

THE PHOENIX



VOLUME XXVIII SPRING 2009

A Publication of Preservation Maryland



ENDANGERED MARYLAND

THE PHOENIX

The Phoenix is a biannual publication of Preservation Maryland, also known as The Society for the Preservation of Maryland Antiquities.

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To support this publication which keeps members informed about the activities of Preservation Maryland, please call 410.685.2886, ext. 307 for more information.



The Phoenix was selected more than 30 years ago as Preservation Maryland's logo. The mythological bird's ability to revive

after destruction represents the organization's mission to ensure that the past is a part of the present and future.



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ON THE COVER: Images of sites from this year's Endangered Maryland list. Clockwise from top left: Linwood, High Winds Gun Club, Mechanic Theatre and St. Patrick's Catholic Church.



Tyler Gearhart, Executive Director

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From the Director's Desk

DEAR COLLEAGUES AND FRIENDS,

Legislation, both federal and state, and funding for historic preservation has been prominent on Preservation Maryland's agenda recently. Amid the understandable preoccupation with the economic downturn, there's some good news for historic preservation—both nationally and right here in Maryland.

Among other things, the multi-billion dollar federal stimulus package includes funding to spur infrastructure investment and improve the environment. Historic properties are likely to be among those enhanced with transportation funds, and energy conservation programs could mean new life for older buildings. However, preservationists are urging that the state-delegated review of these federally enabled projects be thoroughly conducted, thus avoiding—in the rush to put these stimulus dollars to work—what some are calling "The Perfect Storm." This scenario refers to the fact that cuts to state budgets—some severely affecting historic preservation operations that conduct the reviews—could mean delayed or worse, incomplete, evaluations. Likewise, stimulus funds for energy conservation will pay for weatherization programs, also administered by the states, but potentially not by those familiar with the nuances of retrofitting historic structures.

In Maryland, diverse partnerships have been encouraged by Governor O'Malley's leadership to reauthorize the state's historic preservation tax credit. Unfortunately, the reauthorization failed in the General Assembly, but preservationists are hopeful that it will succeed in the 2010 session before the program expires later that year. Since 1996, this credit has been widely acknowledged as the state's most effective historic preservation tool and the impetus for \$1.5 billion of private sector investment in the rehabilitation of nearly 4,000 structures. A new report on the economic impact of the tax credit by The Abell Foundation demonstrates that every dollar of tax credit investment returns \$8.53 to the state's economy. (*For more information, see page 9.*) The governor's legislative proposal for the credit is based on compelling evidence that the tax credit is not only one of Maryland's most effective economic development catalysts, but one of its most effective Smart Growth tools by encouraging reinvestment in our existing communities. The proposed credit would also have been the first tax credit to offer incentive for "green" projects.

To support the tax credit, Main Street Maryland and funding for history museums and other programs, preservationists turned out for our Lobby Day in Annapolis. Among the other legislative priorities were funds to allow the Maryland Historical Trust to maintain its level of services and programs. The group heard from Senate President Thomas V. "Mike" Miller and from secretaries of Maryland's departments of housing and community development and planning. This same momentum was evident when a delegation of Maryland preservationists, including representatives from Preservation Maryland, participated in a Lobby Day on Capitol Hill. At the top of their list was increased funding for the federal preservation program to the states and other grant programs. The group also urged legislation to improve the federal historic preservation tax credit.

For more information on these issues, and how to contact your elected officials, go to www.preservationmaryland.org.

Thank you for your continued support.

Tyler Gearhart
Executive Director

Benaderet Directs Preservation Services; Hargrave Heads Development and Communications



MARILYN BENADERET HAS JOINED PRESERVATION MARYLAND AS PRESERVATION SERVICES DIRECTOR.

Ms. Benaderet is responsible for providing funding, advocacy and technical assistance to local preservation organizations throughout the state. She also administers the grant and easement programs and advises preservation organizations on local projects and programs.

Ms. Benaderet previously served as archivist for The Afro-American Newspapers and, before that, as assistant curator for the Howard County Center for African American Culture, Inc. She has also been employed in the financial services and health care industries. A member of several preservation organizations, Ms. Benaderet serves on the board of the Friends of the Ellicott City Colored School Restored, Inc.

A resident of Baltimore, she holds a bachelor's degree in historic preservation from the University of Maryland, Baltimore County, and a master's degree in Africana Studies from Delaware State University.

Marilyn Benaderet can be reached at mberaderet@preservationmaryland.org, or 410.685.2889, ext. 303.



PM'S NEW DEVELOPMENT AND COMMUNICATIONS DIRECTOR, BARBIE HARGRAVE,

begin her career as director of alumni relations at her alma mater, Villa Julie College, in Stevenson, MD. She then became Director of Development for the Flag House and Star-Spangled Banner Museum in

Baltimore City, raising over \$4 million, while creating a development office, launching a capital campaign, managing membership and working in conjunction with the contractor for the new museum building. Ms. Hargrave also served as legislative advocate for the Flag House. Previously, she worked in elementary education at Gerstell Academy, Finksburg, and in the fashion and television industry.

Ms. Hargrave's perspective that development is not strictly fundraising, but *friendraising*, makes increasing membership to Preservation Maryland and expanding the reach of the organization's message among her priorities.

