



Maryland's

HISTORIC DISTRICTS

A Publication of MAHDC: The Maryland Association of Historic District Commissions

Volume 10 Number 3

Summer 2015



Join us for the biggest event of our year: a crab feast at the historic J.M. Clayton Seafood Company in Cambridge, Maryland. Founded in 1890 by John "Captain Johnnie" Morgan Clayton, it is the oldest working crab processing plant in the world and is still family-owned.

For only \$35 per person, your ticket includes all the crabs you can handle, plus hot dogs, corn on the cob, sodas and water. Beer and wine will be available for purchase or bring your own.

As soon as the plant closes down for the day, we'll be starting our feast inside. Doors open at 5:00 PM. Food will be served beginning at 5:30 PM.

Watch the event page for more information on nearby hotels if you'd like to make a weekend getaway out of the event. An optional Sunday morning get together is also in the works.

All proceeds go to support the Maryland Association of Historic District Commissions.

MAHDC ANNUAL MEETING

SEPTEMBER 19, 2015 • 4:00 PM

1200 Glasgow Street, Cambridge MD 22202

[RSVP](#)

If you are a Maryland historic preservation commissioner, staff to a commission, or an MAHDC associate, please RSVP to the Annual Meeting being held right before the [Crab Feast](#). We'll meet briefly to hear reports from the officers and executive director about MAHDC's year and to take care of a couple issues of business. Your vote is important. Thank you for being there!

CALL FOR NOMINATIONS TO THE BOARD OF DIRECTORS: GRADUATE STUDENT BOARD MEMBER FOR 2015-2016 ACADEMIC YEAR

We are seeking nominations for a graduate student board member who:

- Is or will be enrolled in historic preservation, history, or archaeology (or other related field) graduate program during the 2015-2016 academic year.
- Agrees with our mission to provide advocacy, training and program support for historic preservation commissions and local governments across the state.
- Makes a serious commitment to participate actively in the board work, specifically by leading the organization's outreach to students.
- Attends five board meetings a year (every two months) at the offices of the Maryland Historical Trust in Crownsville, Maryland.
- Stays informed about current issues pertinent to historic preservation commissions and preservation in Maryland and provides technical expertise as needed.

Term: The graduate student director serves during the 2015-2016 academic year.

If you are interested in nominating yourself or know of a qualified individual that would be a good fit for the organization, please submit:

- Resume
- Statement of interest
- Letter(s) of support (*optional*)

to Melanie Lyle at director@mahdc.org no later than **August 31, 2015**. The nominations will be voted on by the membership at the [Annual Meeting](#) on September 19, 2015 and announced in our fall newsletter. Thank you, Melissa Holo, for your service as graduate student board member during the 2014-2015 academic year!



Providing advocacy, training,
and program support for
Maryland's Historic Preservation
Commissions and local
governments.

MAHDC BOARD OF DIRECTORS

Frederick Stachura
President

Prince George's County

Sharon Kennedy
Vice President of Operations
Annapolis

G. Bernard (Bernie) Callan, Jr.
Secretary/Treasurer &
Vice President of Finance
Frederick County

Sheila Bashiri
Rockville

Charles (Chris) Kirtz
Gaithersburg

Tom Liebel
Baltimore City

Kathy McKenney
Cumberland

Lisa Mroszczyk Murphy
Frederick City

Joshua Silver
At-large

Kirsti Uunila
Calvert County

Patricia (Tish) Weichmann-Morris
Cambridge

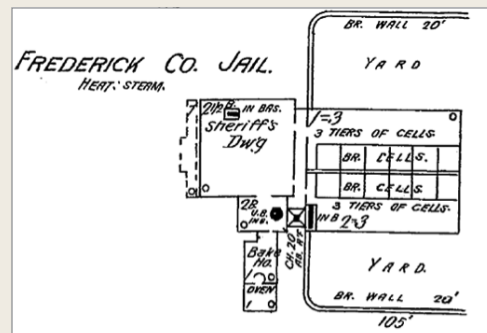
Melanie Lytle
Executive Director
director@mahdc.org

Demolition Review Process Creates More Opportunities for Designation

By Christina Martinkosky, Historic Preservation Planner, City of Frederick

After the loss of several historic properties, the City of Frederick established a demolition review process in 2013 to ensure that potentially significant buildings are not demolished without public notice and that there is the opportunity to evaluate their eligibility for historic designation. Since that time, the review process has spurred several designation applications by the City's Historic Preservation Commission and successfully protected a historic farm complex and mill house from demolition.

