

HISTORIC AND CULTURAL RESOURCES

Havre de Grace's historic core is located along the western edge of the Susquehanna River where it meets the Chesapeake Bay. Beginning as a ferry crossing, the old town area is an eclectic mix of buildings on beautiful tree-lined streets. The City's historic development is tied to its location, with its deep water access to the tidewater mid-Atlantic region and is the closest point of overland transportation between eastern and western shores of Maryland. This was not insignificant for colonial transportation routes – whether by water and by land – or for later history with canal building, railroad construction, or highway development. Havre de Grace's history is directly tied to its relationship to its land and water transportation routes.

Preservation of the City's historic resources is key to maintaining the beauty, uniqueness, and heritage of Havre de Grace. Havre de Grace boasts a National Register Historic District of approximately 1,100 properties, of which nearly 800 contribute to the historic and cultural significance of the City. This large district is comprised of residential, commercial, and older industrial buildings that predate the mid-twentieth century and includes the historic downtown, the waterfront, and much of the older housing stock of the community. In addition, there are several museums located in Havre de Grace that tell the story of the City's development and to national events, its relationship to maritime history, and its hunting and fishing history.

The City of Havre de Grace has a rich and active history and was a region of early contact with native peoples in 1608 with the European exploration of the Upper Bay by Captain John Smith and his team. They first mapped the Chesapeake Bay and the Susquehanna River to the limits of navigable waters just north of Havre de Grace. English settlement in Havre de Grace began in the mid-1600s, first as a site called Harmer's Town, then as Stockett's Plantation. The area grew as a result of the establishment of a ferry crossing in 1695 and was originally known as Susquehanna Lower Ferry. Havre de Grace was formally named on the Robert Young Stokes earliest plat of the town in 1782 during the Revolutionary War and was incorporated as a town in 1785. Interestingly, it was actually considered for the nation's capital due to its central location along the eastern seaboard. As part of the British Chesapeake Campaign, Havre de Grace was heavily damaged by the British during the War of 1812.

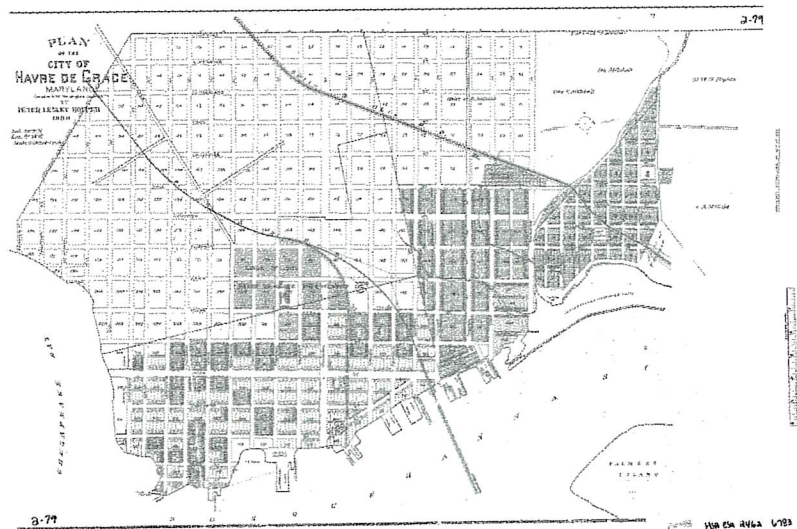
Transportation is an important and recurring thread in the historical development of Havre de Grace. Located at the head of the Chesapeake Bay, Havre de Grace was a small port as well as the most reasonable, available point for overland travel between the eastern and western shores of Maryland. Its central location allowed it to become a significant thoroughfare between Baltimore, Philadelphia, and other colonial settlements along the mid-Atlantic coast, much traveled by Revolutionary leaders. The City's importance as a transportation center heightened with the building of the Philadelphia, Wilmington, and Baltimore Railroad (later, the Pennsylvania Railroad) starting in 1836 and the opening of the Susquehanna and Tidewater Canal in 1840. With access to water and rail opportunities, Havre de Grace was prime for economic activity, growth, and industry. It grew to become a thriving, prosperous center of commerce, the evidence of which can be seen in the concentration of the historic residences and commercial structures today.

The original 200 acres of the City was laid out in a traditional grid pattern with streets running north/south and east/west with Union and Congress Avenues as the principal streets. The grid street

pattern provided order in anticipation of future growth, and development in the older portions of the City occurred under this design. Expansion of the City was contemplated by C. P. Hauducoeur's map of the head of the Chesapeake Bay and Susquehanna River in 1799 which laid out an additional 800 acres. Later maps used this *Plan of the town of Havre de Grace* to serve as the basis for planning additional grid streets and extensions of the town, to include the Septimus Norris map of 1838 and the Peter Lesley Hopper Plan of the City from 1889.

