

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no

Property Name: Harbor View (subdivision) Inventory Number: QA-556
 Address: Multiple Historic District: No
 City: Chester Zip Code: 21619 County: Queen Annes
 USGS Quadrangle(s): Kent Island
 Property Owner: Multiple Tax Account ID Number: Multiple
 Tax Map Parcel Number(s): Multiple Tax Map Number: 0057
 Project: Bay Crossing Study Agency: MDTA
 Agency Prepared By: RK&K, LLP
 Preparer's Name: Christina Sabol Date Prepared: September 20, 2024

Documentation is presented in:

Preparer's Eligibility Recommendation: Not Recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property:

Inventory Number: Eligible: Listed:

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

Description of Property and Justification:

The following evaluation refers to the Suburbanization Historic Context Addendum (1961-1980), Montgomery and Prince George's Counties, Maryland (2019 Context Addendum; Manning et al. 2019) and the Suburbanization Historic Context Addendum (1890-1990), Anne Arundel and Queen Anne's Counties, Maryland (2024 Context Addendum; Diehlmann et al. 2024).

The Harbor View (subdivision) was last surveyed in September 2005 on a Maryland Inventory of Historic Properties (MIHP) Form. The surveyors identified 380 resources dating from circa 1940 to circa 2005, the majority of which were domestic. The surveyors identified most of the historic buildings as "small, 1-story, wood-frame ramblers with no basements (due to a high-water table) and flat or low-pitched roofs. Details include brick veneer water tables and picture or ribbon windows" (Darsie 2005, 4). Three religious resources were also identified, including St. Christopher's Roman Catholic Church, constructed in 1955, and Kent Island Methodist Church, constructed in 1965, which were described as brick Colonial Revival buildings. Galilee Evangelical Lutheran Church, constructed in 1968, was described as a contemporary brick building (Darsie 2005, 4). According to the 2005 survey, there were 44 "historic" buildings and 336 "non-historic" buildings, although the resource was not evaluated for eligibility for the National Register of Historic Places (NRHP). The historic buildings were concentrated

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G	
MHT Comments:	
<u><i>Trin DeLuca</i></u> Reviewer, Office of Preservation Services	<u>10/10/2024</u> Date
<u><i>Jessica Spencer</i></u> Reviewer, National Register Program	<u>10/23/2024</u> Date

along Harbor Drive, in the southwest quadrant of the subdivision. The bulk of the non-historic buildings were north of Stevens Drive, with Sherman and Anchorage Drives among the last streets to be developed. The MIHP form indicated that the resources were in good condition with a note that “many of the 1950s houses, particularly those with water frontage, have been updated with vinyl siding, new windows, and shutters” (Darsie 2005, 4).

LOCATION/SETTING

The Harbor View subdivision in the vicinity of the Town of Chester, on Kent Island, in Queen Anne’s County is approximately 217 acres and contains predominantly single-family dwellings. The subdivision is bounded to the north by US 50/301, known as the Blue Star Memorial Highway, to the east by Cox Neck Road, to the south by a residential development, and to the west by Cox Creek. Formerly farmland, Harbor View is flat with non-traversable drainage ditches along each side of the roads within the subdivision. The roads create an irregular grid street pattern, containing twelve streets with two lanes of travel and no curbs, sidewalks, streetlights, or markings. Harbor Drive is one of the major through streets beginning at the intersection with Cox Neck Road, traveling east, it curves south approximately 450 feet before reaching the bank of Cox Creek, the road continues south until approximately 300 feet before it reaches the northeastern inlet of Cox Creek, where the road then turns northeast. North of the intersection with Chester Drive, Harbor Drive is renamed Ellicott Drive, north of the intersection with Churchill Lane the road extends north to Sherman Drive. Sherman Drive, the northernmost street is connected to the southernmost streets, Keister and Roberta Drives, by Cecil Drive, running along a north to southwest axis in the eastern side of the subdivision. Harrington Road connects the western side of the subdivision from Anchorage Drive in the north to Chester Drive in the south. Sherman Drive, Sherman Way, Anchorage Drive, and Churchill Lane do not intersect with Cox Neck Road. Stevens Drive intersects Cox Neck Road and extends westward, then dead ends between Cecil and Ellicott Drives, where it then picks back up and continues running west. The subdivision contains deep lots measuring between one-fourth to one-half acre. The dwellings have a uniform setback with front yards covered in grass and shaded by various tree types. The trees were not planted in accordance with any landscape plan and the dwellings along the waterfront have small docks.

RESOURCE DESCRIPTION

The 2005 MIHP form states that there are a total of 380 properties, but it did not include each address, instead a map is included showing the decade each house was constructed. Field survey, Google Street View, and historic aerials were used to chart any changes along Cox Neck Road and Harbor Drive and secondary streets. The subdivision contains a mixture of one and two-story mostly frame dwellings and three religious properties. Most of the buildings were constructed between the mid-twentieth century and the early twenty-first century. The building forms and styles include one two-story Queen Anne dwelling, built prior to the neighborhood subdivision, two-story Colonial Revivals, and one-story, side gable Ranches, Cape Cods, and Minimal Traditional single-family dwellings. The buildings are clad in vinyl siding, aluminum siding, brick veneer, and shingle siding. They feature wood and vinyl windows, sometimes with inoperable shutters on the façade, and fiberglass, wood, and metal doors. Most roofs are clad in asphalt shingles. No dwellings or buildings rise to the high style examples of their forms and styles. The neighborhood is substantially similar to when surveyed with minor material alterations to the buildings. Overall, Harbor View no longer conveys David Nichol’s original platted design intent with the addition of large church parcels and the apartment complex, the lack of club space, and lack of community recreational resources. The dwellings along the southern edge of the neighborhood are not reflective of the mid-twentieth housing forms and styles. Common modifications to the dwellings include replacement exterior cladding materials and vinyl windows. Some of the earlier built houses now feature side additions or carport enclosures and/or rear additions.

HISTORIC CONTEXT

The 2005 MIHP form provides a brief history and significance statement of the district; below is a summary with additional information added from the Suburban Development Patterns and Systems, David Nichols, and the Identification of Suburban Property Types sections from the 2024 Context Addendum (Diehlmann et al. 2024).

History of Harbor View

Harbor View sits on the site of William Tanner’s former farm, dating back at least to circa 1860. The farm was sold to Carvell Toulson in 1898, who owned it for approximately thirty years, before he sold it to Dr. Theodore Cook[e] Jr. in 1928 [Various references spell the name inconsistently, sometimes with an ‘e’ and sometimes without]. Dr. Cooke’s advocacy for a Bay Bridge Crossing anchored on Kent Island laid the groundwork for future development of the island. Upon Dr. Cooke’s death, his executor Theodore C. Waters, transferred large plots of land to various land speculators (Darsie 2005, 5;

Diehlmann et al. 2024, 2-27 – 2-30). Section One of Harbor View was platted in 1952 by Chester Beach Inc., with David M. Nichols listed as the president (QACCC 1952). Nichols expanded upon the original design with the second section added to the south in November 1956 (QACCC 1956). The second section was redistributed and subdivided in May 1959, adding lots along Cox Neck Road, south of Stevens Drive (QACCC 1959). A small third section was added to the neighborhood in July 1960 with a “T” intersection combining Cox Neck Road, Stevens Drive, and Palm Drive (QACCC 1960).

Mr. Nichols advertised and sold empty lots, with individual dwellings that were constructed on speculation. In a 1959 advertisement from *The Sun* the Harbor View community was described as:

“a year round community of fine homes – with resort facilities. Gracious living in an easy tempo. Gently rising terrain ... the perfect setting for that dream house. Just a few minutes away from modern Kent Island Shopping Center [TQA-0432]. For less than the normal cost of boat-pier rental alone ... Harbor View affords you a choice home-site plus a safe, protected harbor for your boat. Yacht Club activities. Access to community beaches. All lot-owners must first be approved by Harbor View Club. Just a few minutes from over the Chesapeake Bay Bridge” (*The Sun* 1959).

Despite being advertised this way there are no neighborhood/community amenities in the planned neighborhood. The 1952 plat map shows that a large property at the corner of Harrington Road and Anchorage Drive was to be reserved for the club, where a community beach and dock would be located (QACCC 1952). The club house was to be the ca. 1870 Queen Anne dwelling according to the original plans. The large lots where the churches stand, were originally designed to be smaller residential lots; however, when Nichols was tight for cash it is believed he sold off the residential lots to the churches. The neighborhood club or homeowners’ association (HOA) never developed, and the large space reserved for the club, was further sub-divided into twelve additional residential lots, of which most were developed in the 1980s. The neighborhood, like most of the ones created by Nichols, developed over a 35-year period, with a significant development increase occurring after 1973 when the second span of the Bay Bridge was opened (Darsie 2005, 5; Diehlmann et al. 2024).

David Nichols

David Nichols was a Baltimore developer, who had the desire to develop Kent Island into a bedroom community for Annapolis, Baltimore, and Washington, DC. The vision to develop the land began when he was on a 1939 hunting trip to the Eastern Shore. Nichols anticipated the desire for families to move out of urban city environments with the growth of the automobile. In the mid- to late 1940s, when planning for the Chesapeake Bay Bridge was well underway, he rapidly acquired land on Kent Island and subsequently subdivided former farms for large suburban communities. Through various business companies David Nichols platted six suburban communities and one commercial center between 1949 and 1959 including: Kent Island Estates (1949), Bay City [QA-727] (1952), Harbor View (1952), Romancoke-on-the-Bay (1958), Cloverfields (1959), Chesapeake Estates (1960), and Kent Island Shopping Center [QA-730] (1952). Kent Island Shopping Center and Harbor View were built across US 50/301 from each other as the shopping center was intended to provide commercial resources for the new suburban communities on the island. By 1960, Nichols had developed his various properties into 4,681 lots. There was limited sewerage capacity on Kent Island at the time, and the small lots and low water table were not suitable for septic systems, leading to sewage spills and ultimately restrictions that rendered many of the lots unbuildable. Despite his vision for the island and intensive advertising campaigns, construction and development on Kent Island did not take off as quickly as he had anticipated. Financial losses forced him to file for bankruptcy in 1961. Shortly after in 1965, David Nichols died at the age of 55 (Darsie 2005, 5; Diehlmann et al. 2024).

