

Charles County Historic Preservation Plan



JULY 2004

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Executive Summary

The Historic Preservation Plan was developed to guide the future of the preservation program in Charles County by reviewing, updating, and expanding upon the broad goals and strategies identified in the Historic and Cultural Preservation chapter of the 1997 Charles County Comprehensive Plan. Composed of five chapters, the plan begins with a description of the County's history and the various resources associated with that history that might be worthy of preservation. Chapter II is a summary of past preservation efforts in Charles County that began in the early 20th century. Documenting this preservation history will serve to explain existing conditions and past policy. Understanding the history of preservation in a community is a necessary first step toward making meaningful strides in the future. This section deals with private as well as public approaches to preservation and attempts to address the range of heritage resources that have been considered which includes architecture, archaeology, and landscapes as well as history museums/collections and living traditions. Chapter III provides a discussion of known threats to heritage resources to assist in developing future goals and policies, found in Chapter IV. Finally, Chapter V gives a description of key Federal, State and Local Preservation Partners. All of the agencies, organizations and programs listed have an interest in heritage preservation and are vital to leveraging the necessary support and resources for a successful local preservation program. The most important part of the document is Chapter IV which identifies the goals and strategies for protecting and conserving heritages in the future. These goals include:

- , Utilizing a broad range of preservation tools including a historic preservation ordinance, design guidelines and easement programs to permanently protect historic assets
- , Developing public education programs
- , Ensuring the historic preservation program has adequate human and financial resources
- , Promoting tax credits and other incentives
- , Continuing the survey and evaluation of heritage resources
- , Promoting heritage tourism
- , Continuing to develop and implement preservation planning and review

The plan also contains several appendices that will be helpful references in future preservation planning including a current listing for the Maryland Inventory of Historic Properties, National Register of Historic Places, Easement Properties, Historic Cemeteries and Burial Sites as well as Museums and Interpretive Centers. It is important to note that these lists are not definitive and are intended to be used only as a tool to aid in the identification and evaluation of resources. The appendix also includes a copy of the Maryland Code, Article 66B, 8.01-8.17. This enabling legislation sets the legal parameters of preservation and incentive programs throughout Maryland.

This plan was developed by the Charles County Historic Preservation Advisory Council, a 10 member committee appointed by the Charles County Commissioners because of their diverse interests and expertise in preservation, architecture, land development, heritage tourism, historic home ownership and rural conservation. Council members worked diligently at monthly meetings from June 2002 until May 2003 digesting preservation issues ranging from tax incentives to documenting cultural

landscapes. By far, the most controversial issue considered by the group was that of a historic preservation ordinance. For this reason a separate issue paper was drafted that specifically outlines the committee discussions and eventual recommendations. This issue paper is also included in the appendix.

Aside from the work of the Advisory Council a number of organizations and individuals have provided assistance. Above all, this could not have been completed without the support of the Maryland Historical Trust (MHT). Specifically, two MHT grants assisted in this endeavor. The Non-Capital Grant Fund continued the Charles County Historic Sites Survey that has provided the basic data regarding historic contexts, past preservation efforts and known threats. Preservation Incentives for Local Governments (PILG) was a pilot program developed by MHT in 2001 to assist local governments in developing effective preservation programs. Funding from PILG led to, among other things, the development of the Historic Preservation Advisory Council. Scott Whipple from the Office of Heritage Preservation and Outreach, served as the able and enthusiastic PILG program coordinator who provided technical assistance and support to both Staff and the HPAC. Also at MHT, Marcia Miller and Tom Reinhart, of the Office of Research Survey and Registration, provided guidance for the Historic Sites Survey that forms the groundwork for this plan. Closer to home, several staff members provided guidance and technical assistance to the project. Cathy Hardy, Historic Preservation Planner for Charles County Government, staffed the HPAC and developed the text for much of the document using data from the Charles County Historic Sites Survey which she began in August of 2000. Ms. Lacey Oliver provided administrative support to the HPAC, assembled data for the draft plan, and undertook the enormous task of converting the Charles County Inventory of Historic Properties into a useable database, now included in the appendix. Karen Wigger reviewed the draft for clarity. Also deserving of acknowledgment is Kathryn Smith who began the Historic Sites Survey in Charles County in 1999. Her initial work provided a strong point of departure for the existing historic contexts found in the first section of this plan.

This plan's form and content is derived from several sources. Most significantly, Bradford J. White and Richard J. Roddewig's work entitled Preparing a Historic Preservation Plan provided insight into the appropriate content for such a work and offered specific case studies for various approaches to preservation planning throughout the nation. The Frederick County, Maryland Preservation Plan, and more importantly the recent St. Mary's County Preservation Plan drafted by Kirk Ranzetta in March 2000, addressed issues facing Maryland counties. The Charles County Comprehensive Plan, The Preservation 2000, The Maryland Plan, Article 66B of the Maryland State Annotated Code, and the Secretary of Interior's Standards for Preservation Planning, also provided guidance. This plan is also influenced by the premise that local preservation programs should be both interdisciplinary and comprehensive in nature, addressing not just standing structures but rather the full range of heritage resources. While architectural and archaeological resources have long been part of comprehensive preservation planning, often the remaining resources, including folklife and living traditions, history museum and interpretive centers, and cultural landscapes have not been as well integrated into planning and policy considerations at the local level. Therefore, this plan hopes to take a small step forward in that respect.

I. Charles County's Unique Heritage: An Overview

Currently, Charles County has over 3,000 dwellings built before 1950. This number does not include commercial buildings, churches, or agricultural buildings for which we do not have data.

Recognizing the significance of any individual historic property demands an understanding of the historical setting and its relationship to other similar properties. In a historic context, information is organized based on a cultural theme and its geographical and chronological limits. These contexts identify the broad patterns of development in an area that may be represented by historic properties. The process of developing historic contexts allows resources to be evaluated for their importance, integrity and rarity. Preservation Vision 2000, The Maryland Plan identifies Statewide Historic Contexts from which the Charles County contexts had been initially developed. Historic contexts always evolve as fieldwork and archival research advances, therefore, the information below should not be considered comprehensive but rather, documents major themes and resource types identified to date.

Colonial Charles County 1634-1790

Time Periods: *Contact and Settlement Period, 1570-1750; Rural Agrarian Intensification, 1680-1815*

Themes: *Agriculture, Architecture, Economic, Government/Law, Religion, Social/Education/Cultural Transportation*

Property Types: *Farm complexes, Agricultural outbuilding, Rural vernacular, Taverns, Mills, Courthouses, Churches, Schools, Roads/Wharves*

Classes: *Archaeological Sites, Standing Structures, Landscape Features, Town Plans, Objects, Intangibles (Folklife)*



Black Friars near Mt. Victoria, circa 1750 (far right) is an example of a regionally distinctive end-hall plan.

Prior to the arrival of Europeans, what became known as Southern Maryland was once home to a number of American Indian groups sharing a common Algonquian language. According to an early trader at the beginning of the 17th century, the group included approximately 5,000 people living along both sides of the lower Potomac River. Some of the most extensive early accounts of native peoples came from explorer Captain John Smith who in 1608, noted the existence of a substantial Indian village known as "Potopaco" near present-day Port Tobacco on the eastern shore of the Port Tobacco River. Other related tribes in the

area included the Doages who lived in the vicinity of Maryland Point, and the Pomonkey Indians living near the headwaters of Mattawoman Creek. Archaeological evidence suggests that the region was occupied earlier by paleo-Indian populations between 13,000-7500 B.C.

At the time of European contact the native population lived in loose villages along the coastal plains or on inland tidal creeks and rivers. They subsisted on a variety of food staples including seafood, limited cultivated crops, and game. With an indigenous trade network already established at the time of European contact, native peoples quickly began trading food stuffs and furs with Europeans in exchange for both utilitarian and decorative items.

Maryland was first settled by Europeans in 1634 when Cecilius Calvert, a Catholic, arrived at the site of a former Native American village which came to be known as St. Mary's City. Situated on the St. Mary's River, near the mouth of the Potomac River, St. Mary's City became Maryland's first capital as well as a refuge of religious freedom in Maryland. The earliest European settlement in Charles County took place as Maryland colonists radiated out from the initial settlement at St. Mary's City. The areas of initial settlement in Charles County first took place along the shores of the Wicomico and Potomac Rivers, and then along the tributaries of the Port Tobacco River, Nanjemoy Creek, and Mattawoman Creek. In 1638, the first land grant in what would become Charles County was recorded. Issued to Thomas Copley, a Jesuit priest, the grant was located on the eastern shore of the Port Tobacco River. Intent on bringing Christianity to the Natives, in 1642 the first Jesuit mission in the colonies was established by Father Andrew White S.J. at the Indian town of Potopaco. That same year, Charles County's second land grant was awarded to James Neale, also a Catholic seeking religious freedom. Neale patented "Wollaston Manor," a 2,000 acre tract on the west side of the Wicomico River, generally known today as Cobb Neck.¹

Tobacco quickly became the staple crop throughout the region. As a cash crop in great demand in England since its introduction in the early 17th century, tobacco promised to yield impressive profits that lured many adventurers to the Chesapeake Bay. In 1660, Charles County had an estimated population of 900. Within five short years, the number of residents had increased to approximately 1,500.² Ten years later, the county contained 11.9 percent of the Maryland colony's total population with approximately 1,884 residents.³ Population grew steadily between the 1640s and 1660s and by 1657, five "hundreds," functioning as local administrative units, had been established in the future Charles County.



Built in the late 18th century, the tobacco barn at the Exchange near La Plata is Charles County's oldest surviving tobacco barn.

¹ Margaret Brown Klapthor and Paul Dennis Brown, *The History of Charles County, Maryland* (La Plata, MD: Charles County Tercentenary, Inc., 1958): p. 8.

² Jack D. Brown, et al. *Charles County, Maryland: A History* (Charles County Bicentennial Committee, 1976): p. 321.

³ Dennis J. Pogue and Michael A. Smolek, *An Archaeological Resource Management Plan For the Southern Maryland Region* (Annapolis, MD: Division of Historical and Cultural Programs, December 1985): p. 52.

As colonists moved north and west away from the initial settlement, it became increasingly difficult for these frontiersmen to commute to the courthouse at St. Mary's City in order to transact business. Therefore, on April 13, 1658, the Governor's Council established Charles County to serve the growing number of settlers. Initially, the county had an expandable northern border extending into present-day Prince George's County. However, in 1695, Prince George's County was officially established. After a half century of boundary disputes in the vicinity of Mattawoman Creek, the Charles County line was solidified in 1748. Charles County's first courthouse, known as Moore's Lodge was built on a site approximately one mile south of present day La Plata. It remained the center of government until 1729.

Throughout the 17th and 18th centuries, settlement in Charles County remained scattered. At first, settlers established their dwellings near the coast or along streams and rivers. These locations were advantageous, since water travel was the main means of transportation throughout the early settlement period. Tobacco could be easily shipped directly from private wharves to the mother country or to established port towns. Early plantations were highly self-sufficient and consisted of a dwelling and numerous ancillary agricultural outbuildings. Beginning in the mid-18th century, the improvement of inland routes allowed for the settlement of the interior. Numerous large plantations were founded inland, and tobacco crops were transported to wharves for shipment via "rolling" roads.

Early transportation in Charles County revolved around the region's abundant waterways, including the Potomac, Port Tobacco, Wicomico, and Patuxent Rivers. Large trans-Atlantic ships transported tobacco and English wares along the Potomac stopping at private wharves and public warehouses. An array of smaller vessels moved passengers and goods throughout the settlement. Above all, ferries were essential to the transportation network. In 1658, one of the first acts of the Charles County Court was to establish a ferry crossing the Wicomico River between Metompkin Point and Trews March (marsh) that led to the colonial capital at St. Mary's City. Early overland routes were fairly crude paths blazed by notches made in trees. For a largely illiterate population, the number of notches identified the road as leading to various important destinations including a ferry or courthouse.⁴ "Rolling roads" along which large barrels of tobacco, known as hogsheads, were rolled from curing barns to river landings where they were shipped across the Atlantic were very common.

The first county ordinance concerning roads was passed in 1666 and by 1704 an act was passed designating that roads be cleared a width of twenty feet throughout Charles County. These roads established the framework for the modern road system.⁵ A 1794 map delineates the county's main highways which radiated out from Port Tobacco, running southeast to St. Mary's City, north to the site of Washington, DC, and west and south to Maryland Point.⁶ Many of these roads accessed warehouses and landings along the Potomac, Wicomico, and Patuxent Rivers.

⁴ Klapthor, et al., p. 25-31.

⁵ Jack D. Brown, et al. *Charles County, Maryland: A History* (Charles County Bicentennial Committee, 1976): p. 13-15.

⁶ Dennis Griffith, *Map of the State of Maryland*. 1794.

During the 18th century, small crossroads communities grew up at the intersections of these major routes and usually consisted of little more than a tavern, stable and several houses. Sometimes they included a blacksmith shop, general store, or grist mill.

Slavery was introduced into Charles County during the Colonial period as a solution to the labor shortage.⁷ The first slaves brought to Charles County were reputedly shipped to Francis Pope's plantation on the Potomac River early in the 17th century.⁸ By 1712, there were 724 slaves residing in Charles County, making up 18 percent of the county's total population. This percentage rose to 48 percent by 1782, indicating a complete reliance on slave labor by this time.⁹ While the majority of the slaves were owned by a few large landowners, the advent of slavery established a conspicuous class of landed-gentry. The availability of an inexhaustible labor supply allowed landowners to cultivate larger tracts of land at considerable profits. The ensuing prosperity led to the development of a relatively stable society structured around this small number of elite landowners.¹⁰ Throughout the first three quarters of the 18th century, Charles County's economy and social structure solidified on the tobacco monoculture. Tobacco was cultivated, almost to the exclusion of other crops, using slave labor. The social hierarchy was based on three main classes: the wealthy large landowners; a significant group of poor tenants renting land from the large landowners; and the slaves. Almost all surviving examples of 18th century architecture in Charles County reflect the highest strata of this social hierarchy.



Freindship, relocated to the College of Southern Maryland, is a good example of a hall and parlor plan common in the Chesapeake Bay during the Colonial era.

Like other Southern Maryland counties, the exclusive cultivation of tobacco governed the physical development of the county throughout the 18th and early 19th centuries. Unlike corn and wheat, tobacco cultivation did not encourage the development of significant urban centers for the shipping and processing of the crop.¹¹ Instead, the county's landowners remained isolated on individual farmsteads that comprised small "villages" made up of the main dwelling house, several slave quarters, and ancillary domestic and agricultural outbuildings. Individual wharves served as shipping points for crops.

⁷ Pogue and Smolek, p. 57-58.

⁸ Klapthor, et al., p. 43.

⁹ Although a portion of the non-white population was free, the majority were most likely slaves.

¹⁰ Pogue and Smolek, p. 57-58.

¹¹ Pogue and Smolek, p. 60.

Charles County's architectural heritage began with the construction of small one or two room impermanent structures, regardless of social standing. Despite the fact that many later structures have been attributed to the 1600's, advances in historical and scientific research over the last thirty years have refined our knowledge of colonial architecture in the Chesapeake. Throughout the Chesapeake region, buildings were often constructed with wooden posts set directly in the ground. For this reason, fewer than half a dozen 17th century structures survive in Maryland, Virginia and the Carolinas.

Although building became gradually more substantial over time, under fifty 18th century dwellings have survived in Charles County. Fewer than a dozen date from the first half of that century. These include Prior's Cleve (CH-225), Marshall Hall (CH-54 NR) and Stagg Hall (CH-13 NR). The oldest documented structure in Charles County is Sarum (CH-15 NR) near Newport. Built in 1717, the dwelling began as a 18'x32' timber framed structure with a typical two-room hall and parlor plan. Sarum was the ancestral home of the Piles, a prominent Catholic family. Reverend Henry Pile, S.J. was the pastor at Newport and Cobb Neck from 1784 until his death in 1813. The 1 ½ story hall and parlor plan, often called the Virginia house because of its presence throughout the Chesapeake, was extremely common in southern Maryland during the 18th century and continued to be built well into the early 19th century.

By 1727, the courthouse at Moore's Lodge had become dilapidated, in addition to being poorly located. Therefore, the County Assembly directed that a new courthouse and prison be erected on "the East side of Port Tobacco Creek at a place called Chandler's Town."¹² While Chandler's Town, commonly known as Port Tobacco, was already an established port of trade, the Assembly authorized the establishment of the county seat there on a sixty-acre town site. Although the Assembly officially renamed the town Charles Town, the name Port Tobacco remained the common designation. After the courthouse was moved to Port Tobacco, the town became the center of the civic, social, and commercial life of the county. By the mid-18th century, the town boasted several inns and hotels along with a few dozen houses. By 1784, an estimated forty to fifty houses occupied the town site.¹³

Beginning in 1755, the siltation of the Port Tobacco River caused by the clear cutting of trees for tobacco cultivation, had begun to limit the size of ships that could use the port. Still, Port Tobacco remained the center of commerce well into the 19th century. It served as one of the major stops on the Potomac River ferry route, bringing in manufactured goods and shipping off hogsheds of tobacco.



