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## Section 4.0 – Historic & Cultural Preservation Element

The County’s heritage dates to the 1600’s with many historic sites and landmarks still evident today in small towns and villages across the County. Museums, historic churches, courthouses, train stations, and one of the oldest working grist mills in the nation stand as monuments to the rich and diverse history of Queen Anne’s County.

This Plan Element identifies key issues related to historic and cultural preservation with respect to a variety of types of valued community resources. The loss of some historic and cultural resources through decay and demolition has brought the topic of historic and cultural resource preservation to the forefront. Sustainable communities include those who have a unique sense of place based upon the history and culture of the region and preserve those important resources to create a connection from the past to the present.

**Preservation** is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. A **historic property** is a district, site, building, structure or object significant in history, architecture, engineering, archeology or culture at the national, State or local level.

### Section 4.1 Historic and Cultural Significance

Queen Anne’s County is rich in its architectural and cultural heritage. Various architectural building styles are found throughout the County, such as Colonial, Federal, Greek revival, Victorian, and Craftsman. The combination of these styles with variations in historical architecture is present across the County’s landscape. It is this combination of styles that is referred to as Eastern Shore vernacular, or the architecture of ordinary buildings and landscapes indigenous to the area. The rich cultural history of Queen Anne’s County is present still and is made evident through programs designed to preserve the rich agricultural lands of the County and enhance and protect the waters which support the maritime industry.

#### Section 4.1.1 Historic Districts

A **Historic District** is an area of significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. Both the **Town of Centreville** and **Stevensville** share the distinction of having Historic Districts listed on the National Register of Historic Places. The following provides a brief description for each of these districts.

- The **Historic District of Centreville** was listed on the National Register of Historic Places in 2004. The County seat of Queen Anne’s County, Centreville is defined by a historic public square and a

#### Article 66B Visions

1. *Quality of Life*

2. *Public Participation*

3. *Growth Areas*

#### 4. **Community Design**

5. *Infrastructure*

6. *Transportation*

7. *Housing*

8. *Economic Development*

9. *Environmental Protection*

10. *Resource Conservation*

11. *Stewardship*

12. *Implementation*



late-18<sup>th</sup> century courthouse that still functions as the oldest operating courthouse in the State. The district is significant for its association with the development of the County and as the historic commerce center and government center for over 200 years. The district is comprised of residential, commercial and institutional buildings representative of various architectural types and styles which characterize the towns within the region during the 18<sup>th</sup> century.

- The **Historic District of Stevensville**, listed on the National Register of Historic Places in 1986, is comprised of a cohesive group of houses, churches, commercial structures and schools reflecting the development of a rural crossroads town founded in 1850 with development of historic significance spanning to the Great Depression. The district is significant for its architecture and for its association with the development of transportation and commerce on Maryland's Eastern Shore during the late 19<sup>th</sup> century and early decades of the 20<sup>th</sup> century.

### Section 4.1.2 Historic Sites Inventory

Since 2005, Queen Anne's County, with grant assistance from the Maryland Historical Trust, has been working to inventory post-Civil War era historic resources across the County. It is estimated that more than 1,000 structures within the County are rich in architectural heritage. An initial survey of the County's historic sites in the 1970's documented many of the pre-Civil War era buildings. Post-Civil War structures are currently being inventoried in the Queen Anne's County multi-phased Historic Sites Survey. The following summarizes the various phases of the County's Historic Sites Inventory.

- Phase I of the Historic Sites Inventory: This phase is completed with documentation of over 80 historic resources.
- Phase II of the Historic Sites Inventory: This phase is in process with documentation of approximately an additional 80 historic resources anticipated.
- Phase III of the Historic Sites Inventory: This phase is funded and is anticipated to document an additional 80 historic resources.
- Phases IV and V of the Historic Sites Inventory: These phases, if grant funded, are planned to document approximately another 160 historic resources.

Currently, Queen Anne's County has more than 500 historic sites listed on the **Maryland Inventory of Historic Properties (MIHP)**. This list of sites can be referenced through the Maryland Historical Trust. Listing on the MIHP notes that the site has been surveyed and recorded, but does not necessarily mean that the property is of historic significance or is subject to restoration or regulations. Approximately 40 of these MIHP resources are included on the National Register of Historic Places. Refer to Table 4-1 and Map ESA-11: Historic & Cultural Sites and Features for a brief description and location of individual historic sites/places as listed in the National Register of Historic Places, the Maryland Register of Historic Places or that may be part of the Historic Sites Consortium of Queen Anne's County.