A resident of Timonium, Ms. Hargrave is a Baltimore native. She is a graduate of Notre Dame Preparatory School and earned a master's degree in administration and supervision from Loyola College. Barbie Hargrave can be reached at bhargrave@preservationmaryland.org, or 410.685.2886, ext. 307.

Elizabeth Beckley First PM Field Director for Eastern Shore



Photo by Patrick Randolph

Those involved in historic preservation on the Eastern Shore, expect to meet one of Preservation Maryland's newest employees soon. **Elizabeth Beckley** began work in March as PM's first Eastern Shore Field Director. This position is made possible by a \$120,000 matching grant from the National Trust

for Historic Preservation. Highly competitive, the grants are made through the Robert W. Wilson Charitable Trust, matched by support from PM, and are paid over a three-year period.

Ms. Beckley lives in Millington. Her experience includes five years as principal and project manager with Bohemia Manor, LLC, specializing in historic preservation, restoration and adaptive reuse of historic buildings. Prior to that, Ms. Beckley was an independent real estate investor and historic restoration consultant in her home state of Connecticut. Her local experience in historic preservation includes serving as chair

of the Kent County Historic Preservation Commission, chair of the Town of Millington Planning and Zoning Board of Appeals, president of the Friends of Mount Harmon, Inc., and serves on the board of the Historical Society of Kent County.

Ms. Beckley looks forward to meeting PM members and supporters in her travels. She will have offices in Queenstown in cooperation with the Eastern Shore Land Conservancy but expects to spend most of her time in the field. Issues and recommendations for her attention should be directed to ebeckley@preservationmaryland.org or 410. 708.9573.

Preservation Maryland is one of 47 organizations awarded a National Trust Partners in the Field grant. Requirements for the grant include that matching support be provided in increments of \$10,000 or more. Supporters are William D. Waxter III, Louisa Duemling, PNC Bank, Summerfield Baldwin, Jr., Foundation, CANUSA Charitable Fund and Grayce B. Kerr Fund. Potential donors to the program should contact **Barbie Hargrave** at 410.685.2886, ext. 307.

New Trustees Expand PM's Footprint

Preservation Maryland welcomes five new trustees to its board as well as one returning board member. The group was elected at the annual meeting.

David Benn of the Baltimore firm of Cho Benn Holback and Associates brings 34 years of experience in architecture, urban design and planning. His more than 50 projects, many involving historic buildings or new design within historic areas, have earned numerous awards. Mr. Benn also taught architecture at his alma mater, Cornell University, before coming to Baltimore. He currently serves on the boards of the Waterfront Partnership of Baltimore and the Waterfront Center of Washington, D.C.

Priscilla Carroll is a real estate attorney, who has been practicing in Baltimore for more than 25 years. She currently serves on the boards of the Johns Hopkins University Real Estate Institute, the American Visionary Art Museum and the Urban Land Institute.

Russell C. Dashiell, Jr., of Salisbury has been a general practice attorney for 37 years, currently with Widdowson and Dashiell, P.A. Mr. Dashiell serves on the boards of Pemberton Hall Foundation, the Pemberton Park Board and the Wicomico County Preservation Trust.

Jim Grube of St. Mary's County is principal of Woodlawn Properties, LLC, which operates Woodlawn, an historic bed and breakfast and retreat facility in Ridge, Maryland and nearby Jubilee Vineyards. Mr. Grube is the former director of physical education at Middlebury College in Vermont.

Audrey Scott of Queenstown is the general manager of land planning for Chaney Enterprises, Bowie. Ms. Scott is the former Maryland secretary of planning and served as chair of the Maryland Advisory Council for Historic Preservation. She served both as mayor of Bowie and on the Bowie City Council. Ms. Scott was executive director of the National Capital Chapter of the National Multiple Sclerosis Society and was assistant secretary of community planning and development at the U. S. Department of Housing and Urban Development.

Returning to the Preservation Maryland board is **Patricia Schooley** of Hagerstown, who previously served from 1994 to 2000. Currently a member of the C&O Canal Commission, she chairs the Washington County Historical Trust and is secretary of the Washington County Historical Advisory Committee to the county council. A freelance writer on historic preservation topics, Ms. Schooley has restored and lives in one of the county's oldest farm buildings.

The Honorable Robert B. Kershaw (1983-1990, 1993-1995, 2003-2008) and **Keiffer J. Mitchell, Jr.**, (2006-2008), retiring board members from Baltimore City, were recognized for their service on the board at the annual meeting.



MARYLAND'S ANNUAL PRESERVATION & REVITALIZATION CONFERENCE '09



MAY 28-29, 2009
HISTORIC TREMONT GRAND
BALTIMORE

Whatever your preservation focus, there is something for everyone at Maryland's 2009 Preservation and Revitalization Conference. One of the nation's largest gatherings of state historic preservationists, this year's promises to be one of the best in the conference's nearly 40-year history. Among the more than **30 educational sessions and workshop topics** are green preservation, the state historic preservation tax credit, communications strategies, effective advocacy, partnership development and legal issues. Also included are **13 walking and bus tours** spotlighting several of Baltimore's remarkable historic resources. Preservation affinity groups will host **awards programs, luncheons and receptions** offering plenty of time to renew associations with colleagues and meet fellow preservationists.