Nichols’ legacy was not favorable among the Kent Island residents that predated the Bay Bridge. He was remembered for being largest land speculator on Kent Island and the most notorious. A chapter of the book “Wye Island: The Shore Stiffens Against Growth,” was published in 1977 in the *Baltimore Sun* and described him as standing six feet and two inches tall and weighing over 350 pounds. Descriptions paint him as rude to his staff, a potential hypochondriac as he “carried a small drugstore of medicines and pills wherever he went,” excessive when it came to food “eat[ing] three huge steaks [in] a single sitting,” luxury items, and modes of travel (Gibbons 1977, 23). The chapter states that “His aides drove him about the Shore in Cadillacs. In each car Nichols had a mobile phone ... His pilot flew him back and forth between Baltimore and his land office on Kent Island; Nichols also used the amphibious biplane to show Kent Island to prospective buyers,” (Gibbons 1977, 23). Nichols’ larger-than-life persona left a lasting imprint on Kent Island. While most of his subdivisions were not fully developed in his lifetime, his subdivision of the land laid the framework for future land use and development patterns and spurred the creation of land use policies in the county (Gibbons 1977, 23; Darsie 2005, 5; Diehlmann et al. 2024).

Planning and Zoning Development in Queen Anne's County

Kent Island residents had environmental concerns regarding Nichols' developments almost immediately as Kent Island did not have extensive public utilities and would not be able to accommodate the large quantity of dwellings intended to be constructed. Most farms and dwellings had their own well and septic tank and that method continued for the individual lots in Nichols' subdivisions and others; however, the small lots and low water table were not suited for this intense level of development. Within a year of construction of the Kent Island Shopping Center, raw sewage was "puddling about the shopping center and adjacent motel" (Gibbons 1977, 25). The sanitation/sewer spillage problems experienced by the Kent Island Shopping Center were also occurring in Nichols' planned residential neighborhoods. State law required real estate developers to file a plat map with the State Health Department, in advance of construction, to account for the expansion of utilities, such as water supply and sewage disposal; most real estate developers failed to file a plat map showing this information. In reaction to these sewage failures, the county Board of Health sought legal action through injunctions against twelve housing developments, including Harbor View, to enforce the state law (Darsie 2005, 5; Diehlmann et al. 2024, 3-57, 4-79 – 4-81; QACCC 1952).

A group of 14 businessmen within Queen Anne's County in 1951 recognized the potential onset of motels and other travel related businesses to develop on the island creating an "unsightly view," thereby the businessmen formed a group to prevent these businesses from being constructed directly next to the roadway. Continued concern over development in the 1950s and early 1960s, eventually led to the establishment of additional zoning laws and a comprehensive plan for the island. Queen Anne's County enacted interim zoning and subdivision ordinances in 1962, along with a planning committee to oversee the new ordinances, which included provisions such as ensuring that all lots for sale had access to the street. In 1965 the comprehensive plan and the first round of permanent ordinances were passed, but due to a lack of funding, the hiring of a full-time planning and zoning staff was not possible. Regardless, by 1965 most of Kent Island had been subdivided on paper (Diehlmann et al. 2024, 3-58 – 3-61).

The land speculators who bought David Nichols' undeveloped lots after his bankruptcy and death relisted the properties with notices stating that well and septic tanks were not permitted, a direct result of the newly created interim zoning and subdivision ordinances. By the end of the 1960s, development pressure increased, perhaps because of the pending construction of the second span of the Bay Bridge, but also likely due to the increasing cost of housing in Anne Arundel County. In the months leading up to the 1973 opening of the second span, several thousand acres in Queen Anne's County were purchased by developers for leisure-oriented communities. Officials were concerned the County's infrastructure could not support the growing number of residents. Faced with this looming development, Queen Anne's County halted the construction of any subdivision that contained more than five lots, while a new comprehensive plan and additional ordinances were created. The county began strongly enforcing its subdivision and zoning regulations and hiring professional staff to manage the growth. Between 1970 and 1980 the population on Kent Island increased by 113 percent, leading to overcrowding in schools and increase in taxes to accommodate the continued and rapid growth (Diehlmann et al. 2024, 3-57, 3-60).

A new comprehensive plan was passed by the county in 1987 with the goal to "preserve and protect the Chesapeake Bay and its tributaries and to maintain the rural character and protect large areas of the county for agricultural uses" (LDR International et al. 2002, 16). The comprehensive plan stated the desire of the county to practice "downzoning." Downzoning is defined as the act of assigning land or property a zoning grade under which the permitted density of housing and development is reduced (Oxford English Dictionary 2023). The new downzoning ordinances stated that agricultural areas inland were now restricted to one dwelling per every eight acres and only 15 percent of the site could be developed with an emphasis of the outbuilding being clustered closer to the house and the other 85 percent needed to be kept as agricultural land. The waterfront experienced similar criteria with only one dwelling permitted per every five acres of land (Diehlmann et al. 2024, 3-60 – 3-61). This change in zoning was an attempt to correct the years of rampant uncontrolled growth lead by early developers such as David Nichols.

Comparative Analysis/Study of David Nichols Subdivisions

David Nichols' neighborhoods are the earliest types of suburban development on Kent Island. These neighborhoods include Kent Island Estates, Harbor View, Bay City, Romancoke-on-the-Bay, Cloverfields, and Chesapeake Estates. These neighborhoods are considered waterfront planned residential neighborhoods according to the 2024 Context Addendum as a single developer, David Nichols, platted the developments and sold the subdivided lots; the purchaser was responsible for constructing the house, resulting in a wide variety of building types and styles (Diehlmann et al. 2024). Character-defining features of waterfront planned residential neighborhoods seen in Nichols's developments include lots organized in a grid or

curvilinear street pattern that maximizes the shoreline views and access; cohesive groupings of buildings by function; consistent lot sizes and building setbacks; landscape features such as entrance signs with landscaping; community amenities such as clubhouses, pavilions, pools, parks, and playgrounds; waterfront access, such as watercraft launch ramps, docks, and beaches; and a location along major transportation corridors (Diehlmann et al. 2024, 6-120 – 6-121).

The six neighborhoods have overlapping similarities regarding the planning, construction, and subsequent sewage management problems; however, each neighborhood has striking differences, for example, some are twice the size of others. Additionally, Harbor View is the only neighborhood without community amenities and Romancoke-on-the-Bay has about half of its parcels lying vacant. The largest factors that contribute to the differences include: the year the neighborhood was platted/filed, the number of parcels within the neighborhood, and Nichols' financial status at the time of development. The plans for the first section of Kent Island Estates were platted and filed in 1949, making it Nichols' earliest neighborhood, with a total of 948 parcels when the last section was added. Bay City's and Harbor View's first sections were platted and filed in 1952, just as the first span of the Bay Bridge opened. The final parcel count for each was 735 and 474 parcels, respectively. Romancoke-on-the-Bay was filed in 1958 with 314 parcels. Cloverfields as a neighborhood was platted and filed in 1959, although sections were sold as early as 1957; the last plat showed a total of 990 parcels. Cloverfields is the only community with a whole host of amenities, including a clubhouse, pool, playground, waterside pavilions, beach, and a marina. In the wake of David Nichols' 1961 bankruptcy filing, community residents established homeowner's associations to own the community recreational areas and generally manage growth and development in the neighborhood. The Cloverfields Property Owners Association and the Harbor View Homeowners Association were established in 1961. While David Nichols established the framework for these communities, such as establishing the street grids, lot sizes, and building setbacks, many of the recreational features established in the community open spaces were created later under the auspices of the homeowners associations (Diehlmann et al. 2024; CPOA; HVHOA). Cheaspeake Estates was platted and filed in 1960, making it the last of Nichols' neighborhoods, with a total of 140 parcels (Diehlmann et al. 2024).

The neighborhoods were established at different rates resulting in four distinct development periods. Table 1 (attached) shows the four periods of development and the percentage of parcels developed within that period for each neighborhood and as a total of all of Nichols' neighborhood parcels. The four periods of development include: pre-1952, 1952-1987, 1988-2007, 2008-Present (2024), a fifth line shows the number of parcels that have yet to be developed. Based on growth and development trends on Kent Island identified in the 2024 Context Addendum, the pre-1952 category should have the fewest resources included due to the island's more rural agricultural and maritime history prior to the opening of the bridge. The 1952-1987 period should be among the largest numbers as it includes a large population growth, a result of the construction of the Bay Bridges. The 1988-2007 period should have the second highest number of the percentage as land on the Western Shore, particularly in Anne Arundel County, was becoming scarcer, forcing construction further from the urban centers of Washington, DC, and Baltimore. The 2008-Present (2024) period should have lower percentages due to a variety of factors, such as the less desirable parcels available, the housing market crash in 2008, supply and demand issues, the national recession, and high inflation rates (Dietz 2020). The category Undeveloped/No Data, includes the percentage of parcels still available to be developed and may include lots that are unavailable to be developed due to environmental restrictions or due to lots being established as community parks. Overall, the collective trend in the neighborhoods reflect the expected results, but there is some variability among the neighborhoods.

Kent Island Estates was the first neighborhood to be established and the second largest of all Nichols' neighborhoods; however, it has the third largest percentage of undeveloped parcels, approximately 30 percent, leaving a significant number of undeveloped lots. This may be partially because of its location further from the Bay Bridge than Bay City and Harborview, which were developed at a similar time; but more likely because of development limitations imposed by the county in the mid-1960s. The county did not begin extending sewer service to the neighborhood until 2016 (Diehlmann et al. 2024; SDAT 2024; Queen Anne's County 2016).

Harbor View was the largest and most fully developed of Nichols' neighborhoods prior to 1988; however, it lacks one of the key character-defining features of a waterfront planned residential neighborhood in Queen Anne's County. Without the presence of a community/recreational area, beach, or boat ramps for all the neighbors to access; it fails to have a community recreational center and it is the only neighborhood of Nichols' that features an apartment complex and churches. These features alter the cohesive groupings of buildings by function, a key characteristic of these neighborhood types (Diehlmann et al. 2024). Nichols' work and impact on the Kent Island landscape is better represented in the Bay City neighborhood, as it retains more character-defining elements original to the neighborhood design and is among the earliest examples of suburbanization on Kent Island. Both Bay City and Harbor View benefitted from the county's construction of the Kent Narrows/Stevensville/Grasonville sewage system between 1979 and 1982, which provided county sewer service to properties with failing septic systems and allowed connections to undeveloped lots (Diehlmann et al. 2024, 2-30).