**Table 4-1: Queen Anne's County Historic Sites & Features**

Site Number Map ESA-11	Historic Site	Description	NRHP*
1	Kent Fort Marker	Stone marker identifying the general location of the trading post established in 1631 by William Claiborne.	
2	Mattapax Plantation	Brick dwelling constructed in 1760's. The dwelling is an excellent example of mid-18 <sup>th</sup> century vernacular domestic architecture and is distinguished by its overall state of preservation and quality of interior decorative detail.	✓
3	Legg's Dependence	Constructed in stages between 1760 and 1780. The dwelling is significant for its design and architectural masonry details noted in the shifting social trends of that period.	✓
4	Matapeake Club House	Ferry Terminal (circa 1936) and clubhouse serving the Annapolis - Claibourne Ferry Service. Local social gathering site during the 1940's. Restored & open to the public as a park, clubhouse and bathing beach in 2009.	
5	Friendship	Built in stages during the 1740's is a fine example of Flemish bond masonry construction. The structure is now a private residence.	✓
6	Broad Creek Cemetery	Established in 1652, the site of three previous structures of the Christ Church congregation.	
7	Kent Manor Inn	Large country inn located on 226 acre estate formerly known as "Smithfield." Original construction circa 1820's.	
8	Stevensville Train Depot	Original station house at Stevensville built in 1902 and serving the Queen Anne's County Railroad Company.	✓
9	Cray House	A gambrel roofed dwelling circa 1839, is one of the few remaining examples of post and plank construction in the area.	✓
10	Stevensville Bank	Constructed in 1903-07. The oldest bank building on Kent Island and one of the earliest in the County. Noted for its Classical architectural style.	✓
11	Lowery's Hotel	Historic private residence altered to accommodate travelers (circa 1860) is now a private residence.	✓
12	Stevensville Post Office	Site served as the Stevensville Post Office for the first half of the 20th century (circa 1877).	✓
13	Christ Church & Rectory	Founded in 1631, it is the oldest established congregation in Maryland. Church and bell tower were constructed in 1839. Recently renovated and serves as an Arts/Cultural Center.	✓
14	Kirwan's Store	Built in 1889 with lumber from the Johnstown floodwaters. Store was a hub of activity in the Chester/Dominion area. Willed to the Kent Island Historical Society who maintains and operates the site as a museum / gardens.	
15	"Our Chesapeake Legacy" Museum Exhibit	Interpretive museum exhibit of life in Queen Anne's County, housed at the Chesapeake Exploration Center.	

\*NRHP – National Register of Historic Places.



Site Number Map ESA-11	Historic Site	Description	NRHP*
16	Kent Narrows	Historically significant commercial center for seafood processing with marinas and packing houses. The area now boasts restaurants, hotels, the Waterman's Monument and The Chesapeake Exploration Center.	
17	Bryan United Methodist Church	The oldest church still conducting worship services (circa 1800). Original congregation comprised mainly of black watermen and indentured servants.	
18	My Lord's Gift	A gift to Henry DeCoursey from Charles Calvert, then the Lord of Baltimore. Calvert gave DeCoursey as much land that he could cover on a map with his thumb (thumbprint grant).	
19	Bowlingly	Georgian style private residence of masonry construction built in 1733. The dwelling was pillaged by the British during the War of 1812. Bowlingly was later used as amusement/entertainment destination and is now a private residence.	✓
20	Colonial Courthouse	First courthouse in the County (circa 1708).	
21	St. Luke's Episcopal Church, Queenstown	Fine example of a small village church constructed in 1840-41 located on land donated by the owners of the Bowlingly plantation.	✓
22	St. Peter's Catholic Church	The parish of St. Peter's was formed in 1765 with a chapel constructed shortly thereafter. The current church of Romanesque and Victorian style was built between 1823 and 1827.	✓
23	Bloomingtondale	The Federal style brick dwelling was constructed in 1792. An excellent example of a Federal style 2 story mansion.	✓
24	Charles Wesley United Methodist Church	Constructed in stages from 1873-1909 this late Victorian- Gothic style frame structure was the worship center for one of the oldest African-American congregations in the County.	
25	Wye Island	Wye Island was acquired in the 1700's by two of Maryland's leading Revolutionaries, William Paca and John Beale Bordley. Now preserved as Wye Island Natural Resource Management Area.	
26	Wye Grist Mill	One of the earliest industrial sites and is the oldest frame grist mill still in use on the Eastern Shore. (Circa Late 18 <sup>th</sup> century).	✓
27	Wilton	Masonry dwelling built between 1749 and 1770. The dwelling is noted for its architecture and association with prominent figures of early Maryland society.	✓
28	Queen Anne's Museum of Eastern Shore Life	Exhibits focusing on Queen Anne's County rural heritage.	
29	Bachelor's Hope	Constructed in 1798-1815 this dwelling is significant for its various forms of architectural styles.	✓

\*NRHP – National Register of Historic Places.



