CALVERT COUNTY, MARYLAND
HISTORIC DISTRICT DESIGN GUIDELINES
December 2000
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INTRODUCTION
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PURPOSE OF THE DESIGN GUIDELINES

Design guidelines are created by communities concerned with the appearance of their buildings as well as how that appearance contributes to their economic health and civic pride. Over twenty-two hundred cities, towns and counties across the country have adopted design guidelines as part of their historic preservation efforts. Most are designed to protect and enhance the quality of buildings, landscapes and public spaces. All should be designed to provide a basis for objective decisions about the appropriateness of proposed changes to the environment.

The *Calvert County Historic District Design Guidelines* have been created to assist owners and tenants of historic buildings to maintain, preserve and enhance the character of their property. The guidelines are also intended to assist architects, engineers, contractors and others involved in maintaining and enhancing the buildings, open spaces and landscapes within the historic districts to plan and implement projects that preserve and enhance the character of those districts. In addition, the guidelines provide assistance when undertaking new construction, both additions to existing buildings as well as entirely new buildings, within the historic districts.

HISTORY OF CALVERT COUNTY

When John Smith toured the Chesapeake Bay and some of its tributaries in the early 17th century, he mapped numerous Native settlements. Four of these were along the shores of the Patuxent River in what is now Calvert County. Typically villages of Native peoples were located on the river side of the county rather than along the Chesapeake Bay. Along the river, the shores were relatively protected from wind and weather, the fields were fertile and level, springs provided drinking water, and access to the river and its resources was uncomplicated by bluffs and cliffs. These attributes made this same land attractive to Europeans. By the late 17th century, there were numerous plantations along the river, several sited on the locations of earlier Native villages.

Early towns were rare in Calvert County, but the first attempts were along the creeks and the Patuxent River. The first county seat was called Calverton and was located on the north side of Battle Creek at its mouth. The town was virtually abandoned when the county seat moved to Prince Frederick in 1724. None of Calverton remains above ground today. St. Leonard’s earliest sites were along the creek that shares its name. Another early town, Cox Town, now bears the name Lower Marlboro although few buildings from this early period remain today. During the War of 1812 the settlement was burned, as were settlements at Huntingtown, Prince Frederick, and St. Leonard.

During the 19th century, settlements had shifted toward the center of the county, though the water was still the primary means of transportation between Calvert County and other parts of the state. Slow but steady population growth and improvements in agricultural technology fostered this continual expansion of settlement throughout the county. Commercial fisheries and passenger steamboats became common sights during the latter half of the century. Siltation of the waterways and improvements in automotive transport finally brought travel by commercial steamboats to an end in the 20th century.
Historic Building Materials and Types

The earliest European buildings in Calvert County, as in the rest of Southern Maryland, were predominantly earth-fast construction. Common in England, earth-fast construction means that building frames were attached to posts that were set directly into the ground. These post-in-ground structures were very vulnerable to rot and insect invasion and usually only lasted for thirty years or so. This construction type was used in Calvert County throughout the 17th century. Rare examples of this type still survive in southeastern Maryland, notably the house at Sotterley in St. Mary’s County. These early houses in Calvert did leave distinctive patterns in the ground, however, and complexes of 17th century buildings and plantations are the subjects of ongoing archaeological investigations. A few of these 17th century plantations have been studied and material remains are on exhibit at Jefferson Patterson Park and Museum on the Patuxent near St. Leonard.

As settlements became more permanent, and as people could afford more, post-in-ground design began to be replaced by more substantial frame houses with more durable foundations by the 18th century. Stone is not a naturally occurring material in the coastal plain region that comprises Calvert County and therefore was not used in early construction. Locally available stone substitutes were unstable ferruginous sandstone and naturally occurring concrete-like sediment containing fossils and fine aggregates. Foundations and chimneys containing these materials are still evident today.

A small number of 18th century houses and public buildings were constructed of brick. There are several Calvert County Historic Districts made of brick, including Cedar Hill, Cornehill, and Patuxent Manor, for example. These early structures often featured relatively significant detailing such as dark glazed header bricks, high-style bond patterns and dates or other ornamental patterns formed by the bricks. The brick for buildings may have been made of local clays and fired near construction sites, as archaeological evidence indicates at Christ Church on Broome’s Island Road. Brick was used as a weather and fire resistant material for chimneys and foundations throughout the 18th and 19th centuries, particularly in areas where native stone was not found.

Wood, however, remained the predominant exterior material for Calvert County homes, churches, businesses, and agricultural buildings. Wood construction took a number of forms in addition to the previously described post-in-ground. In the 18th century, post and beam and log construction were popular. In the 19th century the “modern” balloon-frame construction was used. There were nearly as many styles of covering for wood structures as there were construction methods: wide weather board siding, shiplap, German and board-and-batten to name a few. Current research indicates that saw mill operations were probably established on-site, serving each plantation, farm or settlement group. Also of note were the species of trees employed in construction. Some of those woods are still used today, such as cedar, oak and pine. Others, such as chestnut, were frequently used in early periods of Maryland history but due to disease or other circumstances are no longer surviving in the area. One wood of some interest was the local use of cypress. Calvert County claims some of the northernmost known stands of native cypress in its swamps and wetlands. Use of this wood has already been documented in several of the county’s historic resources.
CALVERT COUNTY HISTORIC DISTRICT DESIGN GUIDELINES

HISTORIC RESOURCES OF CALVERT COUNTY

Since its founding in 1654, Calvert County’s settlement patterns and cultural development have been driven by its geography and use of the land and water. Even in pre-history, the climate, topography and marine environment left a unique and valuable imprint that remains today. This imprint can be seen in the county’s broad array of historic resources, from buildings and bridges to boats and archaeological sites.

The wealth of archaeological resources that contribute to the county’s history are significant. Jefferson Patterson Park and Museum, for example, protects over 75 sites representing 12,000 years of human history. On-going research and exploration of the archaeological resources throughout the county continually broadens the potential areas that merit assessment, conservation and protection. Currently more than 425 archaeological resource sites have been recorded in Calvert County. These sites provide critical information about natural and Native American history as well as contribute to our understanding of the lifestyles and culture of the county’s European and African inhabitants.

More easily recognized but not always clearly understood are the buildings, engineering works, boats, landscapes and other historic resources of Calvert County. Through several different means, initiatives to inventory and assess the built record of the county’s past have been ongoing since the early 1970s. To date, roughly 1270 properties of historic merit have been identified. They have been recorded in three different but related inventories: Maryland Historical Trust (MHT) Inventory of Historic Sites, Calvert County Historic District listing and the National Register of Historic Places. In some cases a resource may be listed in two inventories, and in a few cases in all three.

The difference in the three inventories, generally speaking, is the amount of information on the resource collected and the depth of its analysis. Typically, the least detailed information is contained in the MHT Historic Sites Inventory. Many of these listings were generated by cursory windshield surveys. Often only exterior architectural style and features of the principal building is noted along with visible accessory buildings, estimated age and reasons for listing. Rarely does the inventory contain detailed information on a resource such as its history, owners or the builder. The MHT Inventory is often used as a preliminary look at historic resources that should be examined in more detail later. Some have been further investigated and are now designated as Calvert County Historic Districts or in the National Register. Listing a historic resource in the MHT Inventory does not limit the use of the property or place any additional requirements on the owner unless state funds are involved.

