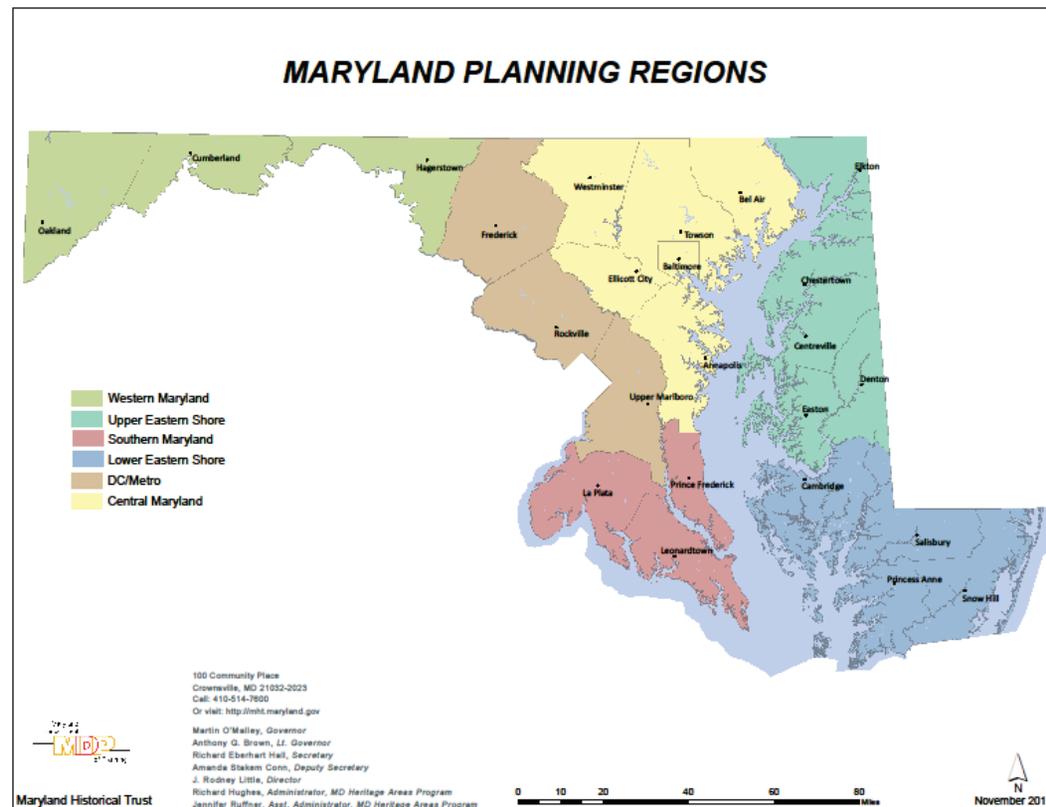


Regional Preservation Issues

As part of the feedback gained during regional forums and surveys, we heard region- and county-specific concerns and grouped these concerns into Maryland's six planning regions. The issues identified are not intended to comprehensively illustrate preservation threats for each region, and they should be considered *in addition to* issues addressed by the five statewide goals.

We have not included recommended actions in this section, as the development of local action plans is best led at the local level. However, we hope that highlighting these regional issues will help set a framework for future efforts, and the Maryland Historical Trust looks forward to collaborating with local preservation advocates to address these issues.



Eastern Shore

Maryland's Eastern Shore is home to some of the state's earliest and most significant sites, including prehistoric landscapes and remnants of European colonial settlements.

Sea-Level Rise

The most recent estimates for sea-level rise in Maryland encourage planning for a rise of approximately two feet over 50 years, and for a rise of more than 5 feet for structures with a lifespan of more than 100 years. The frequency and intensity of storms such as Hurricane Sandy may increase as a result of the changing climate, creating additional risk. With vulnerability to rising tides and storm surges varying along the coast, planning for sea-level rise must take place on a local level.

As the Chesapeake Bay and rivers and streams within the watershed were the primary historic and prehistoric trade and transit routes in Maryland, the coastal areas of the Chesapeake contain a high concentration of vulnerable historic architecture and archeological sites. The Lower Eastern Shore, including the internationally significant historic places associated with Harriet Tubman, is particularly threatened.