Historic structures within the City are many and run the gamut in terms of their age, design, detailing, and functions. Simple but well-crafted Carpenter Victorian duplexes and single-family residences are mixed with intricate Queen Anne homes of the wealthy. Working class row-homes, older industrial buildings, such as the Lock House for the Susquehanna and Tidewater Canal, the Concord Point Lighthouse, and the Seneca Cannery, architecturally interesting churches, and an intact commercial downtown are just a few of the uses within the historic portions of the City. More modern structures were built within the older areas of the City, but the grid streets and small lanes serve to maintain the historical development patterns.

Preservation of the historic resources and the historic context of the City are absolutely needed to retain the character of the City. The healthy inventory of historic structures within the setting of evenly measured, tree-lined streets is what makes Havre de Grace interesting and beautiful for residents and tourists alike. In communities that have the benefit of concentrated historic resources, historic preservation is a powerful economic development tool in attracting visitors interested in heritage tourism and those seeking a unique, small town experience. For residents, historic preservation is a wellspring of community pride, identity, and collective memory. It is imperative that City stakeholders develop the necessary tools, such as local historic preservation incentives or design guidelines within the National Register Historic District, to succeed in preserving resources within Havre de Grace. Tools such as these will strengthen the City's ability to manage the historic assets that are unique to Havre de Grace and lend to its physical character as the City moves into the future, blending old and new.



Plan of the City of Havre de Grace by Peter Lesley Hopper, 1889

Historic Preservation Efforts within Havre de Grace

Background of Local Preservation Efforts

Early preservation efforts in Havre de Grace were carried out by the Susquehanna Museum of Havre de Grace, Inc. which restored the Lock House of the Susquehanna and Tidewater Canal. In 1975, it was determined that a broader community effort was needed and a preservation committee, appointed by the Mayor and City Council, established a list of 65 structures that were significant to the City for

documentation. In 1976, an additional 65 structures were added and subsequently 130 structures were inventoried as part of the Maryland Inventory of Historic Properties (MIHP) in the late 1970's.

In a 1979 study of Havre de Grace by Harford County, a historic district was defined, and each structure within it was assigned a code relating to its significance. In 1982, this historic district with approximately 1,100 properties was listed on the National Register of Historic Places by the Maryland Historical Trust (MHT). Nearly 800 of the structures within this National Register Historic District, or NRHD, were designated as contributing to the historic and architectural significance of the area. Identified as HA-1617, this large district includes all of the historic downtown and older residences of the City, generally from Juniata Street eastward to the waterfront. The map within this chapter shows the actual boundary and the inventoried sites.

The City's first historic district ordinance was in 1990 with adoption of Historic Area Zoning (Ordinance No. 729, as amended. April 1990; then modified soon after by Ordinance Np. 757, October, 1991). This provision established a Historic District Commission to recommend to City Council the designation of any local historic districts in relation to the established NRHD. These districts were to be made up of any publicly-owned structures or privately-owned structures with the permission of the owner. Any exterior changes to a building located within a historic district was then subject to design review by the Historic District Commission. Normal maintenance was excluded from review.

In 2001, Ordinance No. 815 Historic Preservation replaced the prior ordinance and included additional defining terms, renamed the "Historic District Commission" to "Historic Preservation Commission", and clarified the role and membership requirements of the Commission. It also contained provisions for the development of rehabilitation and new construction design guidelines, as well as defines standards as based on the Secretary of the Interior's Standards for Rehabilitation for designated structures located in the local Havre de Grace Historic District. Property owner concurrence is also necessary under this ordinance for a structure's inclusion in the local district and the ordinance was written to require deed recordation of the landmark or district designation.

