

The Phoenix

Volume XX, No. 3

The Newsletter of Preservation Maryland

Fall 2002

Preservation and Smart Growth

Looking Ahead to the 2003 Session

The State of Maryland is widely recognized across the country for its leadership in historic preservation, community revitalization and smart growth. Indeed, Maryland has established many programmatic and policy models that other states are seeking to emulate. Through its advocacy and outreach efforts, Preservation Maryland strives to maintain and increase support for a number of programs and policies already in place in Maryland. As a result of November elections, Governor-elect Robert Ehrlich will be faced with a \$1.7 billion budget deficit and there are going to be many new faces in Annapolis when the legislative session begins in January.

Preservation Maryland encourages all of its members and partners to become aware of the State's Smart Growth Initiatives that have had a tremendous impact on preservation issues across Maryland. The following key initiatives need to be supported, maintained, strengthened, and fully implemented.



Promoting the revitalization of historic Main Streets and the development and preservation of locally-owned small businesses is one of Maryland's Smart Growth Initiatives that must be maintained and strengthened in order for commercial revitalization to be successful.

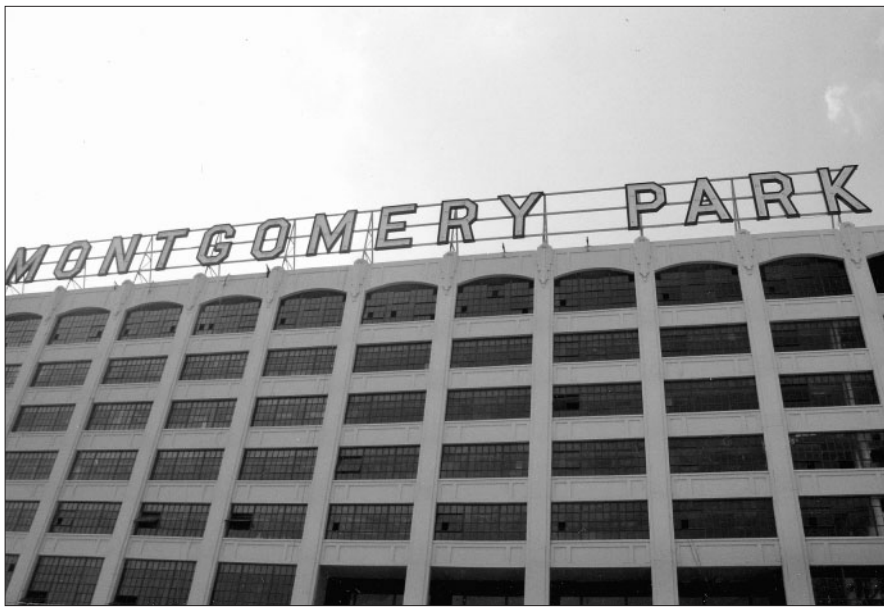


Thanks to Maryland's comprehensive Smart Growth Initiatives, for the first time in history, Maryland is preserving more land than it is developing. One million acres in Maryland are now permanently protected from development.

The rehabilitation and recycling of older buildings, especially historic structures, are critical components of smart growth. In order to continue to be a model for other states, Maryland must provide strong tax and other financial incentives to encourage the rehabilitation and recycling of older buildings. A recent economic impact study conducted by Lipman, Frizzel and Mitchell found that \$38.9 million in state historic tax credits leveraged \$155.5 million in rehabilitation projects during the last two years. The study also found that 90% of the 247 projects carried out would not have occurred without the credits and that the rehabilitation activity produced substantial offsetting state and local revenues.

The Heritage Structure Rehabilitation Tax Credit was reduced to 20% and is scheduled to sunset in June in 2004 during the recent legislative session. In the 2003 legislative session Preservation Maryland plans to work collaboratively with a coalition of local governments, community groups, environmental organizations, and developers to preserve the credit and vigorously promote the tax credit program as one of the state's

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The rehabilitation and recycling of older buildings such as Montgomery Park - the former Montgomery Ward Catalog Building. The Heritage Structure Rehabilitation Tax Credit should be vigorously promoted as one of the state's most effective Smart Growth tools.