Habre de Venture, the home of Thomas Stone, signer of the Declaration of Independence, is now a National Historic Landmark.

¹² *Klaphor, et al., p. 46.*

¹³ *Klaphor, et al., p. 46-47.*

The early adventurers who had made their fortunes from tobacco during the colonies' first two centuries had sons that reached national and even international prominence by the time of the American Revolution. An impressive handful of men from Charles County became leading figures in the fight for independence and the new democracy. In 1774, a number of prominent Charles Countians attended a meeting of provincial representatives in Annapolis, and representatives to the Continental Congress were elected at a county meeting held in November 1774.¹⁴ In preparation for war, Charles County began to raise funds and to organize a local militia for the defense of the colony. The Maryland province was divided into military districts, with the first district comprised of St. Mary's, Charles, Calvert, and Prince George's Counties. John Dent of Charles County was appointed Brigadier General of the district. At the Maryland Convention of January 1776, officers in command of the Maryland Line, including William Smallwood, Francis Ware, and John Hoskins Stone of Charles County were elected. During the Revolution, many Charles County men served in the Maryland Line under General Smallwood, fighting in battles from Brooklyn to Yorktown.¹⁵ Other notable Revolutionary War figures from Charles County include Thomas Stone, signer of the Declaration of Independence, George Mason, author of the Virginia Bill of Rights, and John Hanson who was elected the first "President of the United States in Congress Assembled" in November 1781. As "President," Hanson served as presiding officer of the Congress of the United States during the period following the war. As chief officer of the newly independent government, Hanson received General Washington after the surrender at Yorktown, and issued a proclamation establishing the Thanksgiving holiday.¹⁶

Exceptional houses were built by several prominent Charles Countians including Rose Hill (CH-1 NR), built by Dr. Gustavus Brown a friend and associate of George Washington, James Craik and George Mason. Rose Hill stands alone as Charles County's most architecturally distinguished 18th century residence. More typical of the relatively prosperous planter-merchant class were the 1 ½ story dwellings such as Mt. Eagle (CH-82) built in 1796, and Wicomico Fields (CH-206) built around 1750. The end-hall plan was a regionally distinctive house plan found in the southernmost Maryland counties and eastern Virginia. Examples include the Exchange (CH-299 NR Easement), built in 1778, Black Friars (CH-42), Dearbought (CH-334), and Laurel Branch. Dwellings were surrounded by a number of accessory buildings usually constructed of wood but occasionally built of brick. These included kitchens, meat houses, corn houses, and hen houses, cabins for servants and slaves, and tobacco houses. Many of the earliest structures were log.

Charles County has a significant religious heritage that first emerged in the Colonial period. Founded as a refuge for religious tolerance, the Southern Maryland counties drew the nation's earliest Catholics as well as Anglicans, Baptists and Quakers. In 1790, the Sisters of the Order of the Blessed Virgin Mary of Mount Carmel arrived at Port Tobacco to establish the first Carmelite monastery in this country. Several Anglican churches were also constructed during this period including Trinity Church (CH-123) in 1756, William and Mary Parish (CH-18), and Durham Church (CH-63). The first Baptist congregation was established in 1790 near Nanjemoy where Nanjemoy Baptist Church (CH-355) was

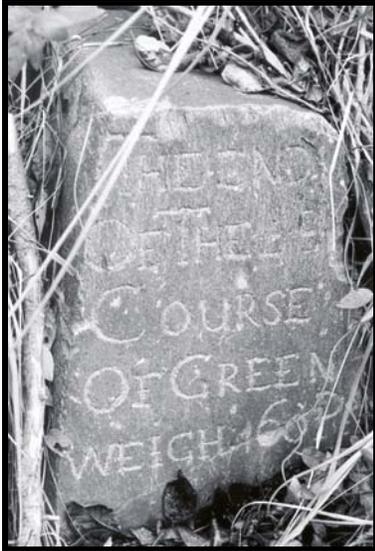
¹⁴ *Klaphor, et al., p. 50-53.*

¹⁵ *Klaphor, et al., p. 56.*

¹⁶ *Klaphor, et al., p. 64-65.*

later erected. Several early cemeteries and individual graves have survived from the era including several stones at Durham Parish. Sharing many characteristics of headstones, the Greenweigh Boundary Stone is a rare example of a carved property marker in Charles County.

Following the Revolutionary War, Charles County experienced a period of economic retrenchment. The tobacco culture that flourished throughout the Chesapeake relied on an elaborate system of planter debt that required a high degree of cooperation between England and the colonies. After the war many British creditors sued for these debts causing a spate of bankruptcies. In 1786, a single creditor threatened to imprison 100 debtors at once in the County prison.¹⁷ Additionally, the decline in soil quality affected by the intensive cultivation of tobacco left many planters short on arable land. In general, it was the most well-established wealthy landowners who weathered this period, reestablishing their economic and social dominance.



The Greenweigh boundary marker has been in place since 1735.

¹⁷Klaphor, et al., p. 65-66.

Wartime and Prosperity: The Plantation Era, 1790-1865

Time Period: Rural Agrarian Intensification, 1680-1815, Agricultural-Industrial Transition, 1815-1870

Themes: Agriculture, Architecture, Economic, Government/Law, Religion, Social/Education/Cultural

Transportation, Military

Property Types: Farm complexes, Agricultural outbuilding, Rural vernacular, Taverns, Mills, Courthouses, Churches, Schools, Roads/Wharves, Civil War camps

Classes: Archaeological Sites, Standing Structures, Landscape Features, Town Plans, Objects, Intangibles (Folklife)



Maxwell Hall, circa 1775.

During the short period of stability that followed the Revolutionary War, Charles County was integrated into the state and national government. In 1799, the county was divided into four election districts. In 1807, a geographical text authored by Joseph Scott included a description of Charles County. Included among the list of towns were Port Tobacco, Allenfresh[sic], Nanjemoy, Hilltop, Benedict[sic], and Newport. Port Tobacco was by far the largest of these towns with fifty houses, an Episcopal Church, a tobacco warehouse, a courthouse and a jail.

The period of stability was shattered with the onset of the War of 1812. During this conflict, the British navy maintained fleets of warships in the Chesapeake Bay, the Patuxent River, and the Potomac River. Charles, St. Mary's, and Calvert Counties became the focus of frequent and destructive raids by Admiral Cockburn and his fleet. Throughout 1813 and 1814, Cockburn cruised the Potomac and Patuxent Rivers, ravaging indefensible villages and farms. In June 1814, British troops landed at Benedict. Over two days, the British destroyed the arms left behind by the local militia and burned or confiscated tobacco and private property. Typically, the raids on individual farms involved the confiscation of valuables, the destruction of personal property, and often, the burning of dwellings. On the 19th and 20th of August, 1814, 4,000 British troops disembarked at Benedict on the Patuxent River. From there they proceeded to Washington, DC where they captured and burned the city. After completing their mission, the British troops returned to Benedict, unobstructed, and re-embarked.¹⁹

As a result of the constant unpredictable attacks of Admiral Cockburn, Charles Countians suffered from lack of food, farms were neglected, slaves ran off to join the enemy, and unsanitary living conditions caused illness. Between 1813 and 1815, significant numbers of county residents abandoned their homes and moved to new frontier areas opening up in Kentucky and elsewhere in the west.²⁰ This decline in the county's population is reflected in the census figures of 1810 and 1820. In 1810, the

¹⁹ Klapthor, et al., p. 101-104. Margaret Brown Klapthor, "Southern Maryland During the War of 1812," *The Record* (April 1965): p. 1-5.

county's total population was 20,245 persons. By 1820, that number had declined to 16,500. Interestingly, 76 percent of the decline is attributable to the non-white population, indicating that the loss of slaves during the war was considerable.²¹

Following the War of 1812, Charles County experienced a period of economic stability. Although competition from other tobacco-growing regions intensified during the first half of the 19th century, the large-scale planters seem to have maintained their economic stability. By 1820, most of the out migration caused by the depredations of war and the inability of small tenant farmers to prosper had ceased. Tobacco prices became unstable, and remained so throughout the early 19th century. However, the wealthiest of the landowners in the county remained prosperous. Many diversified their interests, investing in corn or wheat cultivation or in commercial industries, such as milling, fishing, and commerce.

Transportation improvements, including the invention of the steamboat significantly altered the physical and economic structure of Charles County. In 1815, Captain George Weems established the Weems Line that serviced a route between Baltimore and the numerous landings on Maryland's Western Shore, especially along the Patuxent River. Weems maintained an office and terminal at Benedict. In 1827, the Washington, Alexandria, and Georgetown Steam Packet Company was formed providing regular service to several wharves along the Maryland side of the Potomac River, including Marshall Hall, Liverpool Point, Glymont, and Rock Point in Charles County. Steamboats often stopped at private wharves where farm goods were loaded for shipment to Baltimore and Washington. By the post Civil-War era, steamboats were serving over twenty five landings in Charles County.²² Landings, usually selected for their deep water, became hubs of social and economic activity. Taverns, stores and hotels were located at the landings which were laden with goods being shipped to and from the cities of Baltimore and Washington.

In addition to the steam packets that transported goods and people, several "pleasure cruise" lines appeared on the Potomac prior to the Civil War. A number of popular resort destinations were located in Charles County. These included Marshall Hall, Glymont, and Chapel Point.²³ Bustling resort towns grew up at these sites. As late as the 1930s, Chapel Point (also known as Warehouse Landing) boasted a hotel, a beach, bath houses, and a roller skating rink. The excursion boats would make weekly trips to these destinations, often returning the same day. Travelers came to escape the city, to picnic and to amuse themselves.

While passenger and commercial freight occupied the majority of the steamboat business, many of the Potomac and Patuxent steamers carried mail for many years to the isolated rural counties of southern Maryland. Prior to the advent of the steamboat, mail traveled over land along treacherous roads by stagecoach. The first regular postal route in Charles County was established in 1695 from Port

²¹ *Fifth Census of the United States, 1810, "Charles County, Maryland;" Sixth Census of the United States, 1820, "Charles County, Maryland."*

²² *Brown, et al., p. 37-40.*

²³ *Frederick Tilp, This Was Potomac River (Frederick Tilp, 1978): p. 60-62.*

Tobacco through Upper Marlboro to Annapolis and on to Philadelphia.²⁴ In 1764, a post route servicing southern Maryland was established from Annapolis to Port Tobacco. The first steamboat mail service from Washington began in 1839. The boat stopped at Piscataway, Pleasant Hill, Port Tobacco, Allen's Fresh, Newport, and then on into St. Mary's County. The first mention of daily mail service in the county appeared in the *Port Tobacco Times* in 1855.²⁵

The Potomac herring and shad industry reached its peak during the years prior to the Civil War when in 1832 there were 150 fisheries on the river employing 6,500 laborers. Four hundred fifty vessels were manned by 1,350 men. The season lasted only eight weeks, yielding 22.5 million shad and 750 million herring. 995 thousand barrels of salt were used for curing, and sold locally for consumption or to local packers. Fisheries were located at Maryland Point, Stump Neck, Goose Bay, Sandy Point, Budd's Ferry and Chapman's Point. The Civil War temporarily devastated the local fishing industry. Fearing that these fisherman might aid in the Confederate cause, oaths of loyalty to the United States were required for all those intending to catch, or cure fish. Strict penalties were established for transporting passengers or goods on fishing vessels. For violating these terms, fisherman could face financial penalties and the seizure of their property.²⁶

Coinciding with increased traffic along the Potomac, emerging concerns over safety led to the establishment of day buoys and floating lights along the river. In 1821, the first two lightships, or floating lights were erected. Within the next two decades, additional buoys were placed at Port Tobacco Shoals and Upper Cedar Point. Four were also spanned on the south side of Nanjemoy Reach and one was placed at Lower Cedar Point. During the 1840s lighthouses and lightships became the responsibility of the Department of the Treasury under whose tenure five new lighthouses in the Potomac River were approved for construction. Two were built off the shores of Charles County – one at Cobb Bar and the other at Maryland Point.

It was also during the early 19th century that another revolutionary change took place in Charles County. Since the early period of colonial settlement, education in Maryland had been a private matter. Children were taught by private tutors at home or sent abroad for their education. On occasion, a single landowner would invite children from surrounding farmsteads to attend "class" with these traveling tutors, however, there were no organized schools until the late 18th century. Although the county government attempted to establish several free public schools in the 1720s using specially levied taxes to fund them, the organization of education in the county did not come to fruition until late in the 18th century. Until that time, ministers of the Church of England played a pivotal role in the education of the county's youth. Between 1753 and 1784, Reverend Isaac Campbell, rector of Trinity Parish, ran a private school in his residence. Until the third quarter of the 18th century, few public schools were established in the county. In 1774, funds set aside for free schools in

²⁴ *Klapphor, et al., p. 25.*

²⁵ *Klapphor, et al., p. 116-117.*

²⁶ *Tilp, p. 16, Beitzell, p. 90.*

St. Mary's, Charles and Prince George's Counties were combined to establish Charlotte Hall School near the Charles-St. Mary's County border. Due to the intervention of the Revolutionary War, the school at Charlotte Hall did not begin operations until 1796.²⁷

Shortly after the turn of the 19th century, Charles County began establishing free schools across the county. These early public schools were operated in either privately-owned buildings, or later, in purpose-built one-room schoolhouses. In 1846, a meeting was held to establish standards for primary schools throughout the county. They set a school term of 220 days of six hours each. By 1860, the county had thirty-two schools with one teacher per school. All were located in one-room schoolhouses, five of which had been newly built that year. Eight hundred and sixty-six students attended the schools and tax revenues amounted to \$7,500 annually.²⁸ In addition to these public schools, numerous private educational institutions began operation in Charles County during the first half of the 19th century. Several notices advertising these private schools appeared in the *Port Tobacco Times* during the 1840s and 1850s. Three of these were Cottage Hall Seminary for girls, St. Mary's Female Institute at Bryantown, and St. Thomas Parish School.

From the late 18th to mid-19th century Charles County generally thrived on its agricultural and growing commercial trade. Despite this stability, domestic architecture remained conservative. By far the most common house form from this period is the 2 ½ story frame side-passage double-parlor plan. While, the floorplan remained the same, interior details reflected popular decorative styles. One of the earliest and finest examples of Federal-style architecture in Charles County is Mt. Republican near Newburg. Eutah (CH-79) is a good example of Greek Revival architecture which replaced the Federal style locally after the first quarter of the 19th century.

Agricultural buildings did not change a great deal from their Colonial predecessors. The granary at Hadlow (CH-118), Loch Leven cornhouse (CH-684) Plank Bridge Farm crib and barn (CH-174), and Plenty Smokehouse (CH-77) are notable examples. Two rare log outbuildings, a kitchen and meathouse, have survived at Greenland (CH-603). A few tobacco barns from the period include the Johnstontown Tobacco Barn No. 2 (CH-742) that retains original horizontal board siding and wood louvered vents in the gables. In addition, the eave walls include vertical studs used as nailers for horizontal siding throughout. Other examples include Simpson's Supply Tobacco Barn (CH-720), Maiden Point Tobacco Barn (CH-725), Hadlow Tobacco Barn No. 1. (CH-711).



The granary at Hadlow, dating from the mid-19th century.

The relative calm of county life was disrupted by the initial rumblings of dispute that would lead to the Civil War. Charles County was located between the

²⁷ *Klapphor, et al., p. 44-46.*

²⁸ *Klapphor, et al., p. 109-110.*

northern or Unionist states and the southern, secessionist states. As a tobacco-dependent county, most landholders resented the pressure brought by abolitionists to free the slave population. In addition, unrest among the slaves prompted the Justice of the Peace to commence nightly patrols of the county in 1856. With the election of the Republican candidate for President, Abraham Lincoln, in 1860, the county became alarmed. A meeting was held at Middletown in December 1860, and the group resolved to censure those citizens who had voted for Lincoln. Although, as a state, Maryland voted to support the Union, Charles County maintained its Confederate sympathies throughout the war.

Because of its southern sympathies, Charles County was treated like occupied territory. On June 20th, 1861, one hundred Federal troops landed at Chapel Point and proceeded to the residence of Captain Samuel Cox at Rich Hill (CH-199 NR) where there was a stash of state-owned munitions. The troops demanded the surrender of the arms. The house was again thrown into the spotlight when evidence surfaced that Cox provided assistance to Lincoln's assassin as he escaped through Southern Maryland.

Ten to twelve thousand troops were sent to the county to prevent the crossing of Confederate troops into Maryland over the Potomac River. In addition, the Fifth Regiment of General Sickles' Brigade came to Charles County, encamping at Mulberry Grove. The majority of these troops were stationed in the western section of the county between Mattawoman and Budd's Ferry. Batteries were built near the mouth of Chicamuxen Creek.

African Americans played a pivotal role in Charles County's Civil War heritage. Camp Stanton, located near Benedict on the west side of the Patuxent River, was established in October 1863 for the purpose of recruiting and training African American men for the Union Army. At this site, strategically located in the heart of Maryland's slaveholding region, free blacks as well as formerly enslaved men were enlisted to form the 7th, 9th, 19th and 30th Colored Infantries as part of the United States Colored Troops (USCT). The camp was in use until it was abandoned and destroyed in March 1864.