The keynote address on sustainable preservation will be given by **Carl Elefante, FAIA**, of QUINN EVANS ARCHITECTS of Washington, D.C. and Ann Arbor, Michigan. As director of sustainable design for the firm, Elefante's practice focuses on historic preservation and community revitalization. His credentials include 15 years' involvement with national and local sustainability and green building efforts.

Sponsorship, exhibitor and volunteer opportunities may still be available. The conference is presented by Preservation Maryland with major funding from the Maryland Historical Trust and support from more than 20 agencies, organizations and businesses. For more information, contact Jessica Feldt at jfeldt@preservationmaryland.org or 410.685.2886, ext. 302.

ENDANGERED MARYLAND 2009

For the third year in a row, Preservation Maryland has partnered with Maryland Life magazine to create “Endangered Maryland,” a list of the state’s most historically, culturally, and architecturally significant—and urgently threatened—properties.



SITE ON 2008 LIST UNDER NEW THREAT IN 2009

LINWOOD (*pictured above*) IS UNDER A NEW THREAT THIS YEAR. Situated in Carroll County, this rare, preserved landscape is representative of 18th- and 19th-century agrarian and cultural traditions. The site was listed in 2008 while facing a different development—the construction of an emergency training center. Although that battle was won, the site now faces a threat from the proposed installation of a stone conveyor system. This system will run for 4.5 miles above ground and would require the amendment of several Rural Legacy easements.

The designation includes the villages of Linwood, McKinstry’s Mill and Priestland Valley. These communities represent a railroad village, a mill village, and an African American rural community, respectively.

NOMINATOR: Historic Linwood Preservation Association

DATE: 19th Century

TYPE OF RESOURCE: Multiple Properties (Rural Village)

THEME: Landscape Preservation

MAJOR THREAT: Development

OWNER: Multiple owners



DATE: 1860s - 1895
TYPE OF RESOURCE: Farmstead
THEME: Historic Resources and Expanding Transportation
MAJOR THREATS: Demolition/Neglect
OWNER: Washington County

FALKLAND APARTMENTS, MONTGOMERY COUNTY (Silver Spring)

The Falklands Apartments are an outstanding example of both New Deal policies for public housing and the application of English Garden principles to multi-family design. They were the first apartments in Maryland to be funded under the New Deal's Federal Housing Administration and served as a prototype for others across the nation. The owner is proposing to demolish a significant portion of the complex to construct high-rise rental units. The county planning board voted last summer to leave the part proposed for demolition out of any historic designation, leaving it open for development.

NOMINATOR: Silver Spring Historical Society (*Mary Reardon*)



Photo: © Marc Bramble

DATE: Late 18th Century
TYPE OF RESOURCE: Georgian Mansion
THEME: Encroaching Development
MAJOR THREAT: Development
OWNER: David Moore

BRUMBAUGH-KENDLE-GROVE FARMSTEAD, WASHINGTON COUNTY (*Hagerstown*)

The farmstead is an example of the early settlement of Washington County and is comprised of an intact Italianate-style residence and outbuildings, including a farmhouse, washhouse, a family cemetery, barn and several other outbuildings. It has been determined eligible for the National Register of Historic Places. The property is contiguous to a runway for the Hagerstown Regional Airport, and a request for a demolition permit has been filed by the airport and the FAA. The FAA has recently proposed a plan for trying to move the property before demolition is considered.

NOMINATOR: Washington County Historical Trust
(*Patricia Schooley*)



DATE: 1936-1938
TYPE OF RESOURCE: Multi-Family Residential Complex
THEME: Preservation of Historic Multi-Family Residences
MAJOR THREAT: Demolition
OWNER: Home Properties

FRIENDSHIP HALL, DORCHESTER COUNTY (East New Market)

Friendship Hall is a Georgian style house built in the late 18th century and largely retains its original appearance. It sits on approximately 15 acres of land which includes a family cemetery. It was home to the prominent Sulivane family for several generations and was listed on the National Register of Historic Places in 1973. The Maryland Historical Trust holds an easement on the mansion and six acres surrounding the property. The remaining land has been subdivided for development. A subdivision of 21 homes has been approved for development on that land, disrupting the viewshed and historic entrance.

NOMINATOR: Heart of the Chesapeake Country Heritage Area
(*Amanda Fenstermaker*)



DATE: Early 1800s

TYPE OF RESOURCE: Plantation House

THEME: Agricultural Residences

MAJOR THREATS: Neglect and Deterioration

OWNER: David and Carol Lewis

HIGH WINDS GUN CLUB, WORCESTER COUNTY (Assateague Island National Seashore)

The only known remaining single-story “gunning shanty” in Maryland, the site is a reminder of the traditions of hunting and fishing in the region. This hunting lodge is located on a barrier island in the Assateague Island National Seashore Park. The site has been under lease from the federal government since 1968 and the formation of the park. The site faces demolition by neglect and is currently vacant. While the structure is in need of major restoration, it has withstood many major storms without collapsing.