Nichols' later neighborhoods, Romancoke-on-the-Bay and Cloverfields, fail to follow the expected trends per the 2024 Context Addendum (Diehlmann et al. 2024). While Cloverfields does represent the trend of incorporating water-oriented recreational amenities in the community, about 50 percent of Cloverfields was developed after 1987. Cloverfields also has the lowest number of undeveloped parcels remaining within the neighborhood. This lack of development is likely due to development restrictions enacted by the county beginning in the mid-1960s. Much of the post-1987 development in Cloverfields is the result of expanded sewerage capacity added by the county in the early 1990s. Romancoke-on-the-Bay is only half developed with construction appearing to have almost halted after 1987, with only 46 dwellings constructed in the last 36 years, averaging about 1.28 dwellings per year. Like Romancoke-on-the-Bay, Chesapeake Estates has had no construction on the remaining vacant lots since 2007. Similar to Kent Island Estates, Romancoke-on-the-Bay and Chesapeake Estates are farther away from the Bay Bridge, which may have slowed the earliest phase of development. Development restrictions imposed by the county in the mid-1960s further limited development. County sewer service to lots in Romancoke-on-the-Bay was not initiated until 2016 (Queen Anne's County 2016).

ELIGIBILITY DETERMINATION

The Harbor View neighborhood was evaluated for significance under the NRHP Criteria A, B, and C. The resource was not evaluated for eligibility under Criterion D.

According to the 2024 Context Addendum, waterfront planned residential neighborhoods must represent the trend of incorporating nontraditional and water-oriented recreational amenities within the community. The most significant communities will retain their original water access, street plan, and all or most community facilities (Diehlmann et al. 2024). Harbor View is an example of a planned single-family residential neighborhood from the early 1950s that continued development into the 1980s. Harbor View is associated with the waterfront suburbanization trend in Queen Anne's County; however, Harbor View is not a significant example of the trend as it lacks character-defining elements identified in the 2024 Context Addendum that were intended to give residents the feel of resort living, notably a cohesive grouping of buildings by function and water-oriented recreational amenities within the community. Therefore, Harbor View is not eligible under Criterion A.

Research has revealed no significant association with persons who have made specific contributions to history. Therefore, Harbor View is not eligible under Criterion B.

According to the 2024 Context Addendum, planned waterfront neighborhoods considered under Criterion C must retain a majority of their character-defining elements originally present in the neighborhood. These features of waterfront planned residential neighborhoods were intended to give residents the feel of resort living. Harbor View is one of many planned waterfront residential neighborhoods in the county developed by David Nichols; however, Harbor View does not fully embody the character-defining elements of the property type. Most notably, Harbor View does not have a cohesive grouping of residential buildings with consistent lot sizes and setbacks. It also lacks water-based community recreational features such as parks, pavilions, or watercraft launches. Other waterfront planned residential communities, such as Bay City, better embody the characteristics of the type. Similarly, while Harbor View is associated with notable developer David Nichols, its development is not consistent with original plans for the neighborhood and Bay City is a better example of his residential neighborhood. Therefore, Harbor View is not eligible under Criterion C.

INTEGRITY

Harbor View retains its integrity of location since it remains in its original location.

The setting and feeling are retained as the neighborhood is generally reflective of a mid-twentieth century platted waterfront planned residential neighborhood with lots oriented to the maximize views of and access to the water; however, it lacks key features associated with resort-style living such as community recreational facilities and open space. In addition, the setting and feeling are diminished by the presence of several large churches and an apartment complex that break up the single-family residential character of the rest of the neighborhood.

Harbor View lacks integrity of community design as many of the original single family lots were consolidated for the construction of churches and an apartment complex. The neighborhood retains some association with David Nichols through its streetscape and spatial orientation to the water; however, later changes eroded his vision including the construction of churches and an apartment complex and lack of community recreational facilities.

The workmanship and materials of individual buildings are slightly diminished. Some dwellings from the period of significance have modifications like new siding, side additions, new doors and windows which impact the integrity of materials and workmanship of the individual dwellings. The replacement materials are consistent with those used during the establishment of the neighborhood and therefore do not affect the overall cohesive nature of the neighborhood's exterior materials. Some of the earlier built houses now feature side additions or carport enclosures and/or rear additions. In addition, the dwellings along the southern edge of the neighborhood are not reflective of the mid-twentieth housing forms and styles. The dwellings have altered materials and workmanship, as common modifications to the dwellings include replacement exterior cladding materials and vinyl windows.

Harbor View has diminished integrity of feeling and association. The neighborhood's location along the water and spatial organization contribute to Harbor View's expression of the aesthetic of a waterfront planned residential neighborhood. However, Harbor View fails to maintain David Nichol's original platted design with the large church parcels, apartment complex, lack of club space, and lack of community recreational resources.

BOUNDARY DESCRIPTION

The resource encompasses 217 acres. The subdivision is bounded to the north by US 50/301, known as the Blue Star Memorial Highway, to the east by Cox Neck Road, to the south by a residential development, and to the west by Cox Creek. Harbor View can be found on Queen Anne's County Tax Map 0057 (SDAT 2024). The boundaries are the original demarcation lines platted starting in 1952 and ending in 1960.

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Harbor View (Subdivision)

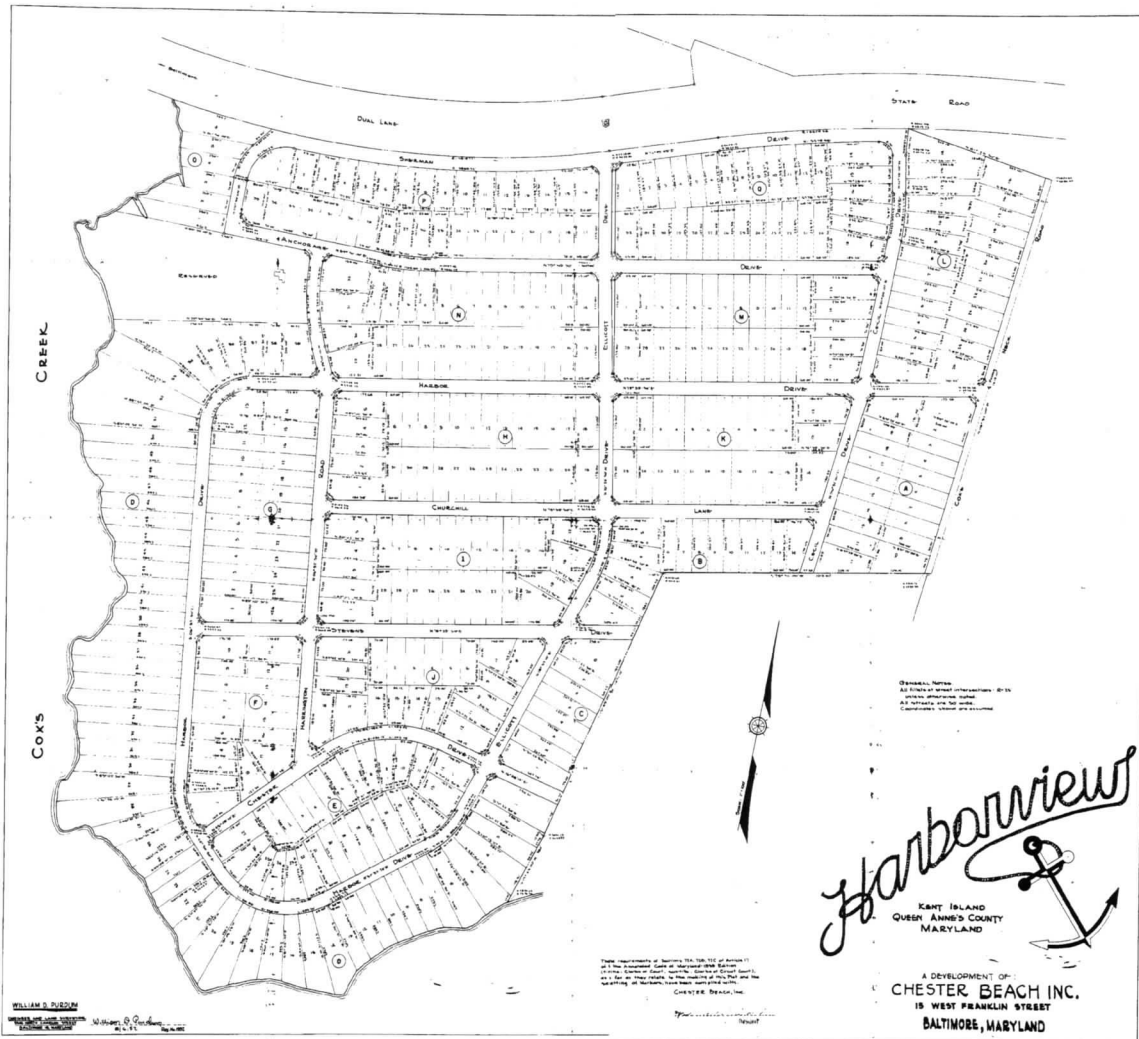
Multiple Addresses

Chester, Kent Island, Queen Anne’s County, Maryland

Table 1: Percentage of construction on parcels within a neighborhood during a development period. The number of parcels included below in parentheses. Source: SDAT 2024