Currently, the City is considering the designation of the former Frederick County Jail located on West South Street. Notable Baltimore architect, Frank E. Davis (1839-1921) designed the facility. The old jail was constructed in 1876 and was used as a prison for 109 years. It featured many traditional jail design elements from that era including the Sheriff's house, jail, and jail yard with 22-foot tall brick walls. The building also incorporated several features related to nineteenth-century prison reform ideals such as wide corridors, large vents, and gender-segregated prison cells.



1892 Sanborn Map



Historic Image of the Former Frederick County Jail

were executed within the jail yard, with the last execution occurring in November 1922.

Today, the Rescue Mission uses the property and it is the hope of local preservationists that this unique building can be preserved while serving its new purpose.



Current Image of the Former
Frederick County Jail

Adaptive Use Projects in Baltimore Take Advantage of Maryland and Federal Preservation Tax Credits

Report from EHT Traceries, Inc., MAHDC Business Associate



EHT TRACERIES

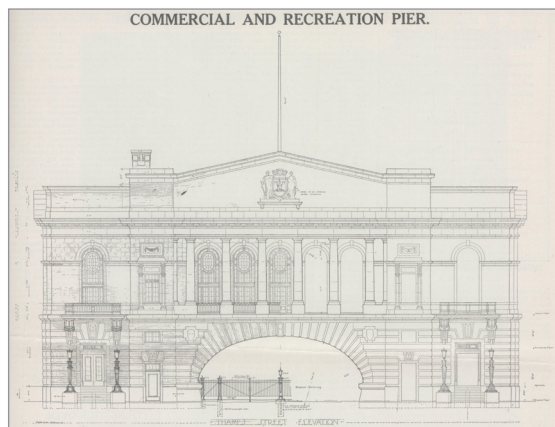
EHT Traceries has worked extensively in Maryland since 1980, completing Section 106 documentation, National Register nominations, tax certification applications, and cultural resource surveys that have resulted in the documentation of over 10,000 resources.

We are currently providing historic preservation consultation for two tax rehabilitation projects in Baltimore: the Baltimore Trust Building and the Fells Point Recreation Pier.

At the time of its completion in December of 1929, the Baltimore Trust Company Building at 10 Light Street marked the arrival of the tallest skyscraper on the East Coast south of New York City. The 509-foot-tall building, at 34 stories, remained the tallest building in Baltimore until 1973. The steel-framed building was Baltimore's first Art Deco skyscraper and was twice the height of any existing structure in the city when it was constructed.



Baltimore Trust Building



Fells Point Recreation Pier

the building is significant to both the history and architecture of the surrounding historic district and greater Baltimore. Not only did the Recreation Pier serve as a place of leisure and entertainment for local residents, it also served as a landing point for immigrants entering Baltimore from its opening until 1937.

Both buildings are currently being adapted for new uses, taking advantage of the state and federal rehabilitation tax credit programs. In 2016 the rehabilitations will be complete, and Recreation Pier will open as a hotel and 10 Light Street will provide new apartments for residents in Baltimore City.

THANK YOU, RENEWING AND NEW MAHDC BUSINESS ASSOCIATES

- EHT Traceries, Inc.
- Charles Belfour, Architect / Historic Preservation Consultant
- Ruff Roofing – New!

Thank you for your support.

MAHDC HISTORIC PRESERVATION CONSULTANT DIRECTORY

We need your help growing our new [Historic Preservation Consultant Directory](#). We are searching for all types of historic preservation specialists, but especially craftspeople that can help our historic district residents repair and maintain their properties.