Site Number Map ESA-11	Historic Site	Description	NRHP*
30	Reed's Creek Farm	Late Georgian style brick dwelling (circa 1775). A pristine example of late colonial architecture.	✓
31	Reward	Circa 1700 residence moved to its current location from Pioneer Point on the Corsica River. Noted for its fine Federal and Greek Revival details.	
32	Lexon	Constructed during the late 18 <sup>th</sup> century. A fine example of Federal and Greek Revival interior decorative detailing.	✓
33	Captain's Houses	A row of four brick foundation houses of framed construction built in 1878 by Capt. J. Ozmon along Corsica Creek.	✓
34	Captian John H. Ozmon Store	Constructed of brick in 1880. Built into a slope the first floor was a store, the second a residence. Goods were bought, sold and shipped to/from locations along the Eastern Shore of the Chesapeake Bay.	✓
35	Keating House	Constructed in stages between 1806 and 1809. The dwelling is a fine example of Federal brick townhouses in the area.	✓
36	St. Paul's Episcopal Church	Constructed in 1834, enlarged in 1855 and again in 1892-95. Noted for its stain glass windows.	
37	Centreville Armory	National Guard Armory built in 1926. The structure now serves as a social center for the community.	✓
38	Protestant Methodist Church	Circa 1830 founded by John Emory.	✓
39	Female Seminary	Public school for women built in 1876. Victorian style built of pressed brick.	✓
40	Jackson Collins House	Queen Anne and Italianate style, unusual pressed brick construction, built in 1876.	✓
41	Tucker House	Federal style private residence (circa 1794) now home to Queen Anne's County Historical Society.	
42	Queen Anne's County Courthouse	Oldest continuously used courthouse in Maryland (1792-1794).	
43	Kennard School	First (at that time, the only) secondary school for blacks in Queen Anne's County (circa 1936).	
44	Hope School	Circa 1865 listed as "Colored School #2." One room housed grades one thru seven taught by one teacher.	
45	Content	Constructed of brick during the 18 <sup>th</sup> century, an exceptional example of masonry domestic architecture. Most notable example of post and plank construction in the Tidewater Region.	✓
46	Wright's Chance	Frame style plantation house from the mid to late 18th century (circa 1744).	✓

\*NRHP – National Register of Historic Places.



Site Number Map ESA-11	Historic Site	Description	NRHP*
47	Lansdowne	Constructed in 1823 representative of High Style of Federal architecture on the Eastern Shore.	✓
48	Thomas House	Dwelling built between 1798 and 1821 and is a fine example of Federal style brick dwelling.	✓
49	Hawkins Pharsalia	Constructed between 1820 and 1840. The dwelling is significant for its architecture and reflects the upper-middle class status of its owner in rural Queen Anne's County.	✓
50	Stratton	A masonry dwelling constructed in 1790 exemplifying superior dwellings in Queen Anne's County during the late 18 <sup>th</sup> century.	✓
51	Readbourne	A brick dwelling constructed in the early 1730's. It is one of the earliest major Georgian structures to remain in the State of Maryland.	✓
52	Kennersley	Constructed between 1785 and 1798, the dwelling is one of the largest and most exceptional 18 <sup>th</sup> century houses in Queen Anne's County.	✓
53	St. Luke's Episcopal Church	Constructed between 1729 and 1732, St. Luke's is one of the oldest colonial Episcopal churches still in use today. Unusual design with a gambrel roof, vaulted ceiling and semicircular apse.	✓
54	Church Hill Theatre	Constructed in 1929 by the town government and used as the town hall. Converted to a movie theatre in 1936 it is used today to bring performing arts to the County.	✓
55	Bishopton	A 1730 small brick hall-parlor dwelling.	✓
56	Dudley's Chapel	Built in 1783, this chapel is of masonry construction with a moderately pitched gable roof. Serves as a prominent structure in the early history of the Methodist Church in Maryland.	✓
57	Sudlersville Library	Established in 1923 by Alan Chance in honor of his late wife, Emma Pierce Chance. In 1946, merged with the then new Memorial Library and part of the QAC Free Library system. In 1973 removed from the QAC Free Library system and has since been funded by patrons and the town.	
58	Jimmy Foxx Memorial Statue	Bronze sculpture erected in 1997 in honor of Baseball Hall of Fame member, Jimmy Foxx, born in Sudlersville.	
59	Sudlersville Train Station	The passenger station built in 1885, contributed to the residential development of Sudlersville. It is the only station surviving on its original site in the County.	
60	St. Andrew's Episcopal Church	Constructed in 1878. A small board and batten frame structure, this church has been remarkably preserved and is known for its architectural design.	✓
61	John Embert Farm	A small masonry dwelling now referred to as "Whistlefield." Representative of popular Tidewater style dwellings of the 17 <sup>th</sup> , 18 <sup>th</sup> and early 19 <sup>th</sup> centuries. Few dwellings of this type remain.	✓

\*NRHP – National Register of Historic Places.