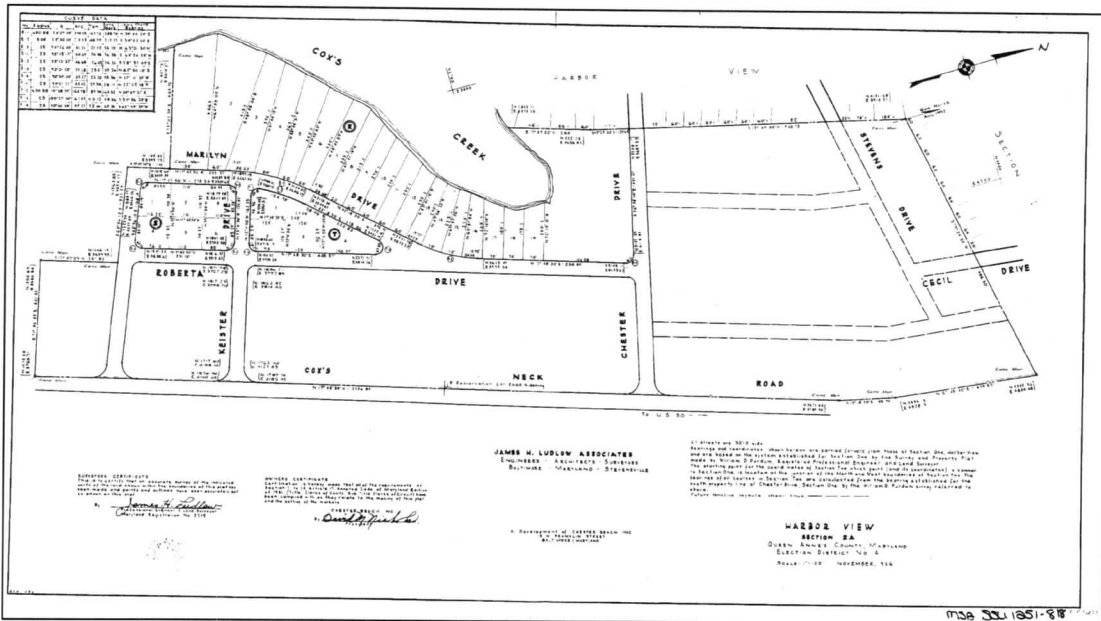
	Kent Island Estates (1949)	Bay City (1952)	Harbor View (1952)	Romanceke-on-the-Bay (1958)	Cloverfields (1959)	Chesapeake Estates (1960)	All Neighborhoods
Pre-1952	0.84% (8)	0.27% (2)	0.63% (3)	0.00% (0)	0.10% (1)	0.00% (0)	0.39% (14)
1952-1987	51.27% (486)	53.20% (391)	65.40% (310)	41.40% (130)	46.26% (458)	65.71% (92)	51.85% (1,867)
1988-2007	10.34% (98)	39.05% (287)	26.79% (127)	8.28% (26)	50.91% (504)	4.29% (6)	29.10% (1,048)
2008-Present (2024)	8.44% (80)	2.99% (22)	3.17% (15)	6.37% (20)	1.42% (14)	0.00% (0)	4.19% (151)
Undeveloped / No Data	29.11% (276)	4.49% (33)	4.01% (19)	43.95% (138)	1.31% (13)	30.00% (42)	14.47% (521)
Total Parcels	948	735	474	314	990	140	3,601

QA-556
Harbor View (Subdivision)
Multiple Addresses
Chester, Kent Island, Queen Anne's County, Maryland

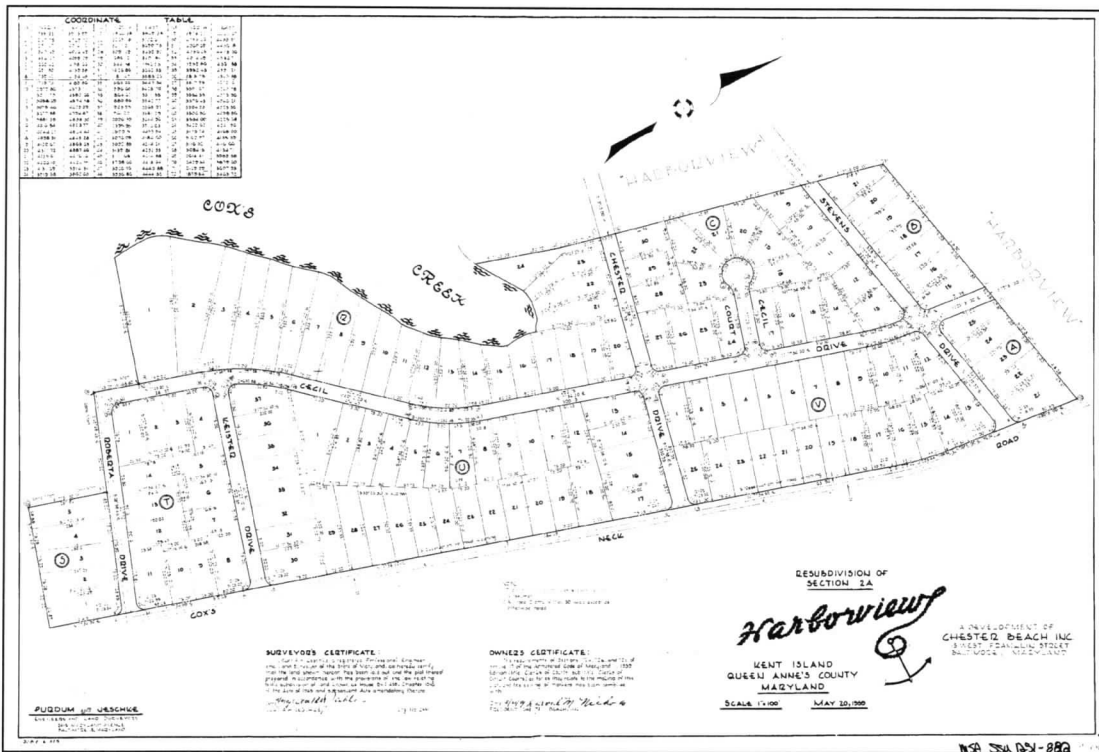


Historic Image 1: Plat map of the first section of the Harbor View Subdivision as recorded on August 8, 1952 (QACCC 1952).

QA-556
 Harbor View (Subdivision)
 Multiple Addresses
 Chester, Kent Island, Queen Anne's County, Maryland

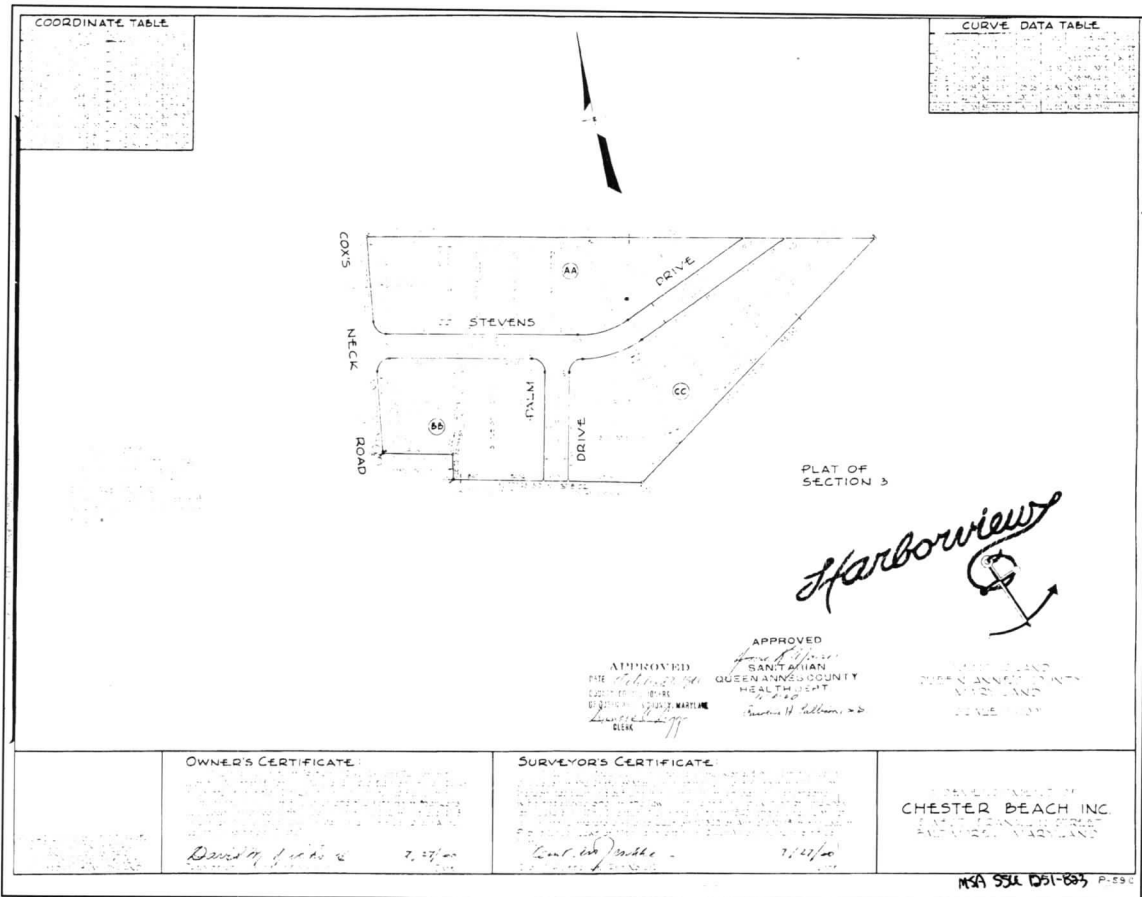


Historic Image 2: Plat map of Section 2A of the Harbor View Subdivision as recorded on December 4, 1956 (QACCC 1956).



Historic Image 3: Plat map of the second section of the Harbor View Subdivision as recorded on May 27, 1959 (QACCC 1959).

QA-556
Harbor View (Subdivision)
 Multiple Addresses
 Chester, Kent Island, Queen Anne's County, Maryland



Historic Image 4: Plat map of the third section of the Harborview Subdivision as recorded on October 27, 1960 (QACCC 1960).

Harbor View (Subdivision)

Multiple Addresses

Chester, Kent Island, Queen Anne's County, Maryland

Add Zest to Living!

Now You Can Choose Any One of These Three Choice Developments...on

Kent Island

Nature's own wonderland in the heart of the lush CHESAPEAKE BAY Tidewater Region! A million miles from care . . . but less than an hour's drive from Baltimore.

An established residential community with safe, protected boat harbors

Harbor View

A year round community of fine homes—with resort facilities. Gracious living in an easy tempo. Gently rising terrain . . . the perfect setting for that dream house. Just a few minutes away from the modern Kent Island Shopping Center. For less than the normal cost of boat-pier rental alone . . . Harbor View affords you a choice home-site plus a safe, protected harbor for your boat. Yacht Club activities. Access to community beaches. All lot-owners must first be approved by Harbor View Club. Just a few minutes from over the Chesapeake Bay Bridge.

LARGE, CLEAR HOME-SITES

\$850

\$65 Down \$15 Month

BAY CITY

with its million-dollar view . . . and Recreation Unlimited

FEAST your eyes on this scenic enchantment . . . on the wide view of ships from the four corners of the earth. Community beaches and boat-harbors. Superlative swimming, fishing, crabbing. Only minutes away from the best fishing on the entire east coast. Bay City's gentle climate slows you down just enough for complete relaxation and contentment. A congenial community of nice homes . . . without extravagance! Just a few minutes from over the Chesapeake Bay Bridge!

