



Maryland's

# HISTORIC DISTRICTS

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Summer 2016



## CRAB FEAST AT CLAYTON'S

**SEPTEMBER 10, 2016**

**3:30-5:30 PM**

**J.M. CLAYTON SEAFOOD COMPANY**

**108 Commerce Street**

**Cambridge, MD 21613**

Join us for 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. As soon as the plant closes down for the day, we'll be starting our feast inside. Doors open at 3:30 PM.

### YOUR TICKET INCLUDES

- all-you-can-eat crabs
- hot dogs
- corn on the cob
- sodas and water

Beer and wine will be available for purchase and there will be a live auction of fun Maryland/crab related goodies.

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

Plan to come early that afternoon for a tour of historic Cambridge! More details soon.

**BUY TICKETS**

## CUMBERLAND HISTORIC PRESERVATION COMMISSION'S YOUTH SUMMIT

by Kathy McKenney, Historic Planner/Preservation Coordinator,  
City of Cumberland

In the fall of 2014 the Cumberland Historic Preservation Commission hosted a National Alliance for Preservation Commissions CAMP workshop. During the activities that day, the concept of a youth summit was a point of discussion and something that had not yet taken place locally. As a result, the Historic Preservation Commission requested and received Certified Local Government grant funding through the Maryland Historical Trust to fund a local Youth Summit, targeting the 2015-2016 school year. Project partners included Allegany College of Maryland, the National Park Service C&O Canal National Historical Park, and Canal Place Preservation and Development Authority. The concept was enthusiastically received by the staff of Braddock Middle School in Cumberland and an engaging schedule was developed, allowing for a core group of eighth grade students to work throughout the year in a variety of activities beginning with a visit to Dan's Rock on October 16th. During this visit, the focus was on understanding cultural landscapes and learning more about the students' community by discussing "sense of place" and what places were important to them within their community. The students were also able to ask other visitors to the site about what drew them there and their personal experiences. The students developed a hashtag to begin using for social media posting: **#SaveOurHistory #BraddockSummit2015**.



Visit to Dan's Rock

The next major activity on October 23rd involved bringing the students into five of Cumberland's neighborhoods, providing an opportunity to understand more about how the city developed over time and how the architectural styles that they were viewing could be related to the social and economic changes that took place both locally and nationally. They visited sites both with and without formal designation such as the city's working class neighborhoods ranging from mid-nineteenth century to mid-century modern. At the close of the day, the students were asked to choose a neighborhood to research further and to prepare for a presentation to the Cumberland Mayor and City Council at their May 17th public meeting. This provided

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

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## **Cumberland Historic Preservation Commission's Youth Summit**



*Youth Summit Neighborhood Visits – Decatur Heights  
Viewing the Footer Mansion, Home to Thomas Footer of  
the historic Footers Dye Works*

an opportunity to learn more about documenting resources, seeking out sources of information online through finding a deed reference on the State Office of Assessments and Taxation website and then finding the deed on the Maryland Land Records website. Some students had personal family connections with some of the neighborhoods and they were encouraged to obtain oral histories from those relatives.

On May 13th the entire 200 plus Braddock Middle School eighth grade class as well as the Youth Summit core group participated in a service learning day activity at Canal Place. The morning began with rotating shifts of students who planted trees and landscaped around the festival grounds as well as toured the Footer's Dye Works Building now under construction – a building a great interest to the group who exclaimed *#Igettoseeitbeforeyoudo*. The class then boarded the Western Maryland Scenic Railroad for a round trip excursion. Following their return, the core group remained at Canal Place and participated in hands on preservation trades activities within the Footers Dye Works Building, learning from the actual craftspeople working on the site, including masonry instruction from JLD Construction and window rehabilitation from Cumberland Glass. At least one student left that day asking where he could learn more about the masonry trade. There was also a request made to visit the Footer Mansion on Decatur Street since they now had a better context of the role of Thomas Footer in the community.



*Window Rehabilitation at the Footers Dye Works*



*Students with the Cumberland Mayor and City Council, May 17th*

On May 17th the core group used PowerPoint to present their research of their selected neighborhoods to the Cumberland Mayor and City Council. As a reward for their hard work, they were provided with a book featuring more information about local history.

Overall, the first ever Cumberland Youth Summit is considered a resounding success and plans are being undertaken to try to continue the program in some manner in the coming years.