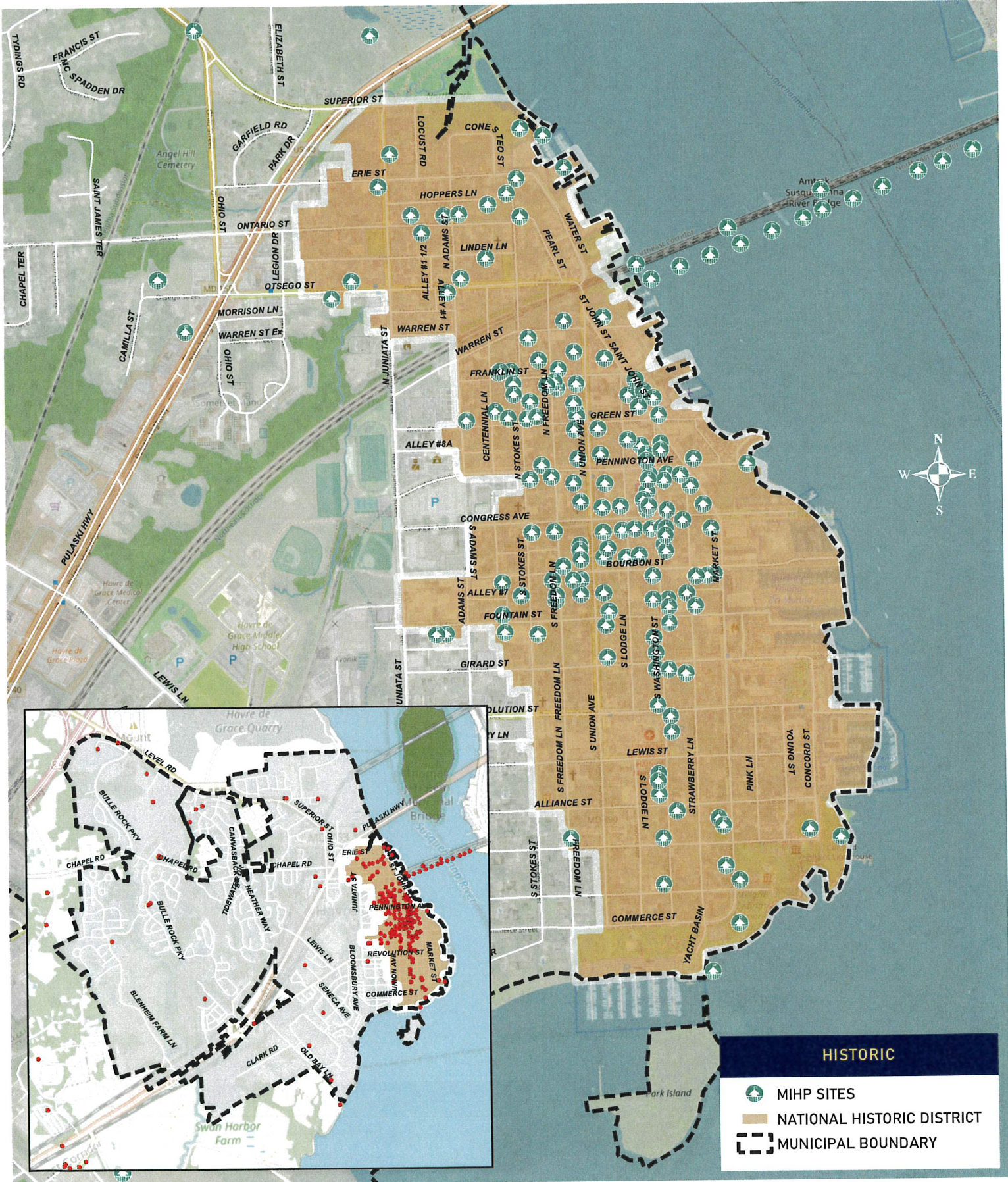
Most recently in 2023, Historic Preservation has been modified so that landmark properties are listed within the Department of Planning as opposed to deed recorded which has alleviated a huge burden on private owners to participate. For the first time, property owners are coming forth voluntarily to participate in this landmark and district designation. The City established rules for Certificate of Appropriateness (COA) review to guide the Historic Preservation Commission's review process, which is required for all improvements to structures that have been placed as a local landmark or district.

Local Program Framework

The City's framework consists of nomination and approval for local designation of historic landmarks and districts. Properties that are included in this listing are subject to review and approval by the Historic Preservation Commission which is guided by the Land Use Article, Maryland's enabling legislation. The nomination is then reviewed and approved by City Council for formal adoption. Historic landmark and district properties then follow the COA review by the Commission if there are any changes to the property or building alterations that require a building permit.

The following criteria is to be used as minimum standards in determining the historic nature of a property prior to building permit applications:

- a. The historic or architectural value and significance of the structure.



- b. The relationship of the structure to the historic value of the surrounding area.
- c. The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.
- d. The compatibility of exterior design, arrangement, texture, and material proposed for use.
- e. Pertinent aesthetic and environmental considerations.

Within this framework, the Commission currently utilizes Harford County's Historic Preservation Design Guidelines and Secretary of the Interior's Standards as guidance documents for review of its voluntary local Historic Landmarks and Districts.

