

HISTORIC PRESERVATION COMMISSION

ANNUAL REPORT

A Certified Local Government

January – December 2024



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Reviewed and approved by the Historic Preservation Commission on January 23, 2025.

Members: Robert Hurry, Teresa Wilson, Eve Love, Christine McKay, Apryl Yates, Jocelyn Copeland, and Patricia Samford

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The cover photo is located at 23111 Budds Creek Rd., built in 1951.

Introduction

The Historic Preservation Commission (HPC) was granted the authority to preserve historic resources and increase public awareness through education. The HPC identifies and oversees the County's historic landmarks, districts, and sites. The Department of Land Use and Growth Management is responsible for the administration of the HPC program.

This annual report was prepared to fulfill the annual reporting requirement of the Historic Preservation Commission's bylaws. The Maryland Historic National Trust and the National Park Service's Certified Local Government Program (CLG) also require an annual report under the National Historic Preservation Act. The HPC's goal of enhancing the quality of life in the County is supported by recognizing, appreciating, and preserving historic places, events, and people.

Background

The St. Mary's County Historic Preservation Commission, originally named the St. Mary's County Historic District Commission, was created on June 4, 1975. A historic district proposal by the Commission for the St. Mary's City area was met with public opposition and, as a result, the Historic District Commission was disbanded in 1986. As part of a requirement for a matching grant to St. Mary's County by the Maryland Historical Trust, the Commission was reestablished in 1993. The grant was a program designed in eight phases to develop an active historic preservation program and to add to the number of documented historic properties in St. Mary's County. The first phase of this project began in 1994 and resulted in the documentation of sites and structures in all election districts. Phases one through four covered the Chaptico, Mechanicsville, Valley Lee, St. George Island, Bay, Patuxent, Leonardtown, St. Inigoes, and Milestown districts. The Commission has succeeded in establishing many historic properties on the local, State, and National Historic Register, and continues to work with the State, Maryland Historical Trust, and several other agencies. The HPC continuously maintains its status as a CLG from the Maryland Historic Trust.

Membership

The Commissioners of St. Mary's County appoint seven county residents to serve on the Commission. Members are crucial in protecting and enhancing the county's historic resources and cultural heritage. Through their advocacy, preservation programs and historical reviews are implemented. The Commission is supported by the Commissioners of St. Mary's County and the St. Mary's County Comprehensive Zoning Ordinance, Comprehensive Plan, federal, state, and regional protective regulations.

Title 8 of the Maryland Code, Land Use Article contains the enabling legislation for historic preservation commissions and allows the Commissioners of St. Mary's County to appoint seven volunteers to the Historic Preservation Commission for three-year terms, renewable for another three years. Citizens interested in serving for additional terms thereafter must wait a full year before they may re-apply. To qualify, a candidate must (a) have special interest and knowledge or training in such fields as history, architecture, law, archaeology, preservation, education, or urban design; (b) be a county resident; (c) fulfill the statutory rules and educational functions in a

responsible and sensitive manner; and (d) can continue to provide leadership for the historic preservation movement.

Attendance is important for the HPC to function effectively. If a member does not attend meetings, necessary steps will be taken to have that member replaced.

Elections and Meetings

The offices of Chair, Vice-Chair, and Secretary are elected annually during meetings. The HPC meets regularly at 4:00 PM on the fourth Thursday of every month, except in November and December, when the meetings are advanced to the second or third Thursday of the month. The Chair may call other meetings when necessary. Meetings were held at the Department of Land Use & Growth Management, the Middle Conference Room in the Potomac Building, and by Zoom. Meetings are conducted in compliance with the St. Mary's County Open Meetings Act, per the Local Government Article of the Annotated Code of Maryland §§ 9-501 through 9-516.

2024 Commission Members

Name	Position	Date of Appointment	Expiration Date
Robert Hurry	Chair	January 2022	December 2024
Teresa Wilson	Vice Chair	July 2024	June 2027
Eve Love	Member	January 2024	December 2026
Christine McKay	Member	July 2024	June 2027
Jocelyn Copeland	Member	July 2024	June 2027
Apryl Yates	Member	July 2024	June 2026
Joi Lowe	Member	January 2024	April 2024 (Resigned)
Conor Loughran	Member	July 2024	August 2024 (Resigned)
Patricia Samford	Alternate	July 2024	June 2026

The Historic Preservation Commission members are supported by a Historic Preservation Planner of the St. Mary's County Department of Land Use and Growth Management with a working knowledge of state and federal regulations of historic preservation, architectural history, and the cultural and landscape resources of historic preservation planning in St. Mary's County.

