

COUNTY ORDINANCE NO. 12-05

A BILL ENTITLED

AN ACT CONCERNING Historic Structures and Historic Structure Review;

FOR THE PURPOSE of removing the requirement for a recommendation from the Heritage Coordinator in connection with certain development applications involving historic structures and revising the definition of “Historic Structure” to apply to buildings equal or greater than 100 years of age;

BY AMENDING Section 18:1-19 and the definition of “Historic Structure” in Chapter 18 App-1 of the Code of Public Local Laws of Queen Anne’s County, Maryland.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that Section 18:1-19 and Chapter 18App-1 of the Code of Public Local Laws be amended to read as follows:

ARTICLE XVI, Historic Structures {Added 5-15-2007by Ord. No. 06-20}

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§18:1-91. Historic structure review.

A. This article set forth standards for review and documentation of historic structures. The standards:

(1) Apply to applications for approval of all site plans and major and minor subdivisions that involve any historic structures proposed for demolition, and building permits that propose demolition of any historic structure(s), and

(2) Do not apply to administrative subdivisions.

B. Prior to the approval of the application, review and documentation of any historic structure(s) shall be conducted in accordance with the following two-tiered process:

(1) First tier review and documentation procedure. Subject to the review of the following information, ~~and based on the recommendation of the Heritage Coordinator~~ a determination shall be made by the Planning Director or his/her designee if a second tier review and documentation is required:

(a) The applicant shall provide a basic floor plan that includes interior and exterior dimensions of the structure(s).

(b) The Department shall conduct a site inspection for the purpose of photographing the historic structure(s) , which may include the exterior and interior of the structure(s).

(2) Second tier review and documentation. Pursuant to a first tier determination, a second tier review and documentation shall be completed within 30 days of the determination, which may result in completion of a Maryland Inventory of Historic Places form developed by the Maryland Historical Trust. A second tier review and documentation shall consist of the following:

(a) Photographs of exterior details, including but not limited to features such as chimneys, wall coverings, windows, and doors;

(b) Photographs of any outbuildings;

(c) Access to the interior shall be granted in order to obtain detailed photographs of the interior spaces to capture any unique elements in the rooms that may help date the structure, including but not limited to woodwork, window surrounds, fireplaces, stairways, mantels, doors, and newel posts; and

(d) Overall measurements of the structure.

(3) Emergency provisions. These requirements may be waived or modified by the Planning Director or his/her designee, when a structure is deemed to be an imminent threat to health, safety, and welfare of the adjoining properties and persons and/or determined to be subject to condemnation in accordance with current building codes.

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CHAPTER 18 APP

Appendix A: Glossary

§18App-1. Definitions

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Historic Structure – Any structure or cultural resource, including but not limited to residential, agricultural and commercial buildings, that is equal to or greater than **50 100** years of age, or otherwise deemed to be exceptional historical significance by meeting one or more of the following aspects of Queen Anne’s County Maryland or United States history. {Added 5-15-2007 by Ord. No. 06-20}

- A. Association with historic events or activities;
- B. Association with persons who are important to the community or to specific developments of history;
- C. Embodiment of distinctive characteristics of a type, period, method of construction, or the work of a master, and/or

- D. Potential to provide important information about history or prehistory.
- E. Part of a defined area given historical designation by State or Federal authorities.

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SECTION II

BE IT FURTHER ENACTED that this Act shall take effect on the forty-sixth (46th) day following its enactment.

INTRODUCED BY: Commissioner Dumneil

DATE: August 14, 2012

PUBLIC HEARING HELD: September 25, 2012 @ 6:20 p.m.

VOTE: _____ Yea _____ Nay

DATE OF ADOPTION: