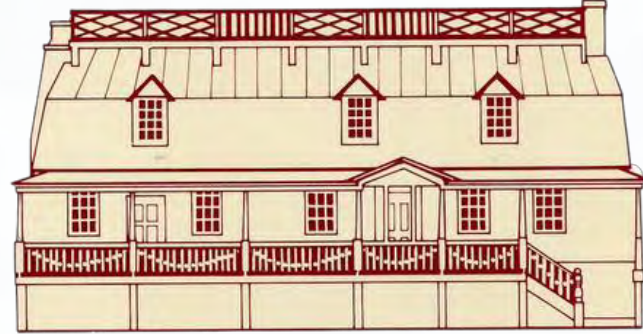


MARYLAND
HISTORICAL



TRUST

MHT Roadshow

Preservation Month 2025



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MARYLAND HISTORICAL TRUST

WHAT IS MHT?

The Maryland Historical Trust (MHT) is the state agency dedicated to preserving and interpreting the legacy of Maryland's past.

- Governed by a 15-member Board of Trustees
- Headquarters in Crownsville
- Jefferson Patterson Park and Museum



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WHAT IS MHT?

State Historic Preservation Office

- National Historic Preservation Act
- Federal funding
- Federal programs
 - e.g., Project Review and Compliance (Section 106), Certified Local Governments, National Register

Maryland-Specific Programs

- State funding and programs
 - e.g., Maryland Heritage Areas, State Rehabilitation Tax Credits



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WHAT IS MHT?

Statewide Historic Preservation Plan

- Approved by National Park Service
- *Heritage2031's* Goals and Objectives
 - Goal 1: Prioritize Underrepresented Communities
 - Goal 2: Support Professionals & the Public
 - Goal 3: Enhance Climate Adaptation, Local Planning, & Economic Development
 - Goal 4: Improve Efficiency & Accessibility
 - Goal 5: Make the Case for Preservation



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PUBLIC PROGRAMMING

Jefferson Patterson Park & Museum

- Programs for children and adults
- Annual events

Training and Education Programs

- Architectural Fieldwork Symposium
- Archaeology Field Session & Workshop
- Scouts Badge in Archaeology
- MHT Roadshow

Maryland Preservation Awards and more!



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QUESTIONS? REACH OUT TODAY!

Brenna Spray

MHT/MHAA Outreach Coordinator

brenna.spray@maryland.gov

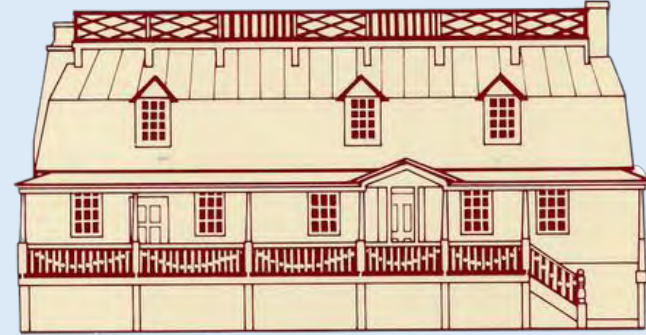
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tiny.cc/MHT-Outreach



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**Architectural Survey
and the Maryland
Inventory of Historic
Properties**



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WHAT IS ARCHITECTURAL SURVEY?

It's the process of identifying and gathering data on a community's historic resources.



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WHAT IS ARCHITECTURAL SURVEY?

- Recognize important historic resources
- Evaluate condition of a property or community
- Document key architectural features & historical associations
- Determine eligibility for the State and National Registers
- Establish priorities for restoration/rehabilitation efforts
- Serve as an important planning tool



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Standards and Guidelines for Architectural and Historical Investigations in Maryland



MARYLAND HISTORICAL TRUST
MARYLAND DEPARTMENT OF PLANNING

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THREE BASIC STEPS OF ARCHITECTURAL SURVEY

1. Research



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THREE BASIC STEPS OF ARCHITECTURAL SURVEY

2. Field Survey



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THREE BASIC STEPS OF ARCHITECTURAL SURVEY

3. Recording Information



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MARYLAND INVENTORY OF HISTORICAL PROPERTIES (MIHP)

- Repository of information
- Solely an instrument for research and documentation
- Inclusion in the MIHP involves no regulatory restrictions or controls



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MIHP FORM

7. Description

Inventory No. HO-1144

Condition

☐ excellent ☐ deteriorated
☐ good ☐ ruins
☒ fair ☐ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary:

The Bond-Swann Tenant House faces northeast toward the road and is a two-story, three-bay by one-bay frame structure with a rubble stone foundation, the walls covered with aluminum siding, and with a gable roof that has asphalt shingles and a northwest-southeast ridge. There is an ell centered on the rear elevation that is two stories and one bay by two bays, with a northeast-southwest ridge. Attached to the southwest end of this ell is a shorter 1 ½-story addition that is one bay by one bay and also has a northeast-southwest ridge. A wing on the southeast side of this addition is also 1-½ stories and one bay square, with a northwest-southeast ridge. There is a three-bay, one-story porch with three new posts set on brick piers. It has a paneled fascia with paired brackets over each post and one pair in the center of each space, dividing the fascia into four panels. The main block has a single-pile, side-stairway plan with one room in the ell and the wing, and several small service rooms in the addition. The front door opens into a vestibule with an enclosed straight run of stairs that ascends to the southwest. The ell room bead-board has half wainscot that was varnished and later covered with lincrusta. The second story landing has bead-board half wainscot and a square newel post with chamfered corners. The railing is also of bead board. The doors have four panels. There are two rooms to the northeast, one in the ell, and one in the addition and wing.

Description:

The Bond-Swann Tenant House is located at 9318 Old Scaggsville Road, near Laurel, in southeastern Howard County, Maryland. The house is set at the crest of a hill that slopes up from the road and is set back from it, with generally flat land behind the dwelling, where several modern outbuildings are located.

Exterior

The house faces northeast toward the road and is a two-story, three-bay by one-bay frame structure with the foundation not visible, the walls covered with aluminum siding, and with a gable roof that has asphalt shingles and a northwest-southeast ridge. There is an ell centered on the rear elevation that is two stories and one bay by two bays, with a northeast-southwest ridge. Attached to the southwest end of this ell is a shorter 1 ½-story addition that is one bay by one bay and also has a northeast-southwest ridge. A wing on the southeast side of this addition is also 1-½ stories and one bay square, with a northwest-southeast ridge.

The northeast elevation, on the first story, has two new one-over-one sash and a six-panel door with a one-light transom in the north bay. There is a three-bay, one-story porch with a brick deck and three new posts set on brick piers. It has a paneled fascia with paired brackets over each post and one pair in the center of each space, dividing the fascia into four panels. The porch has a hip roof with asphalt

8. Significance

Inventory No. HO-1144

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	
<hr/>					
Specific dates	N/A		Architect/Builder	N/A	
<hr/>					
Construction dates	c. 1872-76				

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary:

Thomas D. Bond was at one time the superintendent of the patent office, had a real estate and insurance brokerage in Washington, D. C., and was the president of several building associations. He was also a prominent land owner and developer in the Laurel vicinity of Howard County, where he owned a country estate at High Ridge, in the last half of the nineteenth century. Bond's wife, Amanda, purchased this property for \$200 in 1872. Clearly, there were no improvements on it at that time. The tax assessments for 1876 credit Bond for holding five separate parcels, three of them containing buildings. The implication of the tax records is that Bond built the house in question between 1872 and 1876, apparently as a rental property, alongside other tenant houses he constructed around the same time. A year before his death in 1900, Thomas Bond sold this property. It passed hands rapidly and likely remained an income-producing tenant property. In 1909 it became the property of Martin V. Kindle, of Franklin, Indiana. Kindle was a geologist who went to work for the U. S. Geological Service in Washington, D. C. He was likely the first owner-occupant. He sold the house to George Washington Cole and his wife, Pearl, and they likely lived here until Pearl Cole sold the property in 1966. The house that Bond built was, at its core, similar to typical worker's housing built throughout the middle half of the nineteenth century in Howard County, with two rooms down and two rooms up, arranged front to back. This plan was updated here by the creation of an enclosed side stairway and entrance vestibule, which on the second story became a full passage.

