



Maryland's

# HISTORIC DISTRICTS

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## 2015 COMMISSION MEMBERSHIP DUES

It's that time of year again! All commissions will be receiving a 2015 membership dues invoice shortly. The dues remain as they have been for many years: \$60 for commissions serving communities of less than 10,000 and \$125 for commissions who serve more than 10,000 and/or are Certified Local Governments (CLGs). Membership dues represent the organization's primary source of program funding, so your prompt payments are appreciated. You may also pay your dues online by credit card at [mahdc.org/join](http://mahdc.org/join).



**WINTER SOCIAL HOUR –  
EMERGING PROFESSIONALS EDITION**  
UNIVERSITY OF MARYLAND – COLLEGE PARK  
FEBRUARY 20, 2015

Plan for an evening of socializing with other commissioners, commission staff, and our preservation colleagues at a special edition of the MAHDC social hour. We are inviting historic preservation and planning students to join us for this event, which will feature a mini career fair and a raffle. Please email Melanie Lytle at [director@mahdc.org](mailto:director@mahdc.org) to:

1. Tell us about your needs for a preservation intern or preservation professional in the next six months to a year. We'd like to feature the career opportunity at our mini career fair at the event.
2. Donate preservation reference texts that every preservationist should have in their library for inclusion in a raffle.
3. Be one of our Meet-a-Commissioner hosts during the event and make the students feel welcome, promote service on commissions, and offer your expertise.

An email invitation with more details will follow shortly.



## HISTORIC PROPERTY INSPECTIONS UNDERWAY IN PRINCE GEORGE'S COUNTY

by Robert Krause, Ph.D., Historic Preservation Section staff, Maryland-National Capital Park and Planning Commission

In June of 2014, the Historic Preservation Section of the Maryland-National Capital Park and Planning Commission (M-NCPPC) undertook an initiative to conduct site inspections at all 420 individually-designated historic sites in Prince George's County. The objective of this ongoing county-wide survey effort is to provide an updated

photographic inventory of sites while inspecting properties to ensure compliance with the county's Historic Area Work Permit (HAWP) process. Staff engagement with property owners provides an opportunity to discuss a broad range of concerns and issues involving ongoing owner responsibilities to ensure the preservation of buildings and structures. Updated documentation of current conditions at historic sites provide

(Continued on page 2)



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

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## **Historic Property Inspections Underway** (Continued from page 1)

M-NCPPC staff and the Prince George's County Historic Preservation Commission with a detailed view of the status of historic buildings, structures, and sites throughout the county.

The documentation and site visit process begins with staff conducting background research on a selected planning area (there are thirty-six in Prince George's County). With an area of nearly 500 square miles and with a population just over 890,000, a systematic geographical approach to planning site visits is critical to providing staff with a manageable task, given the breadth of the county's inventory of historic buildings and structures. Initial contact with property owners comes in the form of mailed correspondence introducing staff and the purpose of the site visit program, including a requested visit date. Property owners are urged to contact the Historic Preservation Section staff should they have any questions regarding any aspect of the site visit.



One goal of the site visit project is to enhance public outreach from M-NCPPC to citizens and property owners. Staff encourages property owners to investigate the county's financial incentives which include the Historic Property Grant Program, county property tax credits, as well as the applicability of state and federal rehabilitation tax credit programs. Staff has talked with many owners of historic sites prior to visits, and in several cases, owners have voluntarily provided guided tours of both

the exterior and the interior of their historic property. During a site visit, a team of two staff members provide notice of their arrival to the property owner, and proceed with the exterior inspection of the building and grounds. Staff photographs all elevations of the structures located within the historic site's "environmental setting." The Prince George's County Historic Preservation Ordinance (Subtitle 29 of the County Code) regulates the entire environmental setting, including buildings and landscape features. Following exterior inspection, staff generates field notes and records photographs and site visit information in a database that includes information on property condition, completion of HAWPs, and notes for follow-up visits or future action with regard to conditions at a property. Follow-up work may involve the instigation of after-the-fact work permits to bring the property into HAWP compliance or the issuance of violation notices for work performed that is inconsistent with, or inappropriate or detrimental to, the preservation of the historic resource. This information is then provided to the Historic Preservation Commission as a staff update during the Commission's monthly meetings.

In addition to providing enhanced contact between residents and local government, the site visit project in Prince George's County offers a valuable look at current conditions, as well as the status of work permits issued for properties, and the ongoing maintenance issues involved with the preservation of historic sites. This type of inspection project may be useful to other preservation and historical commissions throughout Maryland as a means to emphasize the importance of outreach to property owners, site inspections, and permit follow-up.