KENT ISLAND ESTATES

—with miles and miles of safe, sandy beach . . . thrill-packed fishing in the Chesapeake & Eastern Bay

A diversity of recreation always at your fingertips. Haul in crabs from your own little boat. Swim in the sparkling, invigorating waters of the Chesapeake and Eastern Bays. Fishing in a sportsman's paradise. Protected community beaches where the kiddies can safely play and soak up health. Caressed by cool, balmy breezes, the Kent Island Estates is one of nature's favorite spots. Just a few minutes from over the Chesapeake Bay Bridge!

LARGE, CLEAR or WOODED HOME-SITES

\$650

\$65 Down/\$12 Month

LARGE, CLEAR BIG-SIZE HOME-SITES

\$550

\$45 Down/\$10 Month

Agents for all 3 developments: DAVID M. NICHOLS & CO.

15 W. Franklin St., Baltimore, LEx. 9-6859 and Kent Island Shopping Center

Stevensville, Md. Phone 2921

HAGERSTOWN MD. See Full-Color Movies of Kent Island at **Rowe, Dudley & Schooley, Associates**
1313 Pennsylvania Ave. ★ Phone 323-J

YORK PA. See Full-Color Movies of Kent Island at **JOHN D. GRAVES & CO.,** 417 W. Market St.

Historic Image 5: Advertisement from *The Sun* in September 1959, describing David Nichols' three platted developments on Kent Island (*The Sun* 1959).

Harbor View (Subdivision)

Location: Bounded by Sherman Drive, Cox Neck Road, Roberta Drive, and Cox Creek
City: Chester

(QA-556)
QA-0556

Queen Anne's County



Construction Date

- No Data
- Pre-1952
- 1952-1987
- 1988-2007
- 2008-Present (2024)



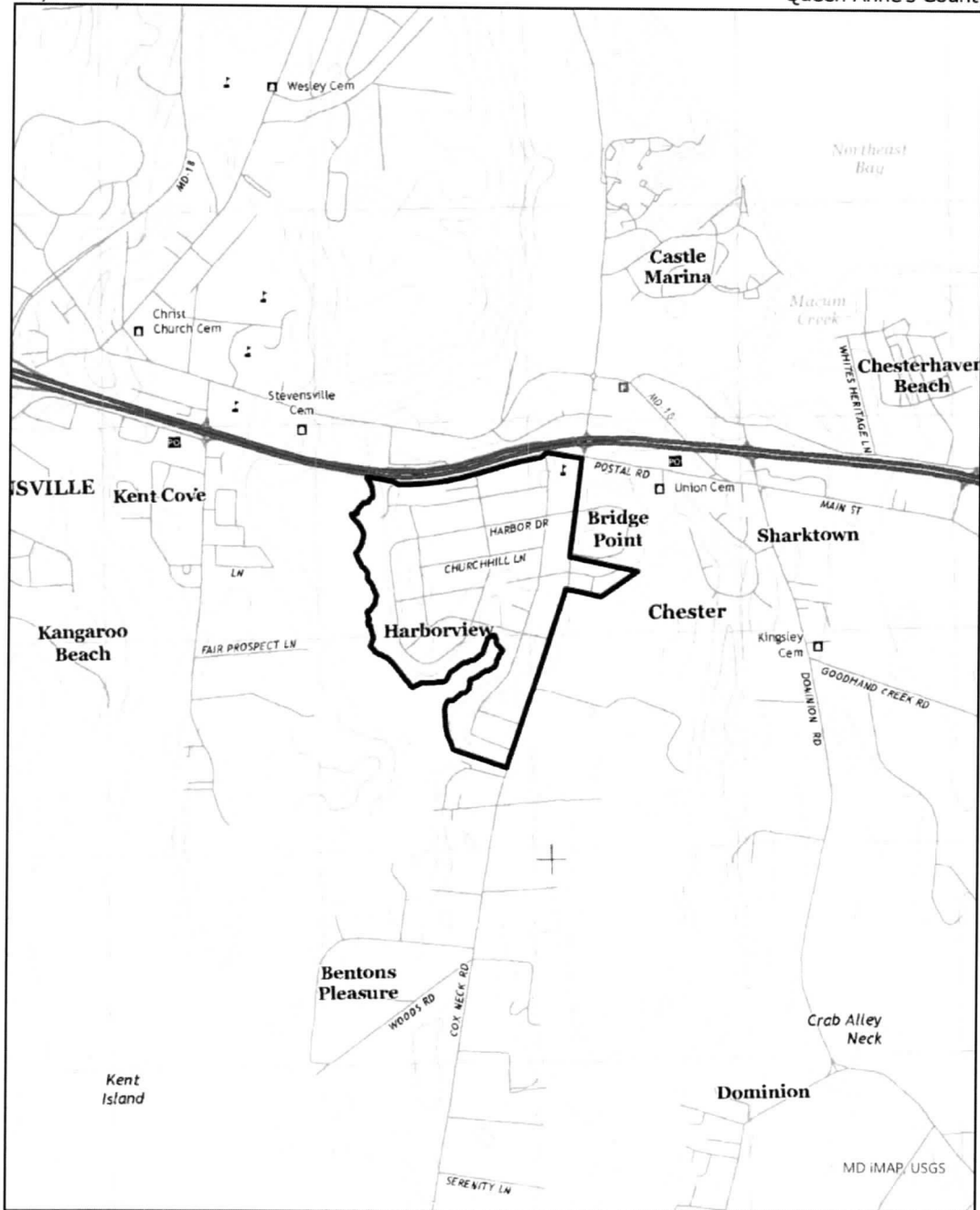
Harbor View (subdivision)

Location: Multiple

City: Chester

QA-556

Queen Anne's County



USGS 7.5' Quadrangle - Kent Island

0 0.5 1 Miles

Scale: 1:24,000



Harbor View (subdivision)

Location: Multiple

City: Chester

QA-556

Queen Anne's County



Parcel Boundaries

0 500 1,000 US Feet
Scale: 1:7,800



PHOTOGRAPHS



Photo 1 of 22: View of the neighborhood entrance sign with planter, looking west-southwest.



Photo 2 of 22: North side of Anchorage Drive, looking northwest.

PHOTOGRAPHS



Photo 3 of 22: View of the Kent Island Village Apartments along Anchorage Drive, looking northwest.



Photo 4 of 22: View of the dwellings along Sherman Drive, north of Anchorage Drive, looking northwest.

PHOTOGRAPHS



Photo 5 of 22: View of the dwellings along the 1900 Block of Anchorage Drive, looking southeast.



Photo 6 of 22: View of house types after 1970, along Anchorage Drive, looking north.

PHOTOGRAPHS



Photo 7 of 22: View of house types along Anchorage Drive, looking north.



Photo 8 of 22: View of 2733 Harrington Road (ca. 1870), looking south.

PHOTOGRAPHS



Photo 9 of 22: View of the dwellings along the 2700 Block of Harrington Road, looking southwest.



Photo 10 of 22: View of the dwellings along the 2700 Block of Harrington Road, looking southwest.

PHOTOGRAPHS



Photo 11 of 22: View of the dwellings along the 2700 Block of Harrington Road, looking southwest.



Photo 12 of 22: View of the dwelling at 2603 Harrington Road, looking west.

PHOTOGRAPHS



Photo 13 of 22: View of the intersection of Harrington Road and Chester Drive, looking southwest.



Photo 14 of 22: View of the northwest corner of the intersection of Harbor Drive and Harrington Road, showing 1841 Harbor Drive, looking west.

PHOTOGRAPHS



Photo 15 of 22: View of the dwellings along the 2600 Block of Ellicott Drive, looking east.



Photo 16 of 22: View of the new circa 2022 construction along the 2600 Block of Ellicott Drive, looking east.

PHOTOGRAPHS



Photo 17 of 22: View of the dwelling types along the 2700 Block of Ellicott Drive, looking east.

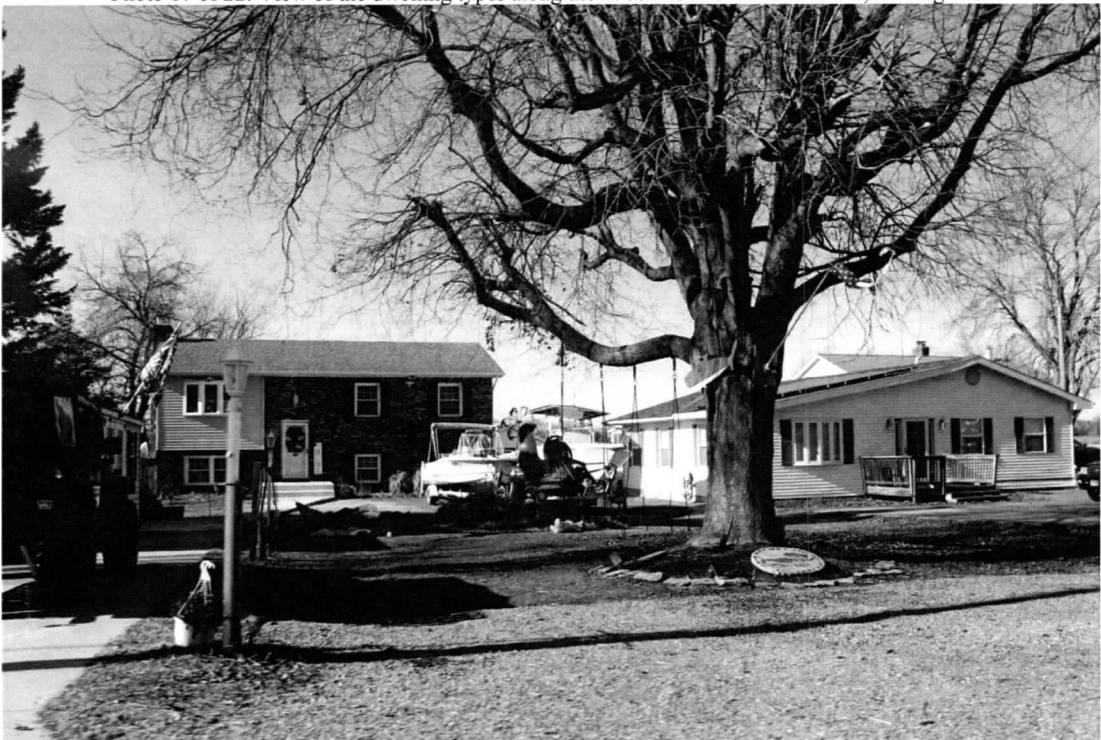


Photo 18 of 22: View of the dwellings at 1821 and 1823 Harbor Drive, looking northwest, towards the bay.

