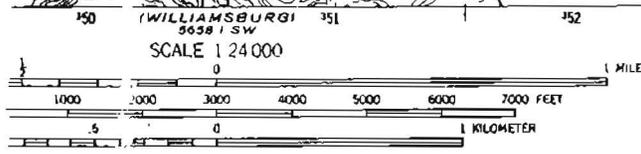


BASEMENT  
CLG. HT. 7'-4"





Riverview,  
James City Co, VA  
UTM  
Z 18  
E 350630  
N 4138660



CONTOUR INTERVAL 10 FEET  
 DOTTED LINES REPRESENT 5-FOOT CONTOURS  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER  
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
 LINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
 THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.8 FEET

BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
 DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903  
 REPRODUCING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

GLoucester CO  
 JAMES CITY CO  
 YORK CO



Revisions shown in purple compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1982 and other source data. This information not field checked. Map edited 1986

ROAD CLASSIFICATION

Heavy duty	—————	Light duty	—————
Medium-duty	—————	Unimproved dirt	-----
U. S. Route	□	State Route	○

GRESSITT, VA.

37076-06-TF-024  
 1965  
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