

# Historic Preservation

A New Sustainable Maryland Action Series

May 2021



ENVIRONMENTAL  
FINANCE CENTER



# Presenters

**Elizabeth Hughes**

Director/State Historic Preservation Officer

Maryland Historical Trust



# Agenda

- Why Historic Preservation?
- Taking Action/Getting Started/Getting It Done
  1. Nominating a community to the National Register of Historic Places
  2. Creating a historic area zoning ordinance
  3. Becoming a certified local government
  4. Establishing a local historic property tax incentive
  5. Creating a historic house tour
- Submission Requirements
- Community Spotlight
- Resources and Tools



# Establishing a National Register Historic District

- Begin by contacting the Maryland Historical Trust National Register Program Staff
- Research your community and map the area you want to recognize.
- Educate the community about what National Register listing does and does not do:
  - it does provide formal recognition that a property is of significance
  - it does provide consideration in planning for federally or state assisted projects
  - it does provide eligibility for federal and state historic preservation tax credits
  - it does not guarantee protection of properties or require design review by federal, state or local government
- Preparation of the National Register Nomination
  - engage volunteers, use existing staff, or hire consultant services to complete the materials required by National Register Bulletin 16A
  - if a majority of property owners in a historic district oppose the nomination, the property cannot be listed
- Presentation of the nomination before the Governor's Consulting Committee and submittal to NPS



# Submission Requirements

- A copy of the National Register nomination signed and dated by the Keeper of the National Register
- A map of the National Register Historic District
- A list of contributing resources within the district
- Documentation regarding outreach and advertisement, if applicable.

NPS Form 10-900  
245

FEDERAL PROPERTY

OMB No. 1024-0048  
Exp. 10-31-84

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received APR 26 1984  
date entered JUN 8 1984

See instructions in How to Complete National Register Forms  
Type all entries—complete applicable sections

**1. Name** Glen Echo Amusement Park

Historic \_\_\_\_\_  
and/or common name Glen Echo Park Historic District

**2. Location**

street & number MacArthur Boulevard \_\_\_\_\_ not for publication  
city, town Glen Echo \_\_\_\_\_ vicinity of \_\_\_\_\_  
state Maryland code 24 county Montgomery code 031

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name National Capital Region, National Park Service  
street & number 1100 Ohio Drive, S.W.  
city, town Washington, D.C. \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Montgomery County Courthouse  
street & number \_\_\_\_\_  
city, town Rockville, Maryland \_\_\_\_\_ state \_\_\_\_\_

**6. Representation in Existing Surveys**

title Existing Conditions has this property been determined eligible?  yes  no  
date October 1981  federal  state  county  local  
depository for survey records George Washington Memorial Parkway  
city, town McLean \_\_\_\_\_ state Virginia \_\_\_\_\_



# Community Spotlight

DEPARTMENT OF PLANNING  
**MARYLAND HISTORICAL TRUST**

## Maryland's National Register Properties

### ABOUT THE NATIONAL REGISTER

There are currently approximately **1500** National Register properties in Maryland. Use the links below to explore them. For information about listing a property on the National Register, see our [National Register](#) page.

### SEARCH THE REGISTER

[Browse by County](#) [Search the Database \(Name/Location/Keyword\)](#)

[National Register Districts](#) [National Historic Landmarks](#)

[Multiple Property Submissions](#)

### TAKE A TOUR

[Lighthouses](#) [Bridges & Viaducts](#) [African-American Sites](#) [Civil War Sites](#)

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TEA-21 funds, administered by the Maryland State Highway Administration, supported data development for this project.

DEPARTMENT OF PLANNING  
**MARYLAND HISTORICAL TRUST**

## Maryland's National Register Properties

### Historic Districts

There are **229** Historic Districts in this section. These geographically-definable areas contain concentrations of resources. They may contain both contributing and non-contributing properties.

