

Chesapeake BAY CROSSING STUDY
TIER 2 NEPA

CULTURAL RESOURCES TECHNICAL REPORT
VOLUME 3: ARCHITECTURAL HISTORIC PROPERTIES EVALUATION

JANUARY 2026

MDTA
Maryland Transportation Authority

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Volume 3: Architectural Historic Properties Identification

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ABBREVIATIONS AND ACRONYMS

APE	Area of Potential Effects
CFR	Code of Federal Regulations
EIS	Environmental Impact Statement
FHWA	Federal Highway Administration
MDTA	Maryland Transportation Authority
MHT	Maryland Historical Trust
MIHP	Maryland Inventory of Historic Properties
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act (NHPA)
NOI	Notice of Intent
NRHP	National Register of Historic Places
SDAT	State Department of Assessments and Taxation
SHA	Maryland Department of Transportation State Highway Administration
SHPO	State Historic Preservation Office
U.S.	United States
USGS	United States Geological Survey

1 INTRODUCTION

The Chesapeake Bay Crossing Study (Bay Crossing Study) is a two-tiered engineering and environmental study being advanced by the Maryland Transportation Authority (MDTA) in coordination with the Federal Highway Administration (FHWA). The Bay Crossing Study is addressing existing and future transportation issues at the William Preston Lane, Jr. Memorial Bridge (Bay Bridge) and its approaches along U.S. 50/301. Each tier of the Bay Crossing Study involves development of an Environmental Impact Statement (EIS) in compliance with the National Environmental Policy Act (NEPA) to describe potential significant environmental effects and inform the evaluation of alternatives. Tier 1 of the Bay Crossing Study (Tier 1 Study) was completed in April 2022. At that time, the FHWA issued a Final EIS/Record of Decision (FEIS/ROD) identifying Corridor 7, the corridor including the Bay Bridge and its approaches, as the Selected Corridor Alternative for further evaluation. Tier 2 of the Bay Crossing Study (Tier 2 Study) was launched in June 2022 to focus on project-level (site-specific) analysis within the Tier 1 Selected Corridor Alternative (Corridor 7). The Tier 2 NEPA process was initiated formally with publication of a Notice of Intent (NOI) to prepare an EIS in the Federal Register on November 15, 2024.