The most detailed information on a historic building, site or structure is generally found for resources listed in the National Register of Historic Places. Both the State Historic Preservation Office (Maryland Historical Trust) and the National Park Service determine acceptance to the National Register. Acceptance is based on the criteria regarding the resource’s significance, integrity and context. Included in the criteria is the significance of the resource in American history, architecture, archaeology, engineering or culture; the integrity of its location, design, setting, materials, workmanship, feeling, and association with events, important people, style or period of architecture, or potential to yield information on history or pre-history. Listing a historic resource in the National Register does not limit the use of the property or place any additional requirements on the property owner unless federal funds are involved.
A historic property may also be inventoried in the Calvert County Historic District list. Often the information available for these properties falls between the cursory information necessary for the MHT Inventory and the detailed information necessary for listing in the National Register. Property owners or other citizens, with the owner’s consent, may apply for designation as a Calvert County Historic District. Generally the applicant will provide information on design, development and history of the resource, including prominent people or events associated with the site.

An application for a property to be designated as a Calvert County Historic District is made to the Calvert County Historic District Commission (HDC). Staff from the Calvert County Department of Planning and Zoning will answer questions and can guide applicants through the process. The HDC will consider the application, typically making a site visit as part of the review process, and holding a public hearing for comment as part of the application process. After review and a favorable recommendation by the Historic District Commission, the application is presented to the Board of County Commissioners for final review, hearing and vote.

If an owner of a Calvert County Historic District property wishes to make alterations to the site or its buildings, the owner must have the proposed changes reviewed by the HDC prior to undertaking them. The proposed changes should also meet these design guidelines. In addition to advice from the HDC and staff on how to make appropriate changes to the historic resources, the owner is eligible for certain tax benefits and other financial incentives described elsewhere in this publication. Further, the property owner will receive a bronze plaque to display on the building or at the site acknowledging that it is a Calvert County Historic District.
Calvert County’s historic district program and the Historic District Commission were initiated in 1974. By May 2000 there were 64 separate Historic Districts in Calvert County. The intent of the Calvert County Ordinance for the Designation and Preservation of Historic Districts is to address the quality of life and economic benefit to the citizens of Calvert County. Article One delineates the six main goals of the ordinance:

1. Preserve the county’s heritage;
2. Stabilize and improve property values, and strengthen the local economy;
3. Foster civic beauty;
4. Promote historic districts for the education, welfare and pleasure of residents;
5. Develop an awareness of the value of preserving, protecting and restoring the county’s heritage; and
6. Enable the county to identify and officially designate structures and sites of importance making them eligible for specific benefits.

The Historic District Commission is made up of seven members who are appointed by the County Commissioners because they have special interest or training in architecture, preservation, history, design or other relevant disciplines. All commission members must be Calvert County residents. The primary tasks of the HDC are reviewing Historic District applications for inclusion on the county’s list of historic resources and forwarding comments and recommendations to the Board of County Commissioners for action, as well as reviewing all proposed changes to historic districts through the Historic Area Work Permit process. The HDC is also empowered to accept preservation easements and appropriate donations to carry out its mission. The HDC meets monthly at open, public meetings.

Historic Area Work Permit (HAWP) process and possible commission actions

Generally the HDC reviews plans for any type of alteration or addition to or demolition of any building, structure, fence, roadway, healthy tree or other important feature of a historic resource that is more than regular maintenance and that modifies, alters or otherwise affects the exterior features of a designated district. The review includes any plans to remove materials or features used on any part of a historic resource, changes of roofing, gutters, shutters, windows, porches and the like, as well as changes to landscapes and visible paving.

The property owner or authorized designee must complete an application for a Historic Area Work Permit (HAWP) including photographs, maps, plans or any other requested material. If the work being proposed requires a building permit, or a clearing or grading permit, those permits will not be issued until the Commission has reviewed and approved the applicant’s HAWP. The appendix contains a full description of the process.
THE SECRETARY OF INTERIOR’S GUIDELINES FOR REHABILITATION

The Calvert County Historic District Commission uses the Secretary of the Interior’s Standards for Rehabilitation as the basis for determining the appropriateness of proposed changes to buildings and landscapes within the historic district. Originally created in 1976 to determine the appropriateness of proposed changes to income-producing National Register buildings whose owners wished to take advantage of beneficial federal tax considerations, the Standards have become the basis to judge changes to existing buildings, landscapes, public spaces and new construction in almost every historic district in the country. Revised in 1983 and 1992, the current Secretary of the Interior’s Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic building shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This one-room school was adapted to other uses, such as a tobacco stripping room and a garage.
CONTEXT AND SITE FEATURES
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The context of a historic district – its accessory buildings, fences, walls and natural features – are as important to the historical and architectural significance of the principal building as are its materials of construction and style in which it is designed. Natural features often influenced the original context of the historic resources in Calvert County. Some historic buildings are located on the tops on hills, giving the owners views in all directions. Others are oriented toward the many streams and rivers, reminding one of the time when waterways were the main transportation routes. Others are located close to rural roads, evoking an era of horse drawn, not mechanical transportation.

However sited, the context of many of the historic resources in Calvert County has changed over time. Landforms, features and plantings have been removed or added over time. New accessory buildings have been constructed and original ones have been removed. New subdivisions have sprung up, blocking historic viewsheds. Roads have been straightened and widened. Sometimes these changes have enhanced the significance of the resource, while other times they have detracted from its appearance. A clear understanding of how a historic resource is sited and how its context contributes to its significance are very important for all of the historic districts in Calvert County.

VIEWSHEDS

A viewshed is the view a person has to or from a resource, typically described as a 60° cone of vision of a stationary observer. The views to and from historic resources within a historic district, particularly those located in rural areas, contribute significantly to their character. In some cases, the view of a resource may be framed by rows of trees along a drive way, in other cases the view may be of the resource set within fields and pastures. Views from a resource are just as varied, ranging from views of the Patuxent River from the front porches of historic houses to views of a distant woods across open fields from significant accessory buildings.

Recommended

- Historic viewsheds to and from historic buildings and structures should be maintained, particularly those related to the primary elevations of the resource.
- If possible, intrusions into viewsheds should be removed or masked with appropriate vegetation.

Patuxent River viewshed near Chaneyville Road

Not Recommended

- Detracting from viewsheds to and from historic resources by adding intrusive buildings or structures or removing significant defining buildings, structures or vegetation within a viewshed.
LANDFORMS AND FEATURES

Landforms and features include hills, valleys, streams, rivers, woods and open fields as well as manmade forms and features such as road embankments and cuts, railroad bridges, dams and the like. Collectively, landforms and features help define the context of the historic resources.

Recommended

- Historic landforms and features should be preserved as much as possible.

- Any changes made to landforms and features surrounding a historic resource should be compatible with the existing forms and features. An archaeological assessment should be made prior to any changes.

Not Recommended

- Altering landforms and features in such a manner as to detract from the significance of the historic resource.

PLANTINGS AND LANDSCAPES

Trees, hedgerows, shrubs, cultivated fields, and formal and informal gardens are among the historic plantings and landscapes that are important historic features in Calvert County. Along with landforms and features, they provide the setting for the majority of the historic resources in the county. Unlike most materials used in historic buildings and structures, plantings and landscapes are subject to change from season to season and from year to year. Existing plantings should be maintained by fertilizing, pruning, treating for disease or in other appropriate ways. Dead and diseased plants should be removed and replaced with healthy specimens. Working landscapes should be preserved as much as possible, particularly within the viewsheds of the buildings.

Diverse natural features distinguish Calvert County’s landscapes
Recommended

- Plantings and landscapes that are significant to defining the character of a historic resource should be retained.
- Diseased or deteriorated plantings and landscapes that are significant to defining the character of a historic resource should be replaced with healthy specimens of identical or similar species.

Mature plantings often set the context of both public and private spaces in historic districts

FENCES AND WALLS

A variety of fences and walls are found defining the boundaries of many of the historic districts in Calvert County. While some are merely decorative, most are functional, confining livestock and pets, protecting fields and providing security and privacy. Wood and brick are the most common fence and wall materials. Others are constructed of stone, either dry stacked or mortared. Stylistically, the design of fences and walls are often related to the principal structures on the property. Distinctive gates and corner posts are also distinguishing features of many historic fences and walls.