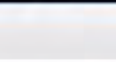
Significance:

Thomas D. Bond was at one time the superintendent of the patent office, had a real estate and insurance brokerage in Washington, D. C., and was the president of several building associations. He was also a prominent land owner and developer in the Laurel vicinity of Howard County, where he owned a country estate at High Ridge, in the last half of the nineteenth century. Bond purchased the property in question across the road from his farm as early as 1856. He sold 2 acres in 1868, reacquired the tract in 1869, sold it again the following year, and his wife, Amanda, purchased it for \$200 in 1872. Clearly,



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MEDUSA – MARYLAND'S CULTURAL RESOURCE INFORMATION SYSTEM



MEDUSA

Maryland's Cultural Resource Information System

[Log In](#)

[Go to Text-Based Medusa](#)

Results

[Overview](#)
[Layers](#)
[Text Search](#)
[Map Search](#)

Welcome

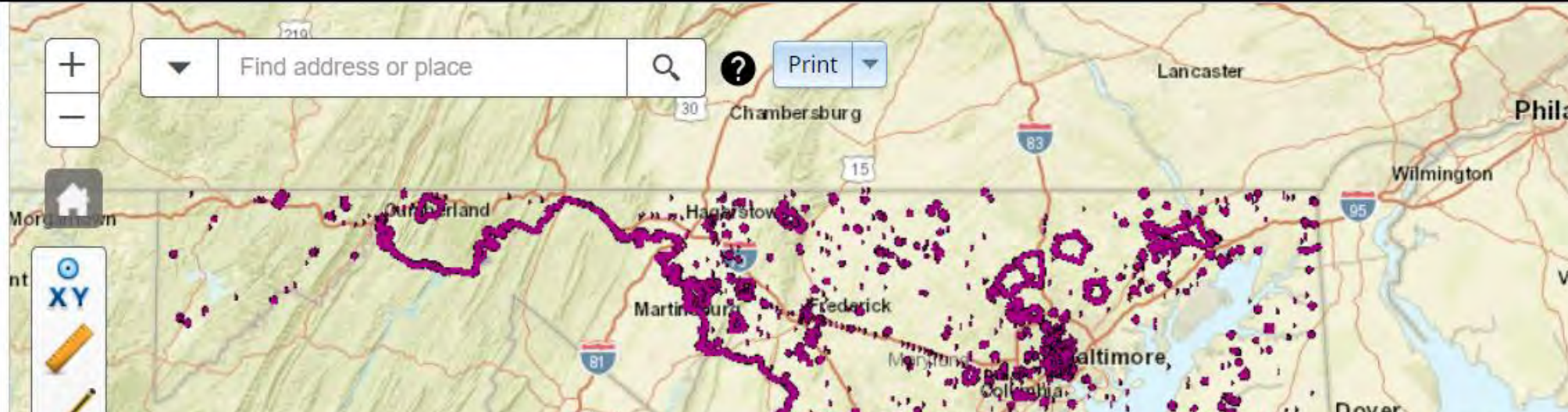
Updated Data Layers and Other Changes!
[What's New in Medusa](#)

Welcome to Medusa, the Maryland Historical Trust's online database of architectural and archaeological sites and standing structures. The Maryland Historical Trust, home of the State Historic Preservation Office (SHPO), is the official repository for the Maryland Inventory of Historic Properties (MIHP), which includes both architectural resources and archaeological sites. The database includes records for the National Register of Historic Places (NRHP) properties in Maryland, determinations of eligibility (DOE) records, and records for properties in the Maryland Historic Preservation Easement program.

This program provides a map- and text-search based interface for Medusa. Begin by zooming to your area of interest (if you are doing a map search) or open the Text Search tab if you prefer to do a text-based search. Use the Layers tab to select which layers you wish to view. Click on the Base Map Gallery if you wish to change the background map.

IMPORTANT: Note that you will not see any archaeology-related records until you sign in by clicking the Log In link in the upper right. You must have a valid Medusa account to see these records.

Users who do not need a map interface and prefer the "old" version of



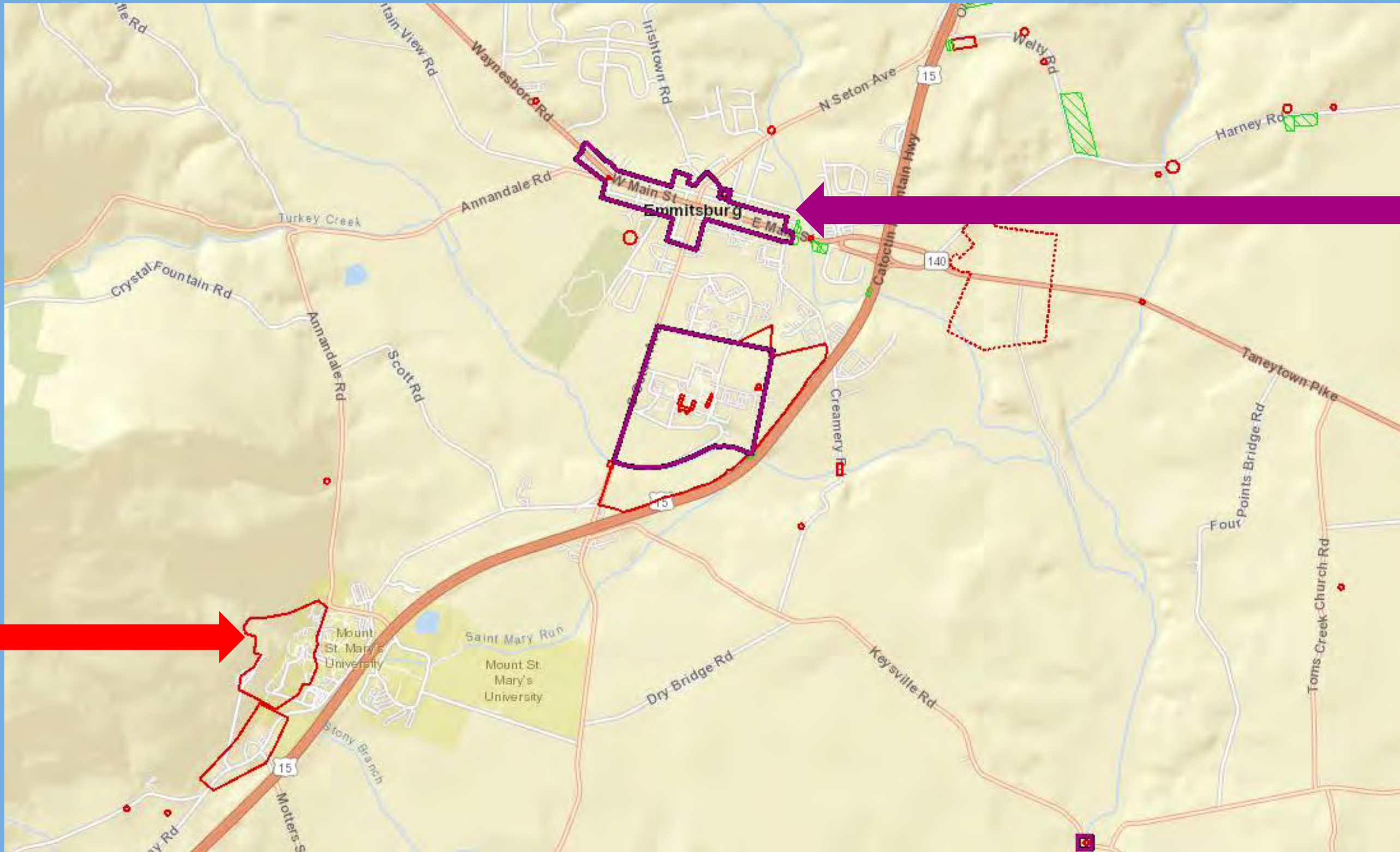
Esri, HERE, Garmin, NGA, USGS, NPS

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National
Register of
Historic
Places
(purple)

Maryland
Inventory
of Historic
Properties
(red)



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QUESTIONS? REACH OUT TO US!



Heather Barrett

Administrator of Architectural Research

heather.barrett@maryland.gov | 410-697-9536

Allison Luthern

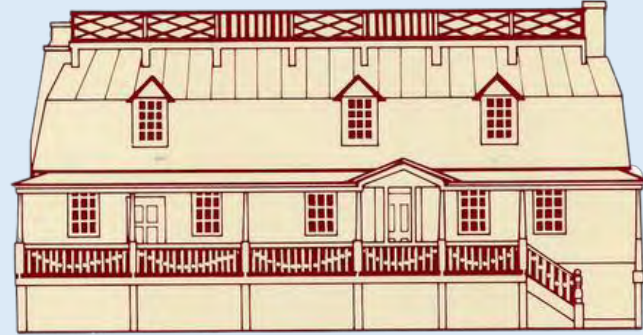
Architectural Survey Administrator

allison.luthern@maryland.gov | (410) 697-9585



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MARYLAND
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**National
Register of
Historic
Places**



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WHAT IS THE NATIONAL REGISTER?

The National Register of Historic Places recognizes districts, buildings, structures, objects, and sites for their significance in American history, archeology, architecture, engineering, or culture, and identifies them as worthy of preservation. The National Register is a program of the U. S. Department of the Interior, National Park Service, and is administered at the state level by the Maryland Historical Trust.



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BENEFITS OF LISTING IN THE NATIONAL REGISTER

- Official recognition of the property's significance
- Threshold for financial incentives for preservation, including rehabilitation tax credits
- Consideration in planning for state and federal projects



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WHAT MAKES A PROPERTY ELIGIBLE?

To be eligible for the National Register, a property must demonstrate significance at the local, state, or national level in terms of one or more of four broad criteria:

- events or trends in history
- association with individuals who made a demonstrable and lasting contribution
- architectural merit
- the potential to yield information that will contribute to a better understanding of our past

The property must also retain physical integrity to reflect its significance.



THE SEVEN ASPECTS OF INTEGRITY

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property
3. **Setting:** the physical environment of a historic property
4. **Materials:** the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period
7. **Association:** the direct link between an important historic event or person and a historic property



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HOW TO LIST A PROPERTY

Timing: For an individual property, it can take between 9-12 months to complete the whole listing process. Districts or other complex properties may take longer.

Steps:

1. Contact MHT's National Register staff
2. Prepare draft nomination
3. MHT comments on draft; makes suggestions for revisions
4. Schedule for Governor's Consulting Commission (GCC), Maryland's state review board (meets February, May, and October)
5. Sent to National Park Service after favorable action by GCC
6. LISTED!



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MARYLAND HISTORICAL TRUST

QUESTIONS? REACH OUT TO US!



Jessica French

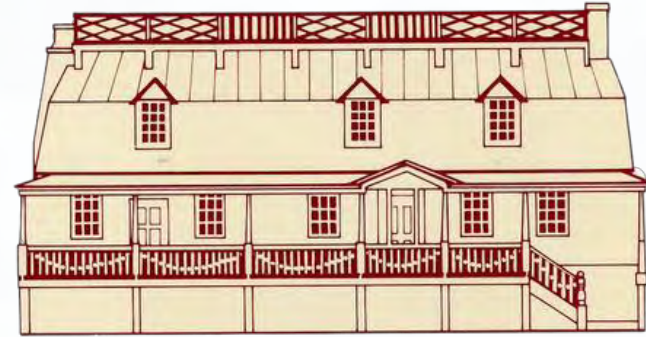
National Register Administrator

mht.nationalregister@maryland.gov



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MARYLAND
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**Historic
Preservation
Easement
Program**



Hammond-Harwood House, Anne Arundel County



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EASEMENT PORTFOLIO

MHT holds over 700 historic preservation easements, which collectively protect over 900 properties and approximately 7,720 acres of land.

Our portfolio includes train stations, lighthouses, bridges, skipjacks, barns, schools, churches, houses, industrial buildings, and more.



Ellicott City B&O Station, Howard County



Kennedy Farm, Washington County



Schifferstadt, Frederick County



Thomas Point Shoal Lighthouse, Anne Arundel County



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WHAT IS AN EASEMENT?

An easement provides for the highest level of protection of a property with historic, architectural, or archeological significance.

- Granted via legal agreement
- Recorded in the local land records

NOT SUBJECT TO RECORDATION TAX PURSUANT TO MARYLAND ANNOTATED CODE, TAX-PROPERTY ARTICLE, SECTION 12-108(a)

NOTICE: THIS DEED OF EASEMENT CONTAINS COVENANTS THAT INCLUDE RESTRICTIONS ON USE OF LAND AND REQUIRES SPECIFIC REFERENCE IN A SEPARATE PARAGRAPH OF ANY SUBSEQUENT DEED OR OTHER LEGAL INSTRUMENT BY WHICH ANY INTEREST IN THE PROPERTY IS CONVEYED.

____ County/City
Account Identifier:
Ward __, Section __, Block __, Lot __

Tax Map __, Parcel __
Tax I.D. No.: ____

DEED OF PRESERVATION EASEMENT

THIS DEED OF PRESERVATION EASEMENT ("Preservation Easement") is entered into, effective as of the Recordation Date (defined herein), by and between ____, having an address at ____ (the "Owner[s]"), and the MARYLAND HISTORICAL TRUST, an instrumentality of the State of Maryland (the "State"), having a current address at 100 Community Place, Third Floor, Crownsville, Maryland 21032 ("MHT").

RECITALS

WHEREAS, MHT is a body corporate and instrumentality of the State of Maryland, created pursuant to Part II of Title 5A of the State Finance and Procurement Article, Annotated Code of Maryland for the purpose of preserving, protecting, and enhancing districts, sites, buildings, structures and objects of significance in the prehistory, history, upland and underwater archeology, architecture, engineering, and culture of the State.

WHEREAS, Owner[s] own[s] in fee simple ____ acres, more or less, of certain real property located at ____ in ____ County, Maryland, which was conveyed to the Owner[s] by Deed dated ____ and recorded among the land records of ____ County (the "County"), Maryland (the "Land Records"), in Liber ____, Folio ____, as more particularly described in Exhibit A, attached hereto and incorporated herein.

WHEREAS, the real property is improved by the historic structure[s] known as ____, and certain historic accessory structures as listed, described, or depicted in the Baseline Documentation (defined in Article II of this Preservation Easement), which, individually, are referred to herein as a "Structure" and collectively as the "Structures." The above described real property and the Structure[s] are referenced herein together as the "Property".

WHEREAS, as detailed in the [National Register of Historic Places Registration Form/ Maryland Inventory of Historic Properties Number ____, Inventory No. ____], the Property contributes significantly to the historic, architectural, aesthetic and cultural character of the County and the State, and is listed or eligible to be listed in the Maryland Register of Historic Properties.

Model Terms Easement (January 2020)



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WHITEHAVEN HOTEL, WICOMICO COUNTY

Before



After



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GILPIN'S FALLS COVERED BRIDGE, CECIL COUNTY

Before



After



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KENNARD SCHOOL, QUEEN ANNE'S COUNTY

Before



After



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FIRST NATIONAL BANK, ALLEGANY COUNTY



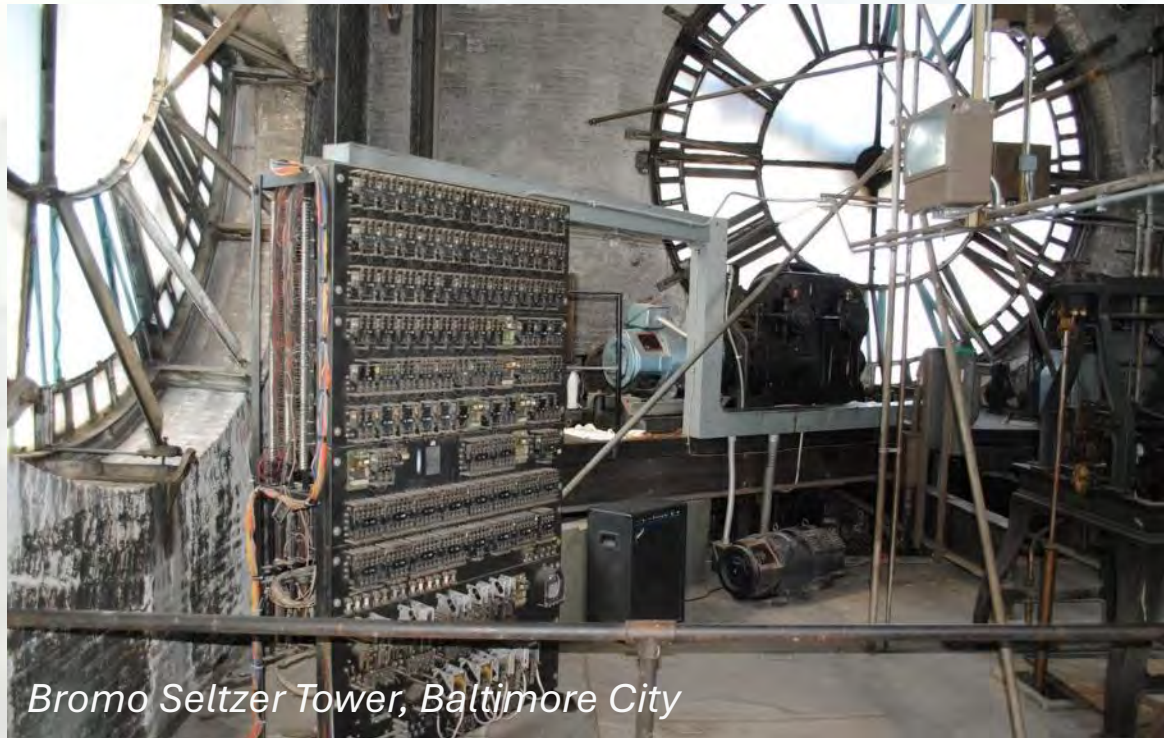
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Loving & Charity Hall, Montgomery County



Glenn L. Martin Plant, #2, Baltimore County



Bromo Seltzer Tower, Baltimore City



Tulip Hill, Anne Arundel County



Junior No. 3 Firehouse, Washington County



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QUESTIONS? GET IN TOUCH!