Strengthening Preservation within the City

Strengthening procedures for demolition approval must be reconsidered for historic structures within the City of Havre de Grace. Currently, there are no safeguards in place to halt demolitions of historically important structures with the exception of properties under preservation easements. Due to the attraction of the waterfront, Havre de Grace has continuing redevelopment pressure of properties, often with contributing historic structures. Stronger demolition controls with a meaningful review by the Historic Preservation Commission is necessary to curb this trend and would, at a minimum, be a "preservation light" approach that retains the historic fabric of the City.

Some outstanding examples of local rehabilitation and restoration projects have been accomplished, both by the private sector as well as by museums in the NRHD. However, there is a continuing remodeling and development in-fill movement that is causing the gradual erosion of the historic character of the district. Currently, there are no mechanisms to regulate modern improvements that degrade the historic integrity of structures within the City. Design guidelines must be created and adopted to provide guidance in regard to rehabilitation and new construction in the NRHD. The City could at this time adopt Harford County's Historic Preservation Design Guidelines in the interim, which were written for use by all jurisdictions within the county. Such design guidelines would establish preservation standards for the City for construction activity throughout the district.

Partnerships within the preservation community are incredibly important as resources are limited. Within the county, mutual support between staff and Commissioners – whether the Historical Society of Harford County, the municipalities, or Harford County preservation professionals – is highly valued. The broader resource base to draw from includes the National Trust for Historic Preservation, MHT, Preservation Maryland, Maryland Association of Historic District Commissions (MAHDC), the Archaeological Society of the Northern Chesapeake, and the Coalition of Maryland Burial Sites.

Staff within the Department of Planning will be pursuing Certificate of Local Government (CLG) designation by MHT. As described by MHT, this program recognizes counties and municipalities that have made a special commitment to preservation. This commitment includes establishing a qualified historic preservation commission, to designate and review historic properties. This program is administered by MHT in partnership with the National Park Service and exist in every state. MHT also partners with the MAHDC to provide training programs for CLGs and other local governments. The City's Commission is a member of the MAHDC.

Importance of Preservation for Economic Development

Preservation of the City's cultural heritage is an extremely important aspect of economic development. Tourism, a major economic driver, is based on peoples' desire to visit interesting and unique places – it is why people travel. Yet, it is not just the cultural resources like the museums that

attract visitors for heritage tourism but the full experience of the place that matters. The physical remnants of the City's collective past through its historic buildings and the retained context is what attracts visitors and continues to attract and hold residents to this City.

The City's great strength is its built environment and it continues to have a abundant opportunity to link economic development to historic preservation. Its large NRHD is mostly intact from a visual perspective and its location on the water at the top of the Chesapeake Bay is an attraction in itself. Since 2000, this has been the effort of the Lower Susquehanna Heritage Greenway -- to expand regional heritage tourism by connecting the unique, distinct communities along the Lower Susquehanna with trail systems for mutual economic benefit. In addition, this region is very accessible to visitors with its location next to a major Interstate highway and is convenient to a large population base of several East Coast metropolitan areas.

Public Awareness and Property Owner Assistance

Protection of historic buildings may be accomplished by providing economic incentives, such tax credits. Financial incentives are offered at the state and federal levels but not locally. A local program for real estate tax credits for rehabilitation should be explored. Public awareness is also an important aspect of historic preservation, and there have been various project over the years to promote local preservation efforts. These activities include very visible public restoration projects such as the Concord Point Lighthouse and the Keeper's House and the Lock House Museum, all under protective easements. The Opera House addition and renovation is an excellent example of a preservation project that was publicly-supported through voter referendum.

If the majority of property owners in the Historic District can appreciate the rationale behind the broad view of the significance of the district, then they may be more interested in rehabilitation of their buildings. While some of the incentives encourage rehabilitation and maintenance, more encouragement should be given to property owners in their private efforts. Public awareness campaigns need to promote preservation by focusing on the property owner as well as attracting the visitors. All incentives should be explored by the Historic Preservation Commission along with public awareness techniques such as continued lectures, published tours, and local preservation awards.

Historic District Sub-Areas for Neighborhood Conservation

The following sub-areas are of particular importance for focused preservation strategies and neighborhood conservation. They are called out separately because of their relationship to the historic development of the City, their integrity as a neighborhood or district, or as a contributing resource to the City's economic future.