Work and Activities of the HPC in 2024

- Continued monitoring and documenting historic properties identified for demolition.
- Coordinated historical lectures to educate and engage with the public.
- HPC Members and supporting staff attended the Maryland Association of Historic District Commissions (MAHDC) Annual Symposium.
- HPC members and supporting staff attended MAHDC Training Sessions.

Historic Preservation Awards

The Commissioners of St. Mary's County and the HPC presented the annual awards in May 2024.

- John Cook and Eve Love were honored with the Historic Preservation Service Award for their book, "Before the Base".
- Father Francis Michael Walsh was honored with the Historic Preservation Service Award for his book, "The Story of the Saint Inigoes Mission 1634-1994".
- Paul Choporis was honored with the Historic Preservation Project Award for the preservation and re-purposing of the old "Honey Lane" Restaurant and Bar.

Certified Local Government Status and Training Grant

The Certified Local Government (CLG) program recognizes counties and municipalities that have made a special commitment to preservation. This commitment includes but is not limited to establishing a qualified historic preservation commission to designate and review historic properties. Maryland's CLG program is administered by the National Park Service and the Maryland Historical Trust. St. Mary's County has continued compliance with the CLG program and its reporting requirements through 2024 and is required to request CLG training funds. The HPC was granted \$1,500 for training opportunities through the CLG program. Every four years the Maryland Department of Planning Maryland Historical Trust conducts CLG evaluations. On September 27, 2024, Nell Ziehl, Chief, of the Office of Planning, Education, and Outreach evaluated the HPC in a discussion with the supporting staff. The results determined that the HPC meets the CLG standards.

Training and Projects

- HPC 200: Communicating with Community for Maryland Historic District Commissions was attended by the HPC on February 22, 2024.
- HPC 202: Modernism for Maryland's Historic District Commissions was attended by the HPC on April 25, 2024.

Demolitions

9 demolitions were reviewed and photographed in 2024.

Project Reviews

29 project reviews were conducted.

Surveys

No properties were surveyed from January 2024 to December 2024.

National Register Nominations

No National Register Nominations.

Maryland Inventory of Historic Properties.

No new entries to the Maryland Inventory of Historic Properties.

Historical Lectures

- Dennis Pogue and Michael Bryan presented about Early Southern Maryland Tobacco Barns on May 30th, 2024.
- John Cook presented about Modernism coming to St. Mary's County and the Lexington Park "Flattops" on October 17th, 2024.

2025 Outlook and Future Plans

- To continue public education outreach to raise awareness about historic preservation.
- To hold public lectures regarding historic preservation.
- To present Historic Preservation Awards in May 2025.
- To ensure that every HPC member receives training related to their duties each year.
- To apply for non-competitive funds for annual training by the MAHDC.
- To apply for competitive funds to complete a historical survey.
- HPC members will utilize opportunities for qualified training available through the Maryland Association of Historic District Commissions, the National Trust for Historic Preservation, Preservation Maryland, and others.
- Work with developers in early project application stages to craft preservation-friendly development plans.
- HPC members are encouraged to participate in the Comprehensive Plan update – St. Mary's 2050.

Conclusion

St. Mary's County was home to the Piscataway Tribe until English and European contact was made in the 1600s. Colonization transformed the land that is now known as Maryland. St. Mary's County is one of the four sites of the original English Colonies in the New World and the "Mother County" of Maryland, which is why the HPC continues comprehensive and successful programs that promote education about the historic and archaeological resources and documents how the county is changing. In 2024, the HPC hosted two historical lectures that were attended by the public and streamed live online. Members attended two training courses from the MAHDC and an annual symposium to maintain their knowledge. The Historic Preservation Commission looks forward to strengthening relationships and working with the Commissioners of St. Mary's County, County Departments, Preservation Maryland, Maryland Historical Trust, archaeology groups, and local museums.

Glossary

CLG Certified Local Government

The CLG Program is an initiative providing technical assistance and small grants to local governments seeking to preserve significant aspects of their heritage.

HPC Historic Preservation Commission

GIS Geographical Information System

MAHDC Maryland Association of Historic District Commissions

MHT Maryland Historical Trust

Attachments

Historic Preservation Commission Members and Attendance

Member	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
Quorum (Y/N)	Y	Y	Y	CANCELED		Y	Y	Y	Y	Y	Y	Y
Robert J. Hurry	A	P	P			P	P	P	P	P	P	P
Teresa Wilson	P	A	P			P	P	A	P	P	P	P
Eve Love	A	P	P				P	P	P	P	P	P
Mary C. McKay	P	P	P			P	P	P	A	P	A	P
Jocelyn Copeland							A	P	P	P	A	P
Patricia Samford							P	P	P	A	A	P
Apryl Yates							P	A	P	P	P	P
Conor Loughran							A	A				
Joi Lowe	P	A	A									