Dr. Samuel Mudd House. Mudd set the leg of Lincoln's assassin John Wilkes Booth during his escape through southern Md.

A large number of the county's men traveled to Richmond and joined the Confederate armies at the outset of the war. These included Captain William Fendley Dement of Eutaw (CH-79) of the First Maryland Confederate Artillery. Several individual citizens aided the Confederate cause by ferrying people, supplies, and munitions across the Potomac River to Virginia.

After the close of the armed conflict, Charles County remained in the spotlight as several citizens were convicted of conspiring to aid John Wilkes Booth in his flight from Washington, DC after the assassination of President Lincoln. Thomas A. Jones of Popes Creek was chief agent of the Confederate Secret Service and assisted the Lincoln assassins during their escape through Charles County. At the time, Jones lived at Huckleberry(CH-19). Following the assassination, Charles County was once again occupied by several thousand Federal troops who attempted to locate and arrest any local conspirators.

Reconstruction: Commercial Fisheries, Riverside Resorts, and Small Farms, 1865-1920

Time Period: Agricultural-Industrial Transition, 1815-1870; Industrial/Urban Dominance, 1870-1930

Themes: Agriculture, Architecture, Economic, Religion, Social/Education/Cultural, Transportation

Military

Property Types: Farm complexes, Agricultural outbuildings, Rural vernacular, Stores, Mills, Churches, Schools, Roads/Wharves, Ordnance plants

Classes: Archaeological Sites, Standing Structures, Landscape Features, Town Plans, Objects, Intangibles (Folklife)

“We must look about us, shake off the lethargy, which our enemies say is super-induced by malaria and general laziness, and take hold of some of the great opportunities which lie around us, develop and utilize some of the possibilities of our soil, climate, rivers and railroads, and make old Charles County what she can be made, one of the most flourishing counties in the State”

Editor, Maryland Independent, 1883

Following the Civil War, Charles County suffered the same fate as most of the southern states. The basis of the economy, slave labor, was gone. While planters continued to rely heavily on tobacco cultivation, slave labor was replaced with various systems of tenancy or wage labor. Due to dwindling profits, credit collapsed and many planters fell deep into debt. In 1870, Charles County's crop fell in volume to less than half of what it was ten years earlier, and in price from eight cents per pound in 1869 to just five cents per pound in 1889. By 1909 prices had still not recovered, rising only to 7 cents.²⁹

The post-war period marked the end of large farms. Without sufficient labor, large land owners were forced to sell portions of their land. In 1870 there were 545 farms in Charles County. By 1900 that number had more than tripled to 1,900 farms. Farm size continually decreased as large farms, those consisting of over 500 acres, were divided. The most dramatic increase was seen in the number of farms under fifty acres, which more than doubled between 1880 (361 farms) and 1920 (728 farms).³⁰



Thainston was built in 1865 for the Mitchell family. Designed by Baltimore architect Eben Faxon, it is one of a small number of substantial post-Civil War buildings.

²⁹ Pogue and Smolek, p. 63-64.

³⁰ Rivoire, *National Register Nomination for Widow's Pleasure*. Maryland Historical Trust. Crownsville.

The turmoil of the Reconstruction era continued in Charles County well into the 20th century. Because of these economic difficulties, population growth in the county stagnated between 1860 and 1920. The general economic decline, and later, stagnation that followed the Civil War is evident in the census figures between 1860 and 1890. By 1890, the number of county residents was nearly 1,400 less than in 1860.³¹ With little industry or profitable agriculture drawing new residents to the county during the post-Civil War era, many young Charles County residents moved away as they reached maturity. As a result, new construction in Charles County virtually ceased until the late 1880's.

During this period of recession, local representatives looked to transportation improvements to revive Charles County's stagnant economy. The railroad not only provided efficient and inexpensive land transportation, but also affected significant physical change in the landscape. As early as 1854, a railroad through the county had been proposed, but was delayed by the Civil War. In 1872, the idea was revived, and the Baltimore and Potomac Railroad began construction of a line between Bowie, Prince Georges County and Pope's Creek in Charles County. Later, the Pennsylvania Railroad acquired the line and proceeded to connect it to Washington, DC via Bowie. The first regular daily passenger service from Cox's Station to Bowie began running in January 1873. A second railroad was planned for Charles County in 1868. That year the route between Brandywine in Prince George's County to Point Lookout in St. Mary's County via Hughesville was surveyed. However, due to financial reverses, the line was never completed past Mechanicsville in St. Mary's County. When the U.S. Naval Air Station was opened in St. Mary's County, the Navy acquired the old right of way and completed the railroad as far as the station.³²

New "railroad" towns began to spring up along the railroad's route, often supplanting existing crossroads villages nearby. Beantown was replaced by Waldorf two miles to the west. Duffield was replaced by White Plains. Other villages sprang up in former farmland including La Plata, Faulkner, and Bel Alton. Each town consisted of little more than a small station, several houses, and sometimes a corner store. Throughout the second half of the 1870's freight service steadily increased, averaging 150 hogsheads a day. At the same time the railroad brought a considerable amount of groceries and other goods from Baltimore. While river freight continued to provide competition to the railroad, residents living in the county's interior greatly benefitted from the new means of transportation. Rail transportation was intrinsically connected to agricultural yields. However, far from being reliable, in years of poor harvests, such as 1873-74, the railroad reduced the number of trips made to Southern Maryland in light of declining profits from carrying freight. Neither mail nor goods were delivered depending on the profitability to the railroad company. Many stations lacked warehouses or agents to secure freight.

The importance of the railroad and its impact on the people and landscape of Charles County grew steadily every year. By the 1880's land along the railroad was considered the most valuable in the county and a great deal of building occurred along the tracks. Villages soon included hotels. The peak

³¹ *U.S. Census, 1860, 1870, 1880, 1890, "Charles County, Maryland."*

³² *Klapphor, et al., p. 138-140.*

of passenger transportation was between 1900-1930 when two trains arrived and departed daily. Several hotels which were constructed in Waldorf, La Plata, Cox's Station (later Bel Alton) and Lothair (later Faulkner) attracted businessmen and tradesmen.



Padgett-Posey House, circa 1898.

La Plata was the county's most successful railroad town. The town was established in 1873 when the Baltimore and Potomac Railroad erected a station and warehouse on the Chapman family farm known as "La Plata." A post office was established at La Plata in November 1873. The town grew quickly, and by 1876, was one of the main stations in Charles County.³³ The approximately one square mile of land on which the town was laid out was donated by the Chapmans. Soon after its incorporation in 1888, La Plata initiated a campaign to get the county seat moved there from Port Tobacco. By the third quarter of the 19th century, the rise of railroad transportation and the increasing difficulty in navigating in the upper portion

of the Port Tobacco River had affected the vitality of Port Tobacco as a town. As early as 1873, the suggestion was made that the courthouse be moved to La Plata. The ongoing conflict between Port Tobacco and La Plata split the county's political groups into two distinct factions. A special election, held in May 1892, determined that the majority of the county preferred that the county seat remain in Port Tobacco. However, a suspicious fire destroyed most of the existing courthouse in August 1892, and as a result, a second vote was held in 1895. La Plata was victorious, and the new courthouse was dedicated in 1896.³⁴ At that time, La Plata supplanted Port Tobacco as both the civic and commercial center of Charles County.

During this period steamboats remained an important mode of transportation in Charles County. Although the railroad diverted some goods, crops and passengers from the steamboat lines, the limited extent of the railroad system made the continued use of steamboat wharves necessary in many parts of the county. Numerous steamboat lines continued to ply the Potomac, Patuxent, and Wicomico Rivers. The heyday of the steamer lasted from around 1880 to 1920. Over the course of this period, several dozen steamboat companies served Charles County's numerous wharves. Among these were the Weems Line, the Potomac Steam Navigation Company, Ephraim S. Randall, and the successor to the Weems Line, the Maryland and Virginia Steamboat Company.³⁵

Largely due to improved transportation, some agricultural diversification took place during the late-19th and early-20th century. Increasingly farmers produced a variety of crops including honey, assorted vegetables, and orchard products that were sold at local or regional markets. These market gardens increased in value from a meager \$580 in 1880 to \$69,610 in 1910. Dairy production increased from \$53,878 in 1870 to over \$140,000 in 1920. The total number of chickens raised

³³ *Klaphor, et al., p. 139.*

³⁴ *Brown, et al., p. 65-66.*

³⁵ *Brown, et al., p. 39-41.*

locally doubled within one decade from 55,330 in 1880 to 109,551 in 1890. By 1910 that number had increased to 184,389. An agricultural depression during the early years of the 20th century prompted some farmers to begin the cultivation of tomatoes and other canning crops. In conjunction with this agricultural diversification, a small canning industry took hold in the county. The first cannery in Charles County was opened in La Plata in 1883, and in the same year A.T. Whiting Co. operated a packing establishment at Rock Point for canning tomatoes, corn and other vegetables. By 1920 there were twenty-nine manufacturing facilities in the county. Modernization of agricultural equipment also affected the output of county farmers. Reapers, threshers, and bailers as well as steam-powered and combustion equipment arrived from the railroad in the early-20th century, allowing farmers to produce more goods using fewer farm hands. Improved fertilizers shipped from plants in Baltimore enhanced the county's soils, increasing their yield.

While farmers continued to rely mainly on tobacco production, several small industries began to take shape in the county. A lumber industry was the first to arise during this period. As late as the 1950s, a full 70 percent of the county's land was forested. As agricultural fields became worn out from tobacco cultivation they were replanted with fast-growing pine and gum trees that could tolerate poor soil conditions and were appropriate for timber harvesting as cordwood. The county was also blessed with stands of native tulip poplar and oak trees used for furniture and veneers. With the advent of steamboat transportation, lumber could be easily transported to sawmills in Baltimore.³⁶

Commercial seafood was another important industry that began to appear in Southern Maryland during the 1870s and 1880s. Oysters in particular, along with shad and herring, were important exports in Southern Maryland during the late 19th century. Devastated as a result of the Civil War, commercial fishing in Charles County and throughout the Potomac River region regained its prominence between 1870 and 1900. In 1876, James W. Milner of the U.S. Commission of Fish and Fisheries toured the Potomac fisheries, noting the best fishing grounds. Chapman's Point Fishery at Chapman's Landing was noted for its abundance of shad, two kinds of herring, and rockfish. Other Charles County fisheries that he mentions include oyster beds along the "Yeocomico" (Wicomico) River, and fishing grounds at Nanjemoy and Maryland Point. By the last years of the 19th century, the Potomac River region boasted the largest commercial fisheries on the East Coast.



Early 20th century dairy barn at Maiden Point. In the early 20th century innovative farmers diversified by raising dairy cattle.

The U.S. Fish Commission established several hatcheries in the region including sub-stations at Chapman's Landing and Maryland Point. In 1898, the Commission reported that Charles County employed 480 men on 280 vessels at its various commercial fisheries. Largely due to over fishing, the Potomac fisheries began to decline by the first years of the 20th century.³⁷

³⁶ *Klapphor, et al., p. 161.*

³⁷ *Tilp, p. 17-19.*

Even more extensive was the Chesapeake Bay oyster industry. At least four large oyster bottoms were located off of Charles County's shoreline. These included Cobb Island Bar, Swan Point Bar, Kettle Bottom Shoals and Old Farm Bar, the largest in the area between Popes Creek and the Kettle Bottom Channel. Urban growth throughout the nation stimulated the growth of the packing industry in Baltimore. Improved rail transportation, combined with improvements in food preservation, meant for the first time canned goods could now follow rail lines across the county and into the frontier.

After the Civil War, the oyster grounds and fisheries to the north were largely depleted and many watermen from the North turned their efforts to the Chesapeake Bay. Between 1872 and 1892, Maryland produced over 10 million bushels per year on average. The harvest of 1884-85 brought in 15 million bushels, the highest yield ever, and represented one-third of the worldwide oyster harvest during that year. The agricultural depression of the post-war years encouraged many to abandon or supplement farming with seafood production.³⁸ By 1880, 120 people in the County claimed to be either a fisherman, sailor or oysterman. Roughly half were oystermen.

The enormous fortunes at stake in the oyster industry, combined with over harvesting and declining yields, led to the infamous Oyster Wars of the late 19th century. Competition between oystermen was fierce and at times led to violence. Oystermen from the Northern Neck of Virginia, and the Maryland and Virginia Eastern Shore began dredging local oyster grounds, stiffening yields of local watermen. Labor was also a problem and many accounts exist of immigrants being "shanghaied" during the times of peak harvests. Some were brutally treated. Other accounts tell of workers not being compensated, abandoned or thrown overboard. Maryland's conservation commissioner, Swepson Earle stated in the early twentieth century that "the toughest of tough places on the Chesapeake in the 1890's was Rock Point on the Potomac River at the mouth of the Wicomico...Three killings a week created no civic resentment, while many weeks during the oyster season marked the departure from this life of as many as five or six men."³⁹ Although it is difficult to judge just how overstated this may have been, in 1905 several highly publicized shoot-outs are known to have occurred off of the Cobb Neck Bar.⁴⁰

As a result of the railroad, Maryland became the leading state for packing oysters as well as a variety of farm produce including tomatoes. In Baltimore, canning was second only to garment-making. In 1880 Baltimore contributed one-third of all canning done in the United States. Along the Patuxent River, Benedict rivaled Solomon's Island in the number of oyster packing houses. Between 1900 and 1920 there were four companies in operation.⁴¹ Rock Point is known to have had at least four packing houses.

By the early 1920s, many of the area's steamboat lines had begun to flounder. Competition from the railroad, and more importantly, automobiles, caused the steamboat business to deteriorate. The last

³⁸*Johnson, ed. p. 5.*

³⁹*Wennersten, p. 90*

⁴⁰*Wennersten, p. 93*

⁴¹*Johnson et al. 8-10*

steamboat docked in Charles County in 1932. The greater ease of movement and economical aspects of the automobile attracted many former steamboat users. In addition, newer and better roads were being built throughout Charles County, making overland transportation faster and easier. In 1909, Maryland produced a plan to establish highway systems connecting all the counties. In Southern Maryland, the planned highway connected Mattawoman Village to Brandywine in Prince George's County, and ran from Mattawoman to Waldorf, Young's Switch (White Plains), La Plata, Spring Hill, Bel Alton, Faulkner, Newburg, and on to Lancaster's Wharf at Rock Point. A second highway was planned to connect Waldorf, Beantown, Bryantown, and Hughesville to points south in St. Mary's County. A third road connected La Plata to Port Tobacco, Welcome, Hilltop, Ironsides, Doncaster, and Riverside. While the entire system was never realized, the first proposal became the framework for present-day Route 301 (Crain Highway) and the second traces the current line of Route 5, Leonardtown Road. The third was realized in MD Route 6 (Port Tobacco Road). In order to service the steamboat wharves along the Potomac with automobiles, the state also planned a coastal route connecting each of the Potomac River wharves from Marshall Hall to Riverside. Portions of this were built, and have become Riverside Road in the western section of the county.

The first state road building project, a stretch of road connecting Waldorf and La Plata, was begun in 1910. Most of the county's roads were initially paved with oyster shells from the Indian deposits at Pope's Creek or with gravel from the numerous deposits across the county. By 1930, there were 167 miles of gravel road in Charles County, and only five miles of concrete highway.⁴²

While tobacco remained the main export in Charles County throughout this period, changes in its usage altered production methods and trading. With the outset of World War I, domestic manufacturers began producing vast quantities of cigarettes for the American servicemen in Europe. In turn, the servicemen introduced this product to the Europeans, increasing the demand for Maryland tobacco. Charles County planters responded by increasing the acreage of land under cultivation. No longer was tobacco exported directly to foreign markets, but was first transported to cigarette manufacturers.⁴³

The single most important and long-lasting industry established in Charles County during this period was the naval ordnance manufacturing plant built at Mattawoman Neck in 1890. The Naval Proving Ground was moved to Mattawoman Neck when transportation from the former Proving Ground at Annapolis to the Naval Gun Factory in Washington, DC became too dangerous. Nearly nine hundred acres of land was purchased for the proving ground, and later supplemented by an additional one thousand acres on Stump Neck. In 1898, the Naval Powder Factory was constructed, and the first powder was manufactured in 1900. During World War I, transportation to and from the factory was improved by the construction of a railroad spur from White Plains in 1917.

Although the Proving Ground was moved to Dahlgren, Virginia in 1921, the plant continued to operate and began tests that would lead to the development of jet propulsion and rocket testing at the naval station. Today the installation is known as the U.S. Naval Surface Warfare Center at Indian

⁴² *Brown, et al., p. 43-44.*

⁴³ *Klaphor, et al., p. 159.*

Head, and continues to be one of the County's major employers. From the beginning, the plant and proving ground provided an important and stable center of employment for the county. During the war years, the plant expanded, requiring more workers. The town of Indian Head grew up just opposite the gates of the installation. The Navy contributed to the housing and education of its employees and their children by building housing and a school at Indian Head.