# Increased Local Tax Credit Leads to Marked Spike in Historic Preservation Investment

by Scott Whipple, Supervisor of Historic Preservation Unit, Montgomery County Planning Department



Chiswell's Inheritance  
18200 Beallsville Road • Poolesville MD – \$43,424.00  
In-Kind Replacement of Roof Following Fire



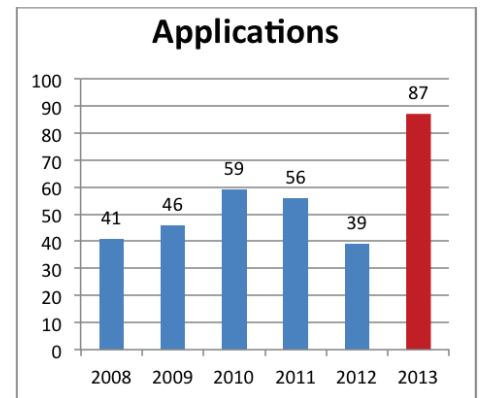
6808 Westmoreland Avenue • Takoma Park, MD  
\$3,129.68 – Exterior Painting and Window Repair



7121 Willow Avenue • Takoma Park, MD – \$18,709.90  
Window Restoration: Sashes, Sash Cords,  
Weather-Stripping, Hardware

Montgomery County became one of the first jurisdictions in Maryland to raise its local historic preservation tax credits to twenty-five percent, acting in July 2013 to implement then new authority granted by the state to increase the credits which had previously been capped at ten percent. Following this action, staff to the Montgomery County Historic Preservation Commission undertook a concerted effort to build awareness among historic property owners of the more generous credits. As a direct result of the increase and related outreach activities, Montgomery County experienced a marked spike in the number of tax credit applications received for projects completed in calendar year 2013, the first application cycle with the new, higher credit.

Montgomery County approved eighty-seven projects, representing in excess of \$2.2 million dollars of investment in historic resources across the county. In the five preceding years, applications ranged from a low of only thirty-nine to a high of fifty-nine. Anecdotal feedback from applicants indicate that the increased credits made it worthwhile for them to apply and, significantly, that getting a higher percentage of project costs returned to them made it “easier” for property owners to select appropriate preservation treatments for their projects.



An Abell Foundation study of Maryland’s rehabilitation tax credit program found that the credits generated more than \$8.00 of economic activity for every state dollar invested. While similar research has not been conducted locally, given what is known about the multiplier effect of historic preservation tax credits generally, it is reasonable to conclude that the county’s historic preservation tax credits—and the investment they generate—have a beneficial effect on the local economy.

Outreach efforts are now underway to remind property owners of the April 1, 2015 deadline for Montgomery County historic preservation tax credit applications for projects completed in calendar year 2014. With 160 Historic Area Work Permits approved in 2014, there is good reason to believe that last year’s tax credit application total will not be an anomaly.

## 2015 Commission Training Program Curriculum

To learn more, visit  
[mahdc.org/training-programs](http://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



## 2015 Heritage Council Agenda

With a new governor and tremendous changes in the legislature this year, it's vital that our newly elected officials understand that historic preservation funding is good for Maryland. The Maryland Heritage Council, of which MAHDC is a member, has identified the following goals for the upcoming session:

- **Full funding for our Heritage Areas:** \$3 million per year. These heritage areas increase tourism and help support local businesses.
- **Full funding for Sustainable Community Tax Credits:** \$10 million per year. These credits more than pay for themselves, generating \$8.53 in economic activity for every dollar provided by the state. They also make the rehabilitation of our communities possible.
- **Full funding for Main Street programs:** \$4.2 million for Community Legacy and \$10 million for Neighborhood BusinessWorks. These programs sustain locally owned small businesses and help create new ones. These programs help sustain our tax base and save historic districts.
- **Full funding for Program Open Space** — It preserves our cultural landscapes! Full funding based on the existing formula. This program saves the land that makes Maryland — and has saved large portions of our Civil War battlefields.
- **Re-authorization & Full Funding for the African-American Heritage Program:** \$1 million per year. The Program provides support for the acquisition, construction, and capital improvement buildings, sites, or communities of historical and cultural importance to the African American experience in Maryland.

### TAKE ACTION:

- Send a written letter (handwritten is best) to your elected official to let them know you support these funding priorities.
- Participate in a Preservation Maryland Legislative Meet-and-Greet (February 2 and 9, 2014).
- Download an advocacy toolkit at [imwithbarbara.org](http://imwithbarbara.org) for more ideas.

## MARYLAND HERITAGE AREAS PROGRAM ACCEPTING APPLICATIONS FOR FY 2016 GRANT ROUND

by Jennifer Ruffner, Assistant Administrator, Maryland Heritage Areas Program, Maryland Historical Trust

The Maryland Heritage Areas Authority (MHAA) is currently accepting applications for the FY 2016 grant round. The MHAA Grant Program is a source of funding designed to assist and encourage the preservation of historical, archaeological, natural, and cultural resources and support economic development through heritage tourism within heritage areas certified by the MHAA. Intent to Apply forms are due on January 30, with full applications due in February and March (depending on your heritage area). You can find full details, and begin the application process by visiting MHT's [website](http://mht.org).