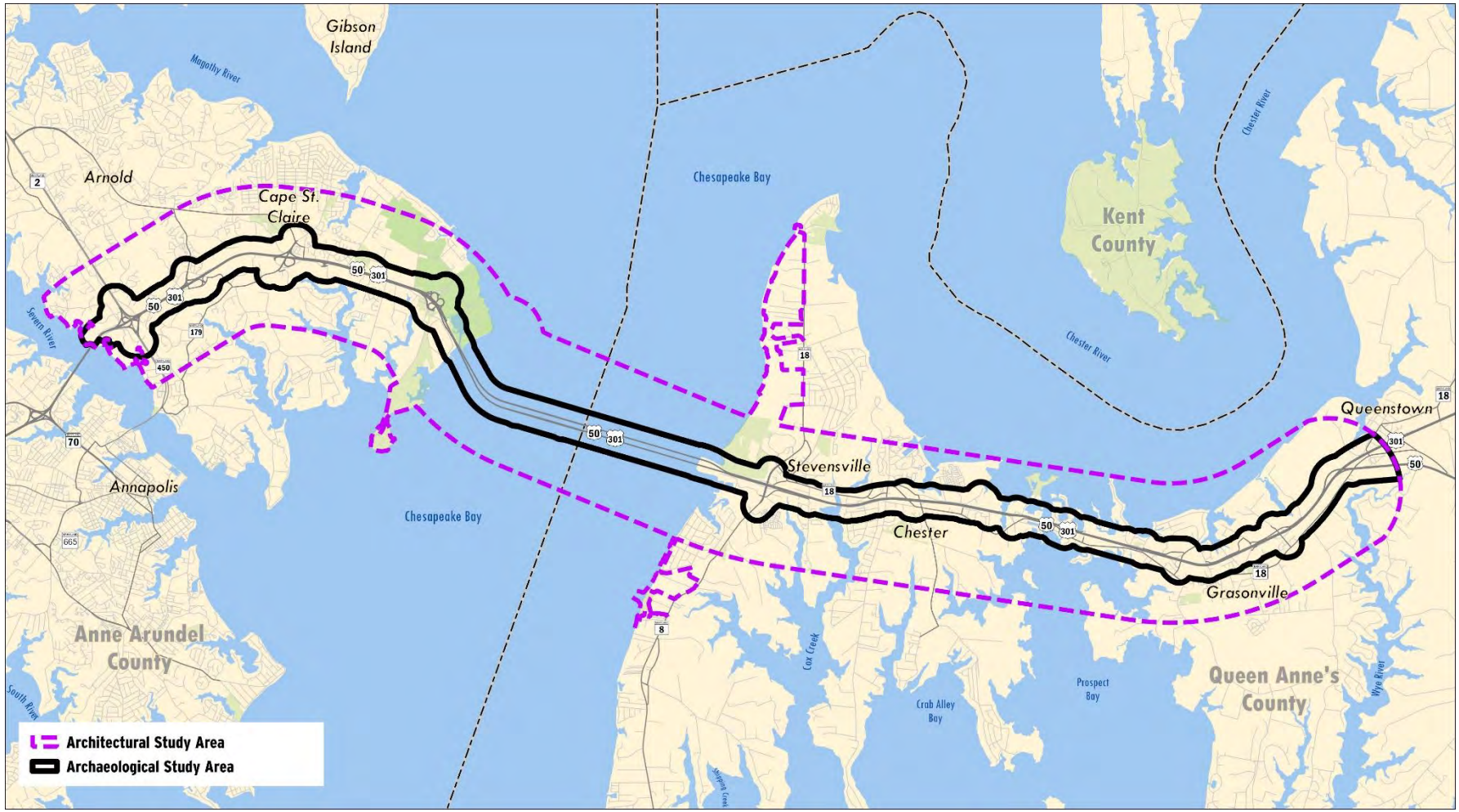
This document is Volume 3 of a four-volume Cultural Resources Technical Report prepared to support the Tier 2 Study EIS. This volume documents architectural historic properties identification efforts for the Tier 2 Study. The work complies with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, and its implementing regulations at 36 CFR Part 800.

All field investigations and technical reporting meet the qualifications specified in:

- Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (48 Fed. Reg. 44716 [Sep. 29, 1983]);
- Maryland Historical Trust's (MHT) Standards and Guidelines for Architectural and Historical Investigations in Maryland (MHT, 2000);
- Guidelines for Compliance-Generated Determinations of Eligibility (DOE) (MHT, 2002); and
- Standards for Submission of Digital Images to the Maryland Inventory of Historic Properties (MHT, effective January 2008, revised January 2015).

The Tier 2 Study continues the identification of historic properties. MDTA defined a Study Area to resume historic properties identification and inform the evaluation of Tier 2 alternatives (**Figure 1-1**). The Architectural Study Area encompasses a one-mile corridor from the east bank of the Severn River to just east of the U.S. 50/301 split, expanded to include areas along the Chesapeake Bay shoreline with the potential for visual impacts.

Figure 1-1: Historic Property Identification Study Areas



2 NATIONAL REGISTER OF HISTORIC PLACES EVALUATION RESULTS

2.1 The National Register of Historic Places

The NRHP, authorized by the NHPA of 1966, is the official list of resources within the United States worthy of preservation for their historical significance. Section 106 of the NHPA requires federal agencies, such as FHWA, to consider the effects of undertakings they carry out, approve, or fund on historic properties, defined as "any prehistoric or historic district, site, building, structure, or object included on, or eligible for inclusion on, the NRHP" 36 CFR §800.16(*l*). For the Tier 2 Study, the MDTA and FHWA have identified historic properties within the undertaking's APE, assessed effects to those properties, and are consulting with MHT, (Maryland's State Historic Preservation Officer [SHPO]) and additional consulting parties throughout the Section 106 process.