Easement Program

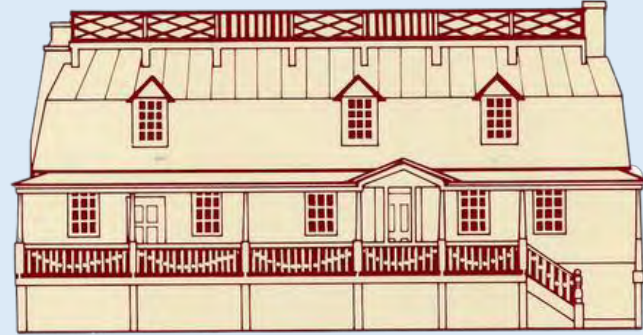
mht.easements@maryland.gov

bit.ly/Easements-MHT



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MARYLAND
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**Section 106
for Consulting
Parties**



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INTRODUCTION

The purpose of this presentation is to provide a general overview of:

- The Section 106 4-step review process
- Resolving Adverse Effects
- Roles of Consulting Parties in Section 106
- Tips for effective consultation
- Successful case studies as models
- Answer your questions on Section 106 consultation



MHT Staff Conducting Section 106 Training



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REVIEW AND COMPLIANCE PROGRAM

Annual Reviews:
5,500+ Projects



FEMA's NETC Log Cabin rehab in Emmitsburg by HPTC



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LEGISLATIVE MANDATES

Federal Law:

Section 106 of the National Historic Preservation Act of 1966

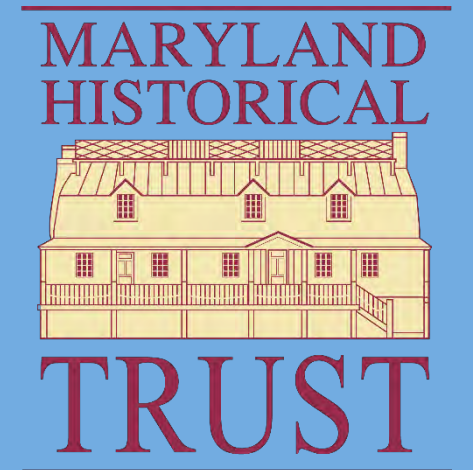
36 CFR Part 800: Protection of Historic Properties



State Law:

The Maryland Historical Trust Act of 1985

(Sections 5A-325 and 5A-326 of the State Finance and Procurement Article, Annotated Code of Maryland)



Heritage Area Law:

Section 13-1112(b) of the Financial Institutions Article, Annotated Code of Maryland

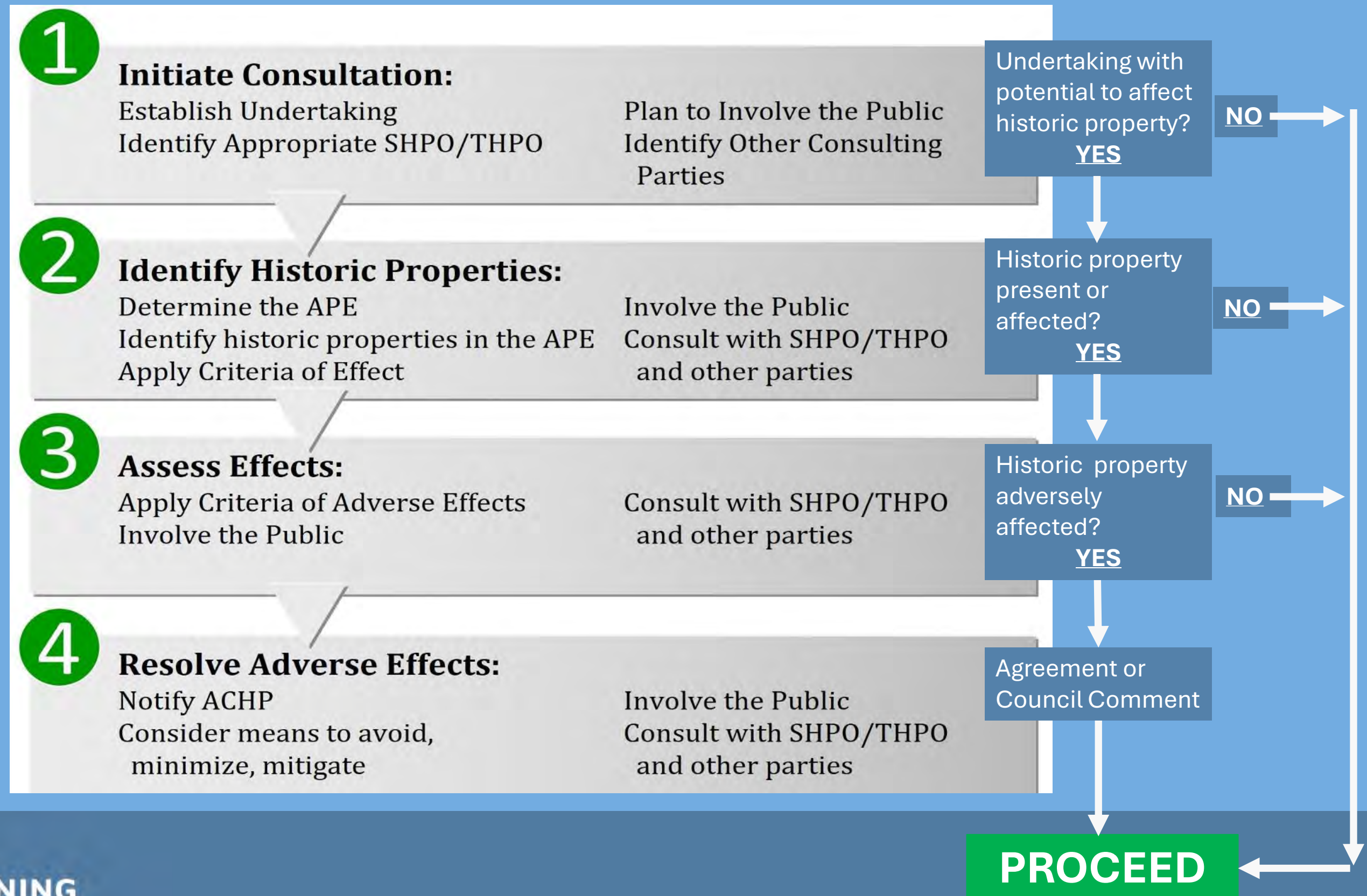


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SECTION 106: REVIEW PROCESS



Paper Mill Road Bridge at Loch Raven Reservoir



IDENTIFYING CONSULTING PARTIES

- MHT/ MD SHPO
- State and Federal Agencies
- Advisory Council
- Federal Tribes/State Tribes
- Local governments
- Preservation advocacy groups
- Certified Heritage Areas
- Other organizations
- The public
- Applicants for federal/state assistance, permits, licenses



CCC built Cabins at Elk Neck State Park



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ROLES OF CONSULTING PARTIES

TIPS FOR SUCCESS

- Be informed
- Actively participate
- Provide constructive comments
- Become a successful preservation advocate
- Build partnerships and effective working relationships
- Help create solutions that meet project needs and promote preservation outcomes



Consulting Party Meeting



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RESOLVE ADVERSE EFFECTS: MITIGATION