For more information, please contact Kathy McKenney, Historic Planner/Preservation Coordinator, City of Cumberland, 57 North Liberty Street, Cumberland, MD 21502; phone 301-759-6431; email [kathy.mckenney@cumberland.md.gov](mailto:kathy.mckenney@cumberland.md.gov).



## Legal Symposium Recap

by Saralyn Salisbury-Jones, MADHC Board of Directors



On June 11th, 2016 in Annapolis, Maryland, preservationists from around the region met to discuss what it takes to create, defend, and enforce a strong preservation ordinance.

### By the numbers:

- 4 Sessions
- 2 Keynotes
- 43 Participants
- 14 Jurisdictions Represented

Will Cook, Associate General Counsel at the National Trust for Historic Preservation, presented the first keynote address of the day. Cook gave a powerful keynote that spoke to the need for enforcement of local preservation ordinances. He highlighted creative legal techniques preservationists can pursue when enforcing their own local laws.



Keynote speaker Will Cook



Keynote speaker Andrea Ferster

Andrea C. Ferster, a historic preservation attorney based in Washington, DC, delivered the symposium's lunchtime keynote. Ferster offered a comprehensive analysis of local preservation laws. During this presentation Ferster reminded participants how important it is for all preservationists to work together towards our mutual goals.

Four focused sessions provided a broad and varied look at what it takes to create the most effective preservation laws. Nell Ziehl, Chief of the Office of Planning, Education and Outreach at the Maryland Historical Trust, led a

discussion on the Maryland Model Ordinance. The session also explored the ordinance requirements for participation in Maryland's Certified Local Government program.



Symposium Planning Committee member  
LaSara Kinser

The second session focused on another essential part of creating an ordinance: managing public relations. Christina Martinkosky (Historic Preservation Planner, City of Frederick), Scott Whipple (Historic Preservation Supervisor, Montgomery Planning Department), and Sharon Kennedy (Chair, City of Annapolis Historic Preservation Commission and MAHDC Vice President) all

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## THANK YOU, NEW AND RENEWING MAHDC ASSOCIATES

### BUSINESS

- Verdanterra, LLC – *New!*
- Gray & Pape – *New!*
- Charles Belfoure

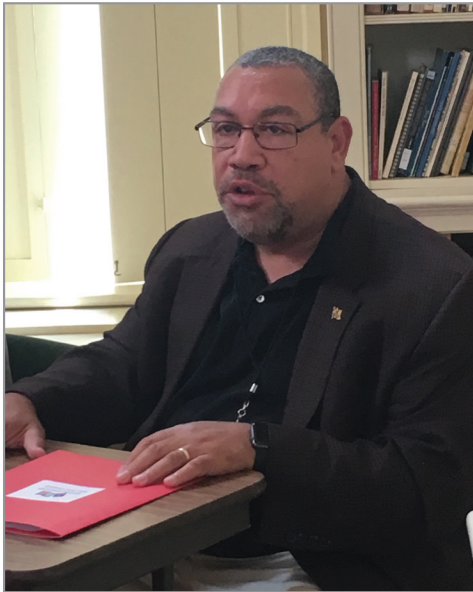
Thank you for your support.

## MARYLAND HISTORIC RESTORATION CONTRACTOR DIRECTORY

We need your help growing the [Maryland Historic Restoration Contractor 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 \$50. We ask that they read and agree to abide by our [Directory Policies](#).

## Legal Symposium Recap



**Baltimore Councilman Bill Henry**

offered their “dos and don’ts” when it comes to public relations. Each speaker presented what worked in their jurisdiction, as well as missteps to avoid.

Baltimore Councilman Bill Henry and the Chair of Prince George’s County Historic Preservation Commission John Peter Thompson presented a call to action for all local preservationists to become tried and true activists. With an ever-changing political landscape, Councilman Henry and Commissioner Thompson also provided insight on how best to navigate political obstructions and how to gain helpful allies within local government.

The symposium ended with a panel Q&A on overcoming enforcement challenges. Jess Phelps (private attorney, MAHDC Board member), Thomas Lester (Principal Planning Technician, Prince George’s County Planning Department), and Fred

Stachura (Prince George’s County Community Planning Division of M-NCPPC, MAHDC President) shared how they tackle tough enforcement issues, an essential step to successful preservation ordinances.

Participants at the 2016 MAHDC Legal Symposium had the opportunity to learn from and collaborate with each other. During the day’s events, preservationists from Maryland, DC, and Virginia came together to brainstorm on problems facing preservationists across the region and walked away with new ideas and a network of support for creating and defending their local preservation laws.