NOMINATOR: Lower Eastern Shore Heritage Council
(Jay Parker)

HANSELL, DORCHESTER COUNTY (Vienna)

One of the last 18th century brick manor homes in Dorchester County, the site demonstrates changing use of the land as well as of the building itself. Thought to be an early 1800s reconstruction of a larger two-story structure, Handsell is on the Maryland Inventory of Historic Places. The structure was used as an overseer’s residence in the early- to mid-1800s. The house has been boarded up for nearly 60 years and is in serious decline. The Nanticoke Historic Preservation Alliance was formed to restore the house and open it for public events. The alliance has received a grant from the Maryland Historical Trust for \$48,000 of the estimated \$60,000 needed to purchase the property.

NOMINATOR: Nanticoke Historic Preservation Alliance, Inc.
(Margaret Ingersoll)



DATE: 1920

TYPE OF RESOURCE: Hunting Club

THEME: Preservation of Remote Resources

MAJOR THREATS: Neglect and Deterioration

OWNER: National Park Service



DATE: 1967

TYPE OF RESOURCE: Theatre

THEME: Preserving Controversial Architectural Styles

MAJOR THREAT: Development

OWNER: Arrow Parking

MECCHANIC THEATRE, BALTIMORE CITY

The Mechanic Theatre is a representative structure of “brutalism” architecture and was originally built as part of an effort to revitalize and reenergize downtown Baltimore. The style of architecture is controversial, and many buildings of its type have been lost. The building has been out of use for more than five years, and plans are underway to create a mixed-use complex utilizing the building’s existing shell. The Baltimore City Planning Commission, however, has not granted the theatre landmark status, putting its long-term integrity in question.

NOMINATOR: AIA Baltimore (Karen Lewand)

MOUNT NEBO AME CHURCH, PRINCE GEORGE'S COUNTY (*Mitchellville*)

The Mount Nebo AME Church is the oldest such site in Prince George's County and served as the center of activity for the local African American community. The 1925 structure had a small extension added in 1958. A graveyard is also present on the grounds. The church sits on the site of a late 19th-century church that was destroyed by fire. The congregation was primarily tobacco farmers and sharecroppers. Once the congregation moved to a larger building, the church fell into a state of disuse and is facing many structural issues including a falling roof and water damage

NOMINATOR: Prince George's Heritage (*Doug McElrath*)



Photo: © Edwin Remsburg and Maryland Life Magazine

DATE: 1925

TYPE OF RESOURCE: AME Church

THEME: Preservation of Historic African-American Structures

MAJOR THREATS: Deterioration

OWNER: Mount Nebo AME Church



DATE: 1819

TYPE OF RESOURCE: Church

THEME: Preservation of the Structures of Lost Communities

MAJOR THREAT: Deterioration

OWNER: Catholic Diocese of Wilmington

ST. PATRICK'S CATHOLIC CHURCH, CECIL COUNTY (*Colora*)

The second oldest Catholic worship site on the Delmarva Peninsula was built on, at the time, a major commercial route. St. Patrick's Catholic Church served a congregation of Irish immigrants. Once the Conowingo Dam was built in 1927, the town supporting the church was gone, and the church fell into decline. The building is in need of stabilization and restoration. A community effort has been underway since 2006 to raise funds to protect and restore the church.

NOMINATOR: St. Patrick's Chapel Historical Society (*William P. Pare*)

UPTON MANSION, BALTIMORE CITY

Upton Mansion is significant both for its history and its tenants. This rare, surviving Greek Revival country house has been a private residence to a prominent attorney, home to WCAO—Maryland's oldest radio station—and the Baltimore Institute of Musical Arts. The City of Baltimore has owned the property since 1955. The Department of Education last used the property, but it has been vacant since 2006 and facing vandalism and neglect. The building has been broken into and had crucial elements stolen on more than one occasion.

NOMINATOR: Baltimore Heritage (*Johns Hopkins*)



DATE: c. 1838

TYPE OF RESOURCE: Greek Revival House

THEME: Preservation of Urban Resources

MAJOR THREATS: Vandalism and Neglect

OWNER: Baltimore City Department of Housing and Community Development

New Study Shows Preservation is Good for the Economy and the Environment

A study commissioned by The Abell Foundation and appearing in the March 2009 *The Abell Report* reveals new and dramatic information about the capacity of the Maryland Heritage Structure Rehabilitation Tax Credit or “tax credit” as it is known in preservation and development circles. Among the findings are the tax credit’s economic and fiscal impact, the positive impact of historic preservation on the environment and the decline of the credit’s use since limitations have been imposed. Authors of the study, Joseph Cronyn and Evans Paull, reviewed data since the program began in 1996, noting its evolution as legislation mandated numerous changes to its application, most of them to restrict the use and amount of the credits allowed.

Commercial tax credit projects have totaled \$923 million in rehabilitation spending, assisted by \$214 million in credits. Wages earned by workers on these projects amounted to \$443 million and generated 1,850 additional jobs. The nearly 2400 residential tax credit projects involved \$201 million in rehabilitation investment and \$42 million in credits. However, the study revealed that reductions in funding associated with the program have resulted in a steady reduction of its use. This information is compared to increased use in other states whose regulations and requirements have remained more consistent over the life of their historic tax credit programs.

The value of the tax credit as a redevelopment tool, particularly in older communities and neighborhoods, is hardly a revelation though its magnitude recounted in the Cronyn-Paull study is impressive. Perhaps most compelling is new evidence that

Environmental Impact of Historic Preservation: Benefits of \$1.0 Million Investment in Historic Tax Credits*

* Calculations assume 20% credit and rehabilitation cost of \$100 per sq. ft.