The period following the Civil War saw the greatest advances in a county-wide system of education. In 1867, there were thirty-six public schools located in Charles County. Five of these were log structures and the rest were frame buildings. By the following year, there were an additional six schools for African American children in the county. Throughout the latter half of the nineteenth century, education in Charles County was mainly based on primary schools with one teacher located in one-room school houses. This simple system was enhanced by the county's first secondary institute opened in 1903 in La Plata. Known as the McDonough Institute, this school was funded by a trust set up by Maurice James McDonough in his will of 1804. His initial investment of \$2,000 was earmarked for the education of the poor and orphaned children of Charles County. The trustees appointed to carry out McDonough's wishes decided to invest the money and let it accumulate. It was not until nearly a century after McDonough's death that the trustees found an opportunity to carry out the philanthropist's plan. By 1902, the fund had grown to \$50,000. With the money, the trustees purchased the Lintner School building at La Plata and opened McDonough Institute in 1903. The institute served as a primary and secondary school for the entire county, offering academic, commercial, and agricultural classes. McDonough Institute was Charles County's only high school until 1924.⁴⁴



Shiloh Church, Bryans Road. Erected in the 1880's.

In the decades after the Civil War, former slaves and free blacks established new communities which were often anchored by a church and schoolhouse. As the communities grew, stores, meeting halls and other structures were built in the surrounding area. Two of these communities include Pomonkey near present-day Bryans Road, and Shiloh near Newburg. Notable early African American churches are Old Shiloh Church and Cemetery (CH-500) built in 1881, Pleasant Grove Baptist Church (Ch-523) in Marbury circa 1908, Alexandria Chapel in Chicamuxen(CH-309) circa 1900, and St. Catherine's Catholic Church in Welcome, circa 1908.

Immediately following the Civil War, the county experienced a severe economic recession that resulted in the abandonment, sale and division of numerous large plantation tracts. By the end of the 19th century, many small-scale farmers had purchased parcels of former plantations and erected modest dwellings along with a host of agricultural and domestic outbuildings. These unpretentious rural farmsteads account for the majority of the documented sites from the "Reconstruction" period. A few examples include the Alexius L. Middleton House (CH-628) the Henry D. Middleton House (CH-

⁴⁴ *Klaphor, et al., p. 110.*

615), the Ernest M. Jameson House (CH-632) and the Jameson-Moran House (CH-683). Some of the era's most sophisticated homes in size, style and ornamentation include Brinkwood (CH-213), the Harry R. Bowling House (CH-614) and Sunnyside Farm (CH-214). Vernacular buildings constructed for small landowners or tenants were always one room deep, and often two stories in height. Examples include the Swann Tenant House (CH-685) and the Sam Montgomery House (CH-644). The James and Margaret Bowling Farm (CH-741) and the St. Clair Farm (CH-718) are good examples of early 20th century farmsteads. By the 20th century mail-order kit homes like the Milton Somers House, (CH-714) were being constructed in town and villages. The Hammond Cottage (CH-732) represents the types of bungalow-inspired dwellings erected in the riverside resort areas of Charles County during the early 20th century.

Two excellent examples of sacred architecture from the early 20th century include the Calvary United Methodist Church (CH-622) and St. Francis Chapel at Rock Point (CH-663). Constructed in 1904 in the railroad village of Waldorf, Calvary is the more formal of the two. Designed by architect B.G. Smith of New Jersey and built by local contractor Murray & Hamilton, its ornamentation includes a two-tier belltower, lancet windows and Victorian trim. More restrained is the St. Francis Chapel which in 1907, was erected as a mission church in the late 19th century fishing village of Rock Point. Several commercial structures that date from the early 20th century include the well-preserved Gallant Green Store (CH-602), the Old Waldorf Store and Post Office (CH-624) and Cooksey's Store (CH-608) in the 19th century crossroads village of Dentsville.

The Modern Era: Roads, Casinos & Suburbanization: 1920-present

Time Period: Industrial/Urban Dominance, 1870-1930; Modern Period, 1930-present

Themes: Agriculture, Architecture, Economic, Government/Law, Religion, Social/Education/Cultural

Transportation

Property Types: Farm complexes, Agricultural outbuildings, Rural vernacular, Waterfront cottages, Mail-order houses, Hotels/Casinos, Courthouses, Churches, Schools, Roads/Wharves

Classes: Archaeological Sites, Standing Structures, Landscape Features, Town Plans, Objects, Intangibles (Folklife)

Since 1920, Charles County has experienced major changes in its economy, demographics, and physical development. The opening of Crain Highway after 1922, the construction of the Potomac River Bridge near Newburg in 1939, and the vast expansion of the Washington, DC suburbs have transformed life in the county. Between 1940 and 1950, the county's population increased by 33 percent. In the following decade it increased again by 39 percent, and again between 1960 and 1970 by 46 percent. Along with this massive population growth came changes in the landscape, as modern housing subdivisions began filling in agricultural fields and forested areas.

Among the most important events that led to this transformation was the opening of Crain Highway in the mid-1920s. Running north-south through the center of the county, the highway (US Route 301 today) eventually linked Charles County to Baltimore and points north. Robert Crain, a prominent county resident, was instrumental in lobbying the state for funds to build the highway. Originally known as the Southern Maryland Trunk Line, it was renamed Robert Crain Highway after its most fervent supporter. Ground was broken for this concrete-paved highway on September 30, 1922. The highway made automobile travel speedy and convenient for both farmers transporting goods to market in Baltimore, and for passengers doing business or visiting outside the county. The road also opened the area to tourism, as urban and suburban dwellers sought to escape to the country for a day or a weekend. It was not long after the opening of the road that modest travel lodgings began to appear along its length.

In 1940, the Governor Harry W. Nice Bridge (then known as the Potomac River Bridge) was completed between Newburg in Charles County and Dahlgren in King George County, Virginia. With this event, Crain Highway became a major north-south corridor between Maryland and Virginia, bypassing the city of Washington. Many hotels and entertainment-related businesses sprouted up along the corridor between 1940 and 1960.

One of the most influential of the entertainment industries that developed in the county was gambling. However, the first slot machines were brought to the area in the 1930s in preparation for the tercentenary celebration of the landing of the *Ark* and the *Dove*. The first of these "one-armed bandits" were installed in stores and hotels mostly in St. Mary's



The Waldorf Motor Court was built after the construction of Crain Highway.



The neon Wigwam sign reflects the whimsical roadside architecture of the 1960s.

County. Charles County soon followed their lead by placing slot machines at Chapel Point and Cobb Island. In 1949, Charles County legalized gambling, and casinos began to appear along Crain Highway where they were readily accessible from Baltimore and Washington, DC.⁴⁵ Along with the casinos came restaurants, cocktail lounges, and motels. Gambling became such an important business in Charles County that at one point a full quarter of the county's revenue derived from slot machines.⁴⁶ After slot machines were banned in Charles County in 1967, the area's popularity as a travel destination deteriorated. The construction of the Chesapeake Bay Bridge offered Washingtonians ready access to Maryland's ocean side resorts, draining the tourism trade out of Southern Maryland.⁴⁷

The lasting impression of much of this 20th century development on Charles County has been the facilitation of further community growth. Better roads and services has meant that Charles County has become more accessible and attractive as a bedroom community for Washington, DC. Beginning with the 1960's establishment of St. Charles, a large-scale planned community in Waldorf, suburban-type development has grown precipitously. The population has continued to grow rapidly since the 1970s and local government has expanded to more adequately address growth management.

Domestic architecture during the modern period includes small waterfront cottages, traditional I-houses, tenant houses, and catalog or mail-order homes. The Sherwood Drive Cottage and the River Road Cottage (CH-617, CH-618) reflect the growth in waterfront residential and resort development within the county during the 1920s and 1930s. While few such examples have been surveyed, many such dwelling were constructed in Charles County, especially in the village of Benedict and in the numerous waterfront communities established in the Cobb Neck region. The Ann C. St. Clair (CH-627) property in the village of Dentsville, reflects the continuing popularity of the I-house form throughout the 1920s and into the 1930s. Two examples of American four-squares are the George J. Turner House (CH-656) and the James L. Carrico House (CH-613). These are likely mail-order homes and represent the housing options of the County's more prosperous residents.

During the period before World War II, Charles County remained relatively rural and agricultural tenancy remained prevalent. Examples include the Scout Camp Road Tenant House (CH-691) and the Jameson Tenant Farm (CH-648). After this time, the increasing availability of wage labor marked an effectual end to agricultural tenancy in Charles County. Commercial structures documented for this era range from the vernacular riverside store in Rock Point known as Shorter's Store (CH-662) to the more readily recognizable stepped brick storefront facade of the Issue Store and Post Office.

⁴⁵ *Tilp*, p. 302-303.

⁴⁶ *Brown, et al.*, p. 211.

⁴⁷ *Southern Maryland Heritage Partnership, The Southern Maryland Heritage Area Plan, (February 1997): p. 21.*

II. Past Preservation Efforts

Heritage resources first gained public attention during the 1930s beginning with the field research of the Historic American Building Survey (HABS). Established by Congress in 1933, HABS was a work program for architects, draftsmen and photographers left jobless by the Great Depression. By documenting “buildings of every description” the HABS workers established a lasting archive of historic architecture throughout the country. The HABS documentation also became primary source material for the then budding historic preservation movement. In Charles County, HABS workers identified for the first time some of Charles County’s oldest and most significant historic buildings including Waverly, Locust Hill, Sarum, Rose Hill, and the Chimney House. Also at that time, the independent research of architectural historian Henry Chandler Foreman was underway. Most notably, Foreman’s work Early Manor and Plantation Houses in Maryland in 1934, and Tidewater Maryland Architecture and Gardens in 1956, drew attention to Southern Maryland colonial architecture for the first time and likely sparked some of the earliest preservation projects.



Purchased by philanthropist Alice Fergusson in 1930, the circa 1790 Ridgate-Compton House was the first restoration project in Port Tobacco. Photo by Tom Pike.

Efforts to preserve some of these historic buildings gained wide-spread momentum in Charles County just before World War II when the county's rural setting began attracting new wealthy residents. Eager to find country "retreats," several wealthy Washington suburbanites including politicians, military leaders and diplomats, purchased and refurbished historic dwellings in the county. The first public effort to preserve historic architecture began in Charles County during the 1958 Tercentenary. The first comprehensive History of Charles County, Maryland was published by Margaret Brown Klapthor and Paul Dennis Brown. Also in 1958, the Restoration Society of Port Tobacco was established to preserve one of the most significant colonial ports in Maryland.

With the explosion of post-War growth, a national historic preservation movement gained momentum. In 1966, The National Historic Preservation Act was signed authorizing the Secretary of the Interior to provide funding to States to conduct State-wide preservation surveys and plans. In response, the Maryland Historical Trust began several reconnaissance-level surveys throughout the State in the late 1960s. The most extensive reconnaissance-level documentation was undertaken by J. Richard Rivoire between 1970-72 and again in 1977. Rivoire documented almost 200 mostly pre-Civil War era historic sites in Charles County.

The National Historic Preservation Act of 1966, combined with local activities associated with the Nation’s bi-centennial, generated a great deal of attention to a broad range of heritage resources in Charles County. In 1976, Charles County’s second and more encompassing Charles County History: Bicentennial Edition was published by a local citizen committee.

Several other citizens groups and committees were formed and began to compile other aspects of Charles County's history. An extensive inventory of cemeteries was undertaken by the Charles County Historical Society under the direction of committee chair Michael J. Mazzeo, Jr. between 1978-1984 and compiled into the "Name Index of Cemetery Records" housed at the Southern Maryland Studies Center. Also by 1978, an oral history project sponsored by the newly established Southern Maryland Studies Center was underway.

In the 1970s interest in African American and American Indian heritage increased as well. George McDaniel, a graduate student at Duke University surveyed early African American dwellings in 1977-78. In 1979 he completed his dissertation and published Hearth & Home: Preserving A People's Culture in 1982. McDaniel worked closely with local historian William Diggs who amassed what has been referred to as one of the most significant collections of African American artifacts in Maryland. Diggs worked single-handedly to offer public programs about African American history and was the founder of the African American Heritage Society in La Plata. Diggs was a prolific promoter of Charles County's rural heritage. In 1978, working with McDaniels, William Diggs, along with his mother Rachael Diggs and Luther Stuckey participated in the Festival of American Folklife at the Smithsonian Institution, where a four-room tenant house from Southern Maryland was reconstructed to serve as a backdrop for presenting rural Southern Maryland culture.



St. Thomas Manor, built as the Provincial Headquarters of the Maryland Mission of the Society of Jesus in c. 1745. It stands today next to St. Ignatius Church at Chapel Point. Drawing by J.R. Rivoire.

In the early 1980s Rivoire continued his architectural documentation by conducting a series of intensive level surveys that eventually led to over twenty nominations to the National Register of Historic Places. His research was ultimately published in a monograph entitled, *Homeplaces: Traditional Domestic Architecture of Charles County, Maryland*. Rivoire's work stands as the definitive reference for information about pre-Civil War architecture in Charles County.

Archaeological research has been conducted in Southern Maryland since the 19th century, although few excavations have been conducted by professional archaeologists. The majority of the work still consists of preliminary cultural resource studies, broad ranging professional field surveys and amateur artifact collecting activities. In 1985 Dennis J. Pogue and Michael A. Smolek developed An Archaeological Resource Management Plan for the Southern Maryland Region which summarizes past documentation efforts and identifies twelve areas of concern throughout the region.

As the County continued to grow during the 1970s, 80s and 90s, and as the number of education programs about local history swelled, citizens began to recognize the growing need to protect historic sites. The Charles County Historical Trust (CCHT), formed in 1972 and re-organized in 1984, was established as a local arm of the Maryland Historical Trust and was an early advocate of historic

resources as a public as well as a private concern. In the spring of 1987, the CCHT urged Charles County Government to consider historic resources in the soon-to-be drafted County's Comprehensive Plan and suggested that the plan include a recommendation that Charles County adopt a historic preservation ordinance.



Bryantown Tavern c. 1900. Photo courtesy of Robert Cook

The 1990 Comprehensive Plan identified historic resources as “significant components of community character [that] must be preserved if their qualities are to continue to influence the appearance, social fabric and quality of life in the County.”

Furthermore, the plan envisioned establishing historic preservation districts in Port Tobacco and Bryantown while pursuing the voluntary designation of individual sites outside the two districts.

In 1991, draft Historic Overlay Zone legislation was developed by consultants Redman/Johnston Associates Ltd. and proposed for inclusion in the 1992 comprehensive rezoning. However, due to concerns raised by property owners and local organizations, legislation was not adopted. Major concerns regarded the process of designating local historic landmarks that would then be subject to the ordinance, and the types and extent of the work that would be reviewed. There was specific concern over the perception that properties could be designated without the owner's consent and that routine maintenance such as painting would be subject to review by a commission. Although the ordinance was put on hold for further study, some protection to historic resources was provided in 1996 when the revised subdivision regulations included historic resources as part of the technical review process. Recognizing that many cemeteries were most threatened when land was being developed, in 1996 the revised subdivision regulations for Charles County require that an easement be placed on family or other private cemeteries before a development plan is approved.

The 1997 Charles County Comprehensive Plan restated past preservation goals including the identification of sites having historic significance, the identification of appropriate preservation methods, and working to increase public awareness of historic/cultural resources. Specific implementation strategies were to update the inventory of historic properties, review development proposals, use incentives to preserve historic structures, investigate historic preservation zoning and increase public education.

In an effort to implement these goals, in 1998 Charles County undertook a five year historic sites survey with funding from the Maryland Historical Trust Non-Capital grant fund. A major component of this grant was to hire a full-time historic sites surveyor/historic preservation planner. The initial goals included undertaking the survey project and integrating historic preservation into the overall planning process. In 2001, a second grant fund, Preservation Incentives for Local Governments (PILG) allowed Charles County to address additional goals and strategies outlined in the Comprehensive Plan. PILG funded several significant public education products including the development and publication of *Preservation Matters*, a newsletter of the Charles County Heritage Preservation Program, and an informational brochure about preservation designations, incentives, and resources in the County.

PILG also led to the establishment of the Charles County Historic Preservation Advisory Council (HPAC). This group of ten citizens appointed by the Charles County Commissioners was established in May 2002 and charged with developing a comprehensive historic preservation plan that would guide future preservation activities. The committee met monthly to review various preservation programs and issues as well as to develop local goals and priorities. Of particular concern was the issue of historic preservation ordinances. Because a draft ordinance had failed in 1992, the HPAC wanted to provide sound recommendations that would not jeopardize the development of a comprehensive preservation program. The HPAC decided to draft a separate issue paper (Appendix A) outlining their discussion of historic preservation ordinances and how the committee came to the specific recommendations found in the Goals and Strategies section of this document.

Beginning in the 1990s State, local and private organizations began to consider a wider range of heritage resources including rural landscapes and roads, history museums and their collections and living traditions. In the 1990s the County's small museums formed the non-profit Charles County Museum Consortium as a means of working together for shared goals. In 1994, Ralph Eshelman, serving as consultant for the museum consortium, completed a strategic plan. Building on these findings Margaret Burke prepared an interpretive planning report in 1997.

