



# Preservation Maryland: 2017 Year in Review

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*A look back over the past year at Preservation Maryland's biggest challenges, accomplishments, partnerships and victories.*

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## FROM THE DESK OF NICHOLAS A. REDDING

*2017 was a year of major achievements for the preservation community and for Preservation Maryland.*

We dramatically increased resources for preservation projects around the state, launched new programs and made impressive impacts at all of our Six-to-Fix projects.

- Our Six-to-Fix program continues to generate stunning results -- and is leveraging our donor's dollars in unparalleled ways. Since the program's launch in 2015, Preservation Maryland has leveraged an astounding \$5 for these threatened sites for every \$1 the organization has raised for the projects. That 5:1 ratio is one of the many reasons the program has gained national attention and received the accolades of the Maryland Historical Trust who recently honored it with an award.
- The organization wrote, introduced and lobbied for one of the most far-reaching pieces of [preservation legislation](#) in Maryland since the 1960s -- legislation which affirmed the General Assembly's support for preservation grant funding for the *first time ever*.
- Preservation Maryland has emerged as a national leader in the [fight against the most serious assault](#) on the federal historic tax credit in 30 years -- *the nation's most successful preservation program*.
- Preservation Maryland also launched a weekly podcast, [PreserveCast](#), and [PreserveList](#), our fast-growing preservation contractor database. Together, they represent the next steps for this organization -- taking our message to new audiences and connecting people to the resources they need to save places that matter.
- The organization also distributed **nearly \$150,000 in grants** through our [Heritage Fund Grant Program](#) and our [Ellicott City Revitalization Grant Program](#). Together, they are making real and direct impacts in historic places throughout the state. These programs depend on [donor support](#) to continue in the year ahead.

Moving forward, the goal isn't just to save what we have -- but to expand the level of support and resources for historic resources all across the state -- from iconic state parks to industrial warehouses that can catalyze the redevelopment of an entire neighborhood. From communications & outreach to education and our direct investments in places, we're making a difference and we're turning donor dollars into real results.

[Make a Donation to our Annual Fund Now](#)

With pride in our past & faith in our future,

*Nicholas Redding, Executive Director*



*The Staff of Preservation Maryland, 2017.*



## Victory: Maryland Historical Trust Grant Fund Improvement Act



Thanks to the dedicated work of grassroots advocates and the bi-partisan support of legislators, the Maryland Historical Trust Grant Fund Improvement Act has passed the General Assembly and will result in more stable future funding for preservation.

The landmark legislation, which was a key piece of Preservation Maryland's 2017 advocacy platform, calls on the governor to provide at least \$1.5 million annually to the state's Historic Preservation Grant Fund. It is the first time in the state's history that the legislature has requested that the governor include a specific amount of funding for historic preservation grants.

Working with [Speaker Pro Tem Adrienne Jones](#) and [Senator Bill Ferguson](#), Preservation Maryland advocated for the introduction of [HB1513/SB1069](#) which establishes a base level of funding for the Fund at \$1.5 million annually. This fund had previously gone without a new appropriation for nearly eight consecutive years.



## Heritage Fund Grants ♦ Ellicott City Revitalization Grant Program: *\$150,000 for Preservation*



**In 2017, Preservation Maryland and the Maryland Historical Trust jointly awarded nearly \$100,000 in grants to deserving projects across the state.** The program, which has distributed over \$1 million since its creation, is administered by Preservation Maryland with funding from both organizations. [Donor contributions](#) to Preservation Maryland make this program possible -- and it sadly represents one of the few remaining sources of funding for historic preservation in Maryland. Grants support a wide range of activities and projects, including bricks ♦ mortar, planning, interpretation and research.

[Learn more about the Heritage Grant Fund Program Here.](#)

**In addition, for the first time ever, Preservation Maryland and Historic Ellicott City, Inc. awarded \$50,000 in grants to projects throughout the Ellicott City National Register District -- an effort to assist the flood ravaged community.**

[Learn more about the Ellicott City Grant Program Here.](#)

## Loss: Bel-Loc Diner Falls to the Bulldozer's Blade



In 2016, Preservation Maryland [made a stand](#) for the value of the recent past by supporting the rehabilitation and reuse of the Bel-Loc Diner, a Parkville, Maryland landmark for over 50 years. The organization's position was prompted by a plan to demolish the iconic diner to create space for a mundane Starbucks franchise.