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most effective Smart Growth tools.

Additionally, the creation of a sustainable, reliable source of funding for preservation, archeology, and history museums is an issue of great interest. Although Maryland has provided a sustainable, reliable source of funding for the preservation of open space by dedicating real estate transfer taxes to Program Open Space, the state has not provided a similarly stable source of funding for historic preservation projects. Maryland is blessed with more than 50,000 officially recognized historic resources, but many of them are threatened. This gap in the state's Smart Growth Program should be addressed through the creation of a steady, reliable funding source for historic preservation and community revitalization.

Other key initiatives to maintain and strengthen include:

- *Maintain and strengthen the "smart codes" initiative.* Maryland's "smart codes" initiative seeks to make it easier to rehabilitate existing structures. The

training programs now taking place to educate contractors, developers, and others about this initiative are important and should be continued.

- *Promote the revitalization of historic Main Streets and the development and preservation of locally-owned small businesses.* The state should vigorously promote its Main Street Program and provide technical assistance to Main Street Communities in commercial district revitalization. The program also needs an overall coordinator who is in a position to mobilize state resources, analyze statewide issues emerging in individual communities, and maintain effective liaison with the National Main Street Center and other outside resources.

- *Channel state investments into existing communities.* Maryland already has a policy directing state agencies to locate their offices in downtowns and Main Streets whenever possible. This policy should be retained and strengthened. Special emphasis should be placed on locating state agencies in cities such as Baltimore, Cumberland, Hagerstown and others.

- *Continue to apply state road design standards that are sensitive to existing neighborhoods, historic and scenic areas, and other state assets.* Maryland has demonstrated greater interest than many states in maintaining and enhancing community character through the application of what is known as "context sensitive" road design standards. The state should build on the excellent work already initiated in this area by its State Highway Administration (SHA). In particular, the state should continue to support the philosophy embodied in the SHA's "Thinking Beyond the Pavement" initiative, which is explained in *When Main Street Is A State Highway: Blending Function, Beauty and Identity – A Handbook for Communities and Designers.*

- *Create a special unit within the state's Office of Smart Growth to help local officials, citizens, developers and others visualize the future impacts of proposed development projects and local comprehensive plans.* The state's Office of Smart Growth should be continued, as the leadership it is providing is making a difference. Many people cannot easily visualize the future impact of proposed development projects. The state can play an important role here by developing, and making accessible, web-based simulation and other visualization tools.

- *Continue to implement Maryland's progressive guidelines for funding school construction and renovation that promote and support Smart Growth and Neighborhood Conservation initiatives.* Maryland has programs in place that encourage local boards of education and local governments to work with state officials to target resources to improve schools in existing neighborhoods and communities. This has included the preservation of schools on small sites serving existing neighborhoods and communities, several with historic

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Preservation Update

In a recent issue of The Phoenix, Preservation Maryland has shared the efforts of local groups and community activists in preserving and utilizing their local historic resources in two Montgomery County communities. Preservation Maryland has provided grants and technical assistance to both organizations as these projects have developed. Here is the latest on these projects:

Canada Dry Bottling Plant: The primary facade of the building is now on the Montgomery County Locational Atlas. The developer is now very interested in incorporating the facade into the overall project which is the creation of a residential apartment complex. The developer has retained an architectural firm with preservation experience to design the project and the Silver Spring Historical Society, which has been the lead organization in this issue, has embraced the plan.

National Park Seminary: Save Our Seminary, the local preservation organization, continues to encourage the County Executive to give the green light for the county to acquire the site through the discounted conveyance

offered by GSA, who is responsible for the transfer of the property. Several organizations are interested in the property, which is protected by a preservation easement, to be held by the Maryland Historical Trust. Save Our Seminary is encouraged that the property will be developed and the new use will incorporate its unique historic features.

