

# DEMOGRAPHIC TRENDS

## PLANNING FOR HISTORIC PRESERVATION

CURRENT POPULATION ESTIMATE <b>124,122</b>	CHANGE IN POPULATION SINCE 9/30/98 <b>+3.0%</b>
---	--

\* Based on Use & Occupancy Permits Issued

Charles County's heritage spans four centuries and encompasses a rich mixture of cultures and traditions. From the region's first Native American inhabitants to the establishment of the Naval Proving Ground at Indian Head, the County's history reflects the diversity and continuity of life in Southern Maryland.

The County boasts numerous historic sites and traditional landscapes that reflect its past. Historic resources are defined as districts, sites, structures, objects or buildings that are greater than fifty years in age, and are significant in local, state or national history, architecture, archeology, engineering, or culture. The abundance of these monuments attest to the county's rich history and enduring heritage, and constitute an invaluable and irreplaceable asset to its citizens. Not only do historic sites and landscapes foster community identity and pride, but they can offer significant economic advantages, drawing tourists and new residents alike. Community character and history help define a community and give it a distinct sense of place and time.



This circa 1800-1840 brick house stands on a parcel known historically as "Anthony's Pasture" near Cobb Island. The property was recently acquired by the county.

### EXISTING PRESERVATION RECOGNITION & PROTECTION PROGRAMS

Existing statewide and national historic preservation programs include the National Historic Landmarks program and the National Register of Historic Places, both administered by the National Park Service; the Maryland Inventory of Historic Sites, historic preservation easement programs, and state enabling legislation for historic preservation overlay zoning.

Charles County has a number of historic sites recognized and protected by these various programs. These include **thirty-seven** individual properties listed on the National Register of Historic Places, **six** National Register Historic Districts and **one** National Historic Landmark. Over **580** resources in the County are included in the Maryland Inventory of Historic Properties, while some **fifty-five** historic markers located along the County's roadways identify sites, persons and events significant in local, statewide, and national history. The National Register Historic Districts are:

- Bryantown Historic District
- Port Tobacco Historic District
- Indian Head Residential Historic District, NSWC
- Naval Powder Factory Historic District, NSWC
- Naval Proving Ground Historic District, NSWC
- Extrusion Plan Historic District, NSWC

In addition to public benefits, there are also advantages that accrue to individual property owners when historic resources are preserved. These benefits include

stabilizing property values and financial incentives to owners who rehabilitate their historic property. The State of Maryland offers an income tax credit of 25 percent of the costs of approved restoration work on a designated historic property or a property located within a designated historic district. The Federal Government offers the same incentive, at a rate of 20 percent, but the credit only applies to income-producing residential, commercial, and industrial properties. Finally, there are public and private grant and loan funds targeted to designated historic properties for their stabilization and restoration.

### LOCAL EFFORTS

Since 1990, the Charles County Comprehensive Plan has included a section addressing Historic/Cultural Preservation. The major goal of this element of the Comprehensive Plan, "to preserve and enhance the County's rich cultural and historic heritage," is supported by four objectives and a number of implementation strategies. Since the adoption of the updated Comprehensive Plan in 1997, the County has embarked on an effort to achieve its historic and cultural preservation goals.

The County has initiated several policy changes to assure that historic resources are taken into consideration in the development review process. Demolition permits are now reviewed by staff for their historic significance. In addition, the County's Subdivision Regulations identify the preservation of historic and archeological features as a priority in the general design requirements for subdivisions. The regulations require that all preliminary subdivision plans identify any historic resources, cemeteries, burial grounds,

and known archeological sites. It is the responsibility of the developer to adopt a plan for protecting and preserving these historic resources.

**MARYLAND HISTORICAL TRUST PROGRAM**

In 1998, Charles County was awarded a 5-year grant from the Maryland Historical Trust to update, identify, document, and research historic sites throughout the County. A full-time Architectural Historian/ Historic Sites Surveyor has been hired to undertake the necessary research and fieldwork. The County hopes to utilize the information gathered in the survey to develop a program to protect its most significant historic resources.