Currently, folklorists Carrie and Michael Kline have developed the Southern Maryland Folklife Program. This is part of the *Maryland Traditions* program, a collaboration between the Maryland Historical Trust and the Maryland State Arts Council funded by the National Endowment for the Arts (NEA). The program strives to create sustainable regional folk arts infrastructure. Focusing their efforts on the African American gospel singing tradition in Southern Maryland, in July 2003, the Kline's released two CD's featuring the Shiloh Methodist Community Church Choir of Newburg, among several other choirs and performers. They have also worked with Nanjemoy residents to document foodways traditions in that area.

Also in the early 1990s regional plans were underway to consider regional heritage. Recognizing the economic potential of heritage tourism, in 1996 the Maryland General Assembly created the Maryland Heritage Preservation and Tourism Areas Development Program. The goals include enhancing visitor appeal, increasing economic activity associated with tourism, small business development opportunities, job growth and a stronger tax base as well as the preservation of historic buildings, conservation of natural areas, and greater access to an understanding of the history and traditional culture of the area.

In 2003, the Southern Maryland Heritage Area Heritage Tourism Management Plan was completed by consultants Redman/Johnston Associates and approved by the Maryland Heritage Area Authority.



C. 1940 tobacco barn at the Dyson Farm, Round Hill Road.

Although not recognized as a heritage preservation program, agricultural preservation projects have

supported heritage preservation programs. Efforts to preserve the cultural or rural landscapes in Charles County began in the 1980s and evolved out of concerns over growth management, resource protection, and agricultural preservation. Today Maryland Agricultural Land Preservation districts and easements protect 15,000 acres, the Rural Legacy Program protects over 1,000 acres of farm and woodland within the Zekiah watershed, and the Maryland Environmental Trust protects an additional 5,000 acres throughout Charles County. In addition, Federal and State-owned land exceeds 15,000 acres. All of these programs consider the historic qualities of a property as part of the project rating criteria. However, none specifically aim to protect historically significant landscapes or views.

III. Threats to Historic Resources

Many heritage resources in Charles County are, at present, seriously threatened by increasing development pressures, neglect, and a lack of public appreciation. The county has continued to grow as one of Washington, D.C.'s major bedroom communities over the past twenty years. Charles County's growth rate can be attributed to a number of factors including its proximity to the Washington metropolitan area. Charles County's relatively low tax rate, lower housing costs and rural character add to its appeal as a popular market. In 2000 Charles County's population was 120,546 and ranked the ninth fastest growing County in the State between the 1990 Census and Census 2000, reflecting an average annual rate of growth of 1.77 percent. During the previous decade, 1980 to 1990, Charles County ranked as the third fastest growing county in the State of Maryland.

Historically, the county's population began experiencing significant growth beginning in 1950. At that time, the population of the county was only 23,415 persons, due largely to the County's relative isolation and agrarian economy. Between 1950 and 1960, the population grew 39.1 percent, and between 1960 and 1970, an additional 46.5 percent increase in population was documented by Census figures. The following two decades witnessed even greater increases, with a 52.6 percent increase between the 1970 population count of 47,678 persons and the 1980 count of 72,751 persons, and a 64.3 percent increase when the 1990 count was listed as 101,154 persons.

Population growth has a direct correlation with the loss of historic properties. The 1990 Census reported 1,828 structures built between 1940 to 1949 and 1,930 structures built 1939 or earlier. These numbers were significantly reduced according to Census 2000 which recorded 1,511 structures built between 1940-1949 and 1,701 built by 1939 or earlier, representing a loss of 546 structures. This is roughly equivalent to one historic structure lost per week.

Since 1990, recent trends in the County's land use planning have begun to focus population growth and development within a designated growth area. These efforts may indirectly help to protect historic resources located outside designated growth areas. In addition, the County has committed to integrate historic preservation planning into its development review process in order to mitigate the negative impacts of development on historic sites.



Winkler's Shop Schoolhouse. Photo courtesy of Tom Pike.

Architecture

According to 18th century tax assessment records several thousand structures were standing in Charles County during the late 1700s. Today, under 100 of those remain. Those that have survived tend to represent the homes of the wealthy rather than those of the average citizen. Very few examples of our 18th century agricultural buildings survive.

The homes of tenants, servants or slaves from the 18th century also have not survived. Surviving auxiliary buildings including meat houses, corn houses, cider houses, kitchens, hen houses and of course, tobacco houses are rare. Log construction for agricultural and domestic outbuildings and log chimneys continued throughout the early 19th century. The only known log dependencies to survive are found at Greenland (CH- 603) near La Plata.



Nordean Jackson House.

Charles County's standing historic structures are also threatened by the lack of recognition and general anonymity of most historic properties within the county, and by the lack of a coherent preservation community. There are relatively few properties in the county that are recognized by residents as historic, and of those properties only a handful are open to the public.

Simple, vernacular structures are especially threatened.

Due to both a lack of public recognition of their historic significance, and to the difficulty in making these historic structures adaptable to 21st century living, many vernacular buildings are abandoned or replaced with contemporary dwellings. One and two-room log houses, first surveyed during the 1980s by George McDaniel, face an alarming rate of loss. Modest late 19th century farmhouses, often small and unadorned, are also threatened by abandonment and neglect.

Likewise, the small riverside cottages, like those found in Benedict, are endangered by inappropriate additions, alterations and even demolition. The limited number of waterfront or water view properties has encouraged home owners to rebuild larger, year-round dwellings in place of small seasonal cottages of the '20s and '30s. Finally, agricultural buildings, especially tobacco barns are now at serious risk of loss due to the persistent decline of agriculture and the virtual end of tobacco cultivation in Maryland.

Archaeology

As the area of earliest European settlement, Charles County offers some of the State's greatest potential for research regarding pre-historic Native American culture as well as 17th century colonization and settlement; and with its extensive coastal area, for research regarding underwater archaeological resources. These resources are threatened by long-term trends in residential, industrial and commercial development, as well as erosion and erosion control measures. Five specific areas of concern have been identified within Charles County including Mattawoman Creek vicinity, Nanjemoy Creek vicinity, Port Tobacco Creek vicinity, Popes Creek/Piccowaxen Creek and Zekiah Swamp/Gilbert Swamp/Allen's Fresh Wetlands Area. Fortunately, many of these areas are owned by the State or Federal Government or are otherwise protected under various land preservation programs.

Cemeteries

An extensive inventory of cemeteries was undertaken by the Charles County Historical Society under the direction of committee chair Michael J. Mazzeo, Jr. between 1978-1984. J. Richard Rivoire included several cemeteries as part of the historic sites survey in the 1970s, and since that time private burial grounds have been included in all survey projects. While State and Federal law offers some protection against vandalism and destruction, often these offenses go unreported.

Recognizing that many cemeteries were most threatened when land was being developed, in 1996 Charles County revised the subdivision regulations to require that an easement be placed on family or other private cemeteries before a development plan is approved. Despite several local and State regulations protecting family and private cemeteries by placing easements on the site, these resources continue to be threatened not only by development, but by abandonment, vandalism and lack of maintenance. A lack of organized public support and recognition of the history and significance of private burial grounds in the area also endanger historic burial grounds.



St. Mary's Bryantown Catholic Cemetery.



Jameson Farm, Bryantown, 19th- early 20th centuries.

Cultural Landscapes

The major threat to cultural landscapes in Charles County is the loss of farmland due to development pressure combined with the dwindling economic viability of farming. The Statewide Tobacco Buyout in 1999 virtually ended tobacco cultivation in Charles County. Alternative enterprises often require a different use of the land and agricultural outbuildings.¹

Since the 1980s Maryland Agricultural Land Preservation districts and easements protect 15,000 acres, the Rural Legacy Program protects over 1,000 acres of farm and woodland within the Zekiah watershed, and the Maryland Environmental Trust in partnership with the Conservancy for Charles County protects an additional 5,000 acres throughout Charles County. In addition, Federal and State-owned land exceeds 15,000 acres. All of these programs consider the historic qualities of a property as part of the project rating criteria. However, none specifically aim to protect historically significant landscapes or views.

¹Report of the Charles County Rural Commission. September 2002. Charles County Commissioners.

Living Traditions and Folklife

Like historic structures and archaeological sites, development pressure and changing demographics threaten living traditions as well. Tobacco farming and agricultural practices are threatened due to the Maryland State Tobacco Buyout and the overall decline in active farming. Maritime traditions such as crabbing, fishing, net weaving and boat building are endangered by high demand for waterfront property and declining economic viability of commercial crabbing and oystering in Southern Maryland. Traditions such as fur trapping, gospel singing and church dinners which were once part of the fabric of local communities are threatened by many of the same factors that threaten historic buildings: a lack of public recognition of their significance.

History Museums and Collections

Citizens have long been concerned with preserving Charles County's heritage and have worked to form grassroots organizations dedicated to the collection and preservation of that heritage. The African American Heritage Society and the Port Tobacco Restoration Society both have collections of artifacts used to illustrate local history. Of particular note is the collection of artifacts assembled by William Diggs during the 1970s which includes a rare collection of photographs, quilts, furnishings, agricultural and household technology reflecting the African American heritage of Charles County. The Southern Maryland Studies Center has a growing collection of important archival material. Other sites have limited collections but rather focus attention on interpretation of the County's history. (See Appendix F) In 1993 the County's small museums were united under the umbrella organization of the Charles County Museum Consortium. In 1994, Ralph Eshelman, serving as consultant for the museum consortium completed a strategic plan. Building on these findings, Margaret Burke prepared an interpretive planning report in 1997. While each museum faces unique threats and challenges, overall the county's public historic sites are threatened by a lack of recognition as well as a lack of private and public support. Furthermore, despite commendable volunteer efforts, county museums are limited by a lack of staff.²

² The Charles County Museum Consortium: A Strategic Plan for Their Improvement and Inter-Cooperation. Ralph Eshelman. 1994.

IV. Preservation Goals and Strategies

The goals and strategies are the most important component of the overall historic preservation plan. Based on the knowledge of historic resources, the threats to those resources, and past preservation efforts discussed in previous chapters, the Preservation Goals and Strategies outlines what the County hopes to accomplish over the coming years.

Goals are long range, generalized statements that represent the ultimate preservation desires as expressed by the citizen's group appointed for the task, the Historic Preservation Advisory Council. Accomplishing these goals will require a concerted, sustained effort over a period of time. The goals are intentionally broad to remain valid as the program evolves. For each goal, several strategies have been developed. These strategies are more specific and immediate in nature and are intended as intermediate steps toward achieving the goals.

Goal #1: Make use of a broad range of preservation tools and strategies to permanently protect the County's most significant historic assets.

Many communities have developed an array of preservation strategies that combine incentives with regulatory programs. Without these basic preservation tools Charles County lacks an effective means to protect and enhance its most significant heritage resources.



Loch Leven near Welcome. Erected circa 1750; remodeled c. 1850.

- 1.1 Formally adopt a historic preservation ordinance as a key strategy to protect significant historic districts and landmarks. Appoint a qualified Historic Preservation Commission (HPC) to administer the ordinance.
- 1.2 Specifically target Port Tobacco and Bryantown for local historic district designation. Encourage individual property-owners of historically significant sites to seek historic landmark designation.
- 1.3 Continue to promote the Maryland Historical Trust (MHT) Preservation Easement Program and work with MHT and the Charles County Historical Trust to monitor existing and future easement properties in Charles County.
- 1.4 Develop historic preservation design guidelines to be used by the Historic Preservation Commission to implement a historic preservation ordinance. Guidelines will establish appropriate materials, treatment and styles for renovation and new construction within the district.

- 1.5 Evaluate and establish as appropriate, improvement programs for historic districts including funding opportunities for revitalization and streetscape plans.
- 1.6 Evaluate and establish as appropriate, programs to acquire development rights, scenic and conservation easements, and fee simple lands for protection of critical historic corridors, viewsheds and vistas in Charles County, including the Maryland Scenic Byways Program.
- 1.7 Promote the adaptive reuse of historic structures for public and private uses including bed and breakfast facilities, country inns, visual arts centers, museums, non-profit organization facility headquarters or other appropriate uses when such uses minimize exterior alterations and are compatible with the surrounding neighborhood.

Goal #2: Develop programs and strategies to educate the public about heritage resources & their preservation.

Successful preservation programs depend upon education as a means of building public awareness and support for preservation activities.

- 2.1 Publish the updated Inventory of Historic Properties. Use inventory data for a wide range of educational programs including presentations, brochures, tours, etc.
- 2.2 Utilize workshops, publications and the internet to provide historic property owners and the general public with information regarding available preservation-related programs, organizations and incentives.
- 2.3 Continue to publish and expand distribution of the biannual *Preservation Matters*, the newsletter of the Charles County Heritage Preservation Program.
- 2.4 Through collaborative public education efforts, build consensus and support for a historic preservation ordinance and conduct public outreach before the formal public hearing process. Solicit the endorsement of key local organizations including the Charles County Historical Trust and the Charles County Historical Society, Conservancy for Charles County and the Museum Consortium. Work with local media to ensure accurate information is conveyed to the public.
- 2.5 Participate in and promote events to spotlight heritage resources in Charles County including Charter Day and Preservation Month.



C. 1800 Locust Grove on the Potomac River near Marshall Hall opposite George Washington's Mount Vernon.

Goal #3: Ensure that the historic preservation program has adequate resources to accomplish stated goals.

An effective preservation program must have the necessary resources to implement the goals and strategies. Up until this time, the current heritage preservation program has been largely developed with funding support from the Maryland Historical Trust. If the program is to meet its goals, Charles County must be prepared to fund program expenses while continuing to seek additional revenue sources.



Plank Bridge Farm corn crib. Mid 19th century.

- 3.1 Establish a historic preservation commission (HPC) to implement the goals and strategies outlined in the Historic Preservation Plan.
- 3.2 Fully fund a historic preservation planner position within the Charles County Department of Planning and Growth Management to implement the Heritage Preservation Program and to provide staff to the HPC. Ensure that personnel meet the professional qualifications for Archaeology and Historic Preservation as outlined in Federal Register, 36 CFR, Part 61.
- 3.3 Pursue Certified Local Government status that will allow Charles County access to federal funding to meet preservation objectives.
- 3.4 Leverage resources by developing partnerships with local, state and federal governmental and private organizations.

Goal #4: Promote incentives to encourage heritage preservation programs and projects.

Considering the high cost of most preservation projects, financial incentives are imperative to encourage developers and private property owners to choose preservation over new construction.

- 4.1 Promote the State and Federal income tax credit programs. The Maryland Rehabilitation Tax Credit offers an income tax credit of 20% of certified rehabilitation work. The Federal Rehabilitation Tax Credit offers an income tax credit for the certified rehabilitation of income-producing properties.
- 4.2 In accordance with State enabling legislation, create a local property tax credit where 10% of approved renovations will be reduced from a total property tax liability and/or create a 10 year property tax freeze on historic properties that are being rehabilitated.

- 4.3 Pursue additional incentives to encourage property owners to participate in local programs. For instance, Texas offers 20% tax assessment reduction for designated properties. This will strengthen the incentive package for all historic property owners, specifically those who own homes that have already been rehabilitated.
- 4.4 Evaluate implementation of density bonuses for developers that choose to rehabilitate and integrate a documented historic resource into a planned subdivision.
- 4.5 Give awards and other forms of public recognition for worthy preservation activities.
- 4.6 Provide assistance to organizations seeking grants for preservation-related activities.
- 4.7 Advocate for maintaining and strengthening the state tax credit program and other tax incentive programs.
- 4.8 Promote programs that support the preservation of historic landscapes and settings including Rural Legacy and Maryland Agricultural Land Preservation Foundation (MALPF).

Goal #5: Continue the survey and evaluation of all heritage resources including buildings, structures, archaeological sites, and historic landscapes, as well as living traditions and history museums.

Charles County’s heritage is not only preserved in historic architecture but in archchaeology, rural landscapes and roads, artifacts in our museums, and in the traditions we observe. Using a systematic approach to identify and document this wide range of resources is essential to fully understanding our cultural heritage and determining what is worthy of preservation and how best to preserve them. Survey data provides the basis for public education, project review, policy considerations and program development. Survey techniques should follow accepted State and Federal standards such as the Standards and Guidelines for Architectural and Historical Investigations in Maryland.

- 5.1 Survey and evaluate significant resources in Charles County that have not yet been identified including cultural landscapes, scenic vistas and rural roads.
- 5.2 Continue to update the Maryland Inventory of Historic Properties for Charles County.
- 5.3 Continue to nominate sites to the National Register of Historic Places.
- 5.4 Include an oral history component with future survey projects.



Early 20th century African American schoolhouse in Wicomico.

Goal #6: Promote heritage tourism initiatives throughout Charles County and the surrounding region.

How well a community preserves its resources has a direct correlation with the success of its heritage tourism programs. Coordination with tourism goals and projects would benefit both quality of life and economic development objectives.

- 6.1 Assist in the development of National Register itineraries and other projects that utilize current and future research on historic properties in Charles County.
- 6.2 Promote and support the implementation of the Southern Maryland Heritage Area (SMHA) Management Plan. Survey, promote and protect the resources related to interpretive themes and target investment zones identified in the SMHA Management Plan.
- 6.3 Work with the Charles County Department of Tourism, the Economic Development Commission, and other public and private entities with a strong interest in heritage tourism and its potential, to develop projects and programs that highlight historic resources.
- 6.4 Support the development, preservation and interpretation efforts of local museums and historic sites. Maintain and incrementally increase County financial support for history museums and programs. Promote the visitation and support of these sites by the local schools and the community at large.