As a result of Preservation Maryland's involvement, [thousands of Marylanders signed a petition](#) encouraging Starbucks to reuse the building and dozens of media outlets reported on public support for the glistening mid-century modern diner.

Despite the broad public support for the adaptive reuse of the building and a series of conjectural drawings and schematics created by Preservation Maryland showing how reuse was a viable alternative, Starbucks was unwilling to reuse the iconic structure and demolished the landmark in 2017. The demolition represents yet another tragic loss for mid-century modern resources in the state.





## Board of Public Works' Cuts REJECTED



On the last day of August, the [Governor's office announced that they planned to eliminate the \\$200,000 in historic preservation grants](#) which had been restored just months before. The cut was to be part of a much larger \$68 million package of cuts that were going to the Board of Public Works the following Wednesday. Because of the upcoming Labor Day holiday, the timing meant that there were **only two working days** between when the announcement was made and when the Board of Public Works would meet.

Preservation Maryland sprang into action and [sent out an Action Alert](#) just hours before the start of the long weekend. By the time the offices of state government reopened on Tuesday, September 5, 2017, over 1,200 emails had landed in the inboxes of the Governor, Comptroller, and Treasurer — the three voting members of the Board of Public Works. Throughout the day on Tuesday, the emails and phone calls kept coming. When the Board of Public Works gathered on Wednesday, September 6, the Governor had an announcement: [the proposed cuts to the historic preservation programs had been rescinded](#).

[Donate to our advocacy fund](#) to help support future efforts like this.

## Important Work: History Advocacy Day 2017



In mid-February, nearly 200 preservationists from across Maryland joined us for [Maryland History Advocacy Day](#) in Annapolis. We knocked on the doors of our delegates and senators in support of this year's historic preservation legislative priorities. One of our priorities was to restore \$200,000 in non-capital grant funding and \$600,000 in capital grant funding to support local preservation projects. As a result of these efforts, the funding was included in the final budget and provided a major lift to projects around the state.

[Donations to our advocacy fund](#) make this work possible.



## Heritage At Risk



Plans to demolish and redevelop the 7 acre site of the ca. 1939 former headquarters of the [Washington Suburban Sanitary Commission](#) (WSSC) in Hyattsville, Maryland have been presented to the community. The Art Deco structure is currently vacant and owned by [Douglas Development Corporation](#), a major land and property owner. Negotiations between Douglas and the potential developers, [Werrlein Properties](#) are currently taking place. Over 200 people attended a public meeting and

presentation by [Werrlein Properties](#), on November 6, 2017. The plans for the 7 acre site include 71 townhomes and 14 single family homes. Additional public meetings and opportunity to comment may take place.

[Docomomo US](#) is a chapter of the international Documentation and Conservation of Buildings, Sites and Neighbourhoods of the Modern Movement ([Docomomo](#)) that is dedicated to the preservation of modern architecture, landscape, and design. The Washington, DC chapter of the organization, [Docomomo DC](#), summarized the architecture of the WSSC Headquarters building as such; *The original Art Deco building was constructed in 1939 and designed by local architects Paul H. Kea of Hyattsville and Howard W. Cutler of Silver Spring. Additions were added in 1953 and 1964. Paul Kea (1886-1968) was one of the first two licensed architects in Maryland and founded the firm Kea, Shaw, Grimm & Crichton, a precursor to today's Grimm + Parker Architects. Kea's firm built numerous banks, churches, schools and commercial buildings.* The building is further described in a [Maryland Inventory of Historic Properties Form](#) and included as a contributing structure to the [Hyattsville National Register Historic District](#).

There are several great examples of mid-century architecture in the Prince George's County area including the historic [Lustine Showroom](#) that was adaptively reused. In 2015, Preservation Maryland included the WSSC Headquarters on a tour of mid-century architecture.

Whites Hall (Anne Arundel County), the boyhood home of Johns Hopkins, earned a stay of demolition after Preservation Maryland negotiated with developers to find a new owner rather than moving forward with demolition. As of December, 2017, the house still remains with the development company and awaits a new owner. It is for sale, with 13 acres for \$700,000. [Read the full story here.](#)



## Tax Reform Battle: Saving the Federal Historic Tax Credit



As efforts to reform the federal tax code advanced, the federal historic tax credit, a program which has saved 42,000 structures nationwide and resulted in over \$2 billion worth of completed projects in Maryland alone, found itself on the chopping block. The US House of Representatives eliminated the program in their bill and the Senate retained it in their legislation, which some changes. As this report goes to publication, a final outcome for the program has not yet been determined and the fate of historic preservation hangs precariously in the balance.