Do you know of a skilled mason, building contractor, engineer, carpenter, plasterer, or window conservator? Forward this newsletter on to them and tell them about the benefits of an MAHDC Business Associate membership, which includes listing in our online directory and access to our statewide membership. They can [complete the application](#) on our website to join MAHDC as a Business Associate for just \$30 (for a limited time; normally \$50 per year). We ask that they read and agree to abide by our [Directory Policies](#).

Listing as “Potentially Eligible” in Comprehensive Plan smooths path toward designation

By Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner, City of Frederick, and MAHDC Board Member



Schley House

In November 2009, the Mayor and Board of Aldermen adopted the City of Frederick Comprehensive Plan 2010 Update. The plan includes a Heritage Resource Element (HRE) that provides policies and implementation recommendations supporting preservation of properties and sites that possess historic or archaeological significance and contribute to the City's heritage. It also includes a list of properties and districts identified as potentially eligible for Historic Preservation Overlay (HPO) designation. To implement the HRE, the Historic Preservation Commission (HPC) Designation Committee began meeting in November 2011 and concluded that financial incentives, improved guidelines, and historical research and documentation should be in place before pursuing new designations. Over the course of 2012-2013, the Committee supported City staff in the creation of a new Historic Preservation Property Tax Credit (adopted

July 2012, increased from 10% to 25% in December 2014) and a Certified Local Government Subgrant was used to prepare Maryland Inventory of Historic Properties forms for the resources listed in the Plan. Additionally, the Committee met during 2013 to prepare design guidelines which were approved by the Mayor and Board of Aldermen in December 2014.

Most recently the Committee met in May 2015 and came to a consensus to forward a recommendation that the HPC pursue the designation of the properties listed in the Comprehensive Plan in a phased manner starting with Neighborhood Advisory Council Area 12. On June 11, 2015, the Committee recommended the HPC make an application to designate the following four properties:

- Frederick City Packing Company, 5 Commerce Street
- Schley House, 423 East Patrick Street
- Ox Fibre Brush Company, 400 East Church Street
- Union Knitting Mills/Frederick Seamless Hosiery Company, 332-340 East Patrick Street



The HPC concurred with this recommendation. This will be the first of several phases of designation applications unrelated to the demolition review ordinance. Staff will complete research and meet with property owners this summer and hearings will begin in September 2015.

Ox Fibre Brush Company





UPCOMING TRAINING OPPORTUNITIES

■ TRAINING CALENDAR

July 22, 2015

**Summer School for
Preservation Professionals**
Baltimore, MD

August 11–12, 2015

Section 106: Essentials
Washington, DC

September 16–17, 2015

**The Recent Past: Identification
and Evaluation of Mid-20th
Century Resources**
Greenbelt, MD

September 26, 2015

**Mid-century Modern
Maryland Bus Tour**
Prince George's and Montgomery
Counties, MD

October 5, 2015

**Planning Tools for
Preservation: HSRs and
Maintenance Plans**
Mount Vernon, VA

October 6–8, 2015

**Historic Property
Management: Materials to
Systems**
Mount Vernon, VA

Plan ahead

November 3–6, 2015

**PastForward – National
Historic Preservation
Conference**
Washington, DC

■ SUMMER SCHOOL FOR PRESERVATION PROFESSIONALS

BALTIMORE, MD • JULY 22, 2015

Preservation Maryland's Summer School will delve into economic development and heritage tourism strategies and Maryland programs that can benefit your community. Speakers will provide a national and regional perspective on the tools and techniques that you can immediately put into practice.

■ SECTION 106: ESSENTIALS

WASHINGTON, DC • AUGUST 11–12, 2015

This two-day course is for those who are most interested in building familiarity with the Section 106 regulations, learning how to conduct a review, and getting a firm grounding in the basics of federal historic preservation requirements.

■ THE RECENT PAST: IDENTIFICATION AND EVALUATION OF MID-20TH CENTURY RESOURCES

GREENBELT, MD • SEPTEMBER 16–17, 2015

In this two-day course, participants will review nationwide trends in mid-20th century houses and commercial structures, with an emphasis on the evolution of suburban development patterns, construction methods, and building styles and types.