Recommended

- Fences and walls that are significant in defining the overall character of a historic district should be retained and preserved.
- Repair deteriorated fences and walls, including their decorative features and ornamentation.
- Repaint previously painted fences and walls in colors that are appropriate to their design and to the design of the principal buildings on the property.

Substantial fence facing the public right-of-way

Not Recommended

- Removing healthy plantings and landscapes that are significant to defining the character of a historic property.
- Replacing missing, diseased or deteriorated plantings and landscapes with very different species.

Not Recommended

- Removing or relocating fences and walls that are significant to defining the overall character of a historic district.
- Repairing significant fences and walls in a manner that is not in keeping with their original design and construction.
DRIVEWAYS, WALKWAYS AND PARKING AREAS

The design of driveways, walkways and parking areas in town centers tend to be dramatically different than those found in rural areas. Within the historic town centers, driveways are typically short, straight and paved in concrete or asphalt. The public walkways usually parallel the streets and separated from private walks by a step or change in grade. Parking areas are either on-street or in asphalt parking lots. On the other hand, driveways in rural areas are typically long, often curved, and paved in gravel. Often gateposts flank the entry to the drive and trees line the driveway. Walkways that connect the driveway or parking area to the house are made of a variety of materials including gravel, concrete, brick and stone. Parking areas may be formal if designed as a motor court fronting a garage, or informal when associated with accessory buildings such as barns.

Recommended

- Walkways, driveways and parking areas that are significant in defining the overall character of a property should be retained and preserved.
- Repair deteriorated surfaces of walkways, driveways and parking areas using the same materials, colors, textures and designs, to duplicate the appearance of the original.

Not Recommended

- Removing or relocating walkways, driveways and parking areas that are significant to defining the overall character of a property.
- Repairing significant walkways, driveways and parking areas in a manner that is not in keeping with the original design and construction.

ACCESSORY BUILDINGS

In the rural areas, accessory buildings devoted to a variety of domestic and agricultural uses complement most of the residential buildings. Historically, barns, storage sheds, kitchens, wells and privies were located near the main house, while tobacco barns and other agricultural structures were scattered across the landscape. Sometimes accessory buildings are clustered around a central open space or parking area; other times they are informally arranged, conforming to topographic features. Many accessory buildings are significant in their own right due to their siting, scale, design, materials of construction, detailing or function.

Some accessory buildings may be distinguished by the presence of historic signs. Agricultural product signs, tobacco advertisements and the like were sometimes displayed on visually prominent buildings. In cases where fading, painted, historic mural signs – “ghost signs” – are present they should left as found. Their presence contributes to the context of the historic rural environment.

Mature trees, gateway and lanterns mark historic district driveway

Agricultural buildings are integral to the history of Calvert County
Recommended

- Accessory buildings that significantly contribute to the principal structure or are significant in their own right should be retained and preserved, including their siting, orientation, design, scale, materials of construction and detailing.

- Deteriorated accessory buildings, and their distinctive features and details should be repaired if necessary, using the same materials or ones that are similar in scale, form, texture and color.

- Missing accessory buildings or those that are deteriorated beyond repair may be replaced with new ones that should resemble the original in siting, scale, proportion, fenestration, materials and color as closely as possible.

Not Recommended

- Removing, relocating or destroying significant accessory buildings or ones that are significant to the principal building on the property.

- Replacing deteriorated or destroyed accessory buildings with ones that are inappropriate in scale, proportion, design, and siting to the principal building and extant historic accessory buildings.

ARCHAEOLOGICAL RESOURCES

Archaeology is the study of human life in the past through the analysis of material remains. Archaeological resources include foundations of destroyed buildings, old wells, cisterns, privies, walkways, driveways, refuse piles and artifacts remaining from human habitation and use of a property. Archaeological artifacts include crockery, glassware, fittings of farm machinery, arrowheads and any other manufactured or shaped material. Archaeological resources yield information about the past inhabitants and use of a property that may not be obtainable from written or other documentary sources.

The Historic District Commission encourages all property owners to consider including an archaeological assessment for projects they are undertaking. An assessment will determine if archaeology should be done before a project is started. The assessment includes a detailed review of historical, environmental and previous survey data. Currently, projects in Prince Frederick or St. Leonard Town Centers, those requiring either state permits or utilizing public funding, and multi-family projects throughout the county are required to include a plan for archaeological resource investigation and/or protection as part of the permitting process. County planning staff can lend support to property owners who either need or wish to include an archaeological assessment as part of their project. In most cases, staff can perform the assessment at no cost to the property owner.

Recommended

- Professional archaeological assessments should be made before any ground disturbing projects takes place.

- Known archaeological sites and resources should be retained and preserved using appropriate methods and techniques.
Not Recommended

- Destroying archaeological sites and resources.
- Allowing the unsystematic collection of artifacts

Cemeteries

Cemeteries are also important sources of information about the history of Calvert County and are protected by State laws. Tombstones may provide information on the lifespan, gender and occupation, as well as other information, about the people who lived in the county. The tombstones themselves, along with fences that surround graves and cemeteries, may be significant architectural features in their own right.

Recommended

- Tombstones, fences, gateways and other significant features of cemeteries should be retained and preserved.
- Toppled tombstones should be righted and re-anchored using techniques and tools appropriate to the type of historic stone comprising the marker.
- Deteriorated fences, gateways and other significant features of cemeteries should be repaired using the same materials or materials that are similar to the original in scale, texture, design and color.

Cemeteries are a valuable link in the chain of Calvert County’s history.

Not Recommended

- Removing or inappropriately replacing or repairing tombstones, fences, gateways, gatehouses or other significant features of cemeteries.
REHABILITATION
OF EXISTING BUILDINGS
REHABILITATION OF EXISTING BUILDINGS

This chapter provides guidance for the rehabilitation and maintenance of all existing historic buildings, including accessory buildings, in Calvert County. As with the previous chapter, each of the following sections contains Recommended and Not Recommended changes, methods and procedures. These guidelines are not meant to be an exhaustive list, but rather illustrative of what is acceptable and unacceptable to the Historic District Commission in accordance with the Secretary of the Interior’s Standards for Rehabilitation.

Commercial, residential and accessory buildings, as well as objects, structures, site features and a lighthouse, make up Calvert County’s historic districts. Collectively, they create the unique character of the county, distinguishing it from other Southern Maryland counties. In most cases, the buildings have been altered over time. In all likelihood, they will continue to be changed to meet the needs of owners and tenants. These guidelines and the Secretary of the Interior’s Standards for Rehabilitation recognize this inevitability. They do not discourage change; rather they encourage appropriate changes that do not significantly alter the historic character of a building. Thus before considering any change to a building, it is first necessary to understand the materials, forms, features, details, and other aspects that are important to defining its character.

Prior to making changes a property owner or tenant should consult with the Historic District Commission to understand the elements and features of their historic resource that are significant to its character. This will help insure that proposed changes are appropriate and are compatible with the guidelines as well as the Secretary of the Interior’s Standards of Rehabilitation.

The façades of historic buildings, particularly the front façade, are among the most important character-defining features of buildings. The design and materials of the façade, the location, proportion and scale of windows and doors, massing and rhythm of features such as bays and porches, and the details and ornamentation used all contribute to that character. Alterations, repair or replacement of elements and features of front façades must be carefully considered so as not to detract from the building’s and the district’s character.

MASONRY FAÇADES

Brick, and sometimes stone, is a common façade material for historic buildings in Calvert County, either for entire walls or for foundations. In a few cases stucco and cast concrete blocks are used for façades.