Preservation Maryland has emerged as a national leader in the fight, working directly with Maryland Senator Ben Cardin's office to advance policy and proposals that would save the credit from elimination. In early December, Preservation Maryland hosted a nationwide telephone town hall that reached thousands of grassroots supporters with the goal of engaging them in the fight to retain this critical preservation financing tool.

The organization also worked with municipalities around the state to urge them to pass resolutions calling on congress to retain the credit. To date, Baltimore, Cambridge, Easton and Salisbury have all adopted these resolutions -- affirming local support and bi-partisan support for the program.

[Learn more about our efforts.](#)



## Convening of Preservationists: Old Line State Summit 2017

The [Old Line State Summit](#) is Maryland's historic preservation conference and is a comprehensive and immersive day of training that covers a range of relevant topics – and from those topics methods and practices that can be applied to many challenges that face Maryland's historic communities. The 2017 Summit was held in Annapolis, Maryland at the United States Naval Academy.



## Six-to-Fix Program makes major impacts in 2017

Preservation Maryland's [Six-to-Fix](#) program began with a simple question: *Could we do more to help save threatened history across our state?*

We've learned a lot about our state, our history and ourselves over these past several years and we're stronger as a result. With a price tag of nearly \$150,000 annually, it's been no small task. But, thanks to ongoing support we've been able to leverage nearly \$2 million in outside funding to assist a unique collection of critically important sites across our state.

**HERE'S A LOOK BACK ON THE IMPACTS WE'VE MADE TOGETHER**



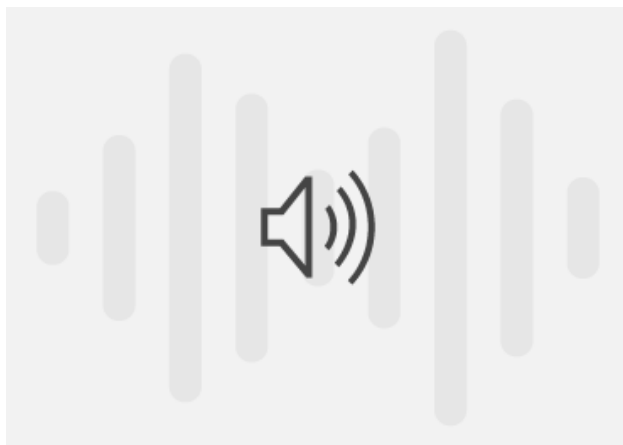
## Launch of PreserveCast and PreserveList

PreserveCast, is the result of several years' worth of planning and discussions and was called for in the organization's strategic plan. The podcast, which is recorded in the organization's Baltimore offices, has been released weekly since the beginning of 2017 and has covered a wide variety of topics and issues relating to preservation and the impact of technology. Unlike many of Preservation Maryland's programs which are confined to the Free State's borders, the podcast discusses topics and issues from around the nation and the entire globe.

<https://sway.com/i8e28DypHjQRoDRz#content=AonTecPkkICbMc>

*1 - PreserveCast Episode 39: Joe McGill and the Slave Dwelling Project.*

[Learn more and listen to all 52 episodes from 2017.](#)



When you want to do right by your older home, [PreserveList](#) will connect you with the service providers that you need. Whether it's financing or finishes, Victorian or Mid-Century, [PreserveList](#) is your one-stop shop for all things preservation! It's free, [click here](#) to go to [PreserveList](#).

PreserveList is powered by Preservation Maryland and is a part of the organization's ongoing effort to assist projects around the state by connecting them with necessary resources.



## The Great Task Remaining Before Us



In the year ahead, Preservation Maryland has an aggressive and ambitious agenda. From advocacy, to six new Six-to-Fix projects as well as the launch of a property redevelopment program, laying the groundwork for an apprenticeship effort and beyond we have a wide variety of important projects ahead.

### [Class of 2017 Six-to-Fix Projects](#)

**None of this would be possible without the support of our donors and members who are the driving force behind our efforts. *Together we are saving the very Best of Maryland.***

Keep in touch for the big projects that lie ahead and please consider making an Annual Appeal donation to help make sure we can continue this important work in 2017. We receive NO government operating support and count on member contributions to help sustain our work.

**[MAKE A SECURE ONLINE DONATION HERE TODAY](#)**