The goal of the MHT grant project is to document local sites to better understand the full range of the County's history. This will include surveying all types of historic resources from 1930s gas stations to 1850s plantation houses, from Victorian farmhouses to one-room schoolhouses.

Since the initiation of the MHT Grant project in June 1998, the Historic Sites Surveyor has updated and documented over 190 historic resources including dwellings, barns, commercial buildings, schools, churches, and cemeteries ranging in date from the mid-1700s to the early 1940s. Each historic resource was documented using photographs, locator maps, and historic research.

**FUTURE PLANS**

The County is continuing to review and evaluate its planning documents for their impacts on historic resources. In the future, new strategies for historic preservation will be evaluated and implemented, including the use of a local historic overlay zone, the promotion of adaptive reuse of historic buildings, programs for the acquisition of development rights, scenic and historic easements, rehabilitation incentives, and increased public education and the expansion of heritage tourism opportunities within the County and the region. The County's rich array of historic resources is an invaluable, irreplaceable asset to the County and its citizens. Finding creative ways to preserve, protect, and enhance those values are a priority for local leaders and their constituents.

**BUILDING PERMITS**

**1999 Permit Issuances (Third Quarter)**

Commercial: Between July 1 and September 30, the county approved 102,781 new square feet of commercial/ industrial space, including a new hotel and a new retail pharmacy. This total includes new commercial and/or industrial buildings, as well as additions to existing space and conversion of residential space to commercial space.

Residential: The Charles County Permits Office issued the following building permits for the period July 1, 1999 through September 30, 1999:

Detached residential dwellings	282
Attached residential dwellings	26
<b>Total New Residential</b>	<b>308</b>

The **Town of Indian Head** did not issue any permits for new residential structures during this period. The **Town of La Plata** reports the issuance of 7 detached units during this period.

Of the 308 residential permits issued by the County permits office, 63% (193 permits) were located inside of the county's Development District.

Last year, the County Permits Office issued a total of 525 permits for new residential structures during the third quarter. This represents a 41% decrease in the number of permits issued during the third quarter of this year.

**DID YOU KNOW?**

According to *the REMS Report*, published by the Metropolitan Washington Council of Governments, regional employment grew by 69,900 jobs, or 2.7 percent between July, 1998 and July, 1999. This 2.7 percent growth in regional employment exceeds the 2.4 percent growth in *national* over-the-year employment during the same period of time.

Jobs in the service sector lead the regional employment growth, with 39,300 jobs added during the last year. These 39,300 jobs in the service sector were broken down as follows:

<b>Business</b>	<b>16,100</b>
<b>Health</b>	<b>1,900</b>
<b>Educational</b>	<b>1,300</b>
<b>Engineering/ Management</b>	<b>12,100</b>
<b>All Other</b>	<b>7,900</b>

The region's unemployment rate decreased to 2.7 percent during this period of time. There was no change in the national unemployment rate, which remained at 4.5 percent. Inflation in the region decreased from 2.1 percent in May to 1.8 percent in July.

**Vision Statement**

Charles County is a place where ...

- \* Private initiative is rewarded and businesses grow and prosper, while the preservation of our heritage is paramount,
- \* Government services have reached the highest level of excellence, and
- \* The quality of life is felt by its citizens to be the best in the region and its government is recognized as a leader in support of these expectations.

**Mission Statement**

The mission of the Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, government must be operated in an open and accessible atmosphere, be based on comprehensive long and short term planning, and have an appropriate managerial organization tempered by fiscal responsibility.

*This information is provided by the Charles County Government, Department of Planning and Growth Management, Planning Division, Post Office Box B, La Plata, Maryland 20646, home page address [www.govt.co.charles.md.us/](http://www.govt.co.charles.md.us/)*