### Browse by County

- Allegany (10)
- Anne Arundel (6)
- Baltimore City (68)
- Baltimore County (28)
- Caroline (3)
- Carroll (11)
- Cecil (3)
- Charles (2)
- Dorchester (3)
- Frederick (13)
- Garrett (2)
- Harford (12)
- Howard (4)
- Kent (3)
- Montgomery (17)
- Prince Georges (16)
- Queen Annes (2)
- Saint Marys (3)
- Somerset (7)
- Talbot (3)
- Washington (17)
- Wicomico (1)
- Worcester (2)

[RETURN TO THE National Register Search PAGE](#)

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# Community Spotlight



City of Cumberland, Maryland

Washington Street Historic District, est. 1973

Downtown Cumberland Historic District, est. 1983



# Resources and Tools

1. Where do I go for more information?

MHT Website: [https://mht.maryland.gov/research\\_nationalregisterprocess.shtml](https://mht.maryland.gov/research_nationalregisterprocess.shtml)

National Park Service: <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

2. Funding Resources:

MHT Non-Capital Historic Preservation Grants: [https://mht.maryland.gov/grants\\_noncap.shtml](https://mht.maryland.gov/grants_noncap.shtml)

Preservation Maryland Heritage Preservation Grants:

<https://www.preservationmaryland.org/programs/heritage-fund-grants/>

DHCD Operating Assistance Grants: <https://dhcd.maryland.gov/Communities/Pages/tag/default.aspx>

3. Technical Assistance: Peter Kurtze, Administrator, Evaluation and Registration - MHT

[peter.kurtze@maryland.gov](mailto:peter.kurtze@maryland.gov); 410-697-9562





# Creating a Historic Area Zoning Ordinance

A historic area zoning ordinance is among the most powerful tools available to local governments to preserve a community's historic character.

- Create a study committee to review sample ordinances from other communities, identify potential historic area boundaries, and hold public hearings to gather public input.
- Following adoption of the ordinance, appoint members of the Historic Preservation Commission and seek to designate local landmarks and/or historic districts.
- Integrate and enforce the ordinance in the standard development review process.



# Creating a Historic Area Zoning Ordinance

- Planning and zoning staff, assisted by legal counsel, will typically take the lead in developing the ordinance.
- Determine in advance how staffing of the Historic Preservation Commission will be handled by the municipality.
- Training of Historic Preservation Commission staff and community outreach is essential to a Commission's success.
- Development of design guidelines that are responsive to the needs of the community are an important consideration.