BENEFIT	QUANTIFICATION
RENOVATED SPACE	50,000 sq ft
ENVIRONMENTAL IMPACTS:	
▪ Lower VMTs (20%-40% saving compared to sprawl)	198,000-264,000 VMTs
▪ Lower travel-related CO2 compared to sprawl	92-123 metric tons CO ₂
▪ If the rehabilitation is also LEED equivalent for energy efficiency, the CO2 “saved” relative to conventional construction in suburban location	164-195 metric tons CO ₂
—This is equivalent in gallons of gasoline	18,700-22,000 gal. of gas
—This is equivalent taking vehicles off the road	30 to 35 vehicles
▪ Retained “embodied” energy	55,000 MBTUs
▪ Greenfield land preserved	5.2 acres
▪ Lowered run-off per sq. ft. or DU, relative to low density sprawl – percentage reduction	70%
▪ Less demolition debris in landfills, relative to demolition and new construction	2,500 tons
▪ Value of natural resources conserved, relative to new construction	\$100,000
INFRASTRUCTURE INVESTMENTS “SAVED”	\$500,000 - \$800,000

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historic preservation benefits air and water quality, reduces greenhouse gasses and traffic congestion and improves public health. (See above chart.) For the complete study, visit www.abell.org.

Former PM Chair Named NTHP Advisor



Photo courtesy of Lee Lampos, NTHP

Recently appointed to the National Trust for Historic Preservation’s Board of Advisors is former Preservation Maryland board president Louise Hayman of Annapolis. Ms. Hayman replaces Ed McMahan of the Urban Land Institute, another PM board veteran.

The trust’s board of advisors consists of state representatives selected to represent their regions in matters of policy and advocacy to the board of trustees. Ms. Hayman also serves as a member of the Engagement Committee of the National Trust board of trustees which focuses on the

organization’s communications efforts and programs. “Apart from being a tremendous honor, serving as an advisor is a wonderful opportunity to apply my knowledge and experience in a larger arena. Being part of a national preservation organization affirms my belief that Maryland has an outstanding record in historic preservation,” said Ms. Hayman. “It also offers a chance to bring some new preservation tools back to my home state,” she added.

In addition to many years’ association with Preservation Maryland, Ms. Hayman has served on the boards of the Maryland Historical Society, the Maryland Heritage Areas Authority, Historic Londontown Foundation, Friends of the Teackle Mansion and the Hammond-Harwood House.

The advisory board of the National Trust was created in 1966 to increase contact among the National Trust, its regional offices and local preservation leaders. Advisors may serve up to three three-year terms.

Panel's Surprise Reversal Approves Robotic Garage



An architect's rendering (Peter Fillat Architects) illustrates how out of scale proposed garage is in relation to PM's headquarters (in yellow) and the surrounding neighborhood. The developer eliminated only one story from the project as shown above. Yet, as approved, it still goes beyond the legally established height limitations.

In a letter to Baltimore City Solicitor George A. Nilson, Preservation Maryland President Matt Kimball asked for a further public hearing on plans to permit a robotic garage which exceeds the legal limits for the height of buildings in the surrounding neighborhood. The project has been denied four times since 2004. However, following a January 29th hearing

by the Urban Design and Architecture Review Panel, the group reconsidered the proposal and, on February 26, 2009, approved the project. If its construction is allowed to proceed, the historic 1795 Old St. Paul's Rectory, headquarters for Preservation Maryland, will be just a few feet away from the 95 foot by 200 foot structure which is designed to accommodate 370 cars.

Kimball's letter, which is unanswered at *Phoenix* press time, further requests an opinion alleged to have been written by the city's legal team relating to the height limitations. Though furnished to the developer of the project, Southern Management Corporation, it has not been made available to other interested parties including Preservation Maryland and neighboring property owners. Kimball also questioned whether the city had followed proper procedures for the review process and requirements for the site as set forth in its Central Business District Urban Renewal Plan.

The proximity to the Rectory, the massive and bland appearance of the design and the city's dismissive attitude about its own regulations, ensure that Preservation Maryland, joined by Rectory owners, the Vestry of Old St. Paul's Church, will continue to object to and oppose the building of the garage.

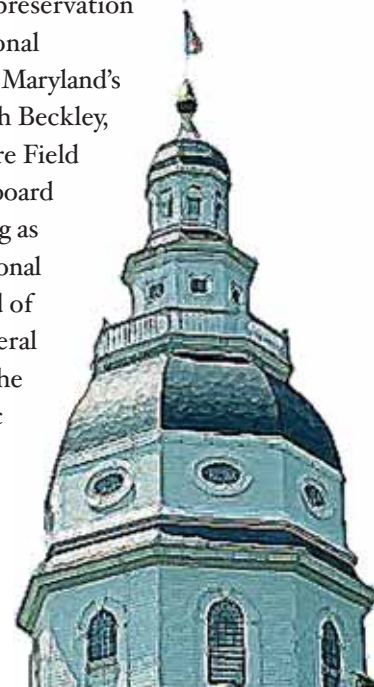
Preservation Advocates Lobby In Both Capitals

On February 12, Maryland preservation advocates participated in Maryland Heritage Lobby Day in Annapolis, sponsored by the Maryland Heritage Council. After a welcome from Preservation Maryland Executive Director Tyler Gearhart, State Senate President Thomas V. "Mike" Miller provided his perspective. The group also heard from the secretaries of the state departments of housing and community development and planning. In addition, representatives of Preservation Maryland's public affairs counsel, Alexander & Cleaver, provided tips on lobbying.