Preservation Treatments



Repointing masonry on Conococheague Stone Arch Bridge in Williamsport

Documentation



Excavation of 19th century Brick Kiln Site in Hughesville

Public Interpretation



Victory Villa School Exhibit in lobby of new building, Baltimore County



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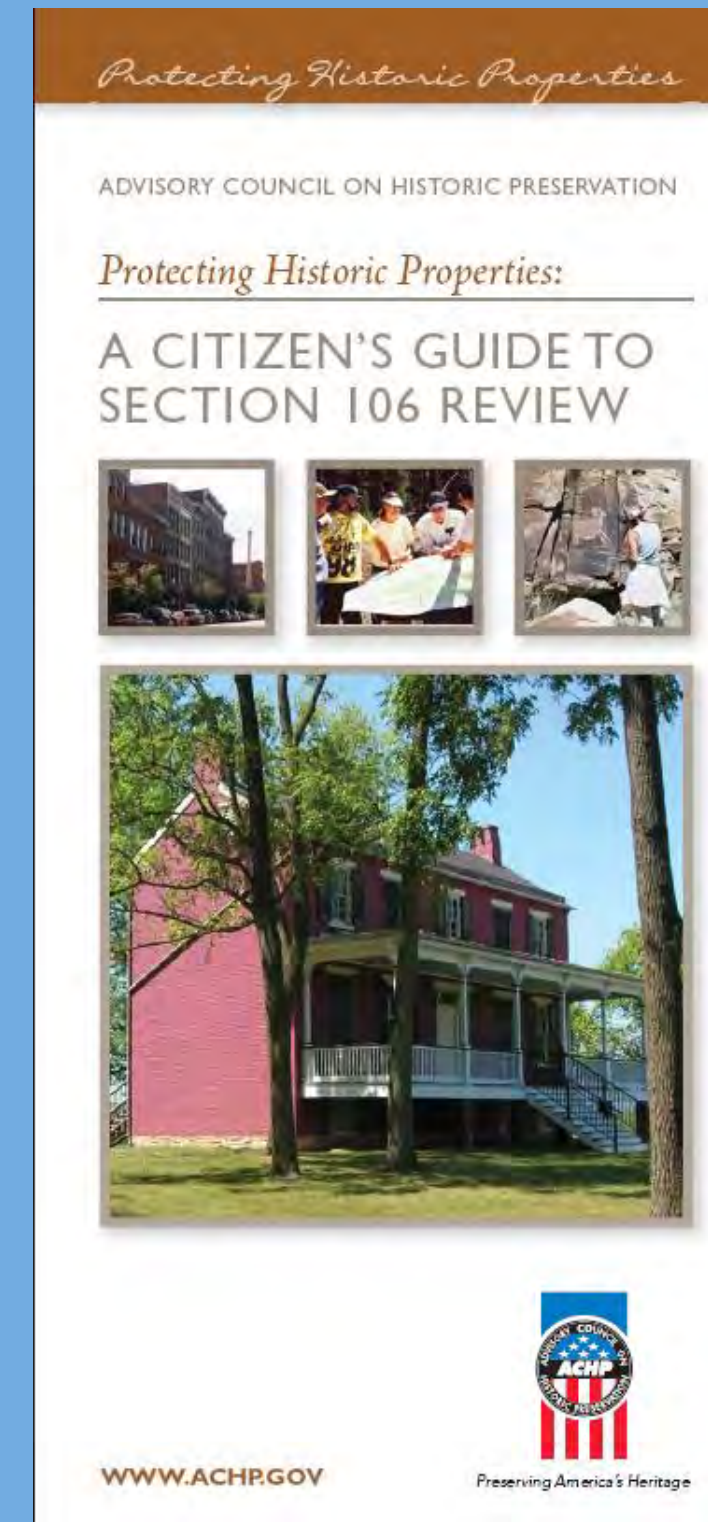
FORT SMALLWOOD CONCESSION STAND



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SECTION 106 TOOLS

- mht.maryland.gov
- achp.gov
- nps.gov/history
- preservationnation.org
- preservationmaryland.org
- www.achp.gov/citizensguide.pdf



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QUESTIONS? GET IN TOUCH!



Loys Station Covered Bridge in Frederick County

Dr. Dixie Henry, Administrator

dixie.henry@maryland.gov

Liz Casso, Preservation Officer

liz.casso@maryland.gov

Becky Roman, Preservation Officer

becky.roman@maryland.gov

Tim Tamburrino, Preservation Officer / Transportation

tim.tamburrino@maryland.gov

Troy Nowak, Assistant State Underwater Archaeologist

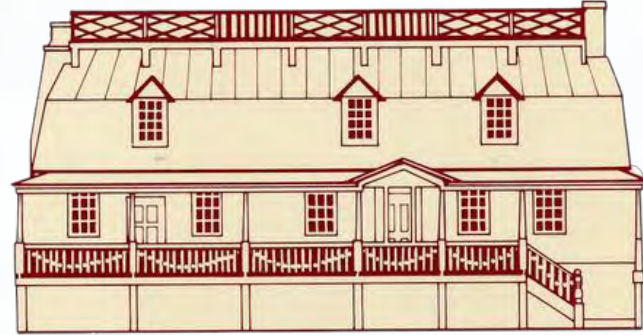
troy.nowak@maryland.gov

bit.ly/PRC-MHT



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MARYLAND
HISTORICAL



TRUST

MHT Capital Funding Programs



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MHT CAPITAL FUNDING PROGRAMS

- 1. African American Heritage Preservation Program (AAHPP)**
- 2. Historic Preservation Capital Grant Program**
- 3. Historic Preservation Capital Loan Program**



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AAHPP GRANTS

Program Overview

- Established in 2010
- Grant awards: up to \$250,000 per project annually to assist in the preservation of buildings, sites, or communities of historical and cultural importance to the African American experience in Maryland
- Administered as a partnership between the Maryland Historical Trust and the Maryland Commission on African American History and Culture
- Yearly allocation of **\$5 Million**



Charles H. Chipman Center, Wicomico County



Jane Gates House, Allegany County



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MARYLAND COMMISSION ON AFRICAN
AMERICAN HISTORY AND CULTURE



HISTORIC PRESERVATION CAPITAL GRANTS



Allegheny County Courthouse, Cumberland

Program Overview

- Promotes the acquisition, restoration, and rehabilitation of historic properties in Maryland
- Requires conveyance of a Preservation Easement to MHT
- More than 500 projects have been awarded roughly \$15M since FY 1978
- Grant award maximum: \$100,000
- FY26 allocation of **\$1,000,000**



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HISTORIC PRESERVATION CAPITAL LOANS

Program Overview

- Created as a permanent program by the General Assembly in 1973
- Over \$8 million in loans to over 85 projects since inception
- Repayments are returned to the loan fund
- MHT sets an annual deadline for applications
- Funding Transfer available to certain state-wide non-profits



Junior No. 3 Firehouse, Washington County



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ELIGIBLE APPLICANTS

- Nonprofit organizations
- Local governments
- Business entities
- Private individuals

**State and federal government entities are eligible to apply for grants as nonprofits.*

**To be competitive, projects sponsored by private individuals and business entities must involve a predominantly “public purpose,” rather than a private benefit (i.e., homeowners are not competitive).*

**Match requirements vary between grant programs and applicant type.*



F. W. Fraley Store – Catoctin Furnace Historic District, Thurmont



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ELIGIBLE PROPERTIES

AAHPP

The property or project is of historical or cultural importance to the African American experience in Maryland

Capital Grants & Loans

The property is eligible for or listed in the National Register of Historic Places



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RELIGIOUS STRUCTURES

Structures used for **religious purposes** are generally eligible for structural or exterior work only.

Interior spaces used primarily for religious purposes or elements bearing religious imagery are not eligible for funding.

Work to historic **cemeteries** may be eligible!



Ebenezer AME Church, Baltimore City



Ridgely Methodist Cemetery, Landover



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ELIGIBLE ACTIVITIES

	AAHPP	Capital Grants	Loans
Acquisition	✓	✓	✓
Rehabilitation / Restoration	✓	✓	✓
Pre-Development	✓	(non-profits & local gov)	(under special circumstances)
New Construction	✓		
Refinancing			✓



SECRETARY OF THE INTERIOR *STANDARDS*

Secretary of the Interior's *Standards for the Treatment of Historic Properties*



Sandy Spring Odd Fellows Lodge, Montgomery County (before and after)

Your project must protect historic architectural features and materials.



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IS AN EASEMENT REQUIRED?

Capital Grant and Loan projects require either a Preservation Easement (for real property) or a Preservation Agreement (for other property, such as a bridge, ship, etc.).

AAHPP projects with properties that are individually eligible for or individually-listed on the National Register of Historic Places will require a Preservation Easement or Agreement.



St. James ME Church, Somerset County



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PROGRAM SCHEDULES

	AAHPP	Capital Grants
Workshops	Spring	Late Fall/Winter
Application Available	March 30, 2025	February 2026
Application	Due June 30, 2025	Due Mid-March 2026
Grant Awards	December 2025	May/June 2026

- Loan & Transfer Application Deadline in January
- Non-profits do NOT need to provide match for AAHPP or Historic Preservation Capital grants!
- No Intent to Apply for either AAHPP or Capital Grants!



PROGRAM CONTACTS



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Contact for ALL Capital Programs

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Contact for AAHPP Grants

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Contact for Capital Grants and Loans

bit.ly/FinancialMHT



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Maryland Heritage Areas Program



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WHAT ARE HERITAGE AREAS?