Site Number Map ESA-11	Historic Site	Description	NRHP*
62	Skipjack "ELSWORTH"	Built in 1901 in Hudson, Maryland, this is a 39.9 foot long, two-sail bateau, or V-bottom sloop. The vessel was constructed for the oyster dredge fleet in the Chesapeake Bay. The vessel is one of 35 surviving traditional Chesapeake Bay skipjacks.	✓
63	Chester Hall	A large brick two story dwelling constructed in the 1790's. The Federal style dwelling is of unique architectural style.	✓
64	Log Canoe "MYSTERY"	A sailing log canoe. The 34'-7" boat was built by Harry Sinclair in Oxford, Maryland, in 1932 and is one of the last surviving traditional Chesapeake Bay racing log canoes.	✓
-	Centreville Historic District	Centreville, the County seat, is significant for its association with the development of the County. The Historic District includes an exceptional display of architectural buildings from the 18 <sup>th</sup> , 19 <sup>th</sup> and 20 <sup>th</sup> centuries.	✓
-	Stevensville Historic District	The Stevensville Historic District is comprised of houses, churches, commercial buildings, and a school. The District was developed along a rural crossroad town from 1850 to the Great Depression. The Historic District is associated with the development of transportation and commerce on Maryland's Eastern Shore.	✓

\*NRHP – National Register of Historic Places.  
Source: Maryland Historic Inventory of Properties

### Section 4.1.3 Historic and Cultural Preservation Funding

The State's commitment to this region is demonstrated through the following summary of operating and project funding received by the Stories of the Chesapeake Heritage Area (SCHA) from the Maryland Heritage Area Authority (MHAA) during the period of 2005 to 2010. During this time period, Queen Anne's County has received approximately \$270,628 of State funds for a variety of projects, programs and promotion.

**Table 4-2: State Funding to Support Historic Preservation**

Fiscal Year 2005	Fiscal Year 2006	Fiscal Year 2007	Fiscal Year 2008	Fiscal Year 2009	Fiscal Year 2010
100,000 (O)	92,500(O)	91,930(O)	90,000(O)	80,000(O)	65,000(O)
		34,750 (M)			
		244,811(P)	181,875(P)	321,775(P)	197,271(P)
	3,500(QA)*	51,257(QA)*	45,500(QA)*	120,500(QA)*	49,871(QA)*

\*Represents a total for that fiscal year and is not a cumulative amount.

(O) = Operating Assistance, (M) = Marketing Assistance, (P) = Programs and Capital Projects, (QA) = Grants to Queen Anne's County Projects (either from Small Grant (O) or Statewide (P) awards), including multi-county projects benefiting Queen Anne's County





## Section 4.2 Vision, Overarching Goals & Guiding Principles

The relevant vision of Article 66B with respect to historic and cultural preservation emphasizes historic resources in the context of community design. This key vision provides the framework for the preservation of historic and cultural resources.

**Community Design** – Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural and archeological resources.

### Section 4.2.1 Overarching Goal & Historic and Cultural Vision

*The Overarching Goal is to identify, preserve, protect and publicize the County's historic and cultural heritage, and to work collaboratively with State, County, town and historic and cultural heritage preservation organizations.*

*The **VISION** is that the County is a faithful steward of its historical and cultural heritage, a County that pays attention to historical and cultural concerns when planning growth areas and transportation avenues. The County honors its past with a careful balance between smart growth and preservation that promotes a unique, predominantly rural, extensively agricultural, traditionally maritime, and always small-town way of life.*

### Section 4.2.2 Guiding Principles for Historic and Cultural Preservation Planning

**Preservation planning** is a process that organizes preservation activities in a logical sequence and is guided by various principles supporting historic and cultural preservation goals. Preservation activities include identification, evaluation, registration and treatment of historic properties. The following guiding principles provide a framework for policy development, implementation and decision making associated with the preservation of historic and cultural resources.

