

**PERTAINING TO THE DESIGNATION OF A HISTORIC DISTRICT FOR THE SITE  
KNOWN AS LITTLE PLACE, CASE HD 2019-01**

**WHEREAS**, Title 8 of the *Land Use Article* of the Maryland Annotated Code and the Calvert County Code, Chapter 57, *Historic Districts*, provide that the County Commissioners of Calvert County, Maryland, upon receiving a recommendation from the Historic District Commission, may designate a site with historic, cultural, architectural or design significance and that meets the purposes and criteria of the foregoing Calvert County Code as a Historic District;

**WHEREAS**, the Historic District Commission received an application from Margaret Dowell, property owner, for Historic District designation of the site described as:

6450 N. Solomons Island Road, in Sunderland, Maryland, identified on the Tax Assessors Map 11 as Parcel 19, is zoned Rural Community District, and consists of ± 52.51 acres. (hereinafter, referred to as the “Site”);

**WHEREAS**, the Historic District Commission, in regular session on February 13, 2019 reviewed the application, made the following findings and voted to recommend designation of the Site as a Historic District having met the following criteria of the Calvert County Code, Chapter 57, Article III, Section 57-8(A)(1) and A.2., specifically:

1. *The parcel of land included in the proposed Little Place Historic District contains the core of the historic farmstead including the house, outbuildings, barns, and a one-room schoolhouse that served the local community.*
2. *The farm has been in the same family since 1722 when Philip Dowell purchased a portion of a tract of land known as Lingan’s Purchase.*
3. *The continuity of family ownership, the historic buildings, and the potential information contained in the archaeological record on the property make this a significant resource that merits high priority for preservation.*
4. *In 2002, reviewers at the Maryland Historical Trust found the property eligible for listing in the National Register of Historic Places.*
5. *The existing house, constructed in two building campaigns beginning in 1830, reflects the evolving needs of the family and each period is indicated in the style and method of construction and decoration.*
6. *A tobacco barn on the property was built at the same time as the second part of the house, in the 1890s. In addition there is a well-house, a chicken house, and a one-room schoolhouse on the property. The intact agricultural fields, house, and outbuildings are significant in that they represent the lives of Calvert County tobacco farmers of moderate means in the nineteenth and twentieth centuries.*

**WHEREAS**, a joint public hearing to consider said recommendation was duly scheduled, advertised, and held on June 4, 2019 at which time the recommendation of the Historic District Commission was discussed, staff's recommendations were considered, and public comment was solicited; and

**WHEREAS**, the Planning Commission recommended designation to the Board of County Commissioners of Calvert County, Maryland, which was satisfied that the criteria for approval of the Historic District had been met, that the property owner was in favor of the designation, and that designation of the Site as a Calvert County Historic District is in the best interests of the general health, safety and welfare of the citizens of Calvert County, and voted to approve the designation of the Site.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Calvert County, Maryland, that the reasons set forth by the Historic District Commission in support of its recommendation to approve the application for Historic District designation of the property known as Little Place, as more fully described above, **BE**, and hereby **ARE**, adopted as findings of fact by this Board;

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland that the Site, as recommended, **BE**, and hereby **IS**, designated as a Calvert County Historic District;

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland that any structure within said Historic District is designated as a "landmark" for purposes of §§ 9-204 of the *Tax-Property Article* of the Maryland Annotated Code, insofar as those improvements contribute to the significance of the Calvert County Historic District;

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein; and

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland that this Resolution shall be effective upon recording without publication of a fair sumamry.

**DONE**, this 4<sup>th</sup> day of June, 2019, by the Board of County

Aye: 4 Nay: 0 Absent: 1-Hart

Commissioners of Calvert County, Maryland, sitting in regular session.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND

Karen S. Phelps  
Clerk

Thomas Hutchins  
Thomas Hutchins, President

Kelly D. McConkey  
Kelly D. McConkey, Vice-President

Approved for form and legal sufficiency by:

Mike Hart  
Mike Hart

John B. Norris, III  
John B. Norris, III  
County Attorney

Earl Hance  
Earl Hance

Steven R. Weems  
Steven R. Weems

Received for Record... June 12 ....., 2019  
at 1:03 ....., o'clock... P ....., M. Same day  
recorded in Liber KPS No. 58 .....,  
Folio 254 ....., COUNTY COMMISSIONERS  
ORDINANCES AND RESOLUTION.

Garry P. Smith