- 13 heritage areas across the state of Maryland
- Locally designated and operated, state-certified regional boundaries
- Concentration of cultural/natural heritage resources for visitors and local residents
- Each heritage area has their own goals, objectives and priorities, outlined in their planning documents



Meadow Mountain Trail, Mountain Maryland Heritage Area. Photo by Timothy Jacobsen and courtesy of Garrett County Chamber of Commerce



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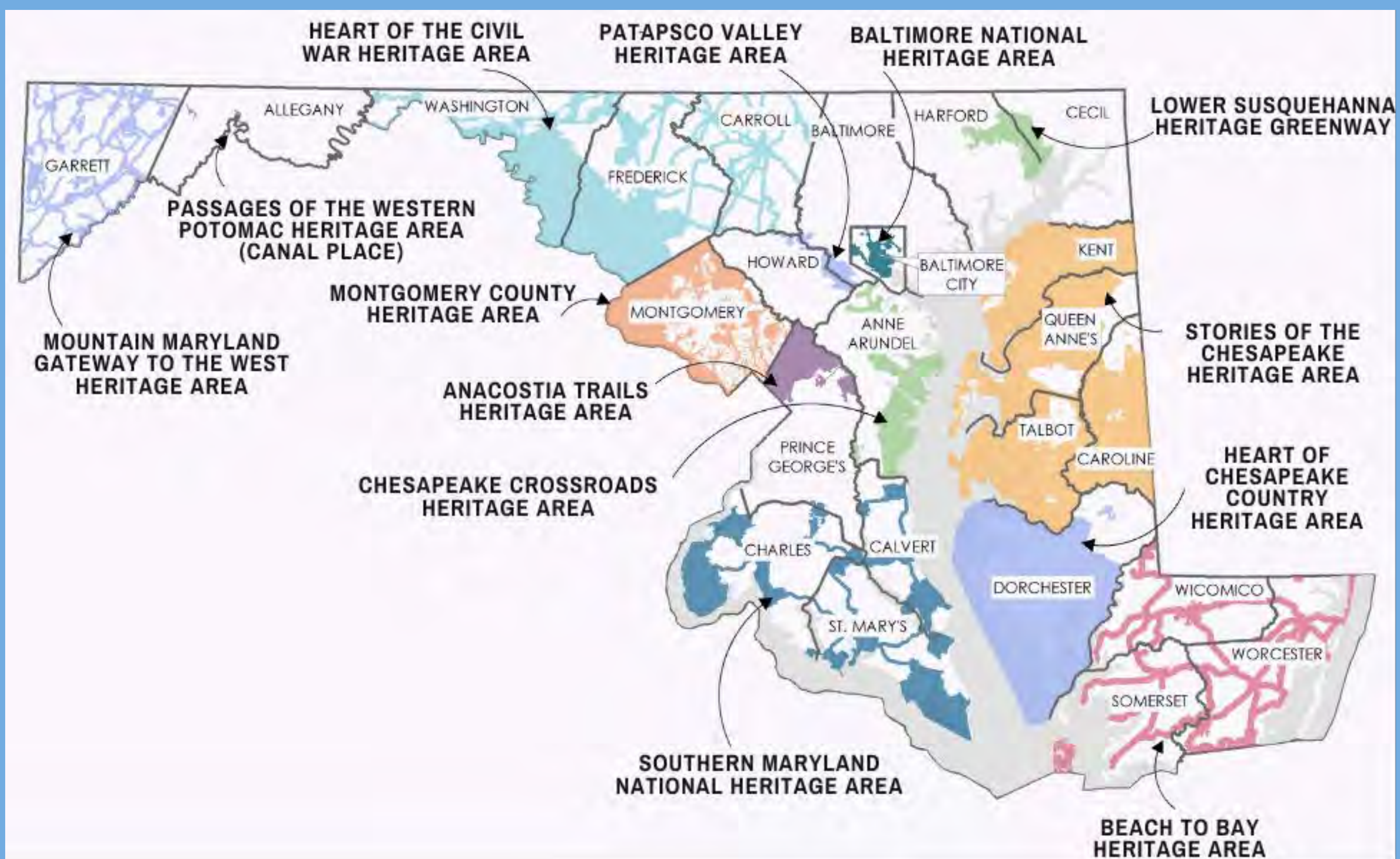
WHAT ARE HERITAGE AREAS?

Each of Maryland's 13 certified heritage areas support the **economic well-being** of Maryland's **communities** by preserving and celebrating the state's **history, cultural traditions, and natural resources** through **partnerships** that promote, support, and create **place-based experiences** for visitors and residents alike.



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WHAT IS MHAA?

Maryland **H**eritage **A**reas **A**uthority: an independent state government entity within the Department of Planning

- 19-member body including representatives from nine state agencies
- Up to \$6M annually allocated from DNR's Program Open Space
- Program administered and staffed by MHT



April 2018 MHAA Meeting at the Annapolis Maritime Museum Campus, Chesapeake Crossroads Heritage Area



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MHAA PROGRAM GOALS

Developing Heritage Tourism Products

- Creating or enhancing place-based experiences
- Providing the State Tourism Office with products to market to the consumer
- Access to place-based experiences and resulting economic development benefit both Maryland residents and out-of-state visitors

Building Partnerships

- Engaging partners and leveraging resources
- Bringing both common and uncommon partners together to focus on projects of mutual benefit
- Bringing disparate state and local entities together around a common, local vision
- Helping to build organizational capacity

Sustaining Regional Identity

- Showcasing each area's distinctive archaeological, cultural, historic, and natural assets
- Applying approaches that are unique to, and respectful of, local geography
- Making heritage areas relevant to present and future generations



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DEFINING HERITAGE TOURISM

"Heritage Tourism is traveling to experience the places and activities that authentically represent the stories and people of the past and present. It includes historic, cultural, and natural resources."

-- *National Trust for Historic Preservation*



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WHO IS ELIGIBLE?

- Non-profits in good standing with SDAT, local jurisdictions, state and federal agencies
- Projects must take place within the boundaries of a certified heritage area



Photo (via drone) by Elevated Element / Baltimore Museum of Industry



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TYPES OF PROJECTS

Non-Capital



Photo courtesy of Maryland Department of Natural Resources

Capital



Photo courtesy of Rackliffe House Trust, Inc.

ALL MHAA GRANTS REQUIRE A 1:1 MATCHING CONTRIBUTION FROM GRANTEES



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CAPITAL PROJECT GRANTS

Eligible Activities (lifespan of 15+ years)

- Acquisition (fee title of real property)
- Development (repair/alteration of existing building, structure or site, new construction, trails)
- Rehabilitation (returning a property to a state of utility)
- Restoration (accurately depicting a property as it appeared at a particular period)
- Pre-Development (plans and specifications, fees for architectural design and engineering)



Image courtesy of Friends of the Greenbelt Museum



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CAPITAL PROJECT GRANTS

- Subject to “Section 106” review
- May require an easement through MHT
- Does NOT have to be a “historic” property
- Consent from the property owner is required

\$5,000 to \$100,000 with a required one-to-one match of non-state support



Hagerstown Cultural Trail, image courtesy of the City of Hagerstown



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NON-CAPITAL PROJECT GRANTS

Planning (research, field investigation, data recovery, feasibility studies, design documents)

Interpretation (exhibits, signage, pedestrian wayfinding signage, interpretive brochures, educational programs and materials)

Programming (seminars, conferences, reenactments, commemorations, festivals)



Image courtesy of the Starr Center for the Study of the American Experience, Washington College

\$5,000 to \$50,000 with a required one-to-one match of non-state support



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MATCHING FUNDS

- All MHAA grants require a 100% Match
- Match can be any combination of cash and in-kind funds
- Staff, volunteers, board, and partner time count as in-kind match
- Donated or discounted goods and services