#### **Preservation Principles in the Context of Smart Growth**

There is an interrelationship and interdependency between sustainable development or **smart growth** and historic and cultural preservation. The following describes those principles that define that relationship and dependence.

- Historic properties represent a significant investment of resources. **Smart Growth** principles maximize on past resource investments through preservation and rehabilitation. Deterioration and demolition represent a total loss of investment while adding demand on increasingly expensive and scarce resources.



- Historic neighborhoods, communities, towns and cities embody **Smart Growth** principles. These places are pedestrian friendly and transit friendly.
- Historic communities provide needed housing for all income levels. Historic properties may be rehabilitated, updated and/or converted to housing. For each historic housing unit preserved and rehabilitated, one less housing unit will be built on undeveloped land.
- Preservation means economic development. Preservation increases employment and income as well as increases tourism.
- Preservation of historic resources strengthens our connection to the past.

### **Secretary of the Interior's Preservation Planning Principles**

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places (refer to Table 4-1 and Map ESA-11 for Queen Anne's County resources). These standards are only regulatory for projects receiving federal grant-in-aid funds; otherwise, the standards are intended as general guidance. For example, the standards identify a four treatment approach including preservation, rehabilitation, restoration and reconstruction.

Preservation places a high importance on retention of all historic resources through conservation, maintenance and repair. These non-technical standards and guidelines addressing a variety of preservation, rehabilitation, restoration and reconstruction topics intend to promote responsible preservation practices designed to protect historic and cultural resources. The standards for **preservation planning** are based upon the following principles:

- ❶ **Important historic properties cannot be replaced if they are destroyed.** Preservation planning provides for conservative use of important historic properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.
- ❷ **Planning for preservation must begin prior to identification of all historic resources.** Planning for preservation should not be an afterthought. Inventory activities may require time and resources that should be supported by responsible decisions about historic properties based upon planning.
- ❸ **Preservation planning includes public participation.** The planning process should include early and continuous public participation to gain a broad base of support for preservation planning.

### **Community Design Standards**

A variety of community design standards can be used to promote historic preservation that reinforces the County's identity and character. The following standards provide a set of guiding principles that can be further defined through regulations.

- **Scenic Corridor Guidelines** that address setbacks, signage, landscaping, infrastructure location and lighting.
- **Scale and Architectural Integrity** standards to ensure compatibility of infill development and redevelopment projects.
- **Site Design** standards to ensure integration of structures with surrounding community, existing landmarks and historic districts.
- **Sign Standards** compatible with community character.
- **Underground Utilities** to lessen impacts.
- **Landscaping Standards** compatible with natural and built environments.



- **Create Prominent Gateways** at town and village entrances with landscaping and signage.
- **Green Design** principles applied to preservation, rehabilitation and adaptive reuse of historic structures.
- **Design Cultural Amenities and Structures** that incorporate public space and with private space.

### Section 4.3 Preservation Planning Process

The **preservation planning** process is continuous and dynamic by nature as evident through the County's ongoing Historic Sites Survey and the measure of impacts on architecturally or culturally significant resources due to decay and demolition. This plan element is an initial step in the process. Should the County wish to create a **Preservation Plan**, information must be obtained to build over time, a detailed document addressing various aspects of preservation. Information necessary to create this document may be that which:

- Identifies current and emerging historic preservation issues throughout the State, County and region;
- Establishes the vision, mission, and priorities for a Historic and Cultural Preservation Commission (HCPC) for the County;
- Identifies preservation goals and objectives for integrating historic preservation into the broader planning and decision-making process at local, regional, and State levels; and
- Identifies preservation partners and their contributions needed to accomplish the goals and objectives through implementation of recommended projects and programs.

The 2002 Comprehensive Plan contained a Historic Resources element identifying a variety of historic preservation initiatives that were underway prior to and during the planning process. A well defined policy statement for the preservation of historic resources was not articulated in the 2002 Plan. Preservation of historic resources was addressed as part of the 2002 land use policy to promote development within the "Growth Area" by providing incentives and improving the quality of life in the "Growth Areas." Implementation of this policy was supported by the following recommended strategy:

Develop a historic preservation ordinance that allows eligible enrolled properties to voluntarily participate in a historic rehabilitation tax credit program through Maryland Historic Trust. Within the Growth Areas, the incorporated towns of Queenstown and Centreville maintain their separate jurisdictional control with respect to developing their own ordinances. *Source: QAC 2002 Comprehensive Plan – Land Use Policy 3A.*

Since adoption of the 2002 Comprehensive Plan, Chapter 18 of the County's Code for Zoning and Subdivision Regulations was amended to include a Historic Structure Review, which sets forth standards for review and documentation of historic structures proposed for demolition. Additionally, Chapter 18 was amended to include historic design guidelines for the Stevensville Historic Village Center (SHVC) Zoning District. Nevertheless, the ability for property owners to enroll properties voluntarily in a Federal or State historic rehabilitation tax credit program does not require a County or Town level historic preservation ordinance.