Recommended

- Maintain and repair character-defining brick, stone, stucco, cast block and other types of masonry used for façades. If repair or replacement is necessary, use materials that match the original as closely as possible.

- If a masonry wall has historically been painted, it should continue to be painted, ideally in colors that are sympathetic to its historic color scheme.

- Remove modern covering materials that have been applied over original masonry. Repair or replace damaged or missing masonry units using materials that match the original as closely as possible.

- If a masonry feature, such as a window hood or brick corbel is missing, it should be replaced based on documentary or photographic evidence. If no evidence of the design of the feature exists, a new design compatible with similar details existing on the building as well as the overall character of the building should be used.
**Recommended**

- Repointed mortar joints should match the original in size, depth, profile, color, composition and finishing detail. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.

- If cleaning a masonry wall is appropriate, it should be undertaken with the gentlest means possible. Typically this means using water, detergent and brushes. Power washing, chemical cleaning or more aggressive methods should only be used if the gentlest means does not work.

**Not Recommended**

- Covering original masonry walls.

- Painting historically unpainted masonry walls.

- Removing paint from historically painted walls except as preparation for repainting.

- Sandblasting or using other inappropriate methods to clean masonry.

- Applying waterproof coatings to masonry walls that change their appearance. Applying waterproof coatings that cause moisture to be trapped inside a masonry cavity.

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**The type of mortar joint used contributes to the character of a masonry wall.**

**Masonry construction could be utilized for either necessary elements such as chimneys or to construct the entire building.**
WOOD FAÇADES

Wood is the most common façade material used for historic buildings in Calvert County. Some are constructed of logs, while others use various types of lapped siding and shingles. Some historic wood façades have been covered with metal, vinyl and other inappropriate materials. They obscure the original material, often damage historic details and ornamentation, and can cause moisture to be trapped inside walls, contributing to structural problems.

Recommended

- Maintain existing wood façades using appropriate paint or other protective coatings.
- Properly preparing painted surfaces to receive a new coat of paint.
- Repair minor deterioration using an appropriate wood consolidant. If the deterioration is severe, replace only the affected areas with wood that matches the original in size and profile.
- Remove metal, vinyl, asbestos shingles and other inappropriate covering materials from façades, and repair damaged wood as necessary.

Not Recommended

- Using butane torches, other open flame, power washing, sandblasting or other abrasive methods to remove paint prior to repainting.
- Applying metal and vinyl siding, artificial brick and stone or other inappropriate materials to façades of wood buildings.
- Replacing original wood siding with wood siding that does not match the original in size and profile.
DOORS AND WINDOWS

The design, location and materials of doors and windows significantly contribute to the character of historic buildings. Typically, doors and windows are formally and symmetrically arranged on the front façades of buildings. In some cases, such as Victorian residential buildings, doors and windows may be formally but asymmetrically arranged. Windows and doors located on side or rear façades are often informally arranged, located for strictly functional purposes. In addition, the design, details and ornamentation of doors and windows often differ due to their location. For example, those located on the front façade usually are more elaborate than those located on side or rear façades.

DOORS

Main entry doors, typically located on the front façade, are usually designed to symbolically greet customers to a commercial building and visitors to residential ones. Main entry doors of residential buildings usually have a warm, welcoming appearance, while those on commercial buildings may evoke the prominence of the business. On the other hand, side and rear doors of both types of buildings are typically more utilitarian in design.

Historically, residential doors were made of wood with raised or recessed panels. Doors located on front façades often incorporated plain, colored, stained, beveled or even etched glass panels. Fanlights and sidelights may also be incorporated in entry doors. Wood screen doors on residential buildings constructed after World War I sometimes had removable screens that could be replaced with storm windows.

The main entries of commercial buildings are almost always constructed of a large pane of glass surrounded by wood. A transom window, often operable, is typically located above the door. Main entry doors designed as part of a storefront were often recessed to provide protection from the weather.

Recommended

- Maintain and repair original location, design, surrounds, frames, sill, transom, fanlights and sidelights of doors.

- If repair is not possible, replacement doors and surrounds on primary façades should be designed to duplicate the original as closely as possible. Replacement doors on secondary façades should be compatible with the overall character of the façade in which they are located.

- An inappropriately designed, non-original door or surround should be replaced with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be compatible with the character of the façade in which it is located.

- Screen doors are usually appropriate on residential and sometimes appropriate on commercial buildings. On front façades, screen doors should be constructed of wood and designed to be

A well-maintained historic entry sets the tone for many historic buildings
compatible with the design of the door. On side and rear façades, painted metal screen/storm doors may be used. Existing original screen doors should be maintained.

**Not Recommended**

- Changing the location or size of doors, openings, transom windows or sidelights particularly those located on a front façade.

- Using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.

- Adding details, surrounds, canopies and ornamentation that has no historical basis and is not in keeping with the character of the original door.

*Inappropriately designed replacement doors detract from the character of a historic residential building and are, therefore, not recommended.*

*Details on historic entryways help establish a unique sense of character*
WINDOWS

A window is composed of a number of elements, each of which is important to its character. Until the late nineteenth century, window surrounds in residential buildings were almost always made of wood or brick. In the latter part of that century, elaborate surrounds of scrolled wood, pressed metal and patterned brick were found on many residential as well as commercial buildings. In the nineteenth century, the upper floor windows of commercial buildings were normally double-hung with the sash sometimes subdivided into 2, 4 or even 6 lights (panes of glass) each. In residential buildings, sash with 9 or even 12 lights was also common. The upper sash may be squared, rounded or occasionally may feature other shapes at its top.

In the twentieth century, other types of windows were also used in residential buildings and in the upper façades of commercial buildings. Casement windows, popularized in this country at the very end of the nineteenth century in residential buildings, are mounted on vertical hinges and often open outward. They can be found individually, in pairs, or in rows. The sash may consist of a single pane, or be subdivided horizontally, vertically, or in a diamond pattern. Casement windows may be constructed of wood or metal.

In the mid-twentieth century, awning windows consisting of a single pane of glass in a metal or wood sash, hinged at the top, began to be popular in residential buildings as were decorative windows of various shapes. Bullseye windows, usually constructed of wood, are often located above a main entrance or at the top of a gable-end wall. Oval windows, usually divided into multiple lights are similarly located. Other popular shapes for residential buildings are half-circular, quarter-circular, and hexagonal.

A wood window is composed of a number of elements, each of which contributes to its character.

Popular window shapes and sash types
Recommended

- Maintain and repair original location, design, sash, light-configuration and other important character-defining elements of windows.

- If repair is not possible due to advanced deterioration, replacement windows on primary façades should duplicate the original in design, material, sash and light configuration as closely as possible. Replacement windows on secondary façades should be compatible with the overall character of the façade in which they are located.

- Inappropriately designed, non-original, windows should be replaced with appropriately designed ones based on documentary or photographic evidence. If no such evidence exists, the design of the replacement should be compatible with the character of the façade in which it is located.

- Shutters are appropriate for windows on residential buildings. If original shutters are missing or need to be replaced, their design and material should be based on documentary or photographic evidence. Even if the shutters are not operable, they should be sized to appear to cover the window if closed. Shutters are usually not appropriate on commercial buildings unless clear documentary or photographic evidence of their use exists.

- Canvas awnings are sometimes appropriate for upper floor windows on commercial buildings. If they are appropriate, they should be fitted to conform to the size and shape of the window head and upper surround.