New Main Street Tax Credit Initiative

The National Trust for Historic Preservation's Community Partners, with funding from the Ford Foundation, has launched a new Main Street Tax Credit Initiative designed to assist Main Street building owners in utilizing existing federal, state, and local tax incentives for rehabilitation projects. Historic tax incentives for property improvements have proven to be one of the primary catalysts for community revitalization.

The Main Street Tax Credit Initiative is targeting its assistance to owners planning rehabilitations of historic and pre-1936 buildings located in Baltimore's West Side or within the seven Baltimore Main Street neighborhoods – Belair-



The Main Street Tax Credit Initiative is targeting its assistance to owners planning rehabilitations of historic and pre-1936 buildings located in Baltimore's West Side or within the seven Baltimore Main Street neighborhoods.

Edison, East Monument Street, Federal Hill, Hampden, Pennsylvania Avenue, Washington Boulevard, and Waverly. Assistance will be provided to owners of buildings ranging in size from approximately 3,000 to 30,000 square feet.

The Trust will work one on one with property owners to help them understand the feasibility of the proposed rehabilitation. While assistance will vary from project to project, it may include design schematics, financial analysis, and funding research. For those qualifying projects, additional services could be refinement of the construction budget and operating projections, securing loans and grants, and help in earning and maximizing the benefits of tax incentives.

Feasibility assistance is available to qualified owners immediately. For more information contact Eric Kuczarski with the Community Partners office of the National Trust for Historic Preservation at eric_kuczarski@nthp.org or (202) 302-1076.



Save Our Seminary completed the restoration of the Pagoda in order to demonstrate the feasibility of preserving and utilizing the historic resources within the National Park Seminary.

Local & Statewide Partners Visit Maryland

Each year the National Trust for Historic Preservation sponsors a workshop for its Statewide and Local Partners. This June Preservation Maryland acted as local host for over 60 representatives from preservation organizations across the country.

As part of the three-day workshop, attendees visited the Historic Annapolis Foundation's William Paca House and Garden, and saw first hand the revitalization efforts underway in Baltimore's West Side and Mount Vernon areas. Attendees also had an opportunity to enjoy an evening with the Honorable Casper Taylor, Speaker of the House of Delegates.

The Partners Workshop offered educational sessions that included information on National and State Heritage and Tourism areas as well as organizational development issues such as fundraising and leadership development. Preservation Maryland arranged for an educational session on Smart Growth in Maryland featuring Harriet Tregoning, Special Secretary, Office of Smart Growth; Ron Kreitner, Director, WestSide Renaissance; and Dru Schmidt-Perkins, Executive Director, 1000 Friends of Maryland.



During the Statewide & Local Partners Workshop, Reid Williamson, President of the Historic Landmarks Foundation of Indiana and Chair of the Statewide and Local Partners presented Dick Moe, President of the National Trust for Historic Preservation with the Chairman's Award for his visionary leadership and sustained commitment to strengthening statewide and local preservation organizations.



As part of the National Trust for Historic Preservation's Statewide & Local Partners Workshop attendees toured Baltimore's West Side.



At the United States Naval Academy, the Honorable Casper Taylor, Speaker of the Maryland House of Delegates spoke to attendees about the impact and importance of heritage tourism to the state's economy. During the reception, Speaker Taylor was honored by Preservation Maryland for his outstanding leadership regarding heritage initiatives in Maryland.