A resource listed on the NRHP must have historical significance and retain integrity. A historic property's significance relates to its ability to meet at least one of the four Criteria for Evaluation established through the Standards and Guidelines for Archaeology and Historic Preservation and codified at 36 CFR §60.4. These criteria identify the range of resources and the kinds of significance that would qualify resources for listing on the NRHP. Integrity, the ability of a resource to convey its significance, is determined by the condition of the physical features of a resource and its surroundings. For a resource to qualify for the NRHP, it must meet at least one of the criteria and retain historic integrity of those features necessary to convey its significance. For many properties where the significance of trends, events, or associations is not immediately apparent, evaluation is bolstered by the development of specific written historic contextual information, either specific to the property or for groups of similar resources.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that meets one or more of the following four criteria (36 CFR §60.4):

- Criterion A – "that are associated with events that have made a significant contribution to the broad patterns of our history; or"
- Criterion B – "that are associated with the lives of persons significant in our past; or"
- Criterion C – "that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or"
- Criterion D – "that have yielded, or may be likely to yield, information important in prehistory or history."

To be listed on the NRHP, a resource must not only be shown to be significant under the NRHP criteria, but it must also have integrity. A resource either has integrity or it does not. A historic property will retain several, and usually most, of the seven aspects of integrity:

- Location – the place where the historic property was constructed or the place where the historic event occurred;
- Design – the combination of elements that create the form, plan, space, structure, and style of a property;
- Setting – the physical environment of a historic property;
- Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- Feeling – a property's expression of the aesthetic or historic sense of a particular period of time; and
- Association – the direct link between an important historic event or person and a historic property.

Certain kinds of resources are not usually considered for listing on the NRHP: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These resources can be eligible for listing if they meet special requirements, called Criteria Considerations, in addition to being significant under one or more of the four criteria and possessing integrity (36 CFR §60.4):

- Consideration A – “A religious property deriving primary significance from architectural or artistic distinction or historical importance; or”
- Consideration B – “A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or”
- Consideration C – “A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or”
- Consideration D – “A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or”
- Consideration E – “A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or”
- Consideration F – “A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or”
- Consideration G – “A property achieving significance within the past 50 years if it is of exceptional importance”.

A resource that meets the above criteria for listing in the NRHP may be nominated to the NRHP and submitted to the Keeper of the NRHP for final review and listing. However, most resources are usually not nominated and submitted to the Keeper but are instead, determined eligible in consultation with SHPOs. Under Section 106, both listed and eligible historic properties must be taken into consideration in the same way by federal agencies when determining project effects.

2.2 The National Register Evaluation Process under Section 106

Section 106 of the NHPA is a procedural requirement consisting of several steps for federal agencies to consider effects to historic properties resulting from undertakings. The MDTA, through delegated authority, performs several of the steps on behalf of FHWA. The process is initiated by determining the undertaking and identifying appropriate consulting parties. An APE is established in consultation with the SHPO, wherein historic properties, should they exist, may be affected by the proposed undertaking. The lead federal agency then identifies historic properties within the APE, and, if not previously evaluated, determine their eligibility for the NRHP, in consultation with consulting parties. Through the Section 106 process, the lead federal agency consults with MHT and provides interested parties and the public an opportunity to comment on eligibility determinations.

As the Maryland SHPO, MHT maintains a list of identified architectural resources in Maryland, called the Maryland Inventory of Historic Properties (MIHP). Resources included on the MIHP may be listed or eligible for listing on the NRHP or they may be documented but unevaluated. The MIHP does not include all architectural resources in Maryland that are 50 years of age or older—only those that have been identified and recorded.

MHT provides guidelines for compliance-generated Determinations of Eligibility (DOE) to fulfill federal agencies' historic properties identification responsibilities under Section 106. Under MHT's guidance, a DOE form is used if a resource has not been evaluated in the past, has an MIHP number, is in a historic district, or appears to have any reasonable possibility of being eligible for listing in the NRHP. A DOE Short Form for Ineligible Properties (Short Form) is sufficient if a resource has not been evaluated in the past, does not have an MIHP number, is not in a historic district, and is unquestionably ineligible (e.g., a building that has been greatly modified in recent decades and displays very little integrity from any time more than 50 years ago). Additionally, MHT provides MIHP forms to document resources and record them in the MIHP and Addendum Forms to provide supplemental information on existing MIHP resources, such as when the main house of a complex was documented but not the outbuildings, or an existing intensive form was prepared for a property that has been significantly altered or demolished.

Following these guidelines, the lead federal agency submits eligibility determinations to MHT and requests the SHPO's concurrence following a 30-day review period. Simultaneously, the lead federal agency provides DOE forms to other consulting parties for comment. If MHT agrees with the lead federal agency's determinations, the respective resources are considered eligible or not eligible. If there is disagreement between the lead federal agency and MHT regarding an eligibility determination, the lead federal agency will work with MHT to identify an appropriate solution. If no consensus on eligibility is reached, the lead federal agency will submit a request to the Keeper of the NRHP, who makes a final eligibility determination.

2.3 The National Register Evaluation Methodology for the Study

Following completion of the Gap Analysis (**Volume 2**) and the Historic Context, the MDTA commenced architectural identification surveys. Given the MDTA's decision prior to the Tier 2 Study NOI to only consider alternatives along the existing U.S. 50/301 corridor and the large number of unevaluated resources within the Study Area, architectural historic properties identification prioritized resources closest to U.S. 50/301. The MDTA's priority architectural fieldwork area included all parcels within 400 feet of U.S. 50/301 right-of-way and the right-of-way of corridor interchanges, as well as areas along the Chesapeake Bay shoreline with the potential for visual effects. The MDTA sent notification letters to all public and private landowners within the priority survey area indicating the type of survey required on their parcels. The MDTA will refine the undertaking's APE as the limits of disturbance (LOD) for the alternatives retained for detailed study (ARDS) and Preferred Alternative are identified, which may include additional survey and evaluation of any architectural resources within the APE that have not previously surveyed and evaluated.

An architectural survey of the Study Area was conducted in accordance with MHT's *Standards and Guidelines for Architectural and Historical Investigations in Maryland* (revised 2019). The MDTA began the evaluation process by identifying existing unevaluated MIHP resources in the Study Area using information from Medusa, MHT's online cultural resources database. To identify additional architectural resources within the Study Area, the MDTA established a survey period using a construction date of 1987 or earlier, which represents 50 years from the date that construction on a new bridge was assumed to be complete.

The MDTA determined construction dates by retrieving Maryland State Department of Assessments and Taxation (SDAT) build years, studied in combination with aerial imagery on an APE map set. Using these maps, all parcels within the Study Area were individually analyzed using historic and modern aerial imagery and U.S. Geological Survey (USGS) topographic maps, available online through Google Maps (including Google Street View), Historic Aerials by NETROnline, Anne Arundel County Atlas, and Queen Anne's County Atlas. For parcels with an SDAT build year of 1987 or before, the desktop analysis confirmed the construction date. For parcels without an SDAT build year, the desktop analysis first used online imagery to identify any buildings or structures present and then established and confirmed construction dates. Parcels with a post-1987 SDAT build year were assumed to be accurate unless contradictory evidence was uncovered during research or field survey. If necessary, site visits were conducted at questionable parcels to confirm the accuracy of the SDAT data.

Unrecorded architectural resources without SDAT build year information, such as parks and tax-exempt resources, were identified using information from historic aerial imagery and topographic maps, books, journals, and newspaper articles.

Field survey, completed between December 2023 and July 2024, verified the status of previously identified NRHP-eligible resources and documented unevaluated resources. Survey teams, typically operating in pairs, photographed architectural resources using a combination of tablet computers and digital cameras. Photographs were uploaded to OneDrive and shared amongst the project team. Field notes containing additional information supplemented the photographic documentation.

Most evaluations relied on the *Suburbanization Historic Context Addendum (1890-1990), Anne Arundel and Queen Anne's Counties, Maryland* (June 2024). This document provided the

necessary framework for determining the eligibility of the large number of suburban resources in the Study Area.

As needed, property-specific research was conducted to identify significant local historical events and personages, development patterns, and unique interpretations of architectural styles. Historic maps and photographs, deed records, newspapers, and other documentation related to the history, geography, and architecture of the project area were consulted during the research. Most of the research was conducted on websites, such as:

- Sdat.dat.maryland.gov – current property ownership and build years;
- Historicaerials.com – historic aerial photographs and USGS topographic maps;
- Mdlandrec.net – deed records;
- https://gis.qac.org/historic – Queen Anne's County historic aerial photographs; and
- ProQuest.com and Newspapers.com – Newspaper articles, primarily in *The Baltimore Sun* and *The Evening Sun.*

For those architectural resources for which the suburbanization contexts do not apply, other regional historic contexts and NRHP Multiple Property Documentation Forms were used, as available. MHT DOE Forms, Short Forms, and Addendum Forms were completed for NRHP evaluations using the Gap Analysis as a guide for consultation with MHT and the additional consulting parties. In accordance with MHT guidelines, all extant unevaluated resources with existing MIHP numbers received a DOE Form. Addendum Forms were used to provide updates to previously identified architectural resources, such as documentation of demolition.