1. **The Main Street District**
A National Main Street approach emphasizing rehabilitation of existing buildings is desired in the Main Street District. This is a program that combines economic vitality, design, promotion and organization for revitalizing and strengthening the downtown. Maryland has celebrated its 25th anniversary in 2023 for its Main Street program, and Havre de Grace has been a designated Main Street since 2002.
2. **Congress and Union Avenues**
Congress and Union Avenues were designed as wide, principal streets in the original 1782 Robert Young Stokes plat of the City. The homes along these historic corridors tend to be stately, and preservation of this context is extremely important for the City's overall character.

Retention and restoration of historic buildings paramount. One critical area of interest is the redevelopment of UM Harford Memorial Hospital site due to its central location on Union Avenue where the City is working to redefine its zoning.

3. **Waterfront**
Much of the waterfront has been developed, however the historic Seneca Cannery is one of the few historic, privately-owned buildings that remain on the waterfront and should be a priority for preservation. Views and access to the waterfront from the rest of the NRHD should be maintained in redevelopment projects.
4. **Concord Point Cultural District**
This is an area of mixed uses and offers a concentration of museums and cultural resources for the visiting public. Scenic views to and from the Concord Point Lighthouse and Light Keeper's house have been preserved through property acquisition, where Concord Point Park has been expanded to the north and the open context of the Lighthouse has been reestablished.
5. **Commerce Street Corridor**
The integrity of this corridor should be maintained through targeted preservation strategies. While there is the potential for some in-fill development in this area, it should be scaled to existing structures.
6. **Washington Street Neighborhood**
This area is made up of contiguous blocks of interesting historic residences and its integrity should be maintained through targeted preservation efforts. Any in-fill development should be scaled appropriately to be in keeping with the character of the existing neighborhood structures.
7. **Pennington Avenue West of Freedom Lane**
This corridor which connects the Main Street District with government buildings of the Harford County Public Library, Havre de Grace Visitors Center, City Hall and the Police Department is a significant gateway to the commercial downtown. Originally, Pennington Avenue was named St. Clair Street and provided a rail spur known as "The Cut" to the waterfront ferry landing for transporting passenger cars and freight over the Susquehanna River. Its central location offers the opportunity for some limited redevelopment and visual enhancements which will strengthen it as a more attractive connection between the downtown commercial area and the numerous civic uses adjoining it, developing it as a civic spine.
8. **Neighborhoods West of Union Avenue and the Otsego-Ontario Street Community**
Neighborhoods of Old Town Havre de Grace have experienced a considerable amount of residential rehabilitation and the continuation of this trend is greatly desired. These areas feature the Lock House Museum, Water Street public landing, and the North Park trail system and are in close proximity to public schools and their adjoining recreational complexes. The character and scale of infill development is important for neighborhood conservation in these communities.

Historic Preservation for Outlying Properties

New development is occurring in the formerly rural areas surrounding the City. Once grand estates are have become residential neighborhoods due to growing population demands and increased development pressures in areas where public infrastructure, such as public water and sewer, already exists. This Comprehensive Plan accommodates growth through annexation of the surrounding large farm tracts. However, preservation of the historic manor houses with some surrounding acreage to set historic structures apart from newer homes is desired during the development process.

Historically, the City was a tight, and fairly densely populated town and became the center of commerce for Harford County due to its relationship to the water, major roads, and rail lines. The mercantile nature of the City and the easy access to greater markets resulted in a considerable amount of wealth to be concentrated in the City and the surrounding region. Several large farm tracts with magnificent, ornate mansion houses remain in the immediate vicinity of Havre de Grace. It has only been in recent years that these large landholdings have been under increasing pressure to be developed. This is, in part, the result of Maryland Smart Growth policies, which encourage new development and growth in areas where public infrastructure exists, and a new-found appreciation for the beauty of Havre de Grace, its waterfront, and its convenient location within the I-95 corridor.

Protection of the historic manor houses is important, as they include some excellent examples of various periods in history and are the visible remnants of historically significant families both locally and, in some cases, nationally. Many of these structures have been documented and are part of the inventory of historic structures compiled by the Maryland Historical Trust. One structure, Sion Hill, is a National Historic Landmark, the highest designation of historical importance, because of the significance of various family members in relation to national history. It is the only designated National Historic Landmark in Harford County.

Property Descriptions

The following are property descriptions of the outlying historic structures in need of consideration in future development activity, two of which have already been annexed into Havre de Grace. These include Blenheim (HA 107) and Mount Pleasant (HA 763, 764). It is imperative that elected City officials and staff representatives work with the individual property owners during future annexation processes to preserve the important historic assets located on the remaining tracts.