On the Road With Preservation Maryland's Board of Directors

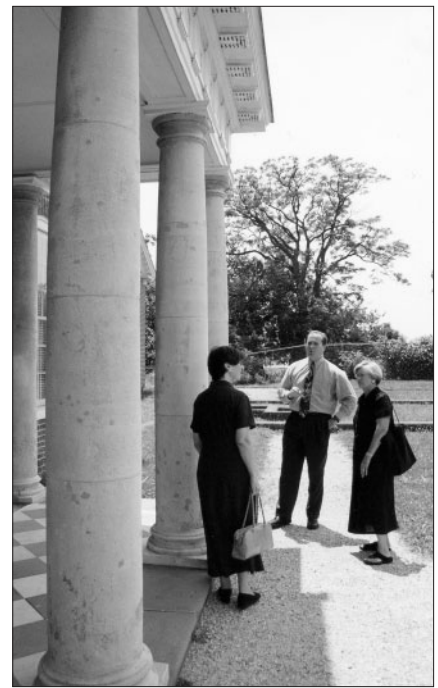
Preservation Maryland's Board of Directors travelled to several locations around the state including the unique buildings at the National Park Seminary Historic District in Montgomery County, the National Historic Landmark Mount Clare and the renovation of Montgomery Park - the former Montgomery Ward Catalog Building in Baltimore City, and the Wye House Graveyard and Orangerie restoration efforts in Talbot County.



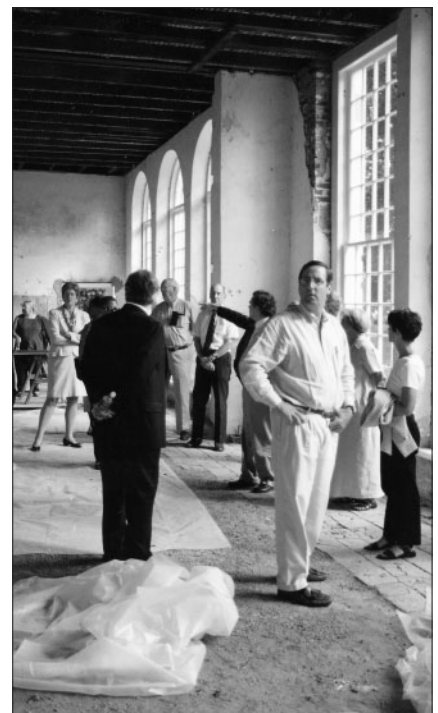
Board members, Donald Kann and Dixon Harvey, participated in the "Hard Hat" tour of Montgomery Park given by developer and fellow board member Sam Himmelrich.



Bonnie Rosenthal, Executive Director of Save Our Seminary at Forest Glen, shared historic photos during the tour of the National Park Seminary. Ms. Rosenthal and Save Our Seminary have been advocating for a development plan that would include the use of the National Register listed buildings located within the 30-acre site.



Jim Bartlinski, Administrator for Mount Clare, reviewed the restoration work of the original columns - which was funded by a grant from Preservation Maryland with board member Boots Michalak and Outreach Coordinator Kathleen Kreul.



During the meeting at Wye House, board members looked at the restoration efforts for the Wye Graveyard and Orangerie. Preservation Maryland administers the Wye Graveyard and Orangerie Fund for the restoration and maintenance of these unique historic resources.

Maryland Resources Receive 2002 Federal Save America's Treasures Grants

Save America's Treasures is a national effort to protect America's threatened cultural treasures, including historic structures, collections, works of art, maps and journals that document and illuminate the history and culture of the United States. Established by Executive Order in February 1998, Save America's Treasures was originally founded as the centerpiece of the White House National Millennium Commemoration and as a public-private partnership that included the White House, the National Park Service and the National Trust for Historic Preservation. Dedicated to the preservation and celebration of America's priceless historic legacy, Save America's Treasures works to recognize and rescue the enduring symbols of American tradition that define us as a nation.

Initially over 25 Maryland historic sites, structures, and works of art were designated official projects of the Save America's Treasures program. Preservation Maryland assisted with eighteen grants to the Save Maryland's Treasures program, itself a designated official project. Three of the sites already assisted by Preservation Maryland were also designated official projects - the Teackle Mansion, the Pagoda at National Park Seminary, and Todd's Inheritance. Funding provided by Preservation Maryland, the Maryland Commission for Celebration 2000, and the Maryland Historical Trust has assisted in the conservation and preservation of these sites and brought public attention to the impor-

tance of our national heritage and the need to save our treasures at risk.