## UPCOMING CERTIFIED LOCAL GOVERNMENT GRANT ROUND

by Nell Ziehl, Chief, Office of Preservation Planning and Museum Programs, Maryland Historical Trust

The Certified Local Government (CLG) program, jointly administered by the National Park Service and the Maryland Historical Trust, recognizes counties and municipalities that have made a special commitment to preservation. This commitment includes, but is not limited to, establishing a qualified historic preservation commission to designate and review historic properties. As part of the program, federal funding is made available to qualifying CLGs each year.

CLG funds are awarded in two categories: 1) Education and Training and 2) Projects. CLGs may request up to \$1,000 to support commission training activities each year and/or apply for up to \$25,000 in competitively-awarded project funding. All grants require a match. If awarded, all funds must be expended prior to July 31, 2016.

The new grant guidelines and application will be available February 3 for a February 27 deadline. Please check MHT's [website](http://mht.org) for details. If you have questions, please contact Nell Ziehl at the Maryland Historical Trust at [nell.ziehl@maryland.gov](mailto:nell.ziehl@maryland.gov).



## UPCOMING TRAINING OPPORTUNITIES

### ■ PAIRING HISTORIC TAX CREDITS WITH LIHTC IN DC

HOUSE OF LEBANON COMMUNITY ROOM

WASHINGTON, DC

**JANUARY 27, 2015**

This seminar, co-hosted by the Coalition for Non-Profit Housing and Economic Development and the D.C. Office of Planning, will be useful for Marylanders who want to learn more about navigating the common challenges in the historic tax credit process and the benefits gained from pairing historic rehabilitation tax credits with low-income housing tax credits.

### ■ SECTION 106: ESSENTIALS

NATIONAL BUILDING MUSEUM

WASHINGTON, DC

**FEBRUARY 24-25, 2015**

A two-day course for those who are 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.

### ■ NATIONAL PRESERVATION LAW CONFERENCE 2015

GEORGETOWN UNIVERSITY LAW CENTER

WASHINGTON, DC

**FEBRUARY 25, 2015**

A conference of leading preservation attorneys, scholars and professionals who are meeting to analyze the latest developments and trends in historic preservation law.

### ■ SECTION 106: ADVANCED

NATIONAL BUILDING MUSEUM

WASHINGTON, DC

**FEBRUARY 26, 2015**

A one-day course that focuses on the effective management of complex or controversial undertakings that require compliance with Section 106 of the National Historic Preservation Act.

### ■ HISTORIC WINDOWS: MANAGING FOR PRESERVATION, MAINTENANCE, AND ENERGY CONSERVATION

RICHMOND, VA

**APRIL 14-15, 2015**

In this two-day training, learn about the rich history and variety of wood, steel, and aluminum windows and construction methodology, explore the maintenance and rehabilitation techniques that allow windows to have long and sustainable service lives, and review energy conservation and economic issues as factors facing managers in the restore-or-replace debate and regulations relating to preservation of these assets.

## ■ CALENDAR

**January 27, 2015**

**Pairing Historic Tax Credits  
with LIHTC in DC**

Washington, DC

**February 24–25, 2015**

**Section 106: Essentials**

Washington, DC

**February 25, 2015**

**National Preservation Law  
Conference 2015**

Washington, DC

**February 26, 2015**

**Section 106: Advanced**

Washington, DC

**April 14–15, 2015**

**Historic Windows:  
Managing for Preservation,  
Maintenance, and Energy  
Conservation**

Richmond, VA





## NEWS FROM THE COMMISSIONS

Have you visited [mahdc.org](http://mahdc.org) recently? Here are some of the news items you may have missed:

- City of Frederick's HP property tax credit increased to 25%
- Chestertown HDC approves first phase of Washington College's new building
- National Trust names Annapolis a National Treasure

Please share your commission's news with MAHDC by emailing Melanie Lytle at [director@mahdc.org](mailto:director@mahdc.org).

## THANK YOU, RENEWING MAHDC ASSOCIATES

- Joshua Silver
- Kenneth Firestone
- Lisa Mroszczyk Murphy
- Robert Swank
- University of Maryland - College Park
- Melanie Lytle
- Anne Ketz

## WELCOME, NEW MAHDC ASSOCIATES

- Howard Berger
- BELL Architects, PC

Thank you for your support. If you have not yet become an MAHDC Associate, please join today.



## 2015 NATIONAL TRUST FOR HISTORIC PRESERVATION CONFERENCE IS COMING TO OUR REGION

The next National Trust for Historic Preservation Conference is scheduled for Washington, DC this November, right in our backyard. Do you have an idea for a session or tour that will highlight the best of Maryland's commissions and preservation work? Contact Melanie Lytle at [director@mahdc.org](mailto:director@mahdc.org) with what you have in mind.

## MAHDC HISTORIC PRESERVATION CONSULTANT DIRECTORY

We need your help to grow 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](#).



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](#).



### 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.