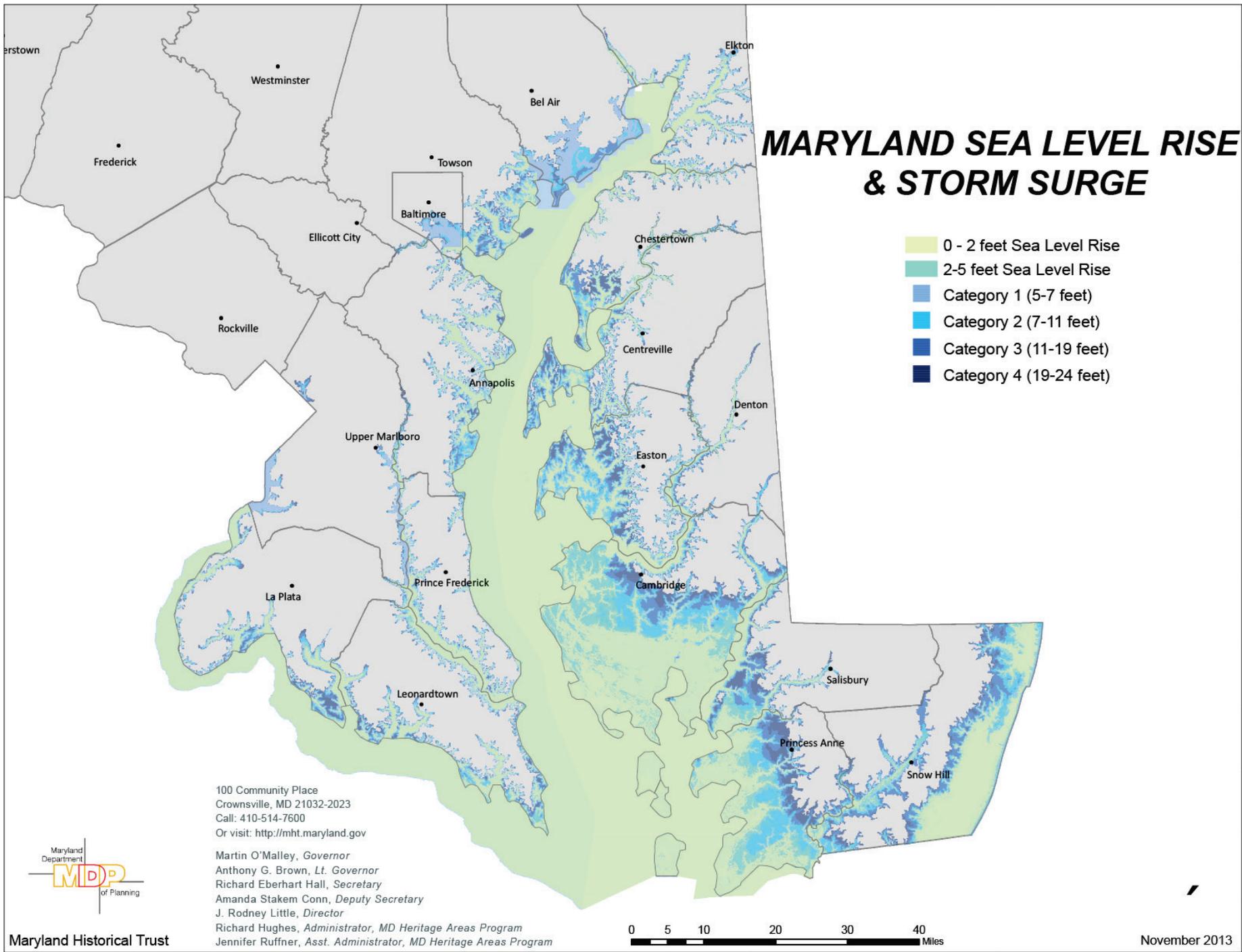
With funding from the Certified Local Governments program, the Maryland Historical Trust is partnering with the City of Annapolis on a pilot project to apply FEMA's guidance on hazard mitigation planning for cultural resources to help build resilience to sea-level rise (<http://www.fema.gov/environmental-planning-and-historic-preservation-program/integrating-historic-property-cultural>). The process includes documentation, a vulnerability assessment, and the prioritization of intervention for historic and cultural resources as key steps. With funding from the National Park Service, MHT will develop a training program, paired with small grants, to share the Annapolis model with other jurisdictions, including those on the Eastern Shore.