**Nell Ziehl**





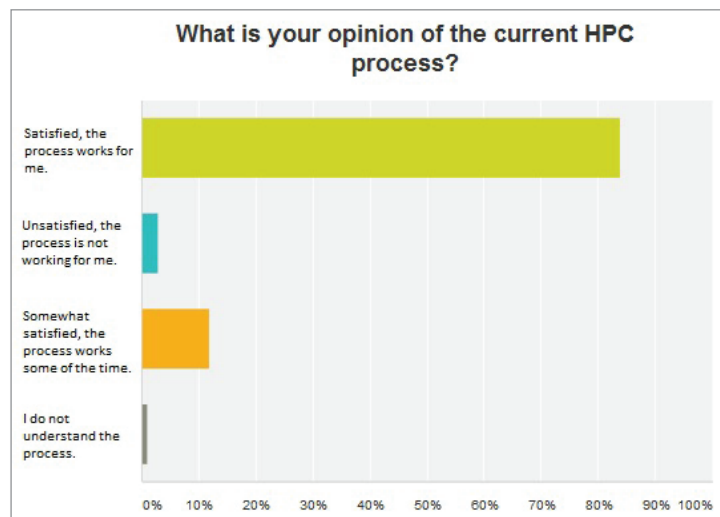
## Surveying Historic Preservation Commission Applicants

by Lisa Mroszczyk Murphy, AICP, MADHC Board Member

As a result of an extensive public outreach effort in 2010, the City of Frederick Planning Department started inviting all applicants who completed the Historic Preservation Commission (HPC) review process to fill out an online survey by the end of 2011. The survey link is provided to the applicant in the email that contains their follow up letter—either a Certificate of Approval, Certificate of Administrative Approval, or Notice of Denial. The survey consists of ten questions. Approximately 100 responses were recorded in the four subsequent years. This equates to only around 9% of the total number applications completed during the same period. Although the overall response has been low, it has been largely positive and has helped reinforce that certain programs are working. Planning staff periodically monitors the responses to gauge how well the process is working and what improvements could be made.

The survey indicated satisfaction among respondents for the administrative approval process which allows applications to be approved very quickly. In fact, approximately 95% of respondents receiving administrative approval were satisfied with the time it took to obtain that approval. Eighty percent (80%) of respondents indicated they received their approval within two weeks and approximately 73% of those approvals were within 1-3 days. Approximately 86% of respondents were satisfied with the time it took to obtain a decision from the Historic Preservation Commission which typically takes three to four weeks. Eighty-four percent (84%) of respondents were either satisfied or somewhat satisfied with the current HPC process generally.

Twenty-nine respondents provided comments on the HPC process. These comments were largely supportive of the administrative



An example of the response to one of the City of Frederick's survey questions.

approval process which was expected by the other numbers. Other comments expressed concern over the strict interpretation of the guidelines and the desire for more flexibility for "energy efficient" and "inexpensive" materials.

Seventeen respondents included suggestions on educational topics. The need for more information on tax credits was noted several times. In fact only about half of the total number of respondents were aware of potential tax incentives that may be available to them. As a result, the City hosted a tax credit workshop in conjunction with the Maryland Historical Trust. Other suggestions from respondents included resources on techniques, materials, and case studies.



### CAMBRIDGE'S FIRST PRESERVATION AWARDS

by LaSara Kinser, City of Cambridge, Planning and Zoning Assistant

To celebrate Historic Preservation Month, the City of Cambridge held its first annual Preservation Awards Ceremony on May 27, 2016 to recognize the efforts of local business, organizations, and individuals who have contributed significantly to preservation efforts in the city. The ceremony was held at City Council Chambers where Acting Mayor Donald Sydnor gave a welcoming address and Patricia Weichmann, Historic Preservation Commission Chair, presented the awards.

The inaugural honorees represent a diverse group committed to the preservation of the cultural heritage of Cambridge and Dorchester County. Awards were given out for Preservation Project, Commercial Rehabilitation, Residential Preservation Project, and Preservation Service. The recipients were The Friends of Stanley Institute, NOVO Development and Hill Kimmel Contracting, George Vojtech, and The West End Citizens Association, respectively.

The ceremony was well attended by members of the community and City Council. The awards program will continue to recognize the dedication and commitment of members of the community on an annual basis.



