

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street and number See Continuation Sheet __ not for publication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		Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> work in progress		
		<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

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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.

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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

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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

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Harbor View
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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

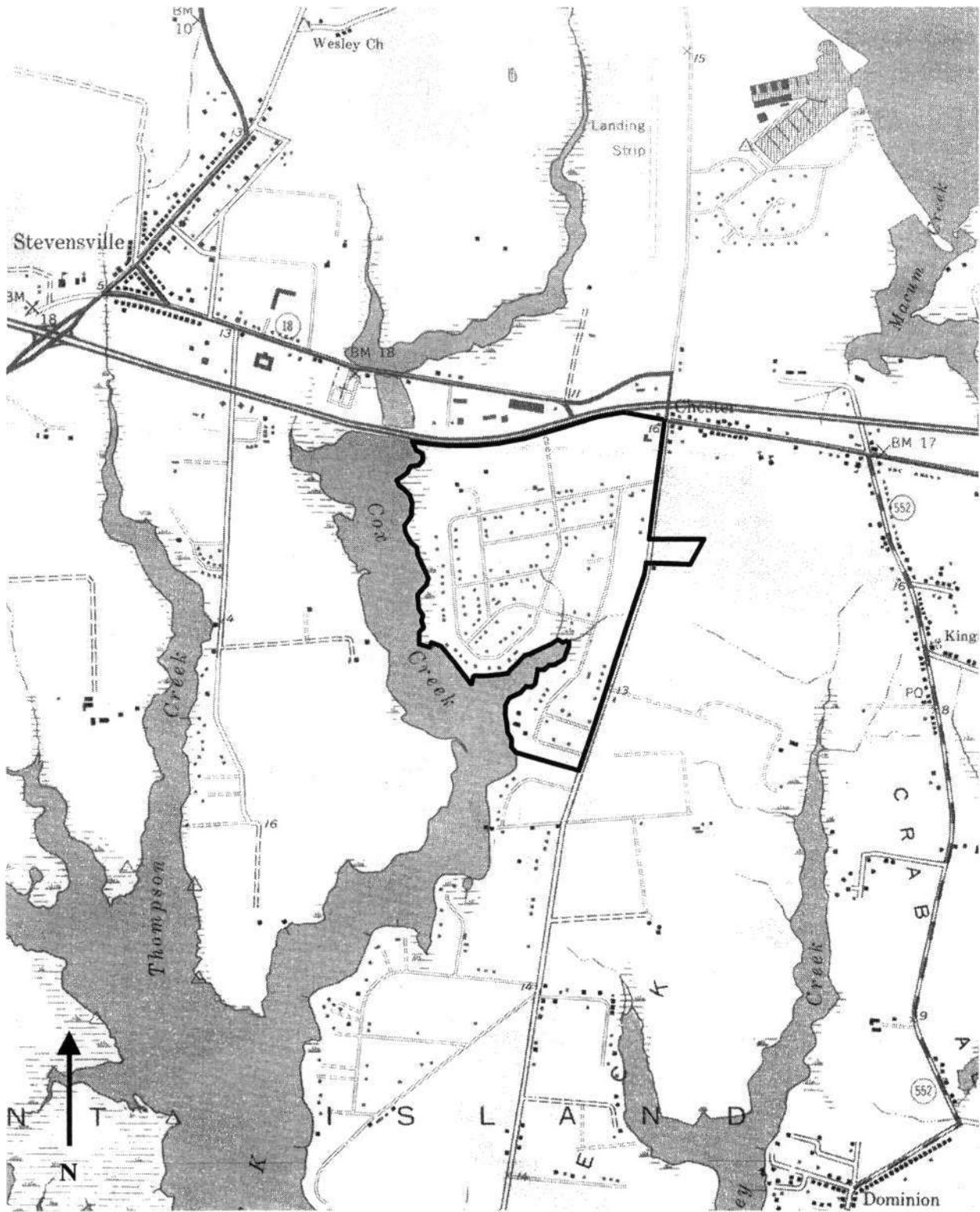
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MAJOR BIBLIOGRAPHICAL REFERENCES

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- Breen, Robert G. A Cemetery and a Boom. *The Sun* (Baltimore). February 27, 1953.
- Concert, Supper Planned to Benefit Kent Island Church Building Fund. *The Evening Sun* (Baltimore). March 16, 1954.
- D. M. Nichols Dead at 55. *The Sun* (Baltimore). November 20, 1965.
- First Kent Isle Catholic Church to be Dedicated. *The Evening Sun* (Baltimore). November 16, 1955.
- 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.
- Lake, Griffing, and Stevenson. *An Illustrated Atlas of Kent and Queen Anne Counties, Maryland*. Philadelphia: Lake, Griffing, and Stevenson, 1877.
- 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.



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



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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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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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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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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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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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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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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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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,

10 of 15



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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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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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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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