- Detachable wood screens and storm windows were often used in residential and upper floor commercial windows through the first half of the twentieth century. New storm windows and screens should match as closely as possible the historic windows in size, profiles of sash and frame, color and other character-defining features. If evidence of historic exterior storm windows exists then they should be considered for replacement. In cases where exterior storm windows were not used historically, then interior storm windows may be considered. Clear glass should be used for glazing all storm windows.

\begin{center}
\includegraphics[width=0.4\textwidth]{shutters.png}
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*The design and materials of shutters should be appropriate to the character of windows and the façade. They should appear to cover the window if closed*

\begin{center}
\includegraphics[width=0.4\textwidth]{storm_windows.png}
\end{center}

*Alternatives for sensitive installation of storm windows*
Not Recommended

- Changing the location or size of windows and window openings, particularly those located on a front façade.

- Replacing original wood windows that can be repaired and thermally upgraded with inappropriately designed thermal windows.

- Using metal or vinyl-clad windows to replace wood windows on the front façade or significant side and rear façades. Appropriately designed and detailed metal or vinyl replacement windows may be used on secondary façades.

- Using replacement windows that do not completely fill original openings.

- Adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.

- Installing through-window air conditioning units on primary façades. If they must be used, they should only be located on side and rear façades, preferably ones that are not visible from a public right-of-way.
**ROOFS**

Roofs are one of the most important character-defining elements of historic buildings. Commercial buildings typically have flat roofs hidden from view by a cornice and parapet. Sloped roofs typically found on historic residential buildings include gable, cross-gable, gambrel, mansard, hipped and shed. The roofs on residential buildings also often contain character-defining features such as dormer windows, towers, chimneys, finials and creston. The shape, size and materials of gutters and downspouts also contribute to the character of a roof.

In addition to shape and features, the material used to cover sloping roofs contributes to their character. Up until the close the eighteenth century hand split wood shake roofs were typical. During the first half the nineteenth century machine-cut wood shingles gradually replaced shake roofs. Copper, lead and terne plate became common metal roof materials in the nineteenth century. In the early twentieth century, zinc and galvanized tin were also used to cover sloped roofs. The character of a metal roof is derived from the type of metal used, how it is finished and the method by which sections are joined together and attached to the roof’s substructure. Copper, which weathers to a green patina, and lead, which weathers to a warm gray, is usually left unpainted. All other types of metal roofs should be painted to protect them from corrosion.

Slate was a common roof material for substantial residential buildings in the nineteenth and early twentieth centuries. It came in many shapes, with rectangular, diamond and hexagonal the most popular. Although predominantly gray in color, slate roofs may also be red or green or mixed by color and shape for ornamental purposes.

In the late nineteenth century, asphalt shingles were introduced as an inexpensive roofing material. By the mid-twentieth century, they had become the most common material for sloped roofs. Gray is the predominant color for asphalt shingles, although red, green or black shingles are also used.

Less common roof materials include wood shakes and shingles. Wood shakes are hand split and have a rough appearance, while wood shingles are machine cut and have a smoother appearance. Typically left unpainted, they weather to silver-gray. **Gable, cross-gable, gambrel, mansard, hipped and shed roofs are important character-defining elements of buildings**.
Recommended

- Original roof shape, details, ornamentation and other character-defining elements should be maintained.

- Maintain and repair original materials on sloped roofs of historic buildings. If the severity of deterioration requires that the material be replaced, the replacement material should match the existing in size, orientation, color, reflectivity and other defining characteristics of the original. On roofs not visible from a public right-of-way, if using the same materials is not possible for technical or economic reasons, then a replacement material that resembles the existing in size, orientation, color, reflectivity and other defining characteristics may be used.

- Missing or severely damaged towers, dormers, finials, cresting, chimneys and other character-defining roof elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

- New skylights, vents, chimneys or other projections should be located so that they are not visible from a public right-of-way.

Not Recommended

- Changing the shape or slope of a roof.

- Locating solar panels, satellite dishes, antenna or other structures or equipment on roofs so that they are visible from a public right-of-way.

- Adding roof decks to existing roofs.
**Porches**

Porches are significant character-defining elements of many residential and some commercial buildings. Many are still extant and well maintained. Others are deteriorated or have been removed. Still others have been enclosed or their character-defining elements such as railings and columns inappropriately altered.

In addition to contributing to the character of historic buildings, porches serve as sheltered places to sit outdoors and provide protection to walls and doors from the weather. They also shade windows helping to reduce solar gain and thus air conditioning loads. The roofs of some porches also provide a place from which to view the countryside.

**Recommended**

- Maintain and repair original existing porches, including their character-defining elements such as steps, flooring, ceiling, columns, roof, details and ornamentation.

- If materials or elements are too severely deteriorated to repair, they should be replaced with new ones that closely resemble the original as closely as possible in material, size, shape, color and other distinguishing features.

- Missing features should be replaced based on documentary or photographic evidence. If none exists, the replacement feature should be designed to be compatible with the overall character of the façade on which the porch is located.

**Not Recommended**

- Removing an original porch or any of its character-defining elements such as steps, flooring, ceiling, columns, roof, details and ornamentation.

- Enclosing a porch located on the front façade of a historic building or one that is visible from a public right-of-way. If the porch is not visible from a public right-of-way it may be enclosed if done in a manner that does not significantly alter the original character of the porch.

*Front porches are often the most prominent feature that defines historic character*

*Enclosing a porch of a historic building visible from a public right-of-way detracts from its character and is, therefore, not recommended*
DETAILS AND ORNAMENTATION

Many different types of details and ornamentation, in a wide range of materials, are found on Calvert County’s historic buildings. The details are as varied as the resources: from classically inspired Georgian and Federal features to picturesque, eclectic Victorian-era treatments to functional or creative vernacular craftsmanship. Each element contributes significantly to the character of the building. Some of the most common details and ornamentations found on Calvert County’s historic buildings are: bays, towers, cornices, window hoods, door surrounds, finials, cresting, balustrades and railings.

Bays may be square, hexagonal, round or other shapes. They may be one or two stories in height, providing interest and rhythm to a building’s façade.

Located at the junction between the wall and roof, cornices visually cap a building as well as hide the joint between the wall and roof. Cornices may contain elaborate brackets, moldings or other details made of wood, brick, stone or metal. Wood and metal cornices are often non-structural, attached to the wall by bracing and anchors, brick and stone cornices are usually structurally part of the wall.

These substantial brackets make a significant contribution this building’s historic character

Window hoods and door surrounds provide visual emphasis to openings and help shed water away from the window or door. Hoods made of brick or stone may sometimes be structural, while hoods made of wood or metal are usually non-structural, but are just as important in defining the character of a building.
Historically, some residential, agricultural and institutional buildings contained weather vanes, lightning rods, roof finials and cresting. Typically made of metal, all of these features visually accentuate roof ridges, turrets and towers.

This combination weather vane and lightning rod still retains its glass components

Balustrades can be found on some of Calvert County’s historic buildings. Used to visually cap a building, porch or portico and often to hide the roof from view, balustrades contribute significantly to the character of the buildings on which they occur.

This roof-top balustrade provides not only safety but a balanced finish to the façade of this historic resource

Railings serve a safety function and they contribute to the appearance of a building. Most commonly constructed of metal or turned wood, railings of stone and brick are also found on Calvert County’s historic buildings.

**Recommended**

- Deteriorated details and ornamentation should be repaired and maintained if possible. If replacement is necessary, the deteriorated detail or ornament should be replaced with one that resembles the original in scale, texture, design and color, and if possible, is made of the same material. If a different material is used, it should be visually, physically and chemically compatible with surrounding original material.

- Numerous coats of paint that obscure details and ornamentation should be removed carefully prior to repainting.

- If details or ornamentation are missing, they should be replaced using documentary or visual evidence of their design, scale and texture. If similar details or ornamentation exist on the building, they should be used as models.

**Not Recommended**

- Removing details or ornamentation without replacing them.

- Covering details and ornamentation.