### Section 4.4 Historic and Cultural Preservation Policies, Programs and Regulations

The following includes a variety of key preservation policies, programs and regulations at the Federal, State and local levels. Initiatives include key legislation, regulation and programs in support of preservation of historic and cultural resources.

#### Section 4.4.1 Federal Policies, Programs and Regulations

The Federal government has established legislation with respect to historic preservation providing a mechanism for funding and administration of programs to support preservation efforts. Historic support resources include:

- The **National Historic Preservation Act (NHPA)** passed by Congress in 1966 provides the legal framework for a variety of historic preservation programs at all levels. The Act created the National Register of Historic Places, State Historic Preservation Offices and Certified Local Governments.
- The **National Trust for Historic Preservation (NTHP)** provides leadership, education, advocacy and resources to protect historic and cultural resources nationwide.
- **National Park Service (NPS)** is responsible for administering the National Register of Historic Places, the National Historic Landmarks Program, Save America's Treasures, the Certified Local Government Program, Rehabilitation Tax Credit Program and various technical assistance programs.
- The **Advisory Council on Historic Preservation (ACHP)** is responsible for ensuring other Federal agencies meet obligations under the NHPA and is responsible for administering the Preserve America Program.

#### *Limitations of Federal Laws*

*There are no Federal laws or regulations that limit what private property owners can do to their properties, including properties listed on the National Register of Historic Places. The only situation which private property owners may be impacted by Federal laws and regulations is when the owners have applied for or received a Federal Rehabilitation Tax Credit or require a permit, license or funding from a Federal Agency.*

*Source: Maryland Historical Trust*

#### Section 4.4.2 State Policies, Programs and Regulations

The State promotes a variety of historic and cultural preservation programs. The **Maryland Historical Trust (MHT)** a government agency under the Maryland Department of Planning dedicated to the preservation and interpretation of the legacy of the State of Maryland. MHT serves as the Maryland State Historic Preservation Office (SHPO) pursuant to the National Historic Preservation Act of 1966. The following are key programs administered by MHT:

- The **Maryland Inventory of Historic Properties (MIHP)**: a listing of all properties in the State that have been surveyed and recorded. A property that has been surveyed and recorded and included in the MIHP is not necessarily historically significant nor is it subject to any restrictions or regulations.
- The **Maryland Register of Historic Places**: a listing of all properties in the State that have been surveyed and evaluated and found to be historically significant at the local, State or National level.



In addition to the Maryland Historical Trust, there are other State agencies that assist with programs designed to protect and revitalize historic and culturally significant properties. The following identifies agency responsibilities and/or programs:

- The **Maryland Department of Housing & Community Development** offers funding and technical assistance programs that support historic preservation projects.
- The **Maryland Department of Natural Resources (DNR)** administers programs that support historic preservation such as the **Maryland Environmental Trust**, which was created by the Maryland General Assembly in 1967 to preserve open land such as farmland, forest land and significant natural resources through conservation easements. A **Resident Curatorship Program** secures private funding and labor for the restoration and maintenance of historic properties owned by the Department of Natural Resources. Curators pledge to restore the historic property and maintain it in good condition in exchange for a lifetime lease. This program may be one of interest at the County level as well, as it may better serve to maintain historic structures located on public lands.
- The **Maryland Office of Tourism Development** helps to promote historic communities and heritage areas while the **State Highway Administration** helps to protect and preserve historic places through project planning, funding, and educational programs.
- The **Heritage Structure Rehabilitation Tax Credit Program** supports community revitalization through the rehabilitation of historic commercial and owner-occupied residential properties.
- The **Maryland Heritage Areas Program** was created by the Maryland General Assembly in 1993 and is funded through HB 415. **Certified Heritage Areas** are locally designated and State certified regions focused on strengthening and revitalizing Maryland's communities. These **Certified Heritage Areas** contain high concentrations of historical, cultural and natural resources. Public and private partners are committed to preserving historical, cultural and natural resources for sustainable economic development of the area through heritage tourism. The Program recognizes that successful Heritage Areas need a viable economy. Program goals include:
  - Enhance visitor appeal and enjoyment.
  - Increase economic activity associated with tourism.
  - Encourage preservation and adaptive reuse of historic buildings, conservation of natural areas, cultural arts, heritage attractions and traditions indigenous to the region.
  - Encourage residents and visitors greater access to and understanding of history and traditional cultures.
  - Foster linkages among and between heritage attractions.
  - Balance the impact of tourism with quality of life enjoyed by residents.
  - Accomplish goals via public-private partnerships.
- The **Stories of the Chesapeake Heritage Area (SCHA)** was certified in 2005 as a Maryland Heritage Area. SCHA covers portions of Queen Anne's County and surrounding counties including Caroline, Kent and Talbot. The Area is eligible for grants from the Maryland Heritage Areas for planning, design and interpretation of historic, cultural and natural resources.
  - The Stories of the Chesapeake Heritage Area is managed by **Eastern Shore Heritage, Inc. (ESHI)**, a private non-profit organization working to promote economic enhancement and development through heritage tourism and on the Eastern Shore. ESHI represents a