Unfortunately, the results were discouraging, largely attributable to the economy. Because of House and Senate disagreement, reauthorization of the Maryland Heritage Structure Rehabilitation Tax Program (tax credit), due to expire next year, failed. State funding for the Maryland Historical Trust (MHT) and other preservation-related programs were generally set at current or below current levels. Maintaining the same funding were the Maryland Heritage Areas Authority (\$3 million) and the Maryland Humanities Council (\$107,000). The tax credit program was reduced to \$7.7 million, MHT Museum Assistant Grants to \$225,000 and Non-Capital Grants to \$282,000. The MHT Capital Grant

program and the Maryland Higher Education Commission IMPART received no funds.

On March 10, a delegation of Maryland preservationists, organized by the Maryland Historical Trust, called on the entire Maryland Congressional delegation, providing information and rationale for supporting increased funding for the Historic Preservation Fund, historic preservation tax credits and joining the Congressional Historic Preservation Caucus. Among Maryland's preservation advocates were Elizabeth Beckley, Preservation Maryland's Eastern Shore Field Director (*see story on page 3*) and past board chair Louise Hayman, currently serving as Maryland's representative on the National Trust for Historic Preservation Board of Advisors. (*See story on page 9.*) The federal lobbying day was a joint program of the National Conference of State Historic Preservation Officers, Preservation Action, the National Trust and involved preservationists from throughout the United States.



Heritage Fund Grants Awarded

PRESERVATION MARYLAND'S HERITAGE FUND SUPPORTS PRESERVATION PROJECTS and organizations through grants that are awarded for a variety of purposes—from emergency repairs to case studies—and range from \$500 to \$5,000. The Heritage Fund provides direct assistance for the protection of endangered cultural resources and promotes innovative demonstration projects that can be successfully replicated to meet Maryland's historic preservation needs. Along with historic sites, buildings, districts and objects, projects benefiting archaeological resources are eligible for funding.

To date in the current fiscal year, (October 1, 2008-September 30, 2009), a total of 18 grants have been awarded totaling \$44,500 to historic resources in 13 counties and Baltimore City. **THE NEXT APPLICATION DEADLINE FOR THE HERITAGE FUND IS JUNE 1, 2009.** For more information and complete guidelines for Heritage Fund grants, please visit www.PreservationMaryland.org or call Marilyn Benaderet at 410.685.2886, ext. 303.



The skipjack Martha Lewis

African American Heritage Preservation Group (AAHPG) in Prince George's County was awarded \$2,000 to assist with the cost of *hiring a summer intern through the National Park Service's Cultural Resources Diversity Internship Program*. The intern will perform tasks necessary to establish organizational structure for this newly formed non-profit organization. AAHPG is a preservation advocacy organization, focusing on African-American heritage site needs and issues in Prince George's County.

the skipjack Martha Lewis. The *Martha Lewis* is used as a floating museum and classroom to educate the public about the historical, cultural and environmental aspects of the Chesapeake Bay and oyster dredging.

Chester River Hospital Center Auxiliary, Inc., in Chestertown, Kent County, was awarded \$2,500 to support *roof repairs to the CRHC Auxiliary building*. The structure, erected in 1801, is the original Methodist Meeting House in Chestertown.



Chester River Hospital Center

Arabber Preservation Society in Baltimore City was awarded \$2,500 to assist with the cost of *repairs to the roof of the Carlton Street Stable building*. The Carlton Street Stable is the oldest continuously operating livery (horse cart) stable in the United States.

Christ United Methodist Church in Baltimore City was awarded \$1,500 to *remove asbestos floor tiles in the dining room*. The church's congregation began in 1812 and the building is listed on the National Register of Historic Places.



Double Mills

Charles County Government, Department of Planning was awarded \$2,500 for a *Phase I Cultural Resource Study of Benedict*. Benedict is best known as the land invasion site for the British during the War of 1812.

Double Mills, Inc., in Mardela Springs, Wicomico County, was awarded \$3,500 to *support the mill restoration project*. Double Mills is the last surviving turbine-driven, water-powered grist mill on Maryland's lower Eastern Shore and was named one of Maryland's Most Endangered Sites in 2008.



Elkrige Assembly Rooms

Chesapeake Bay Field Lab, Inc., in Piney Point, St. Mary's County was awarded \$2,500 to assist with the cost of *restoration of the push boat for the Skipjack Dee of St. Mary's*. A push boat (or yawl) is the propulsion for a skipjack, one of the last working fleet under sail in the United States and Maryland's official state boat.

Elkrige Assembly Rooms, Inc., in Howard County was awarded \$2,500 for the *restoration and repair of exterior doors, windows and security shutters on the Elkrige Assembly Rooms building*. Located in the Lawyer's Hill Historic District in Elkrige, the structure was built for social gatherings and has served as a community center since its construction in 1870.