Other state funds can NOT be used as match



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MHAA GRANT IN ACTION

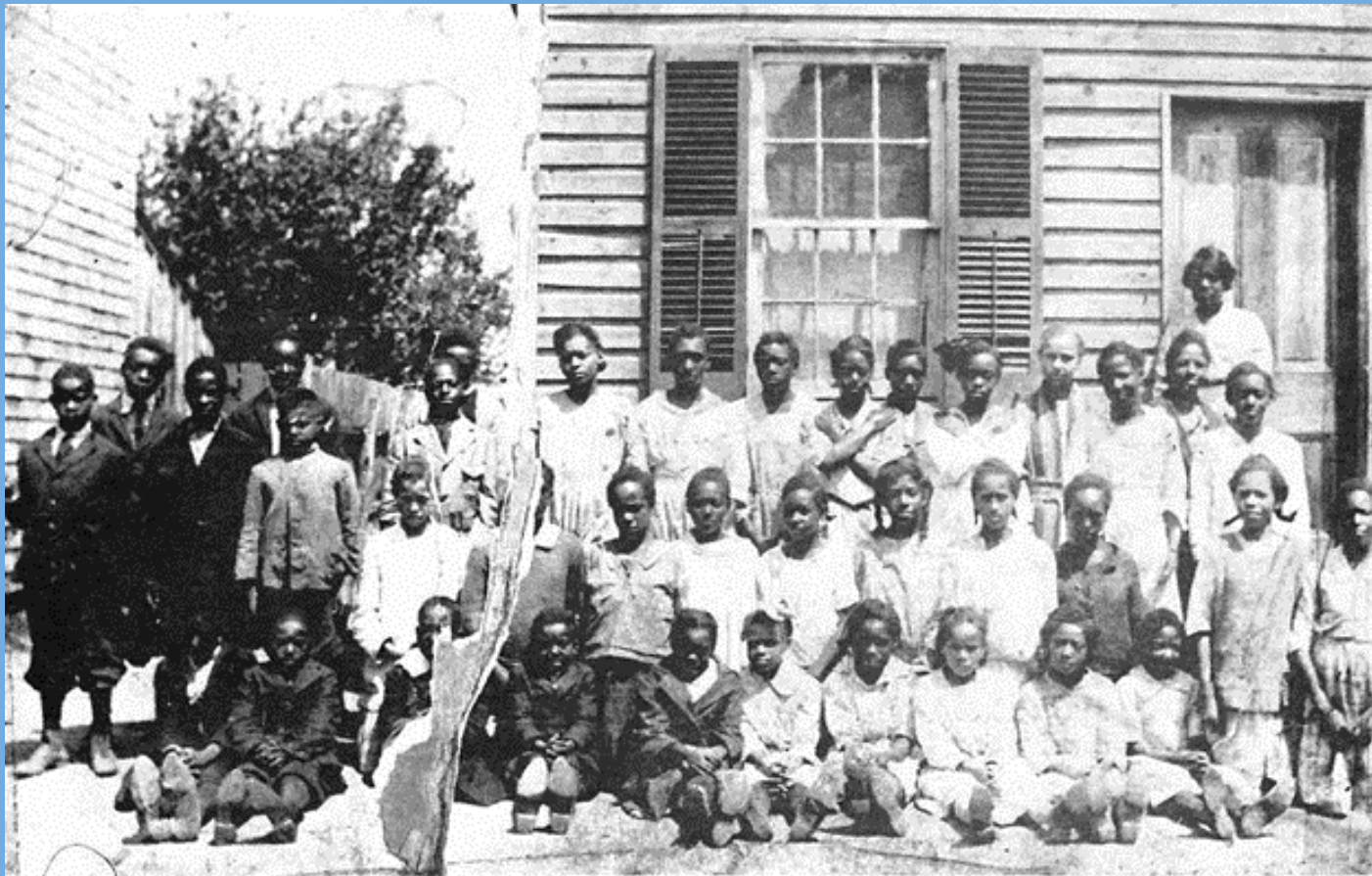


Image courtesy of Galesville Community Center

Non-Capital Grant: Persistence, Purpose, and Preservation: Rosenwald Schools in Anne Arundel County | Galesville Community Center

With support from MHAA, the Galesville Community Center is documenting and preserving the history of Anne Arundel County's Rosenwald Schools. The project "Persistence, Purpose, and Preservation: Rosenwald Schools in Anne Arundel County" will result in a documentary film. The film will include interviews with former students, teachers, and school staff, former administrators, civil rights activists, landowners, and community members with connections to the twenty-three Rosenwald schools built in Anne Arundel County between 1921 and 1932.



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MHAA GRANT IN ACTION



Images courtesy of Spruce Forest Artisan Village

Capital Grant: Restoration and Repurposing of Granary Building | Spruce Forest Artisan Village

This grantee is using MHAA grant funding to restore a historic Granary Building in Garrett County. After sustaining damage during a major storm in 2020, the village is working to restore its many historic buildings that make up its compound. Once repaired, the Granary Building will serve as a welcome center, classroom, and custom frame shop for the village's artists. The Spruce Forest Artisan Village has been serving the Garret County community since 1989, welcoming visitors and providing spaces for artists who preserve the region's unique culture and heritage by practicing their trades.



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MHAA GRANT IN ACTION



Image courtesy of EcoHaven, LLC

Non-Capital Grant: Marsh Restoration to Improve User Experience and Increase Nature Tourism | Friends of Calvert Cliffs State Park

Leveraging state funds from their FY22 MHAA award, this grantee is restoring the marsh ecosystem along the trails and beaches of Calvert Cliffs State Park. Invasive species was removed, native plants were planted, and an interpretive sign will be installed to inform visitors about this innovative marsh restoration technique, the negative impacts of invasive species, and the marsh ecosystem -- an iconic piece of Southern Maryland heritage.



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GRANT SCHEDULE

- **December:** MHAA grant round launches
- **January:** Intent to Apply forms due
- **March:** Full grant applications due
- **April – June:** Applications reviewed at local and state levels
- **July:** Grant applicants notified and grant period begins
- **August – December:** Grant agreements drafted, mailed, and signed
- **January:** First disbursements begin to be issued



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QUESTIONS? REACH OUT TO US!



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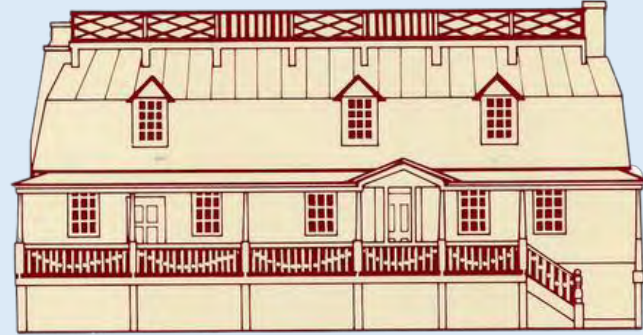
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TRUST

**Maryland
Historic
Revitalization Tax
Credit Program**



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MARYLAND HISTORIC REVITALIZATION TAX CREDIT

A 20% refundable state income tax credit on eligible rehabilitation expenses on certified historic structures.

Three state tax credit types:



Competitive Commercial



Small Commercial



Homeowner



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bit.ly/TaxCredits-MHT for detailed program specific requirements, FAQs, and application documents

	Homeowner	Small Commercial	Competitive Commercial	Federal – NPS with support from MHT
Building Type & Eligibility	Single family owner-occupied unit, primary or secondary residences, cooperative units (owner occupied portions only).	Income-producing properties; rehabilitation expenses <u>do not</u> exceed \$500,000.	Income producing properties needing substantial rehabilitation; eligible expenses exceed the greater of the building’s adjusted basis value or \$25,000.	Income producing properties requiring a substantial rehabilitation; eligible expenses that exceed the greater of the adjusted basis value of the building or \$5,000.
Listing Status	Eligible for or listed in the National Register individually or as a contributing building; locally listed & MHT determines is eligible for listing; DNR-owned curator-managed, property that DNR determines is eligible; property in a HA that contributes to the tourism goals of HAs as certified by HAs	Eligible for or listed in the National Register individually or as a contributing building; locally listed and MHT determines is eligible for listing; property in a heritage area that contributes to the tourism goals of HAs as certified by HAs	Eligible for or listed in the National Register individually or as a contributing building; locally listed and MHT determines is eligible for listing; property in a heritage area that contributes to the tourism goals of HAs as certified by HAs	Listed in the National Register individually or as a contributing building
Credit Amount & Limit	20% of the final qualified rehabilitation expenditures (QREs) up to \$50,000 in credits, no limit on the annual amount to award	20% of the estimated QREs up to \$50,000 in credits, MHT has \$2 million to award in credits, additional credit available for LEED, LIHTC, Opportunity Zone projects	20% of the estimated QREs up to \$5,000,000 in credits, last year MHT had \$20 million in credits to award, additional credit available for LEED, LIHTC, Opportunity Zones projects	20% of the final qualified rehabilitation expenditures, no limit
Project Timeframe	24 months of the applicants choosing	24 months from project start	Work must start within 18 months of approval & be completed within 30 months (extensions allowed by approval)	No time limit, work can be completed in phases
Deadlines	Applications accepted all year long	First come, first served beg. July 1 st ; accepted until credit limit reached	Part 1 and Part 2 applications due by August 31, 2025	Applications accepted all year long and must be submitted to MHT not NPS

Program specifics subject to change, please consult tax credit staff for the latest program information.



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WHO CAN APPLY FOR THE TAX CREDIT?

In general, owners or their representatives of certified historic structures, this includes properties that are:

- Individually listed in the National Register or local individual listing
- Contributing property within a National Register Historic District or locally listed historic district
- Properties that are pending National Register or local designation
- Property within a Certified Heritage Area with documentation from the MHAA justifying eligibility
- DNR-owned properties that are determined eligible for the National Register and in the curatorship program (homeowner tax credit only)



For more information on qualified leases, non-profit organizations, individual or association condominium owners, and other more specific qualification questions, please contact MHT tax credit staff.



