

Comments on the Calvert County Comprehensive Plan, December 2018 Draft  
Additional Agency Comments through March 3, 2019

NAME	AGENCY	DATE RECEIVED	# OF PAGES
Steven H. Allan, AICP Local Assistance and Training Planner	Maryland Historical Trust, Maryland Department of Planning	2/27/2019	4



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Robert S. McCord, Secretary  
Sandy Schrader, Deputy Secretary

February 26, 2019

Mr. Greg Kernan, Chair,  
Calvert County Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

Planning & Zoning

FEB 27 2019

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Dear Mr. Kernan:

Thank you for the opportunity to review the Calvert County Comprehensive Plan December 2018 Draft for Public Hearing and submit comments on behalf of the Maryland Historical Trust. While we are pleased to see that Calvert County values its historic and cultural assets by including the Heritage chapter as a separate element in the plan, this chapter could be better integrated into other plan elements, especially land use, housing, transportation and economic vitality.

Overall, we are pleased that Calvert County values preservation of its rural character and creating vibrant town centers. We note that preservation of the natural, cultural and historic assets is one of the four stated goals on page ES-2 of the Executive Summary, and is supported by Vision 8.

We offer the following detailed comments for your consideration:

#### Chapter 3. Land Use

p. 3-17 It is important to note that only the municipalities of North Beach and Chesapeake Beach have planning and zoning authority in Calvert County.

p. 3-20 The third paragraph refers to the 200-year historic association of a great natural harbor with Solomons, and the importance of retaining historic character in regard to new development, but this is not mentioned in the Heritage Chapter.

p. 3-24 Goal 1, Objective 3 (3.1.3.1) "Explore opportunities for developing heritage sites and ecotourism" should reference Goal 3 on page 5.1 of the Heritage chapter.

p. 3-24 Goal 1, Objective 3 (3.1.3.4) "Strengthen regulations and incentives governing the preservation of older structures" should reference Goal 1 on page 5.1 of the Heritage chapter.

#### Chapter 4. Environment and Natural Resources

p. 4-18-19 Goal 4, Objective 1,2,3, 5,6 The Maryland Historical Trust administers the Weather It Together program, offering assistance to local jurisdictions with tools and information on how to

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incorporate cultural resources into hazard mitigation planning, disaster response and recovery, and climate change adaptation.

Chapter 5. Heritage

p. 5-1 Visions and Goals The Heritage Element is distinct and apart from other elements of the plan. It is introduced as a vision of stewardship of cultural heritage, but Goal 1 appears stronger than the stated vision in that it identifies, protects and interprets buildings places and archeological sites.

We appreciate the acknowledgment that the Heritage chapter supports the goals of PreserveMaryland, especially the goals of connecting with broader audiences, improving the framework for preservation, expanding and updating documentation, building capacity and strengthening networks, and collaborating toward shared objectives. Please note that Preserve Maryland II is currently in progress, and should be released soon.

p. 5-2 Existing Policies The plan correctly states that 1,371 historic sites and structures are listed on the Maryland Inventory of Historic Properties, and an additional 536 archeological sites, and that the Inventory is not regulatory. Please clarify that properties listed on the Maryland Inventory of Historic Properties have only been surveyed and documented; these properties have not been evaluated for historic significance aside from the 20 listed on the National Register.

p. 5-3 Historic District Commission It would be helpful to include a map of the Historic Districts that are designated and regulated by the County.

Please consider including information about the state and federal tax credit programs for historic properties, noting that eligibility for or listing in the National Register of Historic Places is helpful in qualifying properties for federal and state financial incentives. The Heritage Structure Rehabilitation Tax Credit's Small Commercial program, designed to help fund modest rehabilitation projects, may deserve special mention since projects are frequently undertaken in smaller, Main Street-type communities. Details about these programs can be found on the Maryland Historical Trust website at <http://mht.maryland.gov/taxCredits.shtml>.

p. 5-3 Development Review We appreciate that new development projects are reviewed for potential impacts on cultural resources including historic buildings and archeological sites.

The third paragraph states that projects adversely affecting archeological sites in Prince Frederick, St. Leonard, or Solomons are subject to archeological survey based on regulations included in those three Town Center Zoning Ordinances, and that archeological investigations may be required of multifamily construction projects. This leaves other areas of the county and other kinds of projects with less protection and oversight of archeological sites and historic architecture.

We appreciate the assertion that since 1993, demolitions of buildings more than fifty years old as well as demolition on a property that has mapped cultural resources is reviewed by the cultural resources planner. We hope that the county shares information about demolitions of MIHP sites with our office; please contact Heather Barrett at [heather.barrett@maryland.gov](mailto:heather.barrett@maryland.gov) or (410) 697-9536 for more information.

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p. 5-4 Challenges/Key Issues: Environmental Threats We commend the county for conducting vulnerability studies to identify threatened historic resources. The Weather It Together program of the Maryland Historical Trust offers assistance and resources in this regard.

It is also important to note that Calvert County is a Certified Local Government, a program that recognizes counties and municipalities that have made a special commitment to preservation. Maryland's CLG program is administered by the National Park Service and the Maryland Historical Trust. MHT awards 10% of its annual allocation from the Historic Preservation Fund to CLG projects and educational opportunities each year.

p. 5.5 We support the Goals and Objectives as stated.

Chapter 6. Housing

p. 6-1 The link between community character and design should reference Goal 1 and Goal 3 of the Heritage Chapter on pages 5-5 and 5-6.

Chapter 7. Transportation

p. 7.7 The statement, "Preserving the look and limiting the capacity of rural roads helps to maintain the rural character of Calvert County and avoids the higher costs that result when roads are over-designed" should reference the historic roads discussion on page 5.4 and 5.5 in the Heritage Chapter.

Chapter 8. Economic Vitality

We recommend adding the following language to meet the statutory requirement that local Jurisdictions must include, by reference, the approved Heritage Area Management Plan in comprehensive or master plans (Financial Institutions Article, Title 13, Subtitle 11, Annotated Code of Maryland, § 13-1111 (e)):

"The Southern Maryland Heritage Area Tourism Management Plan was adopted and made a part of the comprehensive plans of Charles, Calvert and St. Mary's Counties in 2003. This update of the comprehensive plan, when adopted by the County, incorporates by reference all portions of the Southern Maryland Heritage Area Tourism Management Plan, except those portions solely relating to other jurisdictions within the Heritage Area, as part of the comprehensive plan."

p. 8-13 The second paragraph discusses the county's prehistoric and colonial history in a broad sense. We encourage you to include Jefferson Patterson Park and Museum, which contains over 65 archeological sites spanning 9,000 years of documented human occupation.

Chapter 10. Government and Community Facilities

p. 10-10 Jefferson Patterson Park's trails are discussed in the first paragraph, but the correct name is Jefferson Patterson Park and Museum. JPPM offers a plethora of programs and interpretive sites, including the Maryland Archeological Conservation Laboratory (MAC Lab).

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Thank you for the opportunity to comment on the Calvert County Comprehensive Plan December 2018 Draft for Public Hearing. If you have any questions, please contact me at (410) 697-9561 or [steven.allan@maryland.gov](mailto:steven.allan@maryland.gov)

Sincerely,

A handwritten signature in black ink, appearing to read "Steven H. Allan".

Steven H. Allan, AICP  
Local Assistance and Training Planner  
Office of Planning, Education and Outreach

Cc Nell Ziehl  
Heather Barrett