Chesapeake Heritage Conservancy in Havre de Grace, Harford County, was awarded \$2,500 for *restoration and repair of*



Jerusalem Mill Barn



Town of East New Market



Fire Museum of Maryland
(Photo by Holton Brown)

Fire Museum of Maryland in Lutherville, Baltimore County, was awarded \$2,500 to assist with the cost of *the 1871 cast iron fire house restoration and installation inside the museum*. It is believed the structure is Baltimore City's only remaining cast iron fire house.

First Agape AME Zion Church at Gibson Grove was awarded \$5,000 to assist with the *cost of a restoration plan* for the fire damaged building. The church is listed in the Maryland Inventory of Historic Properties and is among a very few of Montgomery County's extant African American churches still serving its original purpose.

Friends of Jerusalem Mill, Inc., in Kingsville, Baltimore County, was awarded \$2,000 to assist with the *cost of performing a structural assessment report* and developing plans to retain as much of the barn's original structural integrity as possible, while making the space functional for contemporary use. The property is listed on the National Register of Historic Places.

Friends of Teackle Mansion, Inc., in Princess Anne, Somerset County, was awarded \$2,000 to assist with *the cost of the paint research program, which studies and documents the mansion's 19th century interior paint schemes*. Findings from this research will be used to return the house, located in Princess Anne and a principal tourism site on the lower Eastern Shore, to its c. 1820 appearance, the period it was inhabited by its original owners.

Galesville Heritage Society, Inc., in Anne Arundel County was awarded \$2,500 to assist with the cost of *the installation of a new*

climate control system in the Galesville Heritage Museum. Galesville is the site of the first General Meeting of Friends in Maryland (1672), and the museum's collection includes the original documents for the Galesville Quaker Burying Grounds.

Odd Fellows Lodge in Sandy Spring, Montgomery County, was awarded \$2,000 to assist with *its interior preservation*. During segregation, the Odd Fellows organization served as a health and life insurance agency for African Americans in Sandy Spring. The lodge building provided a place for worship, education and social activities. It is a designated local landmark located within a local historic district.

Rural Life Museum in Trappe, Talbot County, was awarded \$2,500 to support *restoration of the Carriage House building* to be used as additional museum exhibit space. The museum is dedicated to the collection and preservation of items of historical significance to the community of Trappe.

Town of East New Market in Dorchester County was awarded \$2,000 to assist with *the completion of a study to develop strategies to attract heritage tourism to the town*. East New Market is one of the oldest municipalities in this county. The town was incorporated in 1832 and contains a concentration of structures dating from the 18th century.

Woman's Industrial Exchange in Baltimore City was awarded \$2,000 to *support the window restoration project*. Windows will be replaced in the c. 1815 building where the exchange has resided since the Victorian era.



Teackle Mansion



Woman's Industrial Exchange

Preservation Maryland Award Winners Named

EACH YEAR SINCE 1985, PRESERVATION MARYLAND HAS OFFERED THE HIGHEST RECOGNITION OF INDIVIDUALS, GROUPS AND ORGANIZATIONS ACTIVE IN THE PRESERVATION, RESTORATION AND/OR REHABILITATION OF THE STATE'S HISTORIC AND CULTURAL RESOURCES. PRESERVATION MARYLAND ANNOUNCED ITS 2008 PRESERVATION AWARDS WINNERS AT THE ANNUAL MEETING HELD LAST FALL.



MICA President Fred Lazarus IV

THE STEWARDSHIP AWARD FOR PRESERVATION OF HISTORIC RESOURCES was awarded to *Fred Lazarus IV, president of the Maryland Institute College of Art (MICA)* who, during his 30-year tenure, led the adaptive reuse and stewardship of the collection of historic buildings that comprise MICA's Baltimore City campus

and created exciting new buildings that raised the bar for architectural design in Baltimore. Since he became president, Mr. Lazarus dedicated himself and the resources of MICA to preserving and enriching the quality of the historic environment of the campus, while reinvigorating vacant parcels of land with new architecture. The mix that has resulted not only makes the historic buildings more noticeable and noteworthy, but provides an integrated fabric of old and new that is one of the most vibrant in Baltimore. The campus is a crucial link among its historic, and yet ever-changing, neighborhoods in the cultural district.



Mildred Ridgley-Gray receiving award from Executive Director Tyler Gearhart

THE GEORGE T. HARRISON AWARD FOR OUTSTANDING VOLUNTEER CONTRIBUTIONS was presented to *Mildred Ridgley-Gray of Mitchellville* for her valuable contributions and efforts to preserve the African American heritage in Prince George's County. Ms. Ridgley-Gray is a retired educator and life-long resident of Prince George's County renowned throughout the county for her dedication

to the preservation of heritage sites. Particularly, she has shown unwavering commitment and determination for the recognition and preservation of the Ridgley United Methodist Church and cemetery and the Historic Ridgley

School. Ms. Ridgley-Gray founded the Mildred Ridgley-Gray Charitable Trust, Inc., to raise public awareness of the historic Prince George's County community formerly known as Ridgley. The mission of the trust is to research family histories and institutions, to maintain the Arthur and Mary Ridgley house and to support the preservation of the Historic Ridgley United Methodist Church and Cemetery and the Historic Ridgley School.