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HOW TO APPLY

****MHT reviews applications in the order received and there is an approximate 30–45-day review period. Applications can be submitted electronically through MS Teams.**

PART 1

- Certifies the property is eligible for the tax credit
- Include interior and exterior photographs of all buildings on the property and immediate surroundings

PART 2

- Certifies that the proposed project meets the Secretary's *Standards*
- Detailed description of all proposed work
- Work can begin after the Part 2 application is approved

PART 3

- Certifies that the project was completed in accordance with the Part 2 approval, include a complete set of photographs
- Submitted when the project work items are complete
- Certifies eligible expenses

The Part 1 and Part 2 applications can be submitted together.



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WHEN TO APPLY FOR THE TAX CREDIT

Prior to starting any work! Any work performed prior to MHT's review is not eligible for the credit and could impact your ability to use the tax credit program. Have an emergency? Contact MHT tax credit staff immediately and we will try to assist you with an approval.

Homeowner tax credit applications are accepted **all year long** – there are no application deadlines or program funding caps.

Small commercial tax credit applications are accepted **as program funding allows**. MHT is currently accepting applications for this tax credit and the credit is awarded on a first-come, first-served basis until all appropriated funding has been expended.

Competitive commercial tax credit applications are accepted annually. MHT anticipates that the deadline will be **August 31, 2025**.

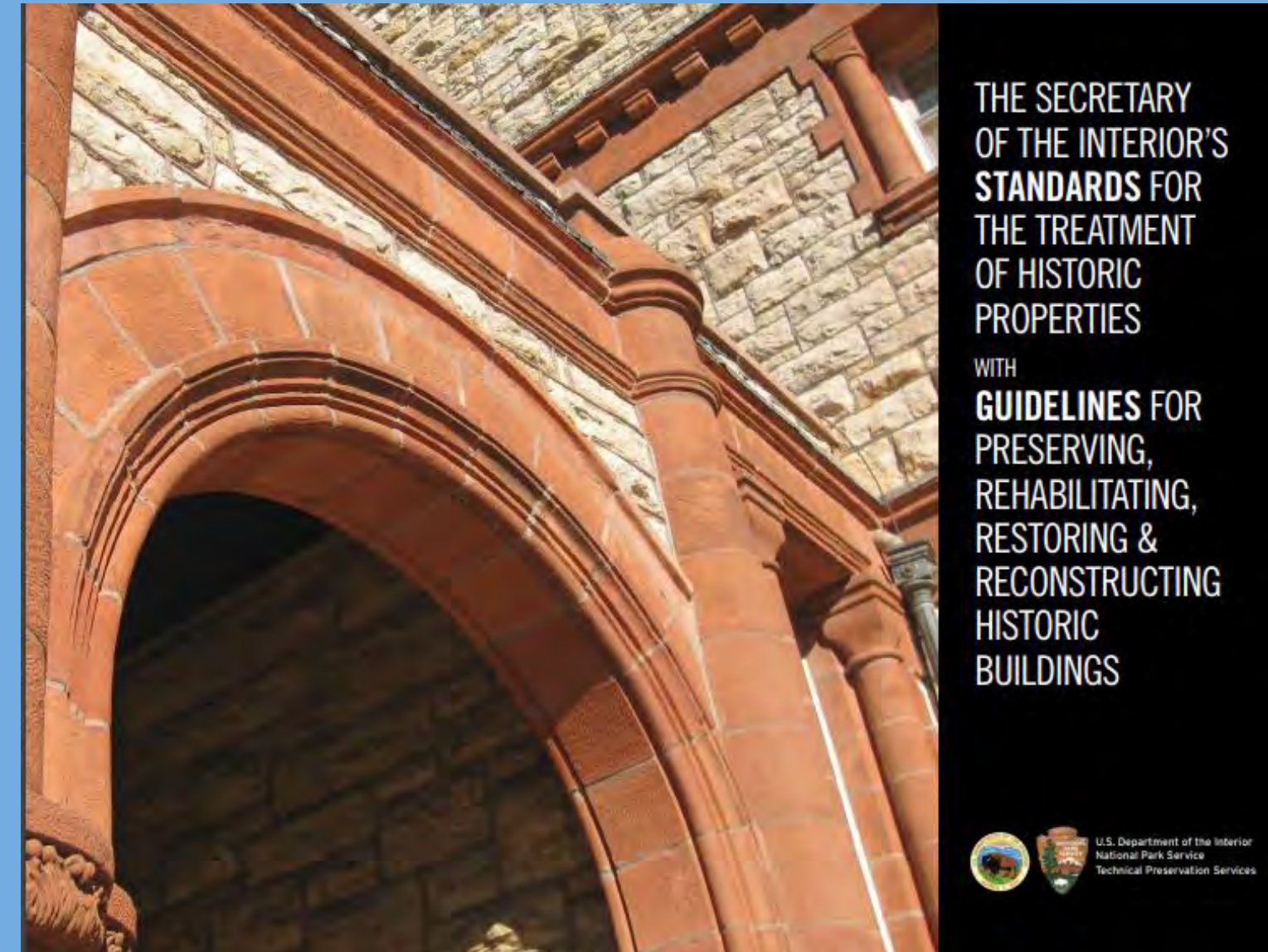


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REVIEW OF WORK ITEMS

All work items, regardless if eligible for the credit or not, must conform to the Secretary of the Interior's *Standards for Rehabilitation*, which are 10 preservation principles published by the National Park Service.

- Historic character of a building must be preserved, with distinctive features and spaces that characterize a property must be retained
- Historic materials and finishes should be repaired, not replaced
- Any alterations or additions must be in keeping with the historic nature of the building



www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm

New construction, including additions and free-standing buildings, are not eligible for the tax credit but are still subject to MHT's review and approval.



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ELIGIBLE EXPENSES

Capital expenses that return or maintain a building to a state of utility including:

- Roof replacement/repair & chimney repair/lining
- Window/door restoration, new storm doors/windows
- Wall and siding repair and painting (interior/exterior)
- Brick repointing & structural work
- Floor refinishing, repairs to walls and ceilings
- HVAC, plumbing & electrical upgrades
- Architectural/engineering fees
- Historic outbuildings including barns and garages



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HOW TO CLAIM THE TAX CREDIT

- **One-time** fully-refundable credit **from the Comptroller's Office** on your Maryland State income taxes **for the year the project is completed** – it is not a grant that can be drawn against as expenses occur
- ALL costs are incurred up front, the credit claimed when the project is complete and there is no carry forward period
- When the project is complete, a Part 3 application (with a complete set of photographs and accounting of expenses) must be certified by MHT

Please note, each program has its own requirements concerning the required expense documentation

- Commercial tax credits can be allocated to another person or organization; however, that is a separate agreement between two or more parties and does not involve MHT



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ADDITIONAL INFORMATION

- The tax credit program does not require that MHT take an easement on the property and public access is not required
- After the project is certified as complete, any additional alterations require MHT review and approval for five years
- The tax credits can be combined with local and federal credits, in addition to local and state grants
Please note, reviews are separate from MHT's review and approval. Any costs associated with work items covered by state or local grants or insurance reimbursements must not be included in the final eligible expenses.
- There are application and review fees based on either the estimated or final qualified rehabilitation program. Each tax credit program has a different schedule of review fees



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FEDERAL TAX CREDIT

- The 20% federal credit is available for income producing properties only, there is not a federal homeowner tax credit
- Has different eligibility requirements
- Review and approval are separate from MHT and are performed by NPS Technical Preservation Services group
Please note that all applications are still submitted to MHT who will review them for completeness and conformance with the Standards for Rehabilitation – the applications are then forwarded to NPS with recommendations.
- Can be combined with MHT's commercial tax credits
- Claimed on federal income taxes with a carry forward period



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KEY TAKEAWAYS

- ✓ For all project types the Part 1 & Part 2 applications may be submitted together with one set of photographs. The Part 3 application is submitted when the project work items are complete.
- ✓ All work must be reviewed and approved prior to beginning work to be eligible for the tax credit, undertaking unapproved work may jeopardize the ability to utilize the tax credit program or claim the credit, additional work items must be submitted on an amendment form for MHT review and approval.
- ✓ All work must meet the Secretary's *Standards* whether associated costs are eligible or ineligible for the tax credit.
- ✓ MHT encourages applicants to contact Tax Credit staff early in the project planning process to discuss eligibility requirements, the application process, and review proposed work items.



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QUESTIONS? REACH OUT TO US!



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