Goal #7: Continue to develop and implement preservation planning and review.

Because rapid growth and development is the most pervasive threat to Charles County's heritage resources, overall preservation goals should continue to be integrated into the development review process.

- 7.1 Continue to review development proposals for potential adverse impacts on significant historic resources when granting permits for development or other forms of land alteration.
- 7.2 Develop comprehensive and easily accessible digital data on historic resources within the County.
- 7.3 Review Charles County planning documents for consistency or conflict with heritage preservation goals. To the extent possible, integrate heritage preservation goals into these plans.
- 7.4 Review and update the Charles County Historic Preservation Plan every six years. This should be carried out by the Historic Preservation Advisory Council with staff assistance and should incorporate broad citizen input.

Key Implementation Strategies

Goal	Strategy	Parties Involved	Year 1-5	Rationale
1.1 3.1	Draft and adopt a historic preservation ordinance/establish historic preservation commission	County Commissioners/PGM	1	A preservation ordinance would be the only mechanism to permanently protect historic districts.
1.2	Designate Bryantown & Port Tobacco as Local Historic Districts	County Commissioners/PGM/Property Owners/HPC	2	These represent the two current National Register Districts and have the highest potential for heritage tourism.
1.5	Evaluate improvement programs for historic districts	PGM/HPC	2-3	Improvement of historic districts supports heritage tourism and economic development initiatives.
1.4	Develop design guidelines for historic districts	County Commissioner/PGM/SDARB/HPC	3-4	Design guidelines will assist a Commission implement the ordinance
2.1 2.2 2.3 2.4 4.5	Continue a wide range of public education and recognition	PGM/local & state partners/HPC	Ongoing	Promote heritage resources and their protection in an effort to build private-sector support and investment.
3.4	Pursue Certified Local Government status	PGM/Maryland Historical Trust/HPC	3	This program is a key funding source for the historic preservation program.
4.2	Create local property tax credits for rehabilitation of historic properties. Consider other incentives.	PGM/County Commissioners	1-2	Incentives will compliment local designation and assist historic property owners.
5.1	Survey and protect significant cultural landscapes/rural roads/scenic views	PGM/Maryland Historical Trust/Scenic Byways Program SHA/Heritage Area Consortium	2	Although recognized as important, these resources and their protection have not yet been formally considered.
4.4 7.1 7.2 7.3	Evaluate current planning policies for effectiveness	PGM/HPC	Ongoing	Continue to integrate historic preservation into the overall planning process.

V. Building and Sustaining Preservation Partnerships

The most effective preservation programs are those that forge strong partnerships with agencies and organizations to consolidate resources and achieve common goals. The following is a list of such programs, and organizations that can assist in meeting the goals and strategies identified in the previous section.

National Trust for Historic Preservation (NTHP)

The National Trust for Historic Preservation provides leadership, education and advocacy to save America's diverse historic places and revitalize our communities. A private nonprofit organization with more than a quarter million members, the National Trust is the leader of the vigorous preservation movement that is saving the best of our past for the future.

Certified Local Governments Program (CLG)

Jointly administered by the National Park Service in partnership with the State Historic Preservation Office (MHT), the CLG Program is a model and cost-effective local, State, and federal partnership that promotes historic preservation at the grassroots level across the nation. Local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS). NPS and State governments, through their State Historic Preservation Offices (SHPOs), provide valuable technical assistance and a small matching grants preservation program. Using grants awarded by SHPOs, CLGs may produce historic theme or context studies, cultural resource inventories, assessments of properties to determine their eligibility for local and National Register of Historic Places designation, building reuse and feasibility studies, design guidelines and conservation ordinances, and publications to educate the public about the benefits of historic preservation.



C. 1875 Brown Log House, detail.

Maryland Historical Trust (MHT)

The Maryland Historical Trust was formed in 1961 to assist the people of Maryland in identifying, studying, evaluating, preserving, protecting, and interpreting the State's significant prehistoric and historic districts, sites, structures, cultural landscapes, heritage areas, cultural objects, and artifacts, as well as less tangible human and community traditions. The Trust is the principal operating unit within the Division of Historical and Cultural Programs, which is an agency within the Maryland Department of Housing and Community Development. The Trust offers a wide variety of services and heritage preservation programs, including: terrestrial and underwater archeology, architectural survey and registration, preservation planning, technical research, grant and local assistance, protective easements, cultural conservation, data management and GIS development, local government preservation assistance, historical and cultural museum assistance, and two state-owned museums.

Preservation Maryland (PM)

Preservation Maryland is a statewide preservation organization that is committed to engaging in and facilitating efforts to preserve, restore, rehabilitate and stabilize historic properties statewide, while promoting their future preservation. PM also works to expand, educate, and strengthen the Maryland preservation community. These activities are conducted through grant and loan programs, an ongoing outreach program, and strong advocacy. Founded in 1931 as The Society for the Preservation of Maryland Antiquities, PM is a major player in the development and support of preservation-related legislation and statewide heritage conservation policies. PM strongly supports managed growth and will assist MHT in its new heritage areas initiative.



Catslide House, Port Tobacco. 18th century. Photo by Tom Pike.

Maryland Association of Historic District Commissions (MAHDC)

The Maryland Association of Historic District Commissions, established in 1981, assists historic district commissions (HDC) and local governments by providing training, technical assistance, and information. MAHDC is the statewide leader in HDC resources. Its membership includes almost all of the state's 44 HDCs, many local governments, individual commission members, and residents or property owners of heritage resources in historic districts.

Maryland Heritage Alliance (MHA)

The Maryland Heritage Alliance was formed in 1991 to ensure that the interests of the Maryland preservation community are publicly represented and to provide a cohesive and coherent voice on behalf of issues that affect Maryland's unique historic, archeological, and cultural heritage. To this end, the MHA acts as an advocacy organization, communicating with local, state, and federal agencies and elected officials and maintaining a responsive and effective network for the exchange of information among the Maryland preservation community.

Maryland Environmental Trust (MET)

The Maryland Environmental Trust, an agency of the Maryland Department of Natural Resources (DNR), holds conservation easements on natural, agricultural, scenic, and historic properties and is the coholder of 13 easements Statewide with the Maryland Historical Trust. MET promotes and assists local land trusts throughout the state and operates Maryland's Rural Historic Village Protection Program.

Rural Legacy Program

DNR's Rural Legacy Program was established in 1997. Part of the State's Smart Growth and Neighborhood Conservation Initiative, it is designed to conserve land by protecting areas rich in farms, forests, and natural and cultural resources. The Program achieves this by partnering with local governments, land trusts, and citizens in the purchase of conservation easements.

Coalition to Protect Maryland Burial Sites

The Coalition is a State-wide organization which was formed in 1991 to protect human burial sites from unauthorized and unwarranted disturbance by man or nature. Through advocacy and education, the Coalition works to increase public awareness about the historic and cultural significance of burial sites.

Southern Maryland Heritage Area (SMHA)

The goal of the Southern Maryland Heritage Area is to act as a catalyst to coordinate regional tourism and preservation efforts. These efforts will be directed towards recognizing the significance of our heritage resources, conserving them, and galvanizing the human resource base of the region to increase significantly both the quality and quantity of heritage tourism in Southern Maryland. Ultimately, the regional cooperation generated by the heritage area development effort will enhance the regional tourism product, promote a better understanding of the value of our heritage resources, and support public policy initiatives aimed at supporting the preservation of our heritage resources.



Waverly, near Morgantown.

Southern Maryland Studies Center (SMSC)

The Southern Maryland Studies Center was founded by the College of Southern Maryland in 1976 in order to provide a central location for research on this historically important region. Researchers will find state and federal census records, newspapers, colonial records, church records, and local and state government records; a manuscript collection containing records of organizations, individuals, and families from the 18th century to the present century; a collection of print materials including books, newspapers, photographs, slides and maps; and an oral history collection comprised of over 300 interviews.

Potomac Heritage Partnership (PHP)

The Potomac Heritage Partnership seeks to promote the preservation and protection of heritage resources for the Potomac River watershed. Founded in 1995, PHP seeks to identify and assist those individuals and organizations at the local level within the Potomac River watershed who are contributing to their community's sense of place and importance through programs tied to heritage tourism's positive impact upon commerce, culture, and conservation.

Charles County Historical Trust (CCHT)

CCHT is a local non-profit organization that supports and promotes preservation-related activities in Charles County. Since established in 1974, CCHT has been active in efforts to restore Habre de Venture, the Port Tobacco home of Thomas Stone. The CCHT presents an annual preservation award to notable individuals, organizations or projects. The MHT easement inspection program is overseen by this organization.

Charles County Museum Consortium (CCMC)

Established in 1999, CCMC consists of representatives from Charles County museums and heritage organizations. Their mission is to assist member organizations in developing and promoting heritage programs and projects.

Conservancy for Charles County, Inc.

The Conservancy for Charles County is dedicated to preservation and protection of the County's natural and historic resources. Incorporated in 1996 as a nonprofit organization, the Conservancy is the only land trust in Charles County. Its central activity involves working with landowners in a voluntary program of conservation.

Appendix A

Historic Preservation Ordinance Decision Paper

Summary Findings

- Over one half of the MD counties (11) have historic preservation ordinances. Those that do not comprise the less-populated regions of western Maryland and the Eastern Shore. Charles County is the only county in the Southern Maryland/metropolitan area without an ordinance. Of the nine counties that do not have ordinances Charles County has the highest population.
- Most counties and jurisdictions focus their efforts on districts, rather than individual landmarks in rural areas. Many county-wide ordinances protect unincorporated towns or villages in their jurisdictions.
- Five counties (5) do not explicitly require owner consent for the creation of districts, but do protect against arbitrary designation by requiring at least one public hearing and final approval from the Commissioners or Town Council. Two (2) explicitly require owner consent. Two (2) require a majority consent. One (1) requires owner consent for sites and majority consent for districts.

Summary Recommendations:

- Charles County should adopt a preservation ordinance to allow those interested in rehabilitation to take advantage of tax credits. Adopting an ordinance is independent of designating local districts/landmarks.
- Future efforts should focus on designating districts rather than individual landmarks. Existing National Register districts of Bryantown and Port Tobacco, the latter now part of the Southern Maryland Heritage Area, should be considered.
- Commission members should not be able to unilaterally designate individual landmarks without consent from the property owner unless the property is slated for demolition. Final approval of a proposed designation should rest with the County Commissioners after adequate time to hear from the public.
- HP Commission review should not include ordinary/routine maintenance and repairs, such as painting.

Potential Benefits:

- Counties with effective local historic districts can seek Certified Local Government (CLG) status. CLG funds are an important preservation tool available to local governments. Funds may be used for a wide variety of projects such as historic site research and survey work, National Register nomination development, community planning, public education and archeology. CLG subgrants are available to local governments on a 60/40 matching basis, requiring the applicant to cover only 40% of the total project cost.
- Local historic designation allows historic properties to become eligible for State and local tax incentives. Without local designation, only properties listed on the National Register are eligible for State tax incentives.
- Historic districts can be a powerful tool for enhancing heritage tourism. Six historic districts in Maryland that were studied drew over 3.4 million visitors per year who spent over 54.25 million dollars. (MAHDC, Economic and Fiscal Impact of Local Historic Districts in Maryland, May 1999)
- The local historic district system establishes a favorable environment for private investment. Over time, district properties appreciate approximately 25% faster than properties outside of the district. (MAHDC, Economic and Fiscal Impact of Local Historic Districts in Maryland, May 1999)
- The sense of place created by historic districts can be an important tool for communities to use in attracting new business to the County overall.

Adopting an Ordinance:

- Adopting an ordinance and designating districts or landmarks are two distinct processes. Theoretically, an ordinance can exist without any designated landmarks or districts. Adopting an ordinance allows property owners interested in pursuing designation for tax credits, etc, to have that tool available to them.
- An ordinance also establishes a commission that serves a number of important functions other than regulatory. Most importantly, the Commission would oversee the education and other components of the Historic Preservation Plan.

Designating Resources:

The designation process is usually the most controversial element of a historic preservation ordinance. First and foremost, designation should always be based on defensible designation criteria that clearly outline the significance of the district/landmark. The greatest controversy over local historic designation however, usually centers around the question of owner consent. Members of the Advisory Council agreed that the designation of historic districts should not require the consent of all individual property-owners, which because of numbers, would make the designation and protection of even the most significant and threatened resources unlikely. Within historic districts, the success of the district depends on the participation of all properties within the boundaries. Like other types of zoning, local historic district designation is only effective if applied fairly to the entire designated area. Public outreach should strive to build consensus on the significance of historic districts before proceeding with petitions for designation.

There was less agreement concerning the local designation of individual landmarks. The opinions of council members varied but all agreed that caution should be used in the designation of individual landmarks, and that commission members should not be able to unilaterally designate properties without the consent of the property owner except in the case of potential demolition of historically significant sites.

Any adopted historic preservation ordinance should have a number of procedural safeguards to prevent the arbitrary designation of historic properties. Properties that are recommended by the Commission as historic should be approved by the Commissioners at a public hearing at which time the desires of property owners should be weighed.

Some ordinances, such as Calvert County's are explicit about the designation procedure requiring that the significance, the need for designation, the public interest served, all be stated. The ordinance also requires that the applicant demonstrate that the designation will not create an undue burden or hardship and requires that the property owner's comments and desires are taken into consideration.

Authorized by Maryland Annotated Code 66B, historic preservation statutes are essentially a form of zoning which has long been recognized as a legitimate and legally defensible exercise of a local governments ability to protect health, safety and general welfare of the community. Zoning ordinances designed to protect historic resources are essentially no different than other forms of planning

controls. While ultimately these are not voluntary, the decisions on whether or not to change current zoning takes into consideration the full range of implications to property owners and benefits to the community at large. Like other zoning decisions, they are ultimately decided by our elected officials. Historic designation through zoning is the most effective tool available to protect Charles County's most significant and irreplaceable historic properties from demolition or insensitive alteration.

Commission Review:

- In Maryland, HPC's are only empowered by the ordinance to review exterior additions and alterations. Interior features cannot be reviewed, according to Maryland Annotated Code Section 66B.
- Ordinary maintenance and repairs, including painting, are typically not subject to review. Any local ordinance should ensure that these activities do not require a historic area work permit.
- Typically, commissions are empowered to have design guidelines drafted to assist both the applicant and the commission in project review. Any local ordinance should ensure that design guidelines are drafted to facilitate the review process.
- The HPC should strive for a good working relationship with property owners and their agents participating in the local program. The HPC and staff should serve as a resource for historic property owners by providing technical assistance, information and assistance regarding tax incentives, survey and evaluation services and other preservation-related information. Ultimately the HPC should strive for a 100% permit approval by making standards and guidelines clear to all parties early in the process.
- Maryland law requires that an appeal process be in place for any person or persons, firm or corporation aggrieved by a decision of the historic district commission. The appeals process is included as part of the ordinance, usually functioning like other forms of zoning appeals.

Ordinances in Maryland Jurisdictions:

A survey of other Maryland jurisdictions revealed that currently Maryland has 44 historic preservation commissions. Twelve (12) of the 44 commissions represent counties, while the remainder represent municipalities ranging in size from Frederick to St. Michaels. The municipalities include: Annapolis, Baltimore City, Bel Air, Berlin, Cambridge, Charlestown, Chesapeake City, Chestertown, Cumberland, Denton, East New Market, Easton, Frederick City, Frostburg, Gaithersburg, Hagerstown, Havre de Grace, Laurel, La Plata, New Market, North Beach, Oxford, Port Deposit, Princess Anne, Ridgely, Rockville, St. Michaels, Salisbury, Snow Hill, Sykesville, and Westminster. These ordinances generally pertain to historic districts.

The counties with historic preservation ordinances include Baltimore, Calvert, Carroll, Cecil, Frederick, Harford, Howard, Montgomery, Prince George's, St. Mary's, Talbot, Washington and Wicomico counties.

Anne Arundel County does not have a historic preservation ordinance but protects historic resources through subdivision regulations.

Baltimore County requires two public hearings and that the site be posted prior to designation. Districts require a majority of property owners' approval.

Calvert County allows someone other than the owner to petition for designation but requires that the applicant meet a rigorous set of standards including: 1) notifying the property owner 2) clearly stating the sites significance 3) stating the need for the site to be designated 4) demonstrating how public interest is served 5) demonstrating that designation will not create an undue burden or hardship 6) considering property owners comments and desires 7) requiring a unanimous vote of county commissioners for approval.

Carroll County requires that the majority of legal owners within a district consent to designation.

In *Frederick County* petitions for individual sites must be submitted by the property owner. Petitions for districts can be submitted by any property owner but require the approval of 51% of the owners.

Howard County includes the Ellicott City and Lawyers Hill historic districts. The ordinance gives the Commissioners final decision regarding designation.

In *Montgomery County*, historic sites and districts are identified in the master plan. Future designations are recommended to the Planning Board by the HPC after a public hearing on the issue. The designation process for historic sites and districts follows the regular procedures for all master plan updates and amendments. After Planning Board, County Executive, and County Council review (including public hearings before the Planning Board and County Council), a property is either placed on the Master Plan for Historic Preservation and protected by the Historic Preservation Ordinance, or it is removed from the Locational Atlas. The County Council makes the final decision on all designations.