The 2002 Save America's Treasures grants were awarded to 80 projects in 36 states, the District of Columbia and Puerto Rico. By law, each award requires a dollar-for-dollar non-Federal match.

The following grants were issued to projects in Maryland:

Charles Carroll House, Annapolis

Award amount: \$200,000

This 1706 house was the home of Charles Carroll, the only Catholic to sign the Declaration of Independence. Stabilization and repair of the building's primary structural system will be undertaken with this grant.

George Peabody Library, Baltimore

Award amount: \$325,000

Part of the Mount Vernon Square National Historic Landmark District, the library's striking five story stack room houses 300,000 volumes. The grant will be used to replace an antiquated HVAC system.

Star Spangled Banner Flag House, Baltimore

Award amount: \$200,000

This National Historic Landmark was the home of the seamstress who sewed the flag that inspired Francis Scott Key to write the National Anthem. Funds will be used to address invasive moisture problems.

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significance. Whenever possible, the state should encourage school districts to preserve and rehabilitate – or build new, when appropriate – smaller, community-centered schools. School facility policies should support the state's policy of conserving taxpayer funds by focusing on so-called Priority Funding Areas – areas designated for, and equipped to handle, new growth.

• *Strengthen the Community*

Revitalization component of the University of Maryland's Smart Growth Program.

With assistance from the Maryland legislature, the University of Maryland established a Smart Growth Program several

years ago. This important initiative is providing valuable training to local government officials and others around the state. It could be strengthened, however, through greater emphasis on reinvestment, rehabilitation, and revitalization tools and programs.

- *Continue to convene high-level working groups periodically to ensure that senior state agency staff continuously reinforce the state's smart growth and community revitalization goals.* State policies are constantly evolving. The state has already established a Smart Growth Sub-cabinet and a staff-level Coordinating Council through which high-level state officials communicate regularly. This means of

ensuring interagency cooperation and communication should be continued. The state should also prepare biannual "State of Maryland Communities" reports not only to identify areas that need improvement but also to celebrate successes achieved and progress made.

Excerpts for this article are from A Gubernatorial Candidate's Agenda for Community Revitalization in Maryland prepared by the Public Policy Office of the National Trust for Historic Preservation. If you would like to receive a full copy of this report please send your contact information to Advocacy@PreserveMD.org.

Member Contributions

New and renewed members from June 15 to September 30, 2002

Heritage Society

(\$2,500 and above)

Mr. Samuel K. Himmelrich, Jr.
Mr. Frank K. Turner, Jr.

Benefactor (\$500)

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Mr. and Mrs. Ralph D. Day
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Anne Arundell County Historical Society, Inc.
Anne Arundel County Trust for Preservation, Inc.
ArchPlan Inc.

Audubon Naturalist Society
Baltimore Maritime Museum
Bowie Montessori Children's House
Calvert Marine Museum
Cambridge Historic Preservation Commission
City of Bowie Museums
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Save Our Seminary at Forest Glen
Somerset County Historical Trust
St. Ignatius Church
Talbot River Protection Association
Town of Bel Air
Town of Centreville
Town of Middletown
USS Constellation
Washington County Historical Trust, Inc.

Gifts to the Wye Graveyard and Orangery

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Mr. and Mrs. John E. Rich

In-Kind

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Loane Bros.
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In the Next Issue....

The Phoenix will feature excerpts from Donovan D. Rypkema's discussion of the benefits and risks of gentrification to neighborhood commercial districts and the impact upon its original businesses and residents.



Mr. Rypkema is principal of Place Economics, a Washington, DC-based real estate and economic development-consulting firm and is also serving as consultant to the Baltimore Main Streets program.

Mr. Rypkema, author of *The Value of Historic Preservation in Maryland* produced by Preservation Maryland, was in Baltimore in October to speak as part of the Baltimore Architecture Foundation's Fall Forum lunch series at The Johns Hopkins Downtown Center.

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