successful partnership of community organizations, private businesses and citizens and the interests of public agencies at all levels. A **Management Plan** is required for becoming a Maryland “Certified Heritage Area” and is a continuing program managed by ESHI. The approved Management Plan identifies the boundaries of the Certified Heritage Area and identifies **Target Investment Zones**. The Plan serves to present the vision and outline the goals of the Area and recognizes the projects, programs, actions and partnerships that are needed to reach them. The Management Plan for the Stories of the Chesapeake Certified Heritage Area (2005), along with its goals and recommendations, is hereby incorporated by reference into this Comprehensive Plan.

- **Target Investment Zones (TIZs)** are smaller areas within Heritage Areas where the region wishes to attract and focus interest and capital investment for heritage tourism development. Capital projects within TIZs are given preference for Maryland Heritage Area Authority (MHAA) capital funds. Portions of the Town of Centreville and an area of Stevensville are designated TIZs within the Stories of the Chesapeake Heritage Area.

### Section 4.4.3 County Preservation Policies, Programs and Regulations

Since the adoption of the 2002 Comprehensive Plan, Chapter 18 of the County’s Code for Zoning and Subdivision Regulations was amended to add Section 18:1-97, Historic Structure Review. This section of the Code requires that any structure 50 years of age or greater that is subject of a demolition permit application be documented. The required photo and written documentation is to be provided by the property owner to the Department of Land Use, Growth Management and Environment for review. If, upon review of this Tier One submittal, it is determined that a property may have historic or cultural significance, Tier Two documentation may be required.

This tiered documentation process allows for the subject property to be reviewed and documented prior to issuance of the demolition permit. In addition, the property owner is encouraged to consider alternatives to demolition such as rehabilitation, selling the structure to be moved to another location, or selling architectural accoutrements which may be of value to another person. In most instances, these structures are at a point and degree of deterioration and decay that it is not economically feasible to consider rehabilitation or salvage and the structures are demolished.

### Section 4.5 Local Historic Preservation Organizations

Queen Anne’s County has several private, membership organizations which serve to oversee, manage and maintain many of the County’s historic and cultural resources. Other historic interest groups/agencies include:

- **The Historic Sites Consortium (HSC)** of Queen Anne’s County founded in 1995 consists of 17 historic sites throughout the County. The HSC works to educate and involve the citizens and visitors to the history of Queen Anne’s County. The HSC supports preservation and stewardship and develops and promotes heritage tourism throughout the County. The HSC works to enhance, manage and assure the sustainability of its resources.
- The **Queen Anne’s County Historical Society (QACHS)** was established to recognize, promote and preserve historic and cultural sites throughout the County.
- The **Kent Island Heritage Society (KIHS)** was established in order to discover, identify, restore and preserve the heritage of Kent Island.



- The **Sudlersville Betterment Club, Inc.** is a civic organization devoted to managing and maintaining historic and cultural resources in the Town of Sudlersville.

### Section 4.6 Role of Private Property Owners

Individual property owners are perhaps the most important players in historic preservation in Maryland. Historic Preservation focuses on managing historical and cultural resources so that the stories of historically and culturally significant places, individuals, and buildings can be enjoyed in the present and preserved for the future. As funding sources for organizations become scarce, the role of individual property owners becomes more important to meeting preservation goals.

Property owners contribute to environmental sustainability and smart growth by reusing and extending the life of existing resources. By rehabilitating existing structures, owners not only reduce the amount of waste into area landfills but also reduce the amount of energy needed to produce and transport new materials. County citizens contribute to historic and cultural preservation by supporting community and non-profit organizations and being good stewards of the County's historic and cultural resources.

### Section 4.7 Sustainability Benefits and Measures

As previously mentioned, historic and cultural preservation can be an important component of a community's effort to promote sustainable development and a high quality of life through creation of a sense of place. A lack of preservation efforts, initiatives and principles has a direct impact on land use and economic vitality of a community.