Roof damage in Crisfield following Hurricane Sandy



The city of Crisfield, post-Hurricane Sandy. Image courtesy *DelmarvaNow*.



Upper Eastern Shore (Talbot, Caroline, Kent, Queen Anne's, Cecil)

- Within the region, development pressures were noted in Queen Anne's, Kent, and Cecil counties. In some areas, small towns and the region's rural character have been compromised by expanding second home and retirement home development.
- Modest, vernacular structures in small communities have an important story to tell about the history of Maryland. Though these places are not valued highly in economic terms, they are emblematic of the rural heritage of the state and region and should be preserved and adapted for new uses as often as possible.

Lower Eastern Shore (Somerset, Worcester, Wicomico, Dorchester)

- Slow economic growth in recent years has hit the region hard, and preservation is sometimes viewed as a luxury. Buildings are deteriorating from vacancy and neglect; active demolition is a problem in some communities.
- The protection and interpretation of Native American sites is just beginning and are less formal than those in neighboring Delaware or in Southern Maryland. Given the increasing scale of heritage tourism efforts in the area, there are many opportunities for preservation advocates to work toward regional goals that incorporate Native American groups, heritage areas, scenic byways, archaeologists, the National Park Service (particularly the Captain John Smith National Historic Trail) and others. (See also the section on Southern Maryland.)



Historic homes in Chestertown

Central

The formerly agricultural areas of Anne Arundel, Baltimore, Howard, Carroll, and Harford counties offer opportunities to preserve the region's rural landscapes and small towns. At the same time, growth in Central Maryland is expanding, fueled by residents who work in urban areas such as Baltimore, Annapolis and Washington, D.C.

Development Pressures. Expanding residential and commercial development continues to change land uses in the region and encourage density in and around compact historic towns such as Annapolis and Ellicott City. Preservation regulation and incentives may be inadequate to foster rehabilitation and reuse over demolition, including demolition by neglect. Careful planning and local incentives are needed to ensure that the historic character of the places – part of what makes these counties so attractive to new residents – is preserved while accommodating growth.

Fragmented Network. Populous Central Maryland does not easily form a cohesive unit in terms of historic resources, heritage themes and a local preservation network. Preservation activities and capacity vary from county to county. Advocates and organizations working in relative isolation struggle to share strategies and resources; this is particularly true of areas not included in the Four Rivers Heritage Area, the (recognized) Patapsco Heritage Greenway, the Heart of the Civil War Heritage Area and the Lower Susquehanna Heritage Area. More work needs to be done to understand opportunities for collaboration and how to improve the network. (See the “STRENGTHEN” goal in the statewide plan.)



Annapolis rowhouses

Baltimore City

The largest city in Maryland, Baltimore City also has the highest concentration of historic resources in the state. Development activity in some parts of the city, as well as increasing disinvestment in other areas, has created a particular set of concerns for city preservationists.

Large-scale demolition/"right-sizing." Baltimore Department of Housing and Community Development (HCD) has identified strategic demolition as an important element in revitalizing distressed neighborhoods. At the same time, HCD recognizes that historic properties can be vital assets that contribute to community character. HCD has agreed to continue to consider historic preservation as part of its future revitalization and planning efforts. However, concerns remain about the level and quality of consultation with the Commission for Historical and Architectural Preservation (CHAP) and local preservation advocates, as well as cumulative impacts of demolition and the lack of a large-scale, coordinated plan and criteria for demolition.