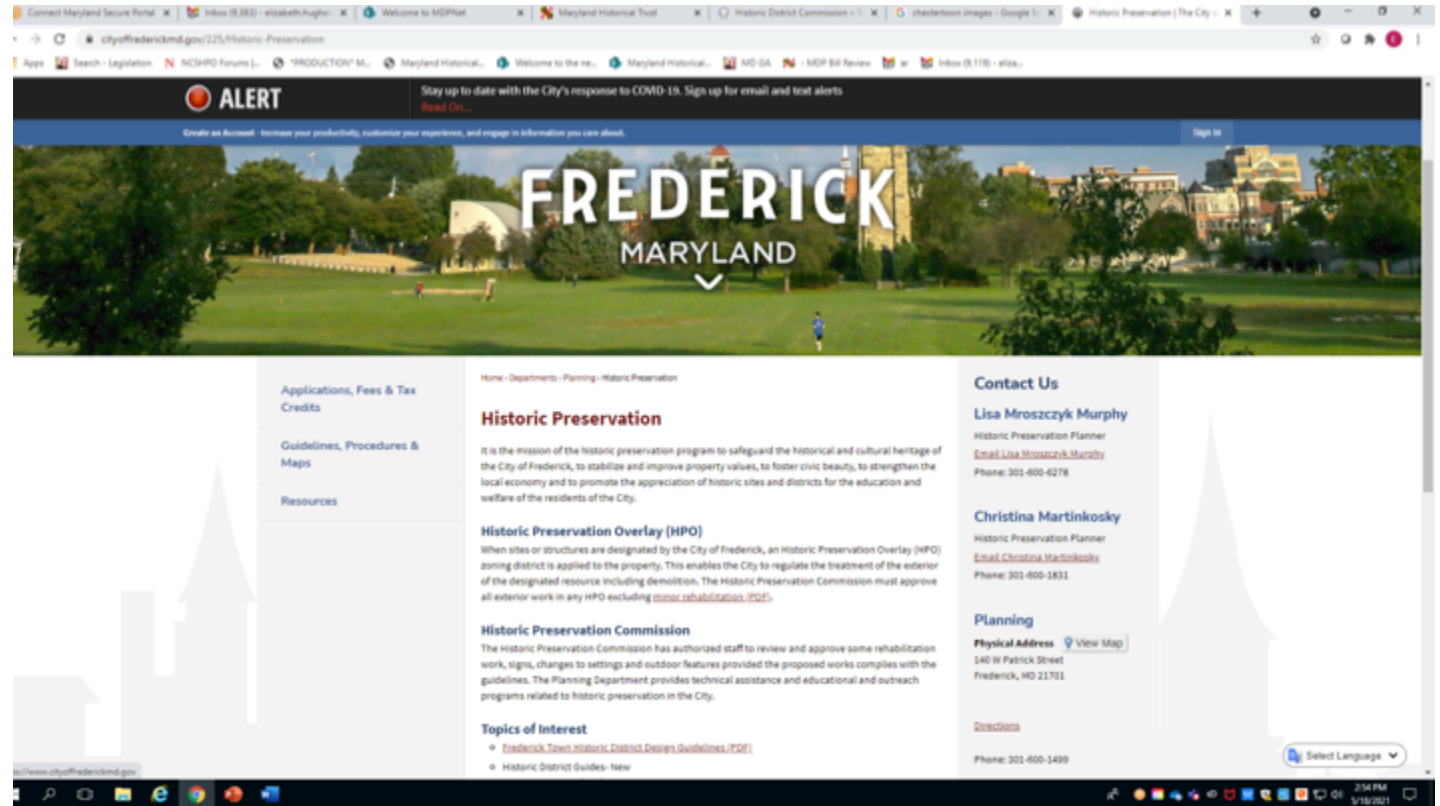
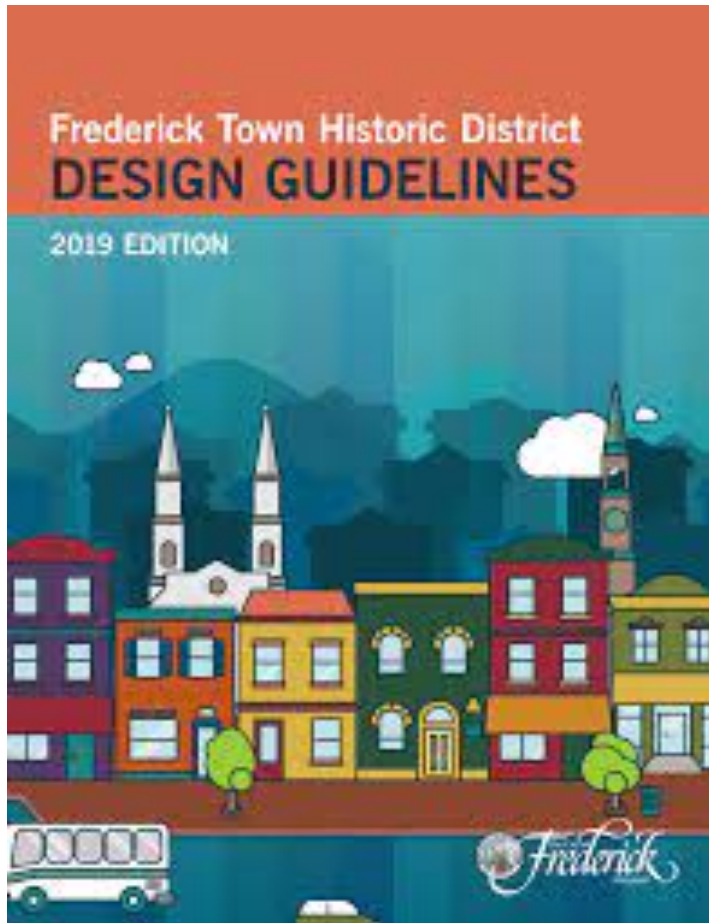


# Submission Requirements

- Certified copy of the historic area zoning ordinance
- Demonstrate that the Historic Preservation Commission has met regularly in the past year
- Link to the Historic Preservation Commission web page, if applicable



# Community Spotlight



# Resources and Tools

1. Where do I go for more information?

MHT Website: [https://mht.maryland.gov/grants\\_pplocalgovt.shtml](https://mht.maryland.gov/grants_pplocalgovt.shtml)

Maryland Association of Historic District Commissions: <https://mahdc.org/resources/>

National Alliance of Historic Preservation Commissions: <https://napcommissions.org/>

2. Funding Resources:

MHT Non-Capital Historic Preservation Grants: [https://mht.maryland.gov/grants\\_noncap.shtml](https://mht.maryland.gov/grants_noncap.shtml)

Preservation Maryland Heritage Preservation Grants:  
<https://www.preservationmaryland.org/programs/heritage-fund-grants/>

3. Technical Assistance: Nell Ziehl, Chief, Office of Planning, Education and Outreach - MHT  
[nell.ziehl@maryland.gov](mailto:nell.ziehl@maryland.gov); 410-697-9592

Steven Allen, Planner – MHT  
[steven.allen@maryland.gov](mailto:steven.allen@maryland.gov); 410-697-9561



# Becoming a Certified Local Government

The Certified Local Government Program is a federal-state-local partnership designed to ensure that a municipality's historic preservation program is operating according to best practices.