## UPCOMING TRAINING OPPORTUNITIES

### ■ TRAINING CALENDAR

**July 21, 2016**

**Preservation Summer School:  
"Forward from 50"**  
Frederick, MD

**July 27–31, 2016**

**National Alliance of  
Preservation Commissions  
Forum 2016**  
Mobile, AL

**August 3, 2016**

**Design Review: The Planner's  
Perspective**  
Webinar

**September 2016**

**HPC 200. Connecting with your  
Community: Communication,  
Education, and Outreach**  
Montgomery County, MD

#### ■ PRESERVATION SUMMER SCHOOL: "FORWARD FROM 50" FREDERICK, MD • JULY 21, 2016

Join friends and colleagues in Frederick for Preservation Summer School, Preservation Maryland's one-day conference, to learn about the tools and techniques that will propel historic preservation through the 21st century. Storm Cunningham, an author and growth strategist, will layout his ideas for effective, resilient revitalization in his keynote address and participants will build on those lessons throughout the day. Afternoon session topics include advocacy and fundraising in the digital age, putting lasers and drones to work for you, and new ideas for financing adaptive reuse projects. Register online.

#### ■ NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS FORUM 2016 MOBILE, AL • JULY 27–31, 2016

The National Alliance of Preservation Commissions' biennial FORUM is the only national conference focused on the issues facing local historic preservation commissions and historic districts. FORUM 2016 celebrates both the 50th anniversary of the National Historic Preservation Act and the 100th anniversary of the National Park Service by focusing on challenges historic communities are confronting today. Whether it's mitigating the impact of sea level rise, protecting resources of the recent past, or recognizing the contributions of diverse cultures to our shared heritage, historic preservation commissions play a key role in saving historic places.

#### ■ DESIGN REVIEW: THE PLANNER'S PERSPECTIVE WEBINAR • AUGUST 3, 2016

Planners are the first step in the long dialogue between developer, architect, commissioner, and public. A commission or board often relies on the judgment of planning staff on a range of design considerations, including the Secretary of Interior's Standards, integrity, and overlay zones or local historic districts. In design review, managing the process is just as important as managing the client, and clarity in the process from the project submitter and design team helps the planner and design review board make an informed decision. This session will look at design review from the planner's perspective. Real projects will be presented as case studies for the planners to deliberate in an open panel format. Register online.

#### ■ HPC 200. CONNECTING WITH YOUR COMMUNITY: COMMUNICATION, EDUCATION, AND OUTREACH MONTGOMERY COUNTY, MD • SEPTEMBER 2016 (TBD)

This session provides commissioners with the tools to effectively communicate with the four major groups with which they engage: the public, elected officials, media, and contractors. During the course, commissioners learn how to use various strategies to educate and reach out to their community. Participants will be able to summarize what their community needs to know about who they are and what they do, know how to convey their message to the four main groups with which commissions engage, employ creative strategies to generate interest and inform their community, and improve their public image. Email [director@mahdc.org](mailto:director@mahdc.org) for more information.



## NEWS FROM THE COMMISSIONS

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

- Rockville HDC to Consider New Plan for Chestnut Lodge
- Berlin HDC Approves Changes to Berlin Butcher Shop
- Rockville HDC Supports New Mark Commons National Register District Nomination
- Harford HPC Honors its 2016 Award Winners
- Montgomery County Historic Preservation Office Objects to Removal of Bethesda Community Store Sign
- City of Frederick HPC Presents 2016 Historic Preservation Awards
- Annapolis Petitions Circuit Court on Its Authority over Murals
- Howard County HPC Expresses Concerns about Plans to Build 13 Houses in Ellicott City
- City of Frederick HPC Recommends Designation of Fairgrounds
- Montgomery County HPC Supports Restoration of Historic Bridge
- Salisbury HPC Approves Colored Lights for Fountain
- Cumberland HDC Hosts Youth Summit
- City of Frederick HPC Approves Moving Conley Farm Mill House
- Salisbury HPC Postpones Fountain Lighting Issue
- Charles County Historic Preservation Commission to Host Awards Ceremony on May 7
- Annapolis Working Group Dissolved, Ordinance Changes to be Withdrawn
- Rising Sun HPC Seeks New Members
- Chestertown Commission Discusses Demolitions

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



## 2016 COMMISSION TRAINING PROGRAM CURRICULUM

To learn more and schedule a training in your community, 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



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](#).



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