- Adding historically incorrect details or ornamentation to a building.
NEW BUILDINGS AND ADDITIONS TO HISTORIC BUILDINGS
NEW CONSTRUCTION

The design of additions to historic buildings and the design of new buildings near historic buildings are critical to preserving the character of a historic resource. Additions and new buildings should contribute to the character of a historic resource by respecting the location, scale, proportion, rhythm, massing, materials, roof shapes and the details and ornamentation of existing historic buildings. They must also respect the character of landscape features, accessory buildings and other important features of the resource. New buildings should be architecturally compatible with the existing environment without exactly duplicating existing buildings.

Architectural compatibility may be achieved in many ways. It is based on an understanding of the character-defining elements of the existing buildings, landscape, and other features of the district. Typically, this understanding involves an analysis of how design principles (discussed below) are used in the existing buildings and landscapes and then interpreting them in today’s design philosophy, materials and construction techniques.

Compatibility does not mean exact duplication. The new building or addition should be seen as a product of its own time. To reproduce a historic building, or to exactly copy a style of the past, will create a false sense of history of the new building and the existing resource. A new building or addition should seek to contribute to the resource’s future evolution just as the existing building shows its past development. In short, a new building or addition should be a good neighbor.

LOCATION

The location of an addition is critical to its compatibility. Historically, many resources in Calvert County have been added to over the years, with the additions usually attached to the rear or a secondary side façade. In many cases, the additions are smaller than the original building, while in a few instances they are much larger.

If a new accessory building is to be added to a historic property, it should be located to enhance the viewsheds to and from the principal building, as well as enhance the character of the entire resource. If no historic accessory buildings exist, a new accessory building should be located outside of the primary viewsheds to and from the historic resource.

Recommended

- Additions to historic resources should be located on rear and other secondary façades.
- Additions should be hidden from the primary views to and from a historic resource.
- New accessory buildings should be located to enhance the overall character of the entire resource.
- If no accessory buildings currently exist, new accessory buildings should be located outside of primary viewsheds to and from historic resources.

This historic resource shows the progression of several additions creating an attenuated rear wing
Not Recommended

- Locating additions to historic resources on front or other primary façades.
- Locating additions within primary viewsheds to and from a historic resource.
- Locating new buildings so as to detract from the overall character of a historic resource.
- Locating new buildings within the primary viewsheds to and from a historic resource.

**SCALE**

Scale is the relative or apparent size of a building in relation to its neighbors. Scale is also the relative or apparent size of building elements, such as windows, doors, cornices and other features to each other and to the building. Most buildings are designed to be of human scale; that is, they appear to be of a size appropriate for human occupancy and use. Other buildings are designed to be of monumental scale, giving them prominence and symbolic importance. Typically, monumental scale is associated with governmental and religious buildings.

Human or monumental scale can be achieved in many ways. For example, windows, doors, cornices and other elements can be enlarged to impart a sense of monumentality or designed to be human in scale. Façades can be highly detailed, contributing to a sense of monumentality; or they may be of plainer treatment, making the building appear human in scale.

**Recommended**

- The scale of a new building or addition should respect the prevailing scale of surrounding buildings.
- In a few cases, a new building’s use and symbolic importance may make it appropriate for its scale to differ from that of its neighbors.
- Consider slightly diminishing the scale of additions to historic resources, particularly residential properties.
PROPORTION

Proportion is the relative dimension of elements of a building to each other and to its overall façade. Often proportions are expressed as mathematical ratios, drawn from the architectural theories of ancient Greece and Renaissance Italy. For example, many historic buildings designed in the Classical Revival style use mathematical proportions to locate and size windows, doors, columns, cornices and other building elements.

Recommended

- The design of new buildings or additions should respect the existing proportions of historic buildings.

Not Recommended

- Drastically changing the proportions of additions to historic buildings.
- Drastically changing the proportions of new buildings near historic buildings.

RHYTHM

The spacing and repetition of building façade elements, such as windows, doors, belt courses and the like, give an elevation its rhythm. The space between freestanding buildings in towns, as well as the height of roofs, cornices, towers and other roof projections establishes the rhythm of a street.

Recommended

- Additions should respect the rhythm of the existing historic building to which it is attached.
- New buildings should respect the rhythm of their neighboring buildings.

Not Recommended

- Designing an addition or new building that does not respect the rhythm of existing historic buildings.
MASSING

A building’s massing is derived from the articulation of its façade through the use of dormers, towers, bays, porches, steps and other projections. These projections significantly contribute to the character of the building and, in town, the character of a street.

**Recommended**

- Additions should respect the massing of the existing historic building to which it is attached.
- New buildings should respect the massing of the neighboring buildings.

**Not Recommended**

- Designing new buildings and additions that do not respect the massing of historic buildings.

MATERIALS

The materials used for walls, sloped roofs and other visible elements of additions and new buildings should respect the materials of historic buildings. The size, texture, surface finish and other defining characteristics of exterior materials are as important as the type of material. For example, if a historic building façade has 4-inch wood lapped siding, installing 8-inch vertical board and batten on the addition would not be compatible. Similarly, a new accessory building constructed of glazed brick near a historic unglazed brick building would not be compatible.

**Recommended**

- Exterior materials used for additions should be compatible in size, texture, surface finish and other defining characteristics with the exterior of the historic building to which it is attached.
- Exterior materials used for new buildings should be compatible in size, texture, surface finish and other defining characteristics with the exteriors of neighboring buildings.

**Not Recommended**

- Using incompatible materials for the exterior of additions and new buildings.
ROOF SHAPE

The shape of an addition’s roof should respect that of the historic building to which it is attached. In towns, roof shapes of new buildings should also be compatible with the roof shapes of neighboring buildings. For example, introducing a different roof shape, such as a flat roof with an elaborate cornice would probably not be compatible in a street with gable end roofs.

Recommended

- The roof shape of an addition should be compatible with that of the historic building to which it is attached.
- The roof shape of a new building should be compatible with the roof shapes of neighboring buildings.

Not Recommended

- Designing incompatible roof shapes for new buildings and additions.

Compatible roof shapes on additions

The use of incompatible roof profiles on a new accessory building or addition can detract from historic buildings and districts
DETAILS AND ORNAMENTATION

The details and ornamentation of additions and new buildings are important to making them compatible with existing historic resources. The design of a new building or addition should consider the amount, location and elaborateness of details and ornamentation found on adjacent historic buildings. Existing details and ornamentation may be used as the basis for those on a new building, but they should usually not be copied exactly.

Recommended

- Designing additions with details and ornamentations that are compatible in amount, location, elaborateness and other defining features to the details and ornamentation on a historic building to which it is attached.
- Designing new buildings with details that are compatible to the details and ornamentation of neighboring historic buildings.

Not Recommended

- Designing additions with details and ornamentation that are very different than those on the historic building.
- Designing additions without any details and ornamentation if the historic building contains details and ornamentations.
- Exactly copying details and ornaments from a historic building for an addition or new building.

The use of incompatible details on an addition can significantly detract from buildings within historic districts

The use of compatible details on an addition can significantly enhance buildings within historic districts
NEW SITE FEATURES
AND ACCESSORY BUILDINGS
NEW SITE FEATURES AND ACCESSORY BUILDINGS

NEW SITE FEATURES

New site features and accessory buildings are often necessary to the continued use of historic resources. They may range from plantings, fences or walls, walkways and driveways to decks and patios. New site features may also include satellite dishes, solar panels, heat pumps or other pieces of equipment. Designs for new site features should consider and protect archaeological resources to the maximum extent possible.

Many new site features do not have historic precedents. Thus, they should normally be located so that they are not within primary viewsheds to or from historic buildings or are screened from view.