Of the newly identified resources, those that are common examples or clearly lack integrity received Short Forms. Generally, resources evaluated using a Short Form consist of only one building; however, Short Form evaluations may include a primary building with secondary/ancillary structures (such as residential properties with a garage and/or sheds) or a small group of several similar buildings (under the same ownership) that together form a single complex. All other resources were evaluated using DOE Forms.

Groups or concentrations of resources linked through a shared history or physical development were evaluated as districts. Development types evaluated as districts that were commonly found in the study area included residential subdivisions, office and industrial parks, and shopping centers.

In cases where a small number of properties within the Study Area were part of a larger subdivision, the MDTA evaluated these resources on a DOE Form as part of the larger district. For subdivisions expanded by subsequent plats/phases, evaluations were completed on a plat-by-plat basis, with evaluation typically limited to those plats/phases constructed in or prior to 1987. Later plats/phases or additions by different developers were treated as separate subdivisions.

Subdivisions were documented using DOE Forms, which include archival-quality photographs of streetscapes and representative examples, with the suburbanization contexts referenced to reduce narrative description and history. Descriptions were typically limited to subdivision type,

street layout, housing form/style, basic materials, number of houses, approximate lot size, and common alterations. Histories were typically limited to (as available): chronological/development period, developer, builder, architect, and advertised sale price.

In consultation with MHT, the MDTA used DOE templates, generated through an ArcGIS Online-based platform, that contained the same information as current MHT DOE and Short Forms. MHT approved the necessary minor formatting modifications on the online-generated templates. Printed copies of the forms were provided to MHT via regular batch submittals. Digital images per MHT standards, along with the photo logs in Word and PDF compilations of the DOE Forms, were submitted on archival discs. An Access database containing all DOE and Short Forms was provided to MHT following the Batch 12 submittal.

2.4 National Register Evaluation Results

The MDTA identified a total of 241 Anne Arundel County and Queen Anne's County resources within the Study Area that required NRHP evaluation or additional documentation (**Appendices A, B, and C**). These resources, such as residential, community, commercial, office, industrial, recreational, and transportation, included 200 previously unrecorded resources; 27 previously surveyed, but unevaluated resources; 7 resources identified for reevaluation; and 7 resources that have been demolished.[1]

The MDTA submitted a total of 227 forms (71 DOE Forms, 147 Short Forms, and 9 Addendum Forms) to MHT and additional consulting parties for review and comment. Thirteen properties were included in the Skidmore (AA-2594) historic district and did not receive individual DOE forms. MHT accepted or concurred with all the survey forms submitted by the MDTA. Clayland Price Farm (QA-221) and Weedon Farmhouse (AA-322) could not be accessed during the survey; MHT agreed with the MDTA that these properties will be treated as eligible for listing in the NRHP for the purposes of the Tier 2 Study.

A total of 14 previously unevaluated resources identified within the Architectural Study Area are eligible for listing in the NRHP (**Table 2-1**; **Appendix A**).

Table 2-1: New NRHP-Eligible Properties Identified within the Architectural Study Area

Map #	MIHP #	Name
2	AA-2511	Asbury Broadneck Methodist Church and Cemetery
6	QA-270	Belle Vue (Blue Bay Farm)
6	QA-221	Clayland Price Farm
1	AA-2603	Dutch Mill Farm Restaurant (Old Mill Pancake House)
3	AA-74	Holly Beach Farm
1	AA-313	Manresa
7	QA-723	Piney Narrows Yacht Haven
2	AA-2305	Sandy Point State Park

[1] The National Park Service administers the Star-Spangled Banner National Historic Trail and the Captain John Smith Chesapeake National Historic Trail, which were established by Congress in 2008 and 2006, respectively. The trails cross through the Study Area but are not included in the total number of resources because the trail themselves were formed after the study period and the historic sites they connect are not located within the Study Area.