For example, since 2009, MHT reviewed plans to demolish 1,421 historic buildings in Baltimore. (This number only includes properties with some type of state or federal involvement, and does not take into consideration properties demolished with city or private funds or properties that are not historic and/or unevaluated.) City officials have announced that they plan to spend \$21.4 million on demolition efforts in 2014 and 2015.

Year of Signed Agreement	Number of Historic Properties Demolished under Section 106 Consultation
2013 (4 undertakings)	421
2012 (3 undertakings)	306
2011 (4 undertakings)	584
2010 (1 undertaking)	9
2009 (2 undertakings)	92

Improve CHAP programs and processes. CHAP is undertaking several progressive initiatives to improve preservation processes and implementation in Baltimore City, such as a rewrite of the CHAP ordinance, revision of design guidelines to address lead paint in historic buildings, and consideration for historic resources in the City's Disaster Preparedness and Planning Project (DP3). CHAP has and will continue to coordinate with preservation partners, local architectural review committees and the public. These efforts, particularly the rewrite of the CHAP Ordinance, provide an opportunity to strengthen the local network and help CHAP improve its process, public access and forms. (See the "IMPROVE" and "COLLABORATE" goals in the statewide plan.)

Local incentives. Baltimore City's successful local tax credit program, which has leveraged a direct investment of \$587 million since its inception in 1996, is slated to sunset on February 28, 2014. This is an opportunity to bring the Baltimore preservation community and affiliates together in an advocacy campaign. Baltimore Heritage, Inc. has agreed to coordinate advocacy efforts to both reauthorize the tax credit and strengthen the advocacy network for city preservationists. (See the "IMPROVE" and "COLLABORATE" goals in the statewide plan.)



The city of Baltimore has most historic resources in Maryland.

Washington, DC Metro

Prince George's, Montgomery and Frederick counties, formerly agricultural regions with very different development histories, continue to be dramatically affected by the growth and development of Washington, D.C.

Modernism and the Recent Past. Prince George's and Montgomery counties, in particular, are rich with commercial, industrial and residential properties built in the mid-20th century, many of which are or may qualify as historically significant. Many local preservation organizations and advocates in the region are interested in preservation, but efforts are not well-coordinated, nor is there consensus on which sites are the best candidates for attention.

Balancing Smart Growth and Preservation. Given the state's commitment to Smart Growth and increasing demand for high-density development in the D.C. Metro area, prioritizing preservation is a challenge. For these counties, careful planning is essential to ensure that infrastructure and large-scale development is appropriately sited. Low-density historic communities and neighborhoods that characterize the region have lost distinctive landscapes and features – as well as smaller homes demolished for “McMansions” – and suffer from inappropriate infill. Although the need for green space in the area is critical, remnants of the area's agricultural heritage are vanishing. Some PreserveMaryland participants questioned the effectiveness of saving isolated farmsteads; others noted that a better understanding of archeological resources in the area is necessary to help guide development.

Potomac River Heritage Tourism. Preservation organizations and advocates in southern Prince George's County hope to capitalize on the National Harbor development to enhance the heritage tourism potential along the Potomac River, which is rich in conservation and scenic values, Native American heritage, and African American heritage. The area does not fall under the umbrella of a heritage area, but the Potomac River Heritage Tourism Alliance is leading an effort to draw together preservation interests to promote collaboration, better resource protection and increased visibility. (See “Lower Potomac Corridor” in the Southern Maryland section.)

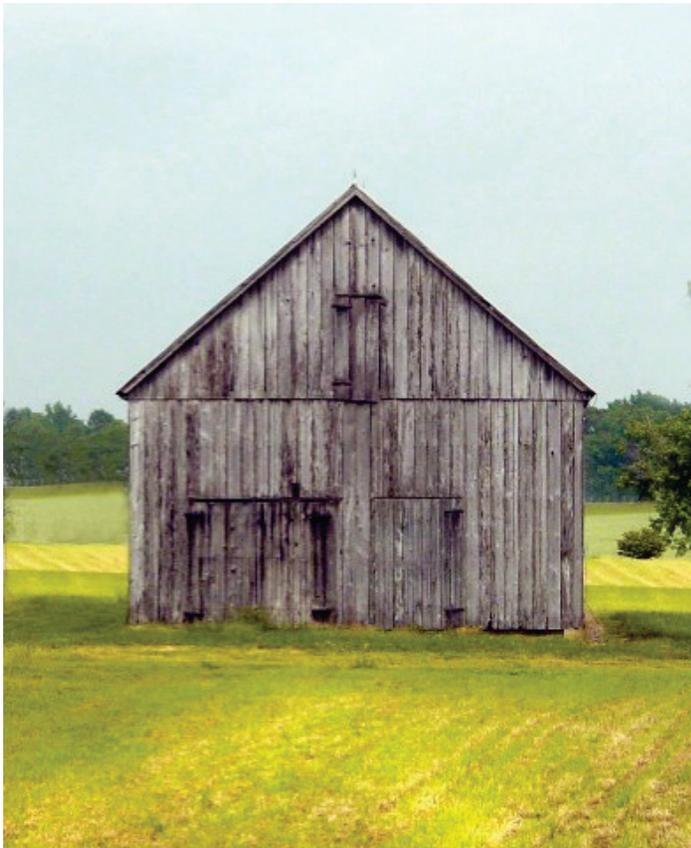


Preston Place Apartments in Chevy Chase

Western

The historic rural character of Allegany, Washington and Garrett counties is still largely intact, including remnants of the region's industrial past, such as mining, early transportation efforts (e.g., the Chesapeake & Ohio Canal and the National Highway) and railroads.

Rural and Industrial Heritage. Although residential and commercial development pressures are not as acute as in other parts of the state, preservation concerns include the protection of scenic vistas and gateways to small towns. PreserveMaryland participants highlighted the need to develop heritage tourism opportunities that also enhance quality of life for residents, rather than focusing benefits of economic development exclusively on tourists.



Local Planning Control. Participants in the PreserveMaryland survey and public forum noted a strong desire for local governments and organizations to set priorities for land use planning and preservation in the region. They indicated that local staff and advocates could better evaluate and implement projects, but encouraged continued state participation as a funding partner.

Demolition and Neglect. Like many parts of the state that have experienced economic disinvestment, the routine demolition and neglect of historic properties in small towns and rural areas is an ongoing concern. (See “IMPROVE” goal and “Lower Eastern Shore” sections.)

Southern

Like the Eastern Shore, Calvert, Charles and St. Mary's counties contain sites of great significance related to the early prehistoric and colonial settlements in the state. Historically agricultural, the southern region remains fairly rural, but is growing fast in some areas, prompting a need for careful development planning and review.

Archeology. Beyond the five goals identified for the statewide plan, the major issue raised in southern Maryland was archeology, partly due to development pressure. More survey is needed to document and understand Native American sites, requiring additional county resources. Where possible, each county should enhance its review and protection of potential archeological resources threatened by development. (One southern Maryland county, Charles County, obtained funding from the Maryland Historical Trust's Certified Local Government program and will hire an archeological consultant to create a potential model for development reviews.) In addition to better planning review, more interpretative and preservation strategies for significant Native American sites must be developed. In the big picture, preservation efforts would greatly benefit from a way to connect those sites into a more cohesive interpretation of tribal histories across the state.

Lower Potomac Corridor. The Southern Maryland Heritage Area Consortium, in cooperation with the National Park Service and the Potomac Conservancy, is creating a common interpretive strategy for use by stakeholders associated with the Religious Freedom National Scenic Byway, the Potomac Heritage National Scenic Trail, Captain John Smith Chesapeake National Historic Trail and the Star-Spangled Banner National Historic Trail. The strategy will build upon the audiences, goals and themes identified in the existing Byway corridor management plan and other plans for the three trails; propose interpretive content at Byways and trail-related sites; and propose a means for Byway and trail-related partners to identify interpretive delivery methods, including signage and other media. And lastly, the document will propose content and graphic guidelines for establishing consistency and continuity across programs to ensure an engaging and seamless experience for residents of and visitors to Byway and trail corridors in Southern Maryland.



Among other educational activities, the Jefferson Patterson Park & Museum holds archeological digs and recreates Native American history.