ACCESSORY BUILDINGS

Accessory buildings such as garages, barns and sheds are important character-defining elements. They give scale and texture to the principal historic building and its environment. Sometimes they employ details and design that are similar to the principal building and sometimes they provide a pleasing contrast to the main structure. New accessory buildings should respect the location, character and design of the principal building as well as existing accessory buildings on the property.

Recommended

- The design of new accessory buildings should be compatible with the form, height, scale, proportions, materials and details of the principal building and existing accessory buildings.

- Locating new accessory buildings so that the existing significant visual and special characteristics of the property are maintained.

- Locating new accessory buildings so that significant viewsheds are maintained or enhanced.

Not Recommended

- Adding accessory buildings that are not compatible with the principal building or existing accessory buildings.

- Locating new accessory buildings so that they detract from significant viewsheds, or the visual and spatial characteristics of the property.

Once significant viewsheds have been identified, new accessory buildings may be sited so that the viewshed is preserved.

Without identifying and protecting significant viewsheds, the setting, context and overall quality of a historic district can be compromised.
PROTECTING ARCHAEOLOGICAL RESOURCES DURING NEW CONSTRUCTION

Leaving archaeological resources undisturbed is the best preservation method. Whenever a property is altered, whether through agriculture, adding site features such as walkways or driveways, or constructing new buildings, known and unknown archaeological resources may be disturbed. To help ensure that this will not occur, a professional archaeologist should conduct an assessment and/or survey of the area for the new construction.

Recommended

- Engaging a professional archaeologist to conduct a survey of the areas for new construction and construction equipment and materials storage early in the design process.

- Locating new construction so that archaeological resources are not disturbed.

- If protecting archaeological resources during construction is not feasible, conduct archaeology and recordation using best practices before construction begins.

- If locating the new construction so that archaeological resources are not disturbed is not feasible, protect the resources during construction using best practices.

Not Recommended

- Destroying archaeological resources during new construction.

- Removing or recording archaeological resources using other than best practices.

PLANTINGS

While it is always best to maintain and preserve existing landscape and plantings as discussed in the section discussing Historic Context and Site Features, it is not always possible to do so. Sometimes, the historic plant materials and design of yards, gardens and landscapes have been altered so that they are now incompatible with the historic resource. If so, the owner of the historic property may wish to restore the original design using historic plant materials. In other cases, it may be necessary to introduce new plant materials or landscape design adjacent to the historic buildings or within their immediate viewsheds.

Recommended

- Re-creating historic landscapes using documentary, archaeological or other verifiable sources for its design, plant materials, structure, walkways, pathways and the like. If historic plant materials are not available, use ones that are similar in growth patterns, size and shape at maturity.

- Selecting new plantings and designing new landscapes adjacent to historic properties to be compatible with the design of the buildings. Locating new plantings so that they maintain or enhance the properties historic character and its context.

- Protecting existing plantings to be retained during restoration or developing of the new landscape design.

Not Recommended

- Adding plantings that significantly change the context of the historic building or important viewsheds.

- Introducing incompatible plant materials.
**FENCES AND WALLS**

If a new fence or wall must be added to a historic property, careful consideration should be given to its materials, design and location. The new fences or walls should be sympathetic with the character of the existing features of the historic resource. New walls and fences should be designed to be as unobtrusive as possible.

**Recommended**

- The location of a new fence or wall should be compatible with the overall character of the historic resource and the design and materials of existing fences and walls as well as that of the historic buildings on the property.
- The materials, height, configuration, scale and details of new fences and walls should be compatible with the character of the historic buildings.

**Not Recommended**

- Locating new fences or walls so that they detract from the historic character of the buildings and property.
- Using materials or design of fences and walls that are not compatible with the character of the historic buildings, unless they are located so as not to diminish the overall character of the property.

**WALKWAYS, DRIVEWAYS AND PARKING AREAS**

If a new walkway, driveway or parking area is added to a historic resource, its design and materials should be compatible with historic walkways, driveways and parking areas.

**Recommended**

- Using appropriate historic materials, or compatible new materials, for new walkways, driveways and parking areas.
- Designing new walkways, driveways and parking areas so that they are unobtrusive and compatible with the overall character of the historic resource.
- Breaking up large expanses of parking with landscaped areas. Consider using one 200 square foot landscaped area for every 40 parking spaces.
- Screening all parking areas from view by using landscaping.
- Locating large parking areas so that they are not within the primary viewsheds to and from a historic resource.

**Not Recommended**

- Using incompatible new materials for new walkways, driveways and parking areas.
- Designing new walkways, driveways and parking areas so that they detract from the overall character of the historic resource.
- Designing large, unbroken areas of parking.
- Not screening parking areas from view.
- Locating large parking areas so that they are within the primary viewsheds to and from a historic resource.
**PATIOS, DECKS AND OTHER NEW FEATURES**

Patios, decks and other new features such as fountains, garden ponds, swimming pools, television dishes, fuel oil tanks and central air conditioning units are sometimes added to historic resources. While making the building more functional or comfortable, improper design and location of these new features will detract from the historic character of the resource.

**Recommended**

- The design of new patios, decks, and other new features should be compatible with the form, scale, proportions, materials and details of the principal building.

- Locating new patios, decks, and other new features so that the existing significant visual and spatial characteristics of the historic resource are maintained.

- Locating new patios, decks, and other new features so that significant viewsheds are maintained or enhanced.

- Shielding above ground fuel oil tanks, central air conditioning units and other needed equipment from sight with appropriate landscaping or other screening.

**Not Recommended**

- Adding new patios, decks and other new features that are not compatible with the principal building.

- Locating new patios, decks, or other new features so that they detract from significant viewsheds, or the visual and spatial characteristics of the resource.
REHABILITATION OF EXISTING COMMERCIAL BUILDINGS
REHABILITATION OF EXISTING COMMERCIAL BUILDINGS

STOREFRONTS

A storefront is the most important component of a commercial building. Storefronts usually consist of three major elements – display windows sometimes surmounted by transom windows, entry doors, and enframing structural members. Most storefronts also contain important details such as bulkheads, decorative trim and the signboard or storefront cornice.

Recommended

- Storefronts should respect the design of the building as a whole and be compatible with the scale, materials, color, and texture of the façade in which it is located.

- Storefronts should be designed to fit within the original enframing storefront opening.

- Existing inappropriate storefronts should be removed and new compatible storefronts designed and installed.

Not Recommended

- Designing a new storefront that is incompatible with the design of the building façade in which it is to be located.

- Blocking-down, covering or removing storefronts or display windows.

- Removing existing compatible storefront details or ornamentation.

Historic storefronts consist of a number of important elements
**SIGNS ON COMMERCIAL BUILDINGS**

Business signs are important elements of commercial buildings. Well-designed business signs contribute to the appearance of a building as well as attract customers and clients. Business signs that are poorly designed, on the other hand, detract from the appearance of a building as well as the image of a business. The most common types of business signs are storefront signs, hanging signs, display window and entry signs, and awning signs.

In cases where fading, painted, historic mural signs – “ghost signs” – are present they should be left as found. Their presence contributes to the historic context of the streetscape.

**Recommended**

- Storefront signs should be mounted flush on the signboard. Typically they are centered in the signboard area. No more than 65% of the signboard area should be devoted to the sign.

- Hanging signs should be mounted perpendicular to the façade with a minimum clearance of 8’ – 0” above the sidewalk. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare.

- Signs on display windows and entry doors should be located and designed so they do not obscure visibility into the ground floor. Signs on display windows should occupy no more than 25% of the total glass area to which they are displayed. Display window signs may be painted, of gold leaf, or attached to Plexiglas, glass or other transparent material hung inside the display window.

- Awnings signs should occupy no more than 50% of the slope or 65% of the return or valance.

**Not Recommended**

- National or regionally distributed signs or vacuum-formed signs, internally lighted signs, or flashing or moving illumination should not be used.