In *Prince George's County*, an inventory of Historic Resources is part of the Historic Sites and District Plan. The HPC is authorized to evaluate and designate any historic resource on that inventory as a Historic Site (or a group of resources as a Historic District). Appeals of HPC decisions are made to the County Council, through the Zoning Hearing Examiner. Properties may be added to the Historic Sites and District Plan through the procedures for master plan and functional plan amendment.

St. Mary's County allows for the owner, a public agency or the commission to recommend a site or district be locally designated as historic.

Talbot County requires owner consent.

Washington County requires owner consent for designation. Staff reviews construction permits in the Historic Preservation and Antietam Overlay zones, demolition permits for sites listed in the Historic Sites Survey, historic tax credit applications and rezoning requests.

Wicomico County has a seven member board that reviews all construction or demolition activity affecting the external appearance of buildings within the approved historic district of Quantico. Designation follows the same procedures for establishing other zoning districts.

The remaining eight (8) counties that do not have county-wide historic preservation zoning include Garrett and Alleghany counties in Western Maryland, and Kent, Queene Anne, Caroline, Somerset, Worcester, and Dorchester on the Eastern Shore. Of these counties, Charles County has the highest population by far at approximately 120,000 people. Charles is followed by Alleghany County (75,000), and Cecil County (86,000). All other counties without preservation ordinances have populations under 41,000. However, with the exception of Queene Anne and Garrett County, all of these counties have individual municipalities that have adopted historic preservation ordinances. Alleghany and Cecil Counties, nearest to Charles in terms of population, have two and three individual districts respectively, within their boundaries.

Seventeen (17) of the 44 historic districts commissions are certified local governments. The Certified Local Government (CLG) Program, a federal-state-local partnership, is administered through the Office of Heritage Planning and Outreach. So far, 17 local governments have been certified in Maryland, including: Annapolis, Baltimore City, Baltimore County, Bel Air, Calvert County, Chestertown, Cumberland, Frederick, Frederick County, Hagerstown, Montgomery County, Prince George's County, Rockville, St. Mary's County, Talbot County, Washington County, and Wicomico County. In order to become certified, local governments must enforce State or local legislation for the designation and protection of historic properties.

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-001	Rose Hill	Rose Hill Road	Port Tobacco	1784		NR
CH-003	La Grange	Port Tobacco Road, 201	La Plata	1765		NR
CH-005	Habre de Venture	Rose Hill Rd	Port Tobacco	1772		NR/NHL
CH-006	St. Thomas Manor	Chapel Point Road	Port Tobacco	1741		NR/Easement
CH-007	St. Ignatius Church	Chapel Point Road	Chapel Point	1798		A
CH-008	Friendship, Old	College of Southern Maryland	Nanjemoy	1775		Easement
CH-009	Friendship, Old, Barn Site (Livestock House)	N. side Friendship Landing Road	Nanjemoy	1775		
CH-010	Retreat, The	Poorhouse Road	Port Tobacco	1770		NR
CH-011	Araby	Mason Springs Road	Mason Springs	1750		NR
CH-012	Smallwood's Retreat	Smallwood St. Park, Smallwood Rd	Rison	1760, 1958		
CH-013	Stagg Hall	Chapel Point Road	Port Tobacco	1745		NR
CH-014	Chimney House/ Ridgate- Compton House	Chapel Point Road	Port Tobacco	1766		
CH-015	Sarum	MD Rt. 234, 3 miles east of US 301	Newport	1717	T 74, P 14	NR
CH-016	Chapel Point Property	Pieces Lane, 8160	Port Tobacco	1649-1930	T 54, P 42	
CH-017	Mt. Republican	Rock Point Road, 12775	Colonial Beach North	1792	T 82, P 12	
CH-018	William and Mary Parish		Wayside	1750		
CH-019	Huckleberry	Loyola Retreat Road, 9270	Popes Creek	1850	T 63, P 1	
CH-020	St. Mary's Roman Catholic Church, Newport	St. Mary's Church Road	Newport	1840	T 65, P 66, 45	NR
CH-021	Holly Hall	Holly Springs Road, 11280	Grayton	1790	T 70, P 38	
CH-022	Manor of Truman's Place	Gallent Green Road	Hughesville	1770, 1850		NR
CH-023	Cat Slide Roof House (Burch House)			1775 c.		Easement
CH-024	Ellerslie (Coate's Retirement)		Port Tobacco	1750, 1800	T 43, P 63	NR
CH-025	St. Charles Roman Catholic Church (site)	Old Indian Head Rd	Glymont	1800, 1913		
CH-026	Stone's Throw	Rose Hill Road, 6460	La Plata	1883		
CH-027	Friendship Farm (John Rowe House)	Arlough Place, 5680	Mason Springs	1800	T 21, P 97	
CH-028	Gunston	Dickinson Farm Place, 5470	Nanjemoy	1851	T 52, P 169	
CH-029	Efton Hills	Doncaster Grayton Road	Grayton	1820 c.		
CH-030	Waverly	Morgantown Road	Morgantown	1795, 1823		NR
CH-031	Waverley, Servants' House	Morgantown, Waverly Point Road	Newburg	1800		
CH-032	Pasquahanza	Potomac View Road	Newburg	1800	T 82, P 11	

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-033	Ellenwood	S. side Rt. 6	La Plata	1857		
CH-034	Elmwood	Newburg	Newburg	1850		
CH-035	Mt. Victoria	N. side MD Rt. 257	Tompkinsville	1910		
CH-036	Crain Farms, Slave House	S. side of Mt. Victoria Road	Mt. Victoria	1830-50	T 83, P 38	
CH-036	Crain's Lot	S. side of Mill Run Road	Mt. Victoria	1830-50	T 83, P 38	Easement
CH-037	Society Hill (Walnut Hill, Frailty)	E. side of Mt. Victoria Road	Mt. Victoria	1750	T 83, P 17	
CH-038	Yatten (Frailty)	N. end of West Hatton Road	Mt. Victoria	1840	T 80, P 13	
CH-039	West Hatton	West Hatton Road	Mt. Victoria	1770		
CH-040	Dent's Palace		Bryantown	1785	T 57, P 9	
CH-041	Hard Bargain	S. side of West Hatton Road	Mt. Victoria	1825		
CH-042	Black Friars	Mt. Victoria Road	Newburg	1750		
CH-043	Loch Leven	Fergusson-Fuese Place, 8905	Welcome	1775, 1857		
CH-044	Brick House Lot		Bryantown	1820 c.		
CH-045	Bryantown Tavern	Trotter Road, 13490	Bryantown	1820		NR District
CH-046	St. Mary's Roman Catholic Church	Notre Dame Place, 13715	Bryantown	1846; rebuilt 1966		
CH-047	Hermitage, The	Washington Avenue	La Plata	1825	T 33B, P 233	
CH-048	Linden, Durham, Durham Freehold		Port Tobacco	1783, 1800, 1838		
CH-049	Lindens, The (Bryantown vic.) (His Lordship's Favor) (Fertile Meadows)	State Route 488	Bryantown	1840		NR
CH-050	Hawthorne					DEMOLISHED
CH-051	Thainston	Mitchell Road	La Plata	1865		NR
CH-052	Mt. Carmel Monastery	Mt. Carmel Road	Port Tobacco	1790		NR
CH-053	Acquinsicke (Rozier Farm)	Billingsley Road	Pomfret	1780	T 13, P 100	
CH-054	Marshall Hall, Stable (site) (Office) (Cemetery)		Bryans's Road	1750		NR
CH-055	Locust Grove (Locust Hill) (Bryan Farm)	E. side of MD Rt. 227	Bryan's Road	1800		
CH-056	Market Overton (Mulberry Grove)		Bryan's Road	1810	T 6, P 71	
CH-057	Bolton (site)			1830		
CH-058	Mill Hill Road House	Mill Hill Road, 2440	Berry Vic.	1830 c.(rebuilt)	T 7, G 8, P 262	
CH-059	Oak Grove	Turkey Hill Road	La Plata	1800		NR/Easement

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-060	Spalding's, Dr., Office	W. side Turkey Hill Road	Middletown vic.	1810	T 23, P 333 , G 2	
CH-061	Green's Inheritance (Green Park)	N. side of MD Rt. 227,	Pomfret	1850		NR
CH-062	Christ Episcopal Church	100 Block of Charles Street	La Plata	1830		
CH-063	Durham Church, Old (Christ Church, Episcopal)	E. side of Junction of Ironsides	Ironsides	1790 c.		
CH-064	Charleston DEMOLISHED (addendum)	15270 Hatton Landing Drive	Issue vic.	1800 c.	T 87, P 70	
CH-065	Mt. Air	Terminus of Mount Air Road,	Faulkner	1801		NR
CH-066	Cliffton, No. 1	N side of Overlook Circle,	Newburg	1870 c.	T 79, P 102	
CH-067	Cliffton, No. 2	N side of Overlook Circle	Newburg	'1784 c.	T 79, P 102	
CH-068	St. Joseph's Catholic Church, (Pomfret Chapel)	St. Joseph's Way 4585,	Pomfret	est. 1763 c.	T 22, P 3, G 4	
CH-069	Mt. Zephyr	N. side of MD Rt. 237	Bryan's Road	1825		
CH-070	Dent's Levels (Jameson House)	Bumpy Oak Rd. 5685	La Plata	1800 w/ additions		NR eligible
CH-071	Longevity (Barns)	7175 Bumpy Oak Road	La Plata vic.	1800c.-1850c.		
CH-072	White Hall			1830 c.		
CH-073	Mona Property (Preference)	Mona Farm Place 9250	La Plata	1840 c.		
CH-074	Prospect Hill (Brown Property)	Prospect Hill Rd. 7465	La Plata	1835 c.	T 45, P 9	
CH-075	Mt. Aventine	Chapman's Landing Road	Bryan's Road	1760-1916 c.		NR
CH-076	Piney Church (site) (Brice Chapel)	East side Piney Church Road	La Plata vic.	1754 c. 1900	T 24, P 0, G 22	
CH-077	Plenty (addendum)	8600 Plenty Highlands Place	Port Tobacco	1828,1854	43 p. 18	
CH-078	Pleasant Hill	Marshall Corner Rd. 9205	Pomfret	c. 1760; 1808, 1848		NR
CH-079	Eutah (Eutah Forest)	W. side Md. Rt. 228	Waldorf	1850 c.	T 6 & 13, P 11	
CH-080	Mt. Tirzah, No. 2 (Blenheim)	Steinhauser Road	Mt. Victoria	1835		
CH-081	Mt. Tirzah (Burroughs Hall)		Mt. Victoria	1774		
CH-082	Mt. Eagle		Bryantown	1796		
CH-083	Mulberry Grove (site & cemetery)	Stage Coach Road	Port Tobacco	1800 c.		
CH-084	Garner House (Julia House)	W. side of Rt. 301	La Plata	1815/1880 c.	P 45 T ?	
CH-085	Lancaster, Spearman, House (Rock Hall)	E. side Lancaster Farm Rd	Issue	1800-1825 c.	T 89, P 155	
CH-086	Causine Manor (site)	White Hall	Chapel Point/Bel			
CH-087	Tompkinsville House	15065 Rock Point Road	Newburg	1870	T 86, P 76	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-088	Log House, Woodland Point Road (site)	Woodland Point Road	Issue	1870		
CH-089	Charlestown Creek (site)		Issue	1810 c.		
CH-090	Friendship (Locust Hill) (Laurel Branch)	8325 Bennsville Road	Waldorf vic.	1908 c.	T 6, P 238, G17	
CH-091	Locust Grove/Burroughs Hall DEMOLISHED (addendum)	13590 Swindler Road	Tompkinsville	1814	T 83, P 60	
CH-092	Wicomico Knolls (site)	Wicomico Knolls	Mt. Victoria			
CH-093	Coulby, Irene, House	10990 Mount Victoria Road	Mt. Victoria	1790 c.	80/27	
CH-094	Rees, Harry C., House	6145 Masons Spring Road	Pisgah vic.	1917, 1930 c.	T 30, P 96	
CH-095	Lyon, Ernest E., House	5140 Masons Spring Rd	Mason's Spring vic	1910-1912	T 21, P 100 , G 13	
CH-096	House Near Ludlow's Ferry Site	Off Rt. 301	Newburg	1970 c.		
CH-097	St. Ignatius Catholic Church, Hill Top	6455 Port Tobacco Rd	Hill Top vic.	1859-1861		
CH-098	Butler, George & Annie, House	2664 Marshall Hall Road	Bryans Road vic.	1906 c.	T 5, P 530, G 18	
CH-099	Equality		Faulkner	1840 c.		
CH-100	Pomfret "Colored" School	5495 Holeshot Place	Pomfret vic	circa 1920	T 22, P 183 , G 21	
CH-101	Friendship Farm (Karlsson Farm)	4225 Friendship Landing Road	Nanjemoy	1840 c.	T 61, P 4, G 2	
CH-102	Blackburn House, No. 1		Nanjemoy			
CH-103	Blackburn House, No. 2		Grayton	1830 c.		
CH-104	Poynton Manor (site)		McConchie vic.	17th c.		
CH-105	Rosemary Lawn	Fire Tower Road	Welcome	1825-1941 c.		NR
CH-106	Elsemere (Bella Vista; Riverside)	1110 River Road	Marshall Hall	1911	T 1, G8, P5	
CH-107	Greenway (Greenweich)		Bryan's Road	1895		
CH-108	Napping, The	E. side of Henson Landing Road	Welcome	18th century	T 54, P21	
CH-109	Holly Springs	N. side of Holly Springs Road	Grayton	1790 c.		
CH-110	Chicamuxen School	W. side of Reeder Lane	Chicamuxen vic.	1870 c.		
CH-111	Brawner House (site) (Federal Oak) (Cornwallis Neck)	N. side of Livingston Road	Mason's Spring			
CH-112	Fields Chapel, Old (Oldsfields)		Hughesville	1769	T 36, P 213	
CH-113	Cedar Grove		La Plata	1854	T 53, P 38	NR

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-114	Ice Hill	Deliverance Place, 4925	Pomfret vic.	1900	T 22, G 12
CH-115	Boswell-Compton House		Port Tobacco	1890	
CH-116	Mt. Bleak		Port Tobacco	1850	
CH-117	Irvine House (Plank Bridge Farm)	Bumpy Oak Road, 6390	Bryan's Road		
CH-118	Sycamore Road House (Hadlow) (Brennan Simpson)	Old Sycamore Road, 9915	Newport vic.	c. 1800; 1845	T 66, P 15
CH-119	Herbert House	Benedict Road	Hughesville		
CH-120	Bowling, Robert, House (The Plains)	Dubois Road, 9565	Newport	1850	T 66, P 117
CH-121	Benedict Road House (Patuxent City Farm)	Prince Frederick-Benedict Road	Patuxent City vic	1840_1870	T 37, P 34, G 13
CH-122	Patuxent City House	Prince Frederick Road, 16176	Patuxent City	1800_1825	T 36, P 367 , G 12
CH-123	Trinity Episcopal Church		Newport	18th and 19th centuries	T 66, G 7, P 92
CH-124	Chandler's Hope	Old Stage Coach Road, 8450.	Port Tobacco vic	1740,1800, 1830 1850	T 43, P 46, G 11
CH-125	Hydramont	Marshall's Corner	Marshall's Corner	1890	
CH-126	Port Tobacco Schoolhouse		Port Tobacco	1890	
CH-127	Strawberry Hill (site)	Strawberry Hills Estates	Bryan's Road	1785	
CH-128	Chicamuxen Church (site) (Alexandria Chapel) (Jordan Chapel)		Rison	1891 to 1951	
CH-129	Tenant House at St. Thomas Manor	Chapel Point Road	Chapel Point		
CH-130	Maiden Point Farm	Maiden Point Farm Road, 11900	Issue	1740_1760	T 86, P 43
CH-131	Postman House (Burrlette's Rest)	Ox Cart Lane, 10650		1825	T 70, P 176
CH-132	Harwood	Harwood Lane, 7911	Port Tobacco	1850	T 20, P 277
CH-133	Wade's Store (Old Store House)	B. F. Lawton	Bryantown		
CH-134	Bryantown House	Olivers Shop Road	Bryantown	1820	
CH-135	Evergreen Farm (Cedar Grove, Turner-Carrico House)	Bryantown		1873	
CH-136	Hall's Lot	Estevez Road	La Plata		
CH-137	Locust Hill DEMOLISHED	E. side Cooksey Road	La Plata		
CH-138	Ellenborough	E. side of Popes Creek Road	Popes Creek	c. 1780; 1831	T 73, P 12