Eileen McGuckian

THE PRESIDENT'S AWARD, ESTABLISHED IN 2002 TO HONOR OUTSTANDING LEADERSHIP IN PRESERVING THE STATE'S HERITAGE, was presented to *Eileen McGuckian, founder, past president and executive director of Peerless Rockville,* an award-winning non-profit community-based preservation organization in Rockville. A historian, advocate, educator and author for

more than 30 years, she has championed the preservation movement in Rockville and assisted many others in protecting historic resources in Montgomery County. Through Peerless Rockville's educational program, publications, project and advocacy efforts, Ms. McGuckian has helped to make historic preservation an acknowledged public goal. Faced with demolition, the B&O Railroad Station was Peerless Rockville's first project. The train station was rescued and relocated from the path of Metro. Peerless Rockville also bought and restored the historic Montrose School. The Baptist Cemetery, owned by Peerless Rockville, now serves as an outdoor museum. Peerless Rockville also restored the Dawson farmhouse and Wire Hardware store and sold them to purchasers who agreed to renovate them. The organization's educational programs have formed the basis of an impressive body of information on Rockville history—today known as the Peerless Rockville Collection. Ms. McGuckian is also the author of the award-winning book, *Rockville: Portrait of a City*, the first history of Rockville.

FINANCIAL STATEMENT for year ending September 30, 2008



Annual
REPORT
2008

ASSETS

Cash and Cash Equivalents	\$ 67,868
Investments at Fair Value	7,241,538
Grants Receivable	137,214
Accrued Investment Income	58,922
Prepaid Expenses	3,035
Equipment and Historic Collections, Net	217,154
Total Assets	\$7,725,731

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts Payable and Accrued Expenses	\$ 26,554
Grants Payable	113,382
Due to Maryland Historical Trust	877,926
Total Liabilities	\$1,017,862

NET ASSETS

Unrestricted	
Undesignated	\$ 5,602,833
Board Designated	327,321
Temporarily Restricted	\$ 397,244
Permanently Restricted	380,471
Total Net Assets	\$6,707,869
Total Liabilities and Net Assets	\$7,725,731

STATEMENT OF ACTIVITIES

REVENUES

Contributions and Grants	\$ 536,959
Dues	45,824
Conference Income	65,860
Other Income	7,135
Investment Income Used for Operations	146,774
<i>Total for Operations</i>	<i>\$ 802,552</i>
Other Investment Income	(1,706,955)
Total Revenues	\$(904,403)

EXPENSES

Program Services

Funding	\$ 139,957
Education and Outreach	370,959
Advocacy	83,121
Properties and Collections	34,117
<i>Total Program Support</i>	<i>\$ 628,154</i>

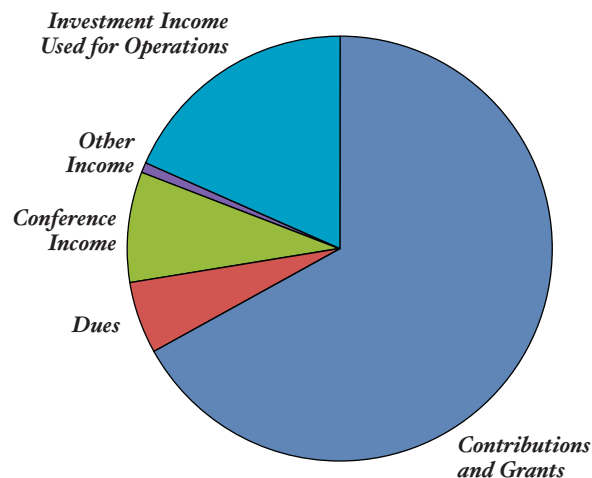
Support Services

Fundraising	\$ 66,476
General and Administrative	107,922
<i>Total Support Services</i>	<i>\$ 174,398</i>

Total Expenses **\$ 802,552**

NET ASSETS - Beginning of Year	\$8,414,824
NET ASSETS - End of Year	6,707,869
CHANGE IN NET ASSETS	\$(1,706,955)

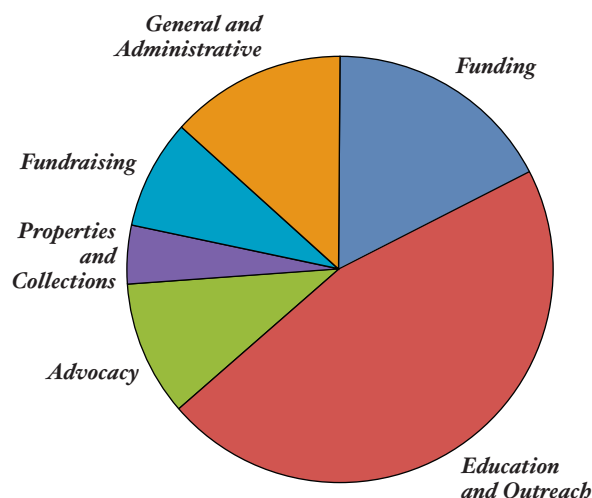
REVENUES



NOTE ON DERIVATION:

Auditor "investment loss/exp."	(1,560,181)
Auditor "change in net assets"	(1,706,955)
difference	146,774

EXPENSES



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Contributions and In-Kind Services received dates January 1, 2008 through December 31, 2008.

Every attempt was made to ensure the accuracy of this list. Please contact us at PM@PreservationMaryland.org or call 410.685.2886 if there is an error or omission.

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