■ MID-CENTURY MODERN MARYLAND BUS TOUR

**PRINCE GEORGE'S AND MONTGOMERY COUNTIES, MD
SEPTEMBER 26, 2015**

On this Preservation Maryland tour, participants will visit some of the finest examples from Maryland's modern movement in Montgomery and Prince George's County, including the early modern town of Greenbelt, post-World War II tract house subdivisions, and school, religious, and commercial buildings. Attendees will learn from experts about the cultural, social, and economic history that shaped modernism in the Free State and how you can preserve the period's resources in your community.

■ PLANNING TOOLS FOR PRESERVATION: HSRs AND MAINTENANCE PLANS

MOUNT VERNON, VA • OCTOBER 5, 2015

The one-day course will review the core planning tools used for the preservation of historic properties and for quality project management: the historic structures report—the principal tool used to document a building's history, condition, and maintenance—and maintenance plans.

■ HISTORIC PROPERTY MANAGEMENT: MATERIALS TO SYSTEMS

MOUNT VERNON, VA • OCTOBER 6–8

In this three-day course, attendees will learn how to read a building, search for solutions, and then care for the building envelope by maintaining its historic materials.

Plan ahead

■ PASTFORWARD – NATIONAL PRESERVATION CONFERENCE

WASHINGTON, DC • NOVEMBER 3–6, 2015

This year's National Trust for Historic Preservation conference is right in our backyard. PastForward will begin a yearlong celebration of the National Historic Preservation Act's 50th anniversary with programming that celebrates and honors the past while looking decisively forward toward our next 50 years. Early bird registration is now open.



2015 COMMISSION TRAINING PROGRAM CURRICULUM

To learn more, visit mahdc.org/training-programs.

■ SELF-STUDY

Maryland Historic Preservation Commissions Tutorial and Training Manual

■ FOUNDATIONAL WORKSHOPS

HPC 100. Design Review

HPC 101. Law and Procedures

HPC 102. Ethics and Defensive Decision Making for Historic Preservation Commissions

■ SKILL SESSIONS

HPC 200. Connecting with your Community: Communication, Education, and Outreach

HPC 201. Sustainability for Historic Preservation Commissions

HPC 202. Modernism for Maryland's Historic Preservation Commissions

NEWS FROM THE COMMISSIONS

Have you visited www.mahdc.org recently? Here are some of the news items you may have missed:

- City of Frederick seeks individuals to serve on HPC
- Annapolis HPC will weigh in on new mural
- Frederick City HPC recommends designation of four properties outside district
- St. Mary's HPC studying County's archaeology sites at threat from sea rise
- Calvert County HDC honors Dr. Ralph Eshelman
- Harford County HPC presents annual preservation awards

Please share your commission's news with MAHDC by emailing director@mahdc.org.



MAHDC depends on the support of our members, dedicated commissioners and individuals who understand that preservation, at its most vibrant and compelling, takes place locally.

MEMBERSHIP BENEFITS INCLUDE:

- Access to the MAHDC training programs at the discounted membership rates
- Subscription to MAHDC's timely e-newsletter
- Participation in a professional network of historic preservation commissioners, preservation professionals, and grassroots activists
- Influence in advocating for responsible government decisions affecting historic resources

PLEASE JOIN US! The membership application and payment can now be completed [online](#).



Nominations due July 20th for Preservation Maryland's Six-to-Fix Program

By Meagan Baco, Director of Communications, Preservation Maryland

Preservation Maryland's new Six-to-Fix program is an innovative new program designed to help save threatened resources statewide. Rather than creating lists of threatened buildings, we're ready to do something about it.

Six sites, places, objects, or issues will be selected from among online nominations and will receive a tailored package of support from Preservation Maryland, which will likely include funding, professional technical assistance, partnership and capacity building assistance, and inclusion in a statewide publicity campaign.

There are lots of ways you can be part of the fix! Online nominations are open until July 20, 2015. If you don't have a site to nominate but have a skill to share, sign up to be part of a team working to save these sites. It's a 4-8 hour commitment. Nominating, volunteering, and donating can all be done online at <http://sixtofix.org>.



JOIN US ON FACEBOOK & TWITTER

Please "like" us on our [Facebook page](#) and follow our [Twitter feed](#) (@mahdcorg) for timely policy updates, news, and training opportunities.