Map #	MIHP #	Name
1	AA-2598	Severn Crest
2	AA-2594	Skidmore
3	AA-322	Weedon Farmhouse
2	AA-2592	Westinghouse Ocean Research and Engineering Center (Westinghouse Oceanic Division)
6	QA-633	William E. Denny Farm
2	AA-338	Woodlyn Farm

Of the 36 total previously and newly recorded architectural historic properties identified in the study area, 17 are within the refined APE (**Table 2-2**, **Appendix D**); of these, 9 are entirely located in Anne Arundel County and 7 are entirely in Queen Anne's County. The Chesapeake Bay Bridge (Chesapeake Bay Bridge, AA-0047,0048) is in both Anne Arundel and Queen Anne's counties. Chesapeake Bay Bridge and the Eareckson House (QA-125) were reevaluated and continue to be eligible for listing in the NRHP. Holly Beach Farm (AA-74) and Sandy Point State Park (AA-2305) were previously identified but evaluated as part of this study. Four resources were previously determined eligible for or listed in the NRHP. Since access to the Clayland-Price Farm (QA-221) and Weeden Farmhouse (AA-322) were not allowed and they could not be evaluated, these resources are considered eligible for the purposes of this project.

The MDTA anticipates consultation for additional architectural evaluations may be required as part of the Section 106 Programmatic Agreement.

Table 2-2: Historic Properties within the APE

Map #	MIHP #	Property Name	Street Address/Location	City/Town	County	Period of Significance	NRHP Status	NRHP Criteria
2	AA-2511	Asbury Broadneck Methodist Church and Cemetery	657 Broadneck Road	Annapolis	Anne Arundel	1884-1975	Eligible	A
6	QA-270	Belle Vue (Blue Bay Farm)	Love Point Road (MD 18)	Stevensville	Queen Anne's	ca. 1760-1790	Eligible	C
4	AA-0047-0048	Chesapeake Bay Bridge (William Preston Lane Jr. Memorial Bridge)	U.S. 50/301 Eastbound and Westbound over Chesapeake Bay	Annapolis	Anne Arundel	1949-1952, 1969-1973	Eligible	A, C
6	QA-221	Clayland Price Farm	200 Price Farm Lane	Stevensville	Queen Anne’s	--	Considered eligible	--
1	AA-2603	Dutch Mill Farm Restaurant (Old Mill Pancake House)	200 S Old Mill Bottom Rd	Annapolis	Anne Arundel	1954-1967	Eligible	A, C
4	QA-125	Eareckson House (Nathan Morris House)	214 Pier One Road	Stevensville	Queen Anne's	ca. 1850	Eligible	C
3	AA-0074	Holly Beach Farm	1800 Holly Beach Farm Road	Annapolis	Anne Arundel	1907-1949	Eligible	A, B, C
5	QA-545-547	Matapeake Ferry Terminal, Club House, Shop	Marine Academy Lane	Stevensville	Queen Anne's	1930-1952	Eligible	A
7	QA-723	Piney Narrows Yacht Haven	500 Piney Narrows Road	Chester	Anne Arundel	1966-1982	Eligible	A, C
2	AA-330	Sandy Point Farmhouse	South Beach Road	Annapolis	Anne Arundel	ca. 1815	NRHP Listed	A, C
4	AA-166	Sandy Point Shoal Light Station	In the Chesapeake Bay west of Sandy Point and north of the Chesapeake Bay Bridge	Near Skidmore	Anne Arundel	1883-1952	NRHP Listed	A, C
2	AA-2305	Sandy Point State Park	1100 E. College Parkway	Annapolis	Anne Arundel	1952 and 1956	Eligible	A

Map #	MIHP #	Property Name	Street Address/Location	City/Town	County	Period of Significance	NRHP Status	NRHP Criteria
7	QA-542	SHA Bridge No. 1700600	Main Street (MD 18B) over Kent Island Narrows	Grasonville vicinity	Queen Anne's	1951	Eligible	A, C
2	AA-2594	Skidmore	Various	Skidmore	Anne Arundel	1930-1968	Eligible	A
3	AA-322	Weedon Farmhouse	1741 Holly Beach Farm Road	Annapolis	Anne Arundel	--	Considered Eligible	--
2	AA-2592	Westinghouse Ocean Research and Engineering Center (Westinghouse Oceanic Division)	892 and 897 Oceanic Drive	Annapolis	Anne Arundel	1967-1996	Eligible	A, C
6	QA-633	William E. Denny Farm	300 Mylander Lane	Stevensville	Queen Anne's	1920-1952	Eligible	A, C