PHOTOGRAPHS

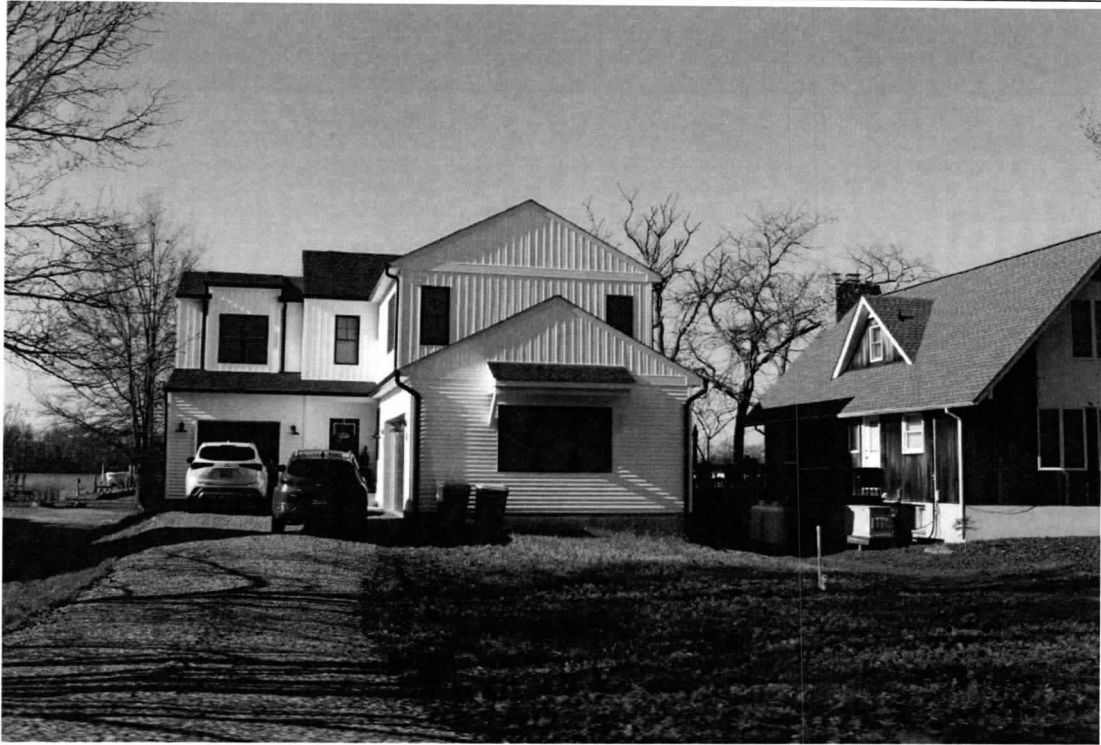


Photo 19 of 22: View of recent infill and 1810 Harbor Drive, looking west, towards the bay.



Photo 20 of 22: View of 1911 Harbor Drive, looking northwest.

PHOTOGRAPHS

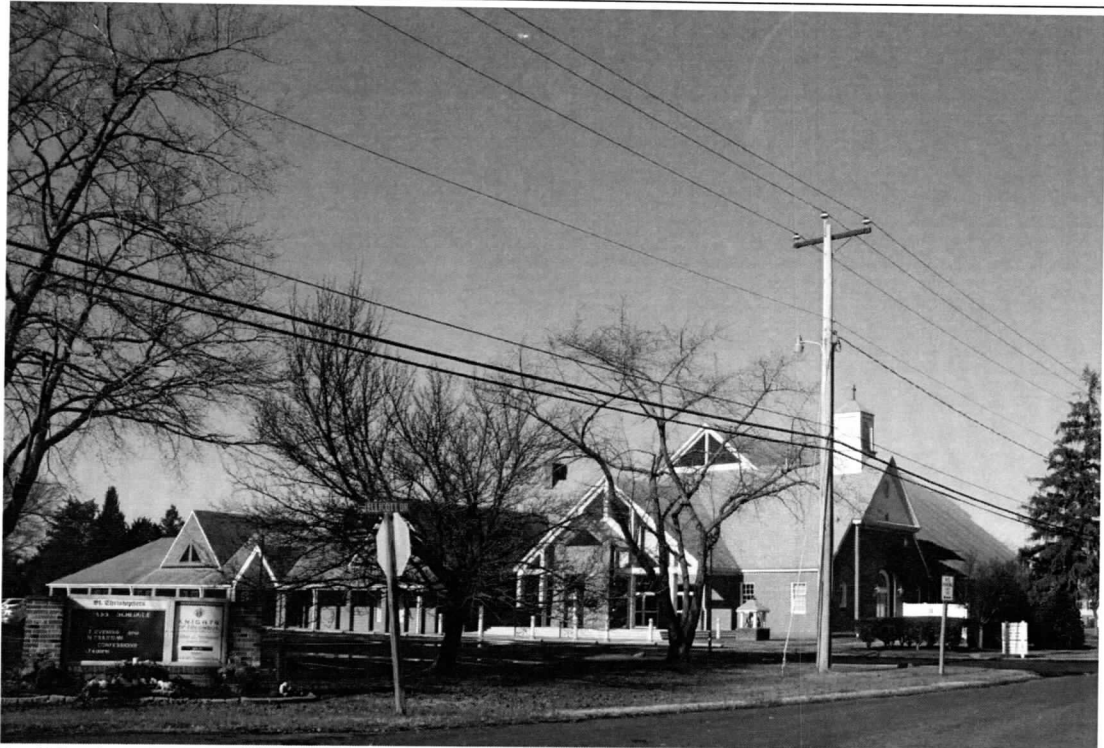


Photo 21 of 22: View of St. Christopher's Roman Catholic Church, at the intersection of Ellicott and Harbor Drive, looking northwest.



Photo 22 of 22: View of Kent Island United Methodist Church, along Cox Neck Road, looking southwest.

NR-ELIGIBILITY REVIEW FORM

QA-556

Harbor View (subdivision)

PHOTO LOG

Number of Photos: **22**

Name of Photographer: **Sara Wilson**

Date of Photographs: **December 7, 2023**

Location of Original Digital File:

File Format: **QA-556_December 7, 2023_01.tif... etc.**

Photographs inserted on continuation sheets:

QA-0556_2023-12-07_01.tif

Photo 1 of 22: View of the neighborhood entrance sign with planter, looking west-southwest.

QA-0556_2023-12-07_02.tif

Photo 2 of 22: North side of Anchorage Drive, looking northwest.

QA-0556_2023-12-07_03.tif

Photo 3 of 22: View of the Kent Island Village Apartments along Anchorage Drive, looking northwest.

QA-0556_2023-12-07_04.tif

Photo 4 of 22: View of the dwellings along Sherman Drive, north of Anchorage Drive, looking northwest.

QA-0556_2023-12-07_05.tif

Photo 5 of 22: View of the dwellings along the 1900 Block of Anchorage Drive, looking southeast.

QA-0556_2023-12-07_06.tif

Photo 6 of 22: View of house types after 1970, along Anchorage Drive, looking north.

QA-0556_2023-12-07_07.tif

Photo 7 of 22: View of house types along Anchorage Drive, looking north.

QA-0556_2023-12-07_08.tif

Photo 8 of 22: View of 2733 Harrington Road (ca.1870), looking south.

QA-0556_2023-12-07_09.tif

Photo 9 of 22: View of the dwellings along the 2700 Block of Harrington Road, looking southwest.

QA-0556_2023-12-07_10.tif

Photo 10 of 22: View of the dwellings along the 2700 Block of Harrington Road, looking southwest.

QA-0556_2023-12-07_11.tif

Photo 11 of 22: View of the dwellings along the 2700 Block of Harrington Road, looking southwest.

QA-0556_2023-12-07_12.tif

Photo 12 of 22: View of the dwelling at 2603 Harrington Road, looking west.

QA-0556_2023-12-07_13.tif

Photo 13 of 22: View of the intersection of Harrington Road and Chester Drive, looking southwest.

QA-0556_2023-12-07_14.tif

Photo 14 of 22: View of the northwest corner of the intersection of Harbor Drive and Harrington Road, showing 1841 Harbor Drive, looking west.

QA-0556_2023-12-07_15.tif

Photo 15 of 22: View of the dwellings along the 2600 Block of Ellicott Drive, looking east.

QA-0556_2023-12-07_16.tif

Photo 16 of 22: View of the new circa. 2022 construction along the 2600 Block of Ellicott Drive, looking east.

NR-ELIGIBILITY REVIEW FORM

QA-556

Harbor View (subdivision)

PHOTO LOG

QA-0556_2023-12-07_17.tif

Photo 17 of 22: View of the dwelling types along the 2700 Block of Ellicott Drive, looking east.

QA-0556_2022-12-16_18.tif

Photo 18 of 22: View of the dwellings at 1821 and 1823 Harbor Drive, looking northwest, towards the bay.

QA-0556_2022-12-16_19.tif

Photo 19 of 22: View of recent infill and 1810 Harbor Drive, looking west, towards the bay.

QA-0556_2022-12-16_20.tif

Photo 20 of 22: View of 1911 Harbor Drive, looking northwest.

QA-0556_2022-12-16_21.tif

Photo 21 of 22: View of St. Christopher's Roman Catholic Church, at the intersection of Ellicott and Harbor Drive, looking northwest.

QA-0556_2022-12-16_22.tif

Photo 22 of 22: View of Kent Island United Methodist Church, along Cox Neck Road, looking southwest.

QA-556
Harbor View
Chester, Queen Anne's County

Constructed late-19th century, 1948, 1949, 1953-present
Privately owned

DESCRIPTION SUMMARY

Harbor View is a 1950s subdivision located in Chester, Kent Island, Queen Anne's County. It occupies approximately 217 acres of flat, former farmland and features an irregular grid street pattern and narrow deep lots. A nineteenth century farmhouse remains, as do two small houses dating to the 1940s. The rest of the approximately 380 houses date from the 1950s to the present and follow standard suburban styles. Harbor View also includes three churches. Harbor View was laid out in its entirety in the early 1950s. Although it has developed slowly, the lot and street patterns remain unchanged. Setbacks are uniform, and the landscape pattern of mown, unfenced front yards is consistent throughout the subdivision.