Application package is submitted to the National Park Service and must include:

- Historic preservation ordinance
- Appointment of HPC with at least two members who meet NPS professional qualification standards
- Maintenance of a system for survey and inventory of historic resources
- Ensure public participation in local preservation activities



# Submission Requirements

Copy of certification agreement and demonstration that program has been active over the past year.

## Benefits of Certification

- Access to CLG Subgrant funds which are available for non-capital projects and training activities.
- Formal role in the review of National Register nominations



# Community Spotlight

- Annapolis
- Baltimore
- Bel Air
- Cambridge
- Chestertown
- Cumberland
- Frederick
- Gaithersburg
- Hagerstown
- Rockville
- Salisbury





# Resources and Tools

1. Where do I go for more information?

MHT Website: [https://mht.maryland.gov/grants\\_clg.shtml](https://mht.maryland.gov/grants_clg.shtml)

NPS Website: <https://www.nps.gov/clg/become-clg.html>

2. Funding Resources: No cost to become a CLG

3. Technical Assistance: Nell Ziehl, Chief, Office of Planning, Education and Outreach - MHT

[nell.ziehl@maryland.gov](mailto:nell.ziehl@maryland.gov); 410-697-9592



# Establishing a Local Historic Property Tax Incentive

State enabling legislation permits creation of both a Property Tax Abatement and a Property Tax Credit.

- Property tax abatement caps the amount of local property tax paid on a property at pre-rehabilitation levels for up to 10 years following the completion of a project.
- Property tax credit provides a one-time reduction in taxes of up to 25% of approved rehabilitation costs.

Creation of a tax incentive is a local legislative action.



# Submission Requirements

Certified copy of the tax credit/abatement legislation.

Considerations:

- What is the local government infrastructure needed to process tax credit applications and provide technical assistance to property owners?
- Will the tax credit rehabilitation requirements mirror those of the state historic tax credit program or stand alone?



# Community Spotlight

The screenshot shows the Baltimore City website's "Historical and Architectural Preservation" page. The page features a navigation menu with links for News, Online Payments, 311 Services, Government Directory, Events, Office of the Mayor, and Connect. The main content area is titled "Historical and Architectural Preservation" and includes a search bar and a "Subscribe" button. A sidebar menu on the left lists various categories, with "Tax Credits" highlighted. The main text area contains the following sections:

## Baltimore City Historic Tax Credit for Historic Rehabilitations and Restorations (CHAP Tax Credit)

### Historic Rehabilitation and Restoration Tax Credit (CHAP Tax Credit)

In 1996, the Mayor and City Council established Baltimore City's Historic Tax Credit Program (CHAP Tax Credit), fostering the rehabilitation of historic structures throughout Baltimore. The Historic Tax Credit Program is open to residential and commercial buildings. To date, more than 5,000 rehabilitation projects have participated.

The program is a 10 year, comprehensive tax credit program that helps the City in its mission to preserve Baltimore's historic neighborhoods by encouraging property owners in historic districts to complete substantive rehabilitation projects. The 10-year credit is granted on the increased property value, resulting from the qualifying rehabilitation work. The tax credit is computed once and used for the entire 10-year life of the credit. The [Department of Finance](#) is responsible for calculating the credit and all questions regarding the calculation should be addressed to them.

To date, over one billion dollars has been invested in historic properties since 1997, with more than 3,000 restorations currently underway in historic districts throughout the City.



# Resources and Tools

1. Where do I go for more information?

State Enabling Legislation for Tax Credit Program:

<https://law.justia.com/codes/maryland/2018/tax-property/title-9/subtitle-2/section-9-204/>

2. Funding Resources: No cost to establish a historic tax credit/abatement

3. Technical Assistance: Municipal Attorney



# Creating a Historic House Tour



# Questions?

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Elizabeth.Hughes@maryland.gov  
410-697-9556