While historic places are traditionally valued for their contribution to cultural heritage, their economic importance should not be ignored. Historic preservation offers the following sustainability benefits:

- Increases local governmental revenues.
- Increases property values.
- Plays a role in heritage tourism that encompasses lodging, restaurants, and entertainment, retail and service businesses.
- Creates jobs associated with preservation activities.

The following indicators may be measured and evaluated over time to determine community impact with respect to meeting historic and cultural preservation goals as a factor affecting the overall sustainability of the County.

- The number of historic resources lost annually measured through demolition permits and demolition due to neglect or fire damage.
- The number of permits issued for historic renovations/rehabilitations.
- The number of resources inventoried annually.
- The number of historic resources throughout the county.
- The number of historic resources preserved, or rehabilitated through the tax credit, heritage area or other Federal or State programs.

#### **Sustainability Indicators**

*Indicators are the tools used for community assessment and measurement of various aspects or factors of health, safety and welfare of our community.*

*Indicators are used to help link the past to the present and the present to the future.*



## Section 4.8 Goals, Objectives and Recommendations

This section identifies various goals, objectives and recommendations that will contribute to the preservation of historic and cultural resources.

***Overarching Goal:** To Identify, preserve, protect, and publicize the County's historic and cultural heritage, and to work collaboratively with State, County, Town, and historic and natural heritage preservation organizations.*

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### Goal 1: Minimize Factors Impacting Historic & Cultural Resources

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**Objective 1:** Identify initiatives related to the inventory of historic sites and cultural resources of the County. Support historic and cultural preservation initiatives.

**Recommendations:**

1. County Commissioners, County Planning staff and Planning Commission should work collaboratively to support historic preservation relating to the inventory of historic sites and cultural resources within the County.
2. Identify grant opportunities to support historic sites inventory in the County.
3. Convene a diverse group of stakeholders to acquaint them with the Comprehensive Plan's recommendations related to the inventory of historic sites and cultural resources of the County.

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**Objective 2:** Review various mechanisms to support historic and cultural preservation in the County.

**Recommendations:**

1. Conduct a study of various tools that may be employed to preserve historic and cultural resources of the County.
2. Seek to create a toolbox of various preservation techniques used to conserve historic and cultural resources within the County.
3. Seek to educate the community of the benefits of historic and cultural preservation.
4. Convene a diverse group of stakeholders to encourage the application of tools that may be identified to conserve the historic and cultural resources of the County.

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**Objective 3:** Balance growth with historical and cultural preservation and attempt to preserve historic sites of Queen Anne's County.

**Recommendation:**

1. Inventory significant sites through grant funded programs.
  2. Seek National Register of Historic Places nomination for inventoried historic sites of significance.
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## Goal 2: Historic Preservation Regulations

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**Objective 1:** Create a Historic and Cultural Sustainability Advisory Board.

**Recommendation:**

1. Recommend to the County Commissioners the creation of this Board with the following responsibilities:
  - a. Investigate the merits of the creation of a Historic and Cultural Preservation Commission.
  - b. Seek to bring awareness to the issues of preservation and conservation, and identify tools that may be utilized by property owners for such purposes.
  - c. Seek to develop a checklist used during development review that may be used for identification and conservation of historic and cultural resources.
  - d. Seek to strengthen the demolition permit review process for potential historic sites.
  - e. Review "Compliance Archeology" principles and make recommendations regarding its potential application.

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## Goal 3: Aesthetics

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**Objective 1:** Reduce the impacts of signage within registered historic districts of the County.

**Recommendation:**

1. Seek to develop signage guidelines consistent with the goals of the registered historic districts of the County.
2. Seek to strengthen existing design standards pertaining to development or redevelopment within designated historic districts.

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## Goal 4: Feature and Area Identification

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**Objective 1:** Identify additional sites and resources that speak to the history and heritage of Queen Anne's County.

**Recommendations:**

1. Complete a County-wide Historic Sites Survey (including: sites, landmarks, demolished and preserved sites).
  2. Identify areas for possible future historic district designation.
  3. Identify locations and funding opportunities for historic site markers or signage.
  4. Define and identify additional historic landmarks in the County.
  5. Develop a tracking system of demolished sites and preserved historic sites.
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**Objective 2:** Identify historic and cultural resources that may promote arts and entertainment centers or districts that may be self-sustaining.

**Recommendation:**

1. Seek and identify opportunities to support the promotion of historic sites and cultural resources as opportunities for the arts and entertainment.
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