SUMMARY STATEMENT OF SIGNIFICANCE

Harbor View is significant both because it represents suburban development that was the direct result of the Chesapeake Bay Bridge and because it was a project of David M. Nichols, a major developer on Kent Island during the 1950s who profoundly influenced the radically changing landscape of Kent Island in the late 20th century.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-556

1. Name of Property (indicate preferred name)

historic Harbor View (preferred)

other

2. Location

street and number See Continuation Sheet __ not for publication

city, town Chester __ vicinity

county Queen Anne's

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

name Multiple Ownership

street and number N/A telephone N/A

city, town N/A state N/A zip code N/A

4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Circuit Court liber Multiple folio Multiple

city, town Centreville tax map 57 tax parcel 505-529 tax ID number Multiple

5. Primary Location of Additional Data

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

6. Classification

Category	Ownership	Current Function	Resource Count	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing	Noncontributing
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	44	336
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> recreation/culture	0	0
<input type="checkbox"/> site		<input checked="" type="checkbox"/> religion	0	0
<input type="checkbox"/> object		<input type="checkbox"/> social	0	0
		<input checked="" type="checkbox"/> domestic	0	0
		<input type="checkbox"/> education	0	0
		<input type="checkbox"/> transportation	44	336
		<input type="checkbox"/> funerary		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> government		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			0	

7. Description

Inventory No. QA-556

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.

SUMMARY DESCRIPTION

Harbor View is a 1950s subdivision located in Chester, Kent Island, Queen Anne's County. It occupies approximately 217 acres of flat, former farmland and features an irregular grid street pattern and narrow deep lots. A nineteenth century farmhouse remains, as do two small houses dating to the 1940s. The rest of the approximately 380 houses date from the 1950s to the present and follow standard suburban styles. Harbor View also includes three churches. Harbor View was laid out in its entirety in the early 1950s. Although it has developed slowly, the lot and street patterns remain unchanged. Setbacks are uniform, and the landscape pattern of mown, unfenced front yards is consistent throughout the subdivision.

ARCHITECTURAL DESCRIPTION

Harbor View is a 1950s subdivision located in Chester, Kent Island, Queen Anne's County. The subdivision is bounded on the north by U.S. 50, on the east by Cox Neck Road, on the south by an adjacent subdivision, and on the west by Cox Creek. Harbor View occupies approximately 217 acres of flat former farmland. It has an irregular grid street pattern and narrow, deep lots of one fourth- to one half-acre. Many houses occupy two lots, and there are still undeveloped lots. There are no curbs, sidewalks, or streetlights. Most of the lots have deep, shaded front yards with no fences. Those with water frontage also have small docks. The character is informal and quiet. Harbor View was laid out in its entirety in the early 1950s. Although it has developed slowly, the lot and street patterns remain unchanged. Setbacks are uniform, and the landscape pattern of mown, unfenced front yards is consistent throughout the subdivision. The houses follow standard suburban styles from the 1950s to the present. The houses were constructed by owners; they were not based on developer-stipulated models.

Harbor View currently has about 380 houses. The oldest house, located at 2733 Harrington Road, was the original farmhouse on the site and consists of a mid-19th century residence and outbuilding that were joined and remodeled into a single house in 1976. Two houses date from an early attempt at development in the 1940s: 2513 Cecil Drive is a heavily remodeled concrete-block house constructed in 1948, and 1702 Harbor Drive is a small, wood-frame rambler constructed in 1949. According to Department of Assessment and Taxation data, there are 40 houses from the 1950s, 46 from the 1960s, 109 from the 1970s, 100 from the 1980s, 62 from the 1990s, and 17 from the 2000s. The houses dating to the 1950s are concentrated along Harbor Drive, particularly in the southwest quadrant of the subdivision. Most are small, 1-story, wood-frame ramblers with no basements (due to a high water table) and flat or low-pitched roofs. Details include brick veneer water tables and picture or ribbon windows. Many of these 1950s houses, particularly those with water frontage, have been updated with vinyl siding, new windows, and shutters. During the 1960s and 1970s, Harbor View filled in to the north and east. The far north section of the subdivision, between Sherman and Anchorage Drives, developed last in the 1980s and 1990s. Later houses in Harbor View follow typical suburban styles and types, predominantly rambler and Colonial Revival. There are also three churches in Harbor View. St. Christopher's Roman Catholic Church, constructed in 1955, and Kent Island Methodist Church, constructed in 1965, are brick Colonial Revival buildings. Galilee Evangelical Lutheran Church, constructed in 1968, is a contemporary brick building.

8. Significance

Inventory No. QA-556

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 checked="" type="checkbox"/> 1800-1899	<input 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 checked="" 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 type="checkbox"/> social history
	<input checked="" 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	1953 (construction of Nichols subdivision began)	Architect/Builder	David M. Nichols (developer)
Construction dates	mid-nineteenth century, 1948, 1949, 1953-present		

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.)

SUMMARY STATEMENT OF SIGNIFICANCE

Harbor View is significant both because it represents suburban development that was the direct result of the Chesapeake Bay Bridge and because it was a project of David M. Nichols, a major developer on Kent Island during the 1950s who profoundly influenced the radically changing landscape of Kent Island in the late 20th century.

RESOURCE HISTORY AND SIGNIFICANCE

The site of Harbor View appears on Strong's 1860 map and Lake, Griffing, & Stevenson's 1877 map as the farm of William Tanner. Carvell Toulson purchased the Tanner property in 1898, and Theodore Cooke, an early speculative developer on Kent Island, purchased it in 1928. Baltimore developer David M. Nichols acquired the property, then totaling about 217 acres, in 1953. At the time of Nichols' purchase, a late-nineteenth century residence and outbuilding remained at the northwest corner of the property, now 2733 Harrington Drive. The two buildings were joined and remodeled into a single residence in 1976. Two residences remained from the Cooke era: 2513 Cecil Drive, constructed in 1948, and 1702 Harbor Drive, constructed in 1949.

David M. Nichols (1910-1965) graduated from Forest Park High School in Baltimore and the University of Baltimore. After working in real estate management for the Julius Mintz Company and Union Trust Company, he founded David M. Nichols and Company Real Estate, in 1944. Nichols became interested in development possibilities on the Eastern Shore during a hunting trip there in 1939, and began his projects after the Chesapeake Bay Bridge opened in 1952.¹ In 1953, Nichols opened the Kent Island Shopping Center, which consisted of fourteen retail spaces, a service station, a motel, and a restaurant. He went on to develop five subdivisions on Kent Island between 1953 and 1959: Kent Island Estates, Bay City, Romancoke-on-the-Bay, Harbor View, and Cloverfields (on his own estate). All of his subdivisions fronted either the Chesapeake Bay or one of its tributaries and featured irregular grid street patterns, quarter- to half-acre lots, and small, rambler-style houses. Amenities varied by subdivision and included public beaches, piers, and picnic areas. Nichols only laid out lots; owners constructed their houses. Nichols predicted that Kent Island would become a suburb of Annapolis, Baltimore, and Washington. A 1962 newspaper article quotes him as saying:

If fishing and boating and swimming are what draw people to the Atlantic coast, why not cut down the mileage and stop at Kent Island? People today live for convenience. That is one reason I can see a great future for the Eastern Shore as a vacation or year-round home site. Both Baltimore and Washington form a triangle and provide a vast nucleus of people wanting to get away for the weekend or summer.²

¹ Nichols also served on the State Roads Commission from 1951 to 1954.

² Herman, Walter F. Nichols First Saw Potential of Bay Area. *Baltimore News Post* (evening edition). April 20, 1962.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. QA-556

Harbor View
Continuation Sheet

Number 8 Page 1

In advertisements for his subdivisions, Nichols used phrases such as "guaranteed vacation for life" and "vacation sites for real living" to convey Kent Island's potential for both full- and part-time residents.³

Despite his predictions of a boom, Nichols' subdivisions developed slowly. Based on reconnaissance surveys, Harbor View appears to more houses dating from the 1950s than Nichols' other subdivisions.⁴ Construction in Nichols' developments continues to the present. Major house types include ramblers, split-levels, and various neo-traditional styles. Many houses occupy double lots. A recent trend, particularly on waterfront lots, is the replacement of small, mid-century houses with large luxury houses.

³ Advertisement for Bay City in News-Post (Baltimore), October 10, 1958.
Research revealed that Harbor View has 40 houses dating to the 1950s.

9. Major Bibliographical References

Inventory No. QA-556

See Continuation Sheet.

10. Geographical Data

Acreage of surveyed property approximately 217 acres
Acreage of historical setting approximately 217 acres
Quadrangle name Kent Island

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Harbor View is defined as Queen Anne's County Tax Map 57, Parcels 505 through 529. The area encompasses approximately 217 acres and is bounded on the north by U.S. 50, on the east by Cox Neck Road, on the south by the Barren Ridge subdivision, and on the west by Cox Creek. Harbor View includes 43 houses constructed before 1960, 334 houses constructed after 1960, and three churches. This is the subdivision laid out by David Nichols in 1953.