- Vinyl letters applied to windows or on non-transparent material hung inside windows.

- Backlighting awning signs.

*Storefront signs should be mounted flush on the signboard.*

*The Lore Oyster House represents a significant section of Calvert County’s commercial past.*
Providing Disability Access to Historic Buildings
PROVIDING DISABILITY ACCESS TO HISTORIC BUILDINGS

In 1990, the Americans with Disabilities Act (ADA) became law. Its purpose is to ensure that most buildings used by the public and constructed or altered after January 1992 are accessible, to the greatest extent possible, to persons with disabilities. ADA accessibility requirements apply to public accommodations, commercial facilities and government buildings. Even when compliance with ADA requirements is not mandatory, owners of buildings regularly used by the public should consider making their buildings accessible to the disabled.

While historic buildings are not exempt from ADA requirements, the Act recognizes that compliance may threaten or destroy significant architectural spaces, features, materials or finishes. To resolve this inherent problem, the Act establishes a process that may allow alternative minimum requirements or allow alternative methods of compliance to be used. The site-specific resolution of these alternatives must be certified by the Maryland Historical Trust, the Calvert County Historic District Commission as well as county code and enforcement officers.

Adapting a historic building to meet ADA requirements should begin with an inventory of existing architectural barriers -- steps, doors, interior stairs, restrooms, and the like -- that prevent persons with disabilities from using the building. The inventory should include a description of the significance of the feature, describing its design, materials, and finishes and importance to the historic character of the building. Next, methods of eliminating the barriers, or providing alternative methods of compliance should be investigated. Each method should consider how the modification would affect the character of the feature. In some cases, alternative minimum requirements may be investigated. In some cases, achieving accessibility is relatively easy and inexpensive. In other cases it is not.

Recommended

- Parking spaces should be designated for persons with disabilities and curb cuts made in appropriate locations.

- Whenever possible the accessible entrance should be the primary public entrance to the building. If modifying this entrance, or adding ramps or lifts at this location, would significantly alter the historic character of the building, then a secondary public entrance may be considered.

- Ramps should be a minimum of 3 feet wide with a maximum slope of 1 inch in 12 inches. The length of the sloped portion of a ramp should not exceed 30 feet without a level landing of 3 feet by 5 feet. A non-slip surface should be used, as should hand rails on both sides of the ramp.

- Exterior doors should typically be 2 feet 10 inches clear in width, although 2 feet 8 inches wide doors may be acceptable. Thresholds should be no more than ½ inch in height.

- Interior doors used by persons with disabilities should be a minimum of 2 feet 8 inches wide with swings in the appropriate direction. If existing doors are too narrow, replacing the existing standard hinges with off-set hinges may gain an additional 1 to 1½ inches in clearance.

- If restroom fixtures are non-character-defining, they may be replaced with ones that meet ADA requirements. Relocating the existing partitions to meet minimum widths can sometimes modify historic stall enclosures thereby making existing features compliant.
Not Recommended

- Failing to provide adequate, accessible parking.

- Designing or constructing ramps with inappropriate materials or detailing.

- Failing to provide adequately sized interior doorways, hallways or landings. Failing to ensure that doorknobs are ADA-compliant. Leaving thresholds taller than ½ inch unmodified.

- Failing to provide accessible restroom facilities.

Careful planning for ADA compliance can often minimize impacts to historic resources.
## Glossary of Terms

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<tr>
<th>Term</th>
<th>Definition</th>
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<tr>
<td>Character-defining element</td>
<td>Any part of a building that if removed or inappropriately altered would compromise its architectural character.</td>
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<tr>
<td>Corbel</td>
<td>A projecting block, usually of stone or brick, used to support a horizontal member.</td>
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<tr>
<td>Documentary evidence</td>
<td>Written or graphic information about the history and appearance of a building or landscape.</td>
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<td>Fanlight</td>
<td>A window, often semicircular, over a door with radiating glazing bars suggesting a fan.</td>
</tr>
<tr>
<td>Luminaire</td>
<td>Light bulb, or other light source.</td>
</tr>
<tr>
<td>Historic District</td>
<td>A historic resource and its surrounding property that has been designated by the Calvert County Board of County Commissioners.</td>
</tr>
<tr>
<td>Historic Resource</td>
<td>A historic building, structure, fence, wall, driveway, archaeological resource or other man-made object, or a historic landscape.</td>
</tr>
<tr>
<td>Public right-of-way</td>
<td>Public streets, sidewalks, alleys, parking lots, and easements.</td>
</tr>
<tr>
<td>Repointing</td>
<td>To replace missing and loose mortar in brick and stone walls. Also known as tuckpointing.</td>
</tr>
<tr>
<td>Rustication</td>
<td>Masonry cut in massive blocks separated from each other by deep mortar joints to give a wall bold, rich texture.</td>
</tr>
<tr>
<td>Sidelight</td>
<td>A vertical window located on the side of a door.</td>
</tr>
<tr>
<td>Significance</td>
<td>Criteria used by the Historic District Commission to determine a resource’s eligibility as a historic district. Several factors determine significance. It can result from a resource’s association with either unique or notable features, styles, persons or events of local, state or national history. A resource may also be significant because it is typical of ordinary styles, events, or cultural characteristics of local, state or national history. There are four areas that commission members consider when determining significance of a resource: historic, cultural, architectural and design.</td>
</tr>
<tr>
<td>Spalling</td>
<td>The breaking off of the exterior layer of stone or brick, often caused by water freezing just under the surface.</td>
</tr>
<tr>
<td>Terne plate</td>
<td>Iron plate dipped in an alloy of lead and tin. It was a popular metal roofing material in the 19th and early 20th centuries.</td>
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<tr>
<td>Transom</td>
<td>A horizontal bar above a window.</td>
</tr>
<tr>
<td>Term</td>
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<td>----------------------</td>
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<tr>
<td>Transom window</td>
<td>A horizontal window located above display windows and entries in commercial storefronts.</td>
</tr>
<tr>
<td>Vacuum-formed sign</td>
<td>Plastic sign formed in a vacuum mold, usually lighted internally.</td>
</tr>
<tr>
<td>Vernacular</td>
<td>Construction or architectural styles of local origin or native craftsmanship.</td>
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<tr>
<td>Window Hood</td>
<td>A projecting molding or structural element above a window that redirects water around a window opening.</td>
</tr>
<tr>
<td>Window light</td>
<td>A pane of glass.</td>
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<tr>
<td>Wood Consolidant</td>
<td>A synthetic liquid or paste product, often epoxy-based, that is applied to existing deteriorated wood elements to fill, stabilize and preserve the historic materials</td>
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### List of Photographic Illustrations for Calvert County Design Guidelines

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PRESERVATION RESOURCES AND CONTACTS

Mail, E-mail and Web addresses and telephone numbers:

Calvert County Historic District Commission:
Contact via the Calvert County Department of Planning and Zoning

Location Address:
Calvert County Department of Planning & Zoning
150 Main Street, Suite 304
Prince Frederick, MD 20678

Mailing Address:
Calvert County Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678

Telephone:
410-535-2348
301-855-1243 x 333
e-mail: pz@co.cal.md.us
Web address: www.co.cal.md.us

Maryland Historical Trust
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600
http://www.dhcd.state.md.us

Calvert County Historical Society
P.O. Box 358
Prince Frederick, MD 20678
410-535-2452
http://www.somd.lib.md.us/CALV/cchs/

Preservation Maryland
24 West Saratoga Street
Baltimore, Maryland 21201
(410) 685-2886
http://www.preservemd.org/

National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, DC 20036
800-944-6847
202-588-6200
http://www.nationaltrust.org

BARN AGAIN!
National Trust for Historic Preservation
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Denver, CO 80202
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http://www.barnagain.org