1. Sion Hill (HA-525); National Register; National Historic Landmark; private residence

This structure is significant architecturally and, more importantly, because of the Rodgers family who occupied it. The 2-story brick Federal structure was built by the Reverend John Ireland about 1785 for his residence with a wing for a private boys' school, the Sion Hill Seminary. It changed hands in 1795 and from there the structure receives its primary historic significance as it relates to the Rodgers family, which included Commodore John Rodgers and three generations of descendants who were prominent naval leaders. This site has been given the highest recognition of National Historic Landmark as a result of the importance of individual family members' roles in the nation's history.

Sion Hill is a 3-part, Flemish bond brick structure with a central 2 ½ story gable-roofed main house and 2 2-story shed roof wings. It was designed as a neoclassical villa, with expansive

views of Havre de Grace and the Chesapeake Bay. The house itself has numerous significant architectural features, the lunette windows set within the central pediments, the keystones over the 9-over-9 double sash windows, the 3 part window over the garden facade entry, and the medallion block cornice on that same facade.

2. Blenheim (HA-107); private residence located within The Residences of Bulle Rock

The statement of significance for this property from the Maryland Historical Trust includes the following: "Blenheim is a grand county estate dating back to the 18th century. The estate is dominated by an extremely large, 2 ½-story Victorian villa which was built for the Osborn family in the late 19th century. It is significant for its architectural style and for its place in the development of Maryland architecture and its association with some of the leading figures in Harford County history". This property is eligible for the National Register.

Blenheim is a composition of Victorian era architectural elements blended to create a magnificent Queen Anne styled mansion. The dwelling is sited on a terraced knoll at the end of an open field. The frame 2 ½-story residence consists of a central block with 2 end wings which project off the facade. The steeply pitched complex roof has intersecting gables, dormers, tall elaborately corbelled chimneys and is crowned with a prominent hip-roofed cupola. Other architectural elements include projecting bays, stick-like framing in gable ends, a variety of stained-glass windows, projecting bay windows, various porches, and galleries with turned balusters and latticework, and elaborately carved oak woodwork in the interior. This structure along with 166.2 acres of land were annexed into Havre de Grace in March 2002. The house is a private residence within The Residences of Bulle Rock community.

3. Mount Felix (HA-526); private residence and winery which was under a 30-year MHT easement

Mount Felix was built by Jacob Giles, one of Harford County's first large scale entrepreneurs and owner of many business interests in the mid-18th century. The large, brick, multi-part Georgian Mansion, with its kitchen wing, which may have replaced an earlier dwelling, is architecturally significant, as are the extant outbuildings, such as the meat house and slave quarters. This structure is eligible for the National Register and was under a Maryland Historical Trust non-permanent easement which began in 1977 but expired after 30 years.

Mount Felix is a 2 ½-story brick Georgian manor house with 2-story wings. The slate gable roof has 3 pedimented dormers, double chimneys incorporated within the brick end walls, and a central platform that may have been the base of an earlier cupola. The brickwork is laid in a stretcher bond, and there are jack arches over the 9-over-9 double sash windows. The main entrance located within the central bay is unusual and is probably a later change. It consists of a 1-story portico that is capped by a Palladian window located within a wood panel. There are several early outbuildings as well as a number of later agricultural buildings and barns.

4. Mount Pleasant II (HA-763, 764); MHT easement; private residence located within The Residences of Bulle Rock

Mount Pleasant is a grand county estate of the 18th century. The first house on the estate, and the first truly great house in Harford County, was built around 1750 by Jacob Giles. The current Colonial Revival structure, with the garden and original outbuildings, is highly significant,

architecturally, as an example of this style that was very popular in the early 20th century. This structure is eligible for the National Register.

This fine example of a 2 ½-story Colonial Revival mansion has a number of interesting features, including Flemish bond brickwork, a slate roof with arched dormers, keystones over the 8-over-8 double sash windows, and a classically inspired entry with Ionic columns, a fanlight, and sidelights. The garden facade contains an unusual projecting one-story conservatory with 5 bays, each containing a pair of arched full-length windows. Above this composition is a Tudor-arched opening containing a traditional Palladian window. The interior has fine classically inspired and elaborate woodwork. The house is sited on a terraced knoll with commanding views of the Chesapeake Bay. Mount Pleasant farm was annexed by the City of Havre de Grace in July 1999. The house and surrounding 3 acres were placed under an MHT easement during the development of the Bulle Rock project.