11. Form Prepared by

name/title	Julie Darsie		
organization	Betty Bird & Associates	date	September 2005
street & number	2607 24 th Street NW, Suite 3	telephone	(202) 588-9033
city or town	Washington, District of Columbia	state	N/A

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-556

Harbor View
Continuation Sheet

Number 2 Page 1

LIST OF ADDRESSES

All of: Anchorage Drive
Cecil Drive
Chester Drive
Churchill Lane
Ellicott Drive
Harbor Drive
Harrington Road
Keister Drive
Robert Drive
Sherman Drive
Stevens Drive

2535-2739 Cox Neck Road (odd)
2654-2704 Cox Neck Road (even)

Maryland Historical Trust Maryland Inventory of Historic Properties Form

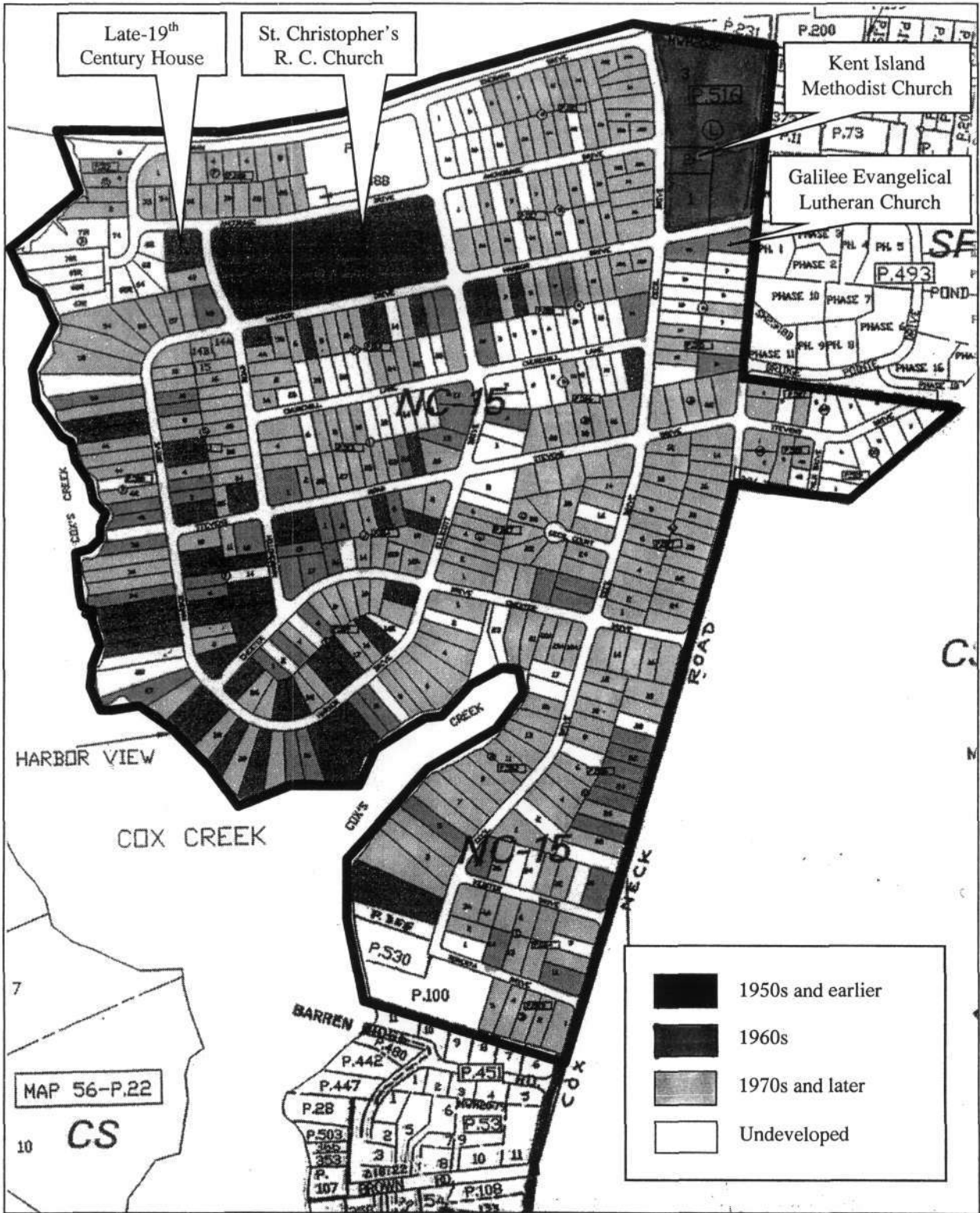
Inventory No. QA-556

Harbor View
Continuation Sheet

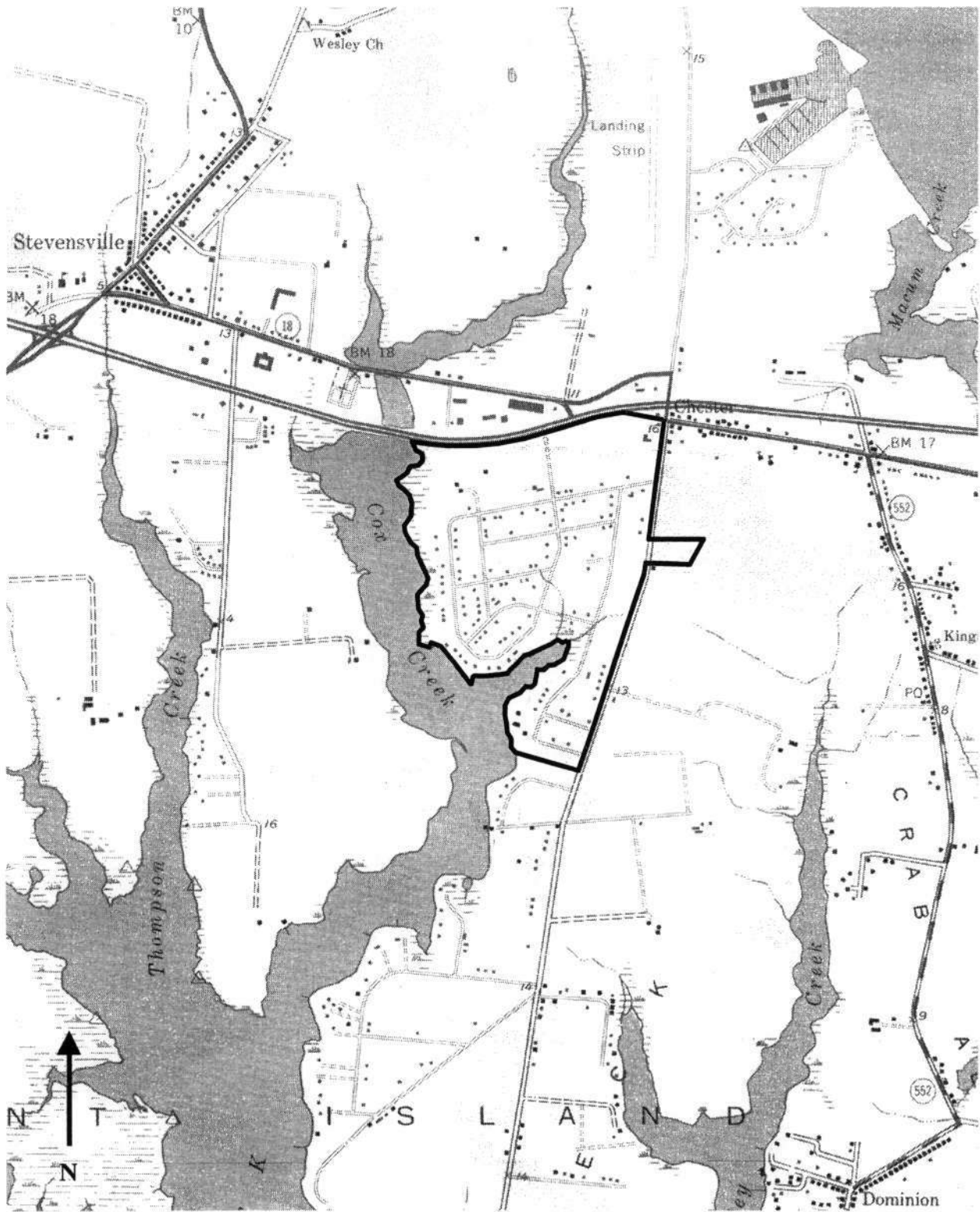
Number 9 Page 1

MAJOR BIBLIOGRAPHICAL REFERENCES

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- Breen, Robert G. A Cemetery and a Boom. *The Sun* (Baltimore). February 27, 1953.
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- D. M. Nichols Dead at 55. *The Sun* (Baltimore). November 20, 1965.
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- Herman, Walter F. Nichols First Saw Potential of Bay Area. *Baltimore News Post* (Evening Edition). April 20, 1962.
- Herman, Walter F. Sales Pass \$3 Million, 1,500 Lots at 5 Kent Island Developments. *Baltimore American*. June 28, 1959.
- Kent Island Catholic Drive Helped by All Faiths. *The Evening Sun* (Baltimore). June 17, 1954.
- Kent Island Church Has First Mass. *Baltimore News Post*. October 6, 1955.
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- Radoff, Morris L. *The Old Line State: A History of Maryland*. Baltimore: Historical Record Association, 1956.
- Shopping Center Opened on 'Shore. *The Sun* (Baltimore). August 10, 1953.
- Speed, Bettye. Harbor View Was One of Early Subdivisions of KI. January 6, 1988. Kent Island Heritage Society Vertical Files, "Harbor View".
- Strong, J. G. *J. G. Strong's Map of Queen Anne's County*. Baltimore: J. G. Strong, 1860.



Map Showing Dates of Construction
QA-556
Harbor View
 Chester, Queen Anne's County, Maryland



QA-556
Harbor View
Chester, Queen Anne's County
Kent Island, Maryland Quadrangle (1:24,000)



QA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

19th - century farm house at 2733 Harrington Road.

View to south

1 of 15



QA - 556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

View to south at intersection of Harbor or Ellicott
Drives. 1950s house on left, 1960s house on right.

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QA-556

Harbor View

Queen Annes County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

View to west along Harbor Drive looking toward Harrington Drive, 1950s house on left, 1960s house on right

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QA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

1950s house at intersection of Stevens and Harbor Drives.

View to north

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QA-556

Harbor View

Queen Annes County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

1950s houses at intersection of Chester and Harrington
Drives. View to NW.

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QA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

1950s house along Harbor Drive water front. View to west.

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QA-556 ✓

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

View to north on Stevens Drive showing 1950s house
on right, 1960s house on left.

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QA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

1940s house at 1702 Harbor Drive. View to west,

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QA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

View to SW along Harbor Drive water front. 1990s house on left, 1950s house in center, 1970s house on right,

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QA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

View to SW along Harbor Drive water front, 1950s house
on left, 1970s house in center, 1950s house on right,

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QA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

View to SE along Harbor Drive waterfront. 1950s houses

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QA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

1940s house at 2513 Cecil Drive. View to west.

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QA - 556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

St. Christopher's R.C. Church. View to NW from
Ellicott Drive

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QA - 556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

Kent Island Methodist Church. View to south

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OA-556

Harbor View

Queen Anne's County, Maryland

Julie Darsie for Betty Bird & Associates

July 2005

MD SHPO

Galilee Evangelical Lutheran Church. View to east from
Cecil Drive

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