5. Stucco House (Lampson Property); property recently annexed, has not been documented

This house is located east of Greenway Farm and can be accessed only through this neighborhood. The house is a 2 ½-story, gable-roofed stucco dwelling with twin end chimneys and dormers. The roof is slate and there are granite sills below each window. The house appears to date possibly from the early 19th century, but has been considerably altered over time. More research is necessary to determine if the structure is eligible for the National Register.

The facade has a recent 1-story, gable-roofed portico with broad proportions. The garden facade has an open porch off the second floor. This feature is supported by large rectangular brick columns that project through the porch floor and receive the balustrade. The entry to this porch consists of a pair of double doors framed by a transom and sidelights. This 2nd floor also contains longer windows than the first floor openings, indicating that the 2nd floor could have been the original major floor of the house. Besides entry and porch changes, a long, 1-story wing has been added to the north end of the house, and the stucco could also be a later feature. There were several 20th century outbuildings on the site.

Preservation Approaches for Outlying Properties

Preservation for rural manor houses and their contexts need to be addressed at the time of annexation. Documentation through MHT and designation on the National Register of Historic Places is recognition of historical importance, however it does not protect historically important structures from alteration or demolition. Havre de Grace has had mixed results for retaining outlying historic structures, with some lost and some incorporated into new neighborhoods. Within the Residences of Bulle Rock, 2 manor houses – Mount Pleasant II and Blenheim – were protected and incorporated in the neighborhood design, with Mount Pleasant II being placed in an easement. On the other hand, the historic Cherry Hill Farm (Scenic Manor), Hokeland (Greenway Farms), and the Mitchell Farm on US 40 (Blenheim Run) have all been lost.

Given the proximity to I-95, many of the rural properties surrounding the City have been converted to more intense uses through development. As these prior farm tracts develop, strategies must be devised to preserve the integrity of the historic resources while acknowledging the possibility of some level of development on the properties. These strategies may include property owner education about rehabilitation tax credits for structural renovation, notification of the significance of their structures,

solicitation of preservation easements, and development guidelines that preserve historic resources. It is also desirable to have outbuildings and some of the land surrounding the main manor houses preserved, so that the original historic setting or context can remain.

This is most significantly felt with Sion Hill. Its immediate context is a 23-acre property with several outbuildings and is heavily screened by woodland. Subdivision design and subsequent development adjacent to this magnificent structure must take into consideration the beautiful views and rolling terrain of this gentle summit and ensure a transition that honors the importance of this National Historic Landmark.

Donation of preservation easements, establishment of local district protection to outlying structures, and development guidelines which require clustering new development away from historic resources must be required at the time of annexation. This must be accomplished during the annexation process with Mayor and City Council and would require the fortitude of elected officials to require preservation of historic structures when a property owner petitions for annexation. It is a policy as outlined in this plan that the historic resources of these manor houses be preserved. In return for these preservation measures, new development designed to complement the historic resources could be allowed on the remaining acreage. The result would allow for the preservation of historic properties, while allowing additional development opportunities.

Cemetery Preservation

Cemetery preservation is often an overlooked aspect of land use and cultural conservation. Within its borders and nearby, Havre de Grace has a vast acreage of land devoted to burial grounds. These include the well-known sites like Angel Hill Cemetery fronting MD 155/Ohio Street or St. James and Mount Erin Cemeteries on a high bluff overlooking the City. However, there are hidden cemeteries that deserve attention and preservation that indicate a history that is largely invisible to residents, such as Cedar Hill Cemetery or the remnants of the earlier St. James Church site. These are all important places that need to be recognized and revered.

Cemetery preservation as part of historic preservation is important as these are cultural remnants of the citizenry that made this community. In summer 2022, Havre de Grace was the location of a Preservation Maryland training session on cemetery preservation, bringing their resources to bear locally on this important issue. Recent local efforts include creation of a community-based Memorial Preservation volunteer group working on African American cemetery preservation within the City to document burials, provide training, and bring professional resources for cemetery preservation into the forefront in Havre de Grace. They will be hosting the statewide organization, the Coalition to Protect Maryland Burial Sites, for a conference in Havre de Grace in 2024. That organization was formed in 1991 as a nonprofit organization of volunteers dedicated to protecting and preserving historic Maryland cemeteries that have too often been neglected or not maintained.

Goals and Actions

GOAL 1: Honor and protect the City's contributing structures so that they can continue to be a source of pride and community identity.

- Develop design standards for new development within the NRHD so that new development is compatible in scale and materials of existing historic structures and the fabric of the old town areas. Specific attention needs to be placed on building scale, setbacks that complement historic patterns, site configuration, parking, and view protection to develop specific requirements for in-fill development that would address street layout and design, pedestrian facilities, lot configuration, mix of uses, mix of housing types, scale, and density.
- Strengthen the demolition ordinance to prevent the razing of existing contributing structures in the historic areas of the City.
- Support the volunteer efforts of the Historic Preservation Commission members in their development of historic preservation strategies, educational and promotional material, and public outreach for the purpose of historic resource preservation.
- Educate the public about historic preservation tax credit programs offered through the State and Federal governments that are available for renovations to commercial and residential historic structures.
- Reevaluate the voluntary nature of the City's current Historic Preservation Ordinance.
- Educate business and property owners about the 2015 International Existing Building Code for the renovation of existing structures in keeping with their historic character.
- Develop incentives and/or regulations as a means of assuring protection and maintenance of historic structures in a historically appropriate manner (avoiding inappropriate materials, such as vinyl siding, shutters, windows etc.; preventing demolition and redevelopment). Examples of incentives include the continuance of the façade improvement program, local tax incentives, or tax assessment freezes for improvements. An example of regulatory protection is the establishment of a local historic district with design guidelines.
- Continue to document the historic structures within Havre de Grace to update the existing inventory of resources.
- Concentrate preservation efforts on properties of high historic and public value while at the same time promoting historic preservation throughout the City's extensive NRHD.
- Continue to work with private property owners of the outlying farms to preserve the structures of historic value during subsequent development processes.
- Provide information to realtors about the historic significance of structures and rehabilitation tax credits, and generalized information about the historic significance of Havre de Grace.
- Consider neighborhood character and context resources during all in-fill development activity to be in keeping with the surrounding historic structures and to protect

streetscapes and street trees. Special attention is needed for determining access locations in relation to sidewalks and road improvements.

GOAL2: Build on the heritage tourism value of the City's unique historic context as related to its location at the top of the Chesapeake Bay where overland transportation networks allowed for the earliest colonial route along the Atlantic seaboard.

- Continue to utilize the National Main Street program to assist the City in reaching its revitalization goals and to encourage historic rehabilitation and reuse of existing commercial structures within the downtown Main Street District.
- Capitalize on the 3 National Historic Trails that include Havre de Grace in their scope – the Captain John Smith NHT, the Star-Spangled Banner NHT, and the Washington-Rochambeau Revolutionary Route.
- Capitalize on the concept of US 40 being conceived as America's Main Street in 1929, as the nation's east-west highway from coast to coast.
- Recognize the economic importance of historic preservation and develop marketing strategies that will benefit Havre de Grace in terms of heritage tourism.
- Continue streetscape improvements throughout the Main Street District and National Register Historic District.
- Re-institute the use of historic plaques to identify buildings of significant historic value.
- Marketing/events planning/support to groups that do these things – War of 1812 initiative; make it alive, reflect what is going on. Market within the region more , to HC residents

GOAL 3: Continue to be an invaluable historic and cultural hub within the Upper Bay Region.

- Support the staff and volunteers of the numerous museums in their work in interpreting local cultural history. Emphasize the educational importance of cultural museums in interpreting the City's rich history and relaying the historical significance of Havre de Grace in relation to American history.
- Continue to support the operation of the Havre de Grace Visitor Center and other tourist outlets as resources for the distribution of educational materials regarding the historical and cultural assets of the City.
- Recognize the City's rich multi-cultural history and support efforts for educating the public about the City's diverse cultural heritage.
- Work with Harford County Public Schools to incorporate important local history into the public education curriculum as provided through existing museums and publicly-owned historic resources.

- Continue supporting Havre de Grace as a cultural center through museums, interpretive signs, and programs offered through museums and civic organizations.

Goal 4: Properly honor the City's history through the care and keeping of those monuments to past citizens who are interred within its cemeteries.

- Work with the Coalition to Protect Maryland Burial Sites, Preservation Maryland, and the local Memorial Preservation group for building the capacity to properly care for burial grounds within the City. This includes general grounds-keeping and maintenance as well as proper headstone cleaning and repair. This may be done through volunteers or paid maintenance, depending on the cemetery site and structure of stewardship.

Resource Links for this Chapter:

MEDUSA, Maryland's Cultural Resource Information System
<https://apps.mht.maryland.gov/medusa/>

*Secretary of the Interior's Standards for the
Treatment of Historic Properties*
<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Harford County Historic Preservation Design Guidelines
<https://www.harfordcountymd.gov/DocumentCenter/View/17827/Harford-County-Design-Guidelines?bidId=>

THE GREENEST BUILDING IS THE ONE ALREADY BUILT.