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-139	Brentfield		Faulkner	1842		NR eligible
CH-140	Marshall's Rest	11985 Edge Hill Road	Newburg	1847		NR eligible
CH-141	Penn, Joseph H., House	6905 Bumpy Oak Road,	La Plata vic.	1890 c.	T 21, P 34, G 24	
CH-142	Gross, Sarah, House	Oak Road	Hughesville			
CH-143	Parks, Joseph C., House	7020 Matthews Road	Bryan's Road vic	1927 c.	T 5, G 24, P 290	
CH-144	Hampton House and Cemetery (Riverside)	11810 General Hampton's Place	Nanjemoy		78/3	
CH-145	Ironsides House	MD Rt. 6	Ironsides			
CH-146	House on Rt. 6 (site)	Rt. 6 N. side La Plata Newmarket Road	La Plata			
CH-147	Beach House	Spring Oak Court	La Plata			
CH-148	Edgehill Farm	Edge Hill Rd. 11450	Newburg	1865		Easement
CH-149	St. Catharine (Mudd Dr. Samuel, House)	W side MD Rt 232	Waldorf			NR/Easement
CH-150	Pomfret Road House (site)	N. side of MD Rt. 227	Pomfret	unknown		Demolished
CH-151	Westwood Manor, Tenant House	10690 Allens Fresh Road	Popes Creek	1739:1850	74/43	A
CH-152	Brentland Road House	N. side Brentland Road	La Plata	1850		
CH-153	Betty's Delight	Rose Hill Road	Port Tobacco	mid 18th c.		
CH-154	Steeptside DEMOLISHED	7381 Henson Landing Road	La Plata		54/20	
CH-155	Freeman, Samuel, House	7945 Pomfret Road	Pomfret vic.	1900 c.	T 22, P 32, G 9	
CH-156	Western View	11769 Western View Drive	La Plata	1798; c,1830	T 34, G 17, P 11	
CH-157	Montross Farm (site)	Chapman's Landing Road	Bryan's Road			
CH-158	Keechland	Popes Creek	Popes Creek vic	1926		
CH-159	Smith, Joseph, House	7821 Bumpy Oak Road	Marshall Corner vic	1900 c.	T 32, G 2, P 43	
CH-160	Hanson Hill (site) (Green Hill) (Hanson) (Mitchell Farm)	E. side Marshalls Corner Road	Pomfret vic		T 32, G 4, P 1	
CH-161	Bowie, Henry H. & Mary E., House	7060 Poor House Road	Pisgah	1883-1897 c.	T 30, G12, P207	
CH-162	Key House	6950 Rose Hill Road	Port Tobacco	circa 1850	T 43, G 4, P 14	
CH-163	Dent's Meadow (site)	Pope's Creek	Pope's Creek	1865		
CH-164	Ravens Crest	S. side of Pope's Creek Road	Newburg	1840	T 79, P 7	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-165	Greenweich Boundary Markers	S side of River Road at junction	Marshall Hall	1735	T 1	
CH-166	Idaho	La Plata	La Plata vic.	Mid 19th century		NR eligible
CH-168	Stoddert Family Cemetery	Indian Head Estates	Bryan's Road			
CH-169	Port Tobacco Courthouse (Recon.)		Port Tobacco	1820 c.		
CH-170	St. Charles Hotel (site) (Brawner House)		Port Tobacco	Mid 18th century		
CH-171	Christ Episcopal Church (site)		Port Tobacco	1818		
CH-172	Port Tobacco Jail (site)		Port Tobacco	1811		
CH-173	Port Tobacco Times Bldg. (site)	Chapel Point Road W. side	Port Tobacco			
CH-174	Plank Bridge Farm, Corn Crib & Barn	6335 Bumpy Oak Road, Pomonkey vic.	La Plata vic.	1790-1830	T 21, P 17	
CH-175	Pye, Edward - Grave	St. Charles R. C. Church Cemetery	Glymont	1801		
CH-176	Brick Store, Victorian Store Bldg.		Bel Alton			
CH-177	Rich Hill (Neal House) (Cox Farm)	N side of Bel Alton Road	Bel Alton	1800		NR
CH-178	Old Brick Jail (La Plata Jail) (Children's Aid Society Headquarters)	200 Charles Street	La Plata	1896		NR eligible
CH-179	Graves, Harris		Tompkinsville	19th century		
CH-180	Wilcox, Charles C., House (Dyson, Francis L. Farmstead)	10165 Berry Road,	Berry vic.	1897, 1930	T 7, P 177, Lot D	
CH-181	Graves, Lee & Cemetery, PEPCO Plant	12620 Crain Highway	Newburg	1790's	T 82, P 10	
CH-182	Alice V. Sideler House	7995 Poor House Rd.	Pisgah vic.	1890, 1930 c.	T 42, P 4, G 2	
CH-183	Spring House		Port Tobacco	Mid 19th century; 1958		
CH-184	Barbour-Albrittan House		Port Tobacco	Probably 3rd quarter, 19th century		
CH-185	Locust Grove (Beech Neck) (Diggs House)	8375 Hawthorne Rd.	La Plata	1739-1749, 1825 c.		NR/Easement
CH-186	St. Matthew's Methodist Church	10577 Charles Street	La Plata	1880 c.		NR eligible
CH-187	Hawkins Family Cemetery	6885 Hawkins Gate Road	La Plata	1750-1932	T 45, G 2, P 15	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-188	Washington's Farm site (Locust Hill) (St. Anthony)		Nanjemoy	Late 18th century		
CH-189	Anthony's Pasture (Locust Grov	12775 Porter Road	Issue	1790-1820	T 89, P 11, G 7	
CH-190	Wolleston Manor (site)		Port Tobacco	1649 c.		
CH-191	Huckleberry Plains	On Ironsides Riverside Road	Grayton	1900 c.		
CH-192\ 193\ 194	Millbrook Grist Mill & House CH-193 (Trappe Mill) (Nanjemoy Grist Mill, Store & Post Office CH-194) (Millbrook Farm Dairy & Smokehouse CH-192)	2925 Port Tobacco Rd.	Nanjemoy	1800	T 69, P 8	
CH-195	Morton's Mill Farm (Oakland, preferred)	Maryland Route 5	Bryantown			
CH-196	Maxwell Hall	Teagues Point Road	Patuxent City			NR
CH-197	Millard's (Digges') Mill (site)		Mason Sprin's	1750 c.		
CH-198	Normandie (site) (Norris House)		La Plata vic			
CH-199	Bowman House	5535 Marshalls Corner Road	Marshall Corner	19th c.	T 22, P 51	
CH-200	House near Longevity (site)		Marshall's Corner	late 18th century		
CH-201	Norris House (site)	N. side of Hawthorne Road		1840 c.		
CH-202	Friendship Barn, Old (Gwither) Barn	Located at Eilerslie Property	Port Tobacco	1700 c.		
CH-203	Burgess Farm			c. 1850		
CH-204	Lower Cedar Point					
CH-205	Swann House (site)		Port Tobacco	18th century		
CH-206	Wicomico Fields	West Hatton Road	Mt. Victoria	c. 1750	T 84, P 2	
CH-207	Mansion Hall (ruins) Mistake, The (site)			1700,1830 c.	T 52, P 6	
CH-208	Mt. Pleasant (site) (The Chiles House)		Nanjemoy	1790 c.		
CH-209	Cherry Hill (site)	On property known as Rosemary Lawn	McConchie vic.	18th-19th century		

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-210	Coates Retirement (site) (Jenifer House (site))	Ellerslie	Port Tobacco		
CH-211	Benedict Hill House (The Plains) (Higdon House)	Center Street	Benedict		
CH-212	Old House in Boarman's Manor		Bryantown	1810 c.(altered)	
CH-213	Brinkwood	13215 Edelen Road	Bryantown	1889	T 35, P 228 ,103 & 105
CH-214	Sunnyside Farm	12970 Edelen Road	Bryantown	1868; 1920	T 35, P 95, G 13
CH-215	Bowling Green	12875 Edelen Road	Bryantown vic.	c. 1820-1850; 1900	T 46, P 21
CH-216	Phoenix Hall (Jameson House)	North side of Peartree Hill Place	Bryantown	1750; 1850; 1895	T 34, G 24
CH-217	St. John's				
CH-218	Newport House/Leonard S. Herbert House	10595 Newport Church Road	Newport	1907	T 74, P 82
CH-219	Sine House/Harriet Swann House	10590 Newport Church Road	Newport	c. 1850	T 74, P 4
CH-220	Morgan House			1827 c.	
CH-221	House Near Allens Fresh, Old		Allens Fresh	1830 c.	
CH-222	Victorian House				
CH-223	McFerrin Memorial Methodist Episcopal Church & Parsonage (LaPlata Methodist Episcopal Church)	Kent Avenue, La Plata, MD	La Plata	1880	T 115, Lot 16
CH-224	Poynton Manor Farm, No. 2				
CH-225	Prior's Cleve (The Heights)	South terminus of Wilkerson Road	Gallant Green	Before 1728	T 26,27 P 13
CH-226	St. Paul's Episcopal Church (Piney Parish)	West side of Piney Church Road	Waldorf	1831 c.	T 24, P 1
CH-227	Sparks-Mudd Log House			1920 c.	
CH-228	House near St. Paul's Church (ruins)		Waldorf	1790, 1820 c.	T 24, P 6
CH-229	Benedict (district) (The Exchange)		Benedict	1900-1940	T 49
CH-230	(Page, Washington C. Property)	9185 Crescent Lane	La Plata	1905 c.	
CH-231	Lyon, George, Property (Defalco Property)	9231 Crescent Lane			

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-232	Winmkle's Shop Schoolhouse Spalding Property)	Crescent Lane 9000 block	La Plata	1890 c.		
CH-233	Marshall, William, Property I (Terry Property)	4480 Middletown Road	Pomfret	1910 c.		
CH-234	Marshall, William, Property II	4555 Middletown Rd.	Pomfret	1900 c.		
CH-235	Stonestreet, Charles H., Property (Cynthia Marshall Property)	4350 Middletown Rd.	Pomfret	1900 c.		
CH-236	., Property (DeFranco Property)	4500 Bonds Place	Pomfret	1900, 1936 c.		
CH-237	Bernard Mudd Property (White Plains Livestock Farm)	4855 Crain Highway	White Plains	1895 c.		
CH-238	Shelton, Diane, Property	9800 Faith Baptist Church Rd.	White Plains	1920 c.		
CH-239	Sasscer, Philip A., Property (Benjamin & Ruth Jenkins Property)	2205 Tara Place	Waldorf	1890 c.		
CH-240	Wilkerson, Lemoine, Property (Harry & Gloris Moody Property)	10915 Berry Rd.	Waldorf	1938 c.		
CH-241	Golden Meadows Dairy Farm (Osborne, Emily, Property)	Mill Hill Rd. 3346 & 3350	Waldorf	1930 c.		
CH-242	Wald Property (Griffith, Philip , Property) (Padgett Property Shed) (DeLange Robinson Property)	4250 Middletown Rd.	Pomfret	1930 c.	T 14, G 23, P 44	
CH-243	Billingsley/Latimer, Nelson, Property	3785 Middletown Rd.	White Plains	1928 c.		
CH-244	Page Property (Julian Carr Property)	Middletown Rd. 4415 & 4415B	Pomfret	1905 c.		
CH-245	St. John's Farm	2595 Liverpool Point Rd	Nanjemoy vic	1880 c.	T 60, P 65	
CH-246	Cornelius & Elizabeth Johnson House	5650 Gilwell Place	Mason Spring's	1900 c.	T 21, P 108 , G 13	
CH-247	Boswell, Charles A., House	5570 Laurie Pl.	Pomfret vic	1880 c.	T 22, P 276	
CH-248	Poplar Hill Ag. Buildings (Herefordshire)	3995 Cattle Place	White Plains	1746-1800 c.	T 14, P 93	
CH-249	West House	3915 Countryside Lane	White Plains	1900-1915	T 13, P 205	
CH-250	St. John's Chapel Cemetery, (site of "Bumpy Oak Church", Pomonkey	W. side Bumpy Oak Road	Pomonkey vic	1824	T 12, P 216 , G 23	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-251	St. John's Chapel, Pomonkey	3880 Livingston Road	Pomonkey vic	1901 c.	T 12, P 448 , G 17
CH-252	Wilmer House (site)	Chapel Point Road	Port Tobacco	probably early 19th century	
CH-253	Padgett's, W. W., Store (site)	Chapel Point Road	Port Tobacco	probably 3rd quarter 19th century	
CH-254	Jenkins House (site)	Chapel Point Road	Port Tobacco	probaby 18th century	
CH-255	Boswell House (site)	Chapel Point Road	Port Tobacco	age unknown	
CH-256	Barber Shop (site)	Chapel Point Road	Port Tobacco	possibly 18th century	
CH-257	Well's, Elijah, Print Shop (site)	Chapel Point Road	Port Tobacco	probably 18th century	
CH-258	Lacey's Store (site)	Chapel Point Road	Port Tobacco	probably 18th century	
CH-259	Smoot Hall (site)	Chapel Point Road	Port Tobacco	unknown	
CH-260	House (site)	Chapel Point Road	Port Tobacco	1800 c.	
CH-261	Swann House (site)	Chapel Point Road	Port Tobacco	probably 18th century	
CH-262	Centennial Hotel (site)	Chapel Point Road	Port Tobacco	probably 19th century	
CH-263	Wade House (site)	Chapel Point Road	Port Tobacco	late 18th or 19th century	
CH-264	Wade' Store (site)	Chapel Point Road	Port Tobacco	1850 c.	
CH-265	Wade, William (Billy), House (site)	Chapel Point Road	Port Tobacco	1800 c.	
CH-266	Unidentified (site)	Chapel Point Road	Port Tobacco	unknown	
CH-267	Bake Shop (site)	Chapel Point Road	Port Tobacco	unknown	
CH-268	Queensel House (site)	Chapel Point Road	Port Tobacco	later part of 19th century	
CH-269	Warehouse (site)	Chapel Point Road	Port Tobacco	unknown	
CH-269	Store (site)	Chapel Point Road	Port Tobacco	mid 19th century	
CH-270	Bowie House (site)	Chapel Point Road	Port Tobacco	unknown	
CH-271	Bowie Store (site)	Chapel Point Road	Port Tobacco	unknown	
CH-272	Store (site)	Chapel Point Road	Port Tobacco	unknown	
CH-273	Store (site)	Chapel Point Road	Port Tobacco	unknown	
CH-274	Store (site)	Chapel Point Road	Port Tobacco	unknown	
CH-275	Maryland Independent Newspaper Bldg. (site)	Chapel Point Road	Port Tobacco	unknown	
CH-276	Smoot Warehouse (site)	Chapel Point Road	Port Tobacco	before 1800	
CH-277	Building (site)	Chapel Point Road	Port Tobacco	unknown	
CH-278	Building (site)	Chapel Point Road	Port Tobacco	unknown	
CH-279	Matthews' House (site)	Chapel Point Road	Port Tobacco	unknown	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
				(NR - National Register of Historic Places)		
CH-280	Lacy House (site)	Chapel Point Road	Port Tobacco	probably 18th century		
CH-281	Welch House (site)	Chapel Point Road	Port Tobacco	18th century		
CH-282	Owens House (site)	Chapel Point Road	Port Tobacco	late 18th or early 19th century		
CH-283	Lacy House (site)	Chapel Point Road	Port Tobacco	probably 18th century		
CH-284	Hutton-Jenkins House (site)	Chapel Point Road	Port Tobacco	18th century		
CH-285	Hamilton House (site)	Chapel Point Road	Port Tobacco	probably 18th century		
CH-286	Roberts Store (site)	Chapel Point Road	Port Tobacco	probably mid-19th century		
CH-287	Wade's Barn (site)	Chapel Point Road	Port Tobacco	1900 c.		
CH-288	Roberts House (site)	Chapel Point Road	Port Tobacco	unknown		
CH-289	Christ Church Cemetery	Chapel Point Road	Port Tobacco			
CH-290	U.S. Railroad (Government Railroad) (Indian Head-White Plains Railroad)		Indian Head	1919 c.		
CH-291	Cherry Hill	West side of MD Rt. 344	Nanjemoy	1830 c.		
CH-292	Wiltshire Plains	4710 Bryantown Road	Bryantown	1887 c.	T 25, P 220 , G 5	
CH-293	Hall's Lot (Edelen's Neglect)	North end of Estevez Road	Dentsville	early 19th century	T 45, P 30	
CH-294	Trinity Lake House (ruins)	West side of Trinity Lake, Dubois Road	Charlotte Hall	1770 c.	T 66, P 9	
CH-295	Greenwood (ruins) (Three Sisters)		Pisgah	Mid 18th century	3 I/67	
CH-296	Wade House (ruins)		Bryantown	1760 c.		
CH-297	Timber Neck Farm	US 301 & Faulkner Road	Faulkner	1790		
CH-298	Mt. Pleasant (Kilravock) (Burlean Hall) (Timber Neck) (Philpott-Posey House) (Burlain's Hill)	10225 Conoy Place	Faulkner	17th, 18th & 19th century		NE eligible
CH-299	The Exchange (Greenland)	Spring Hill - Newtown Road	La Plata	1775 c.	T44, P78	NR/Easement
CH-300	Apple Grove DEMOLISHED (Miles Addition)	West side of Estevez Road	Dentsville	1780, 1820-40 c.	T 45 & 56, P 1	
CH-301	Pleasant Hill (Truman's Place) (Wilmer Place)	Bassford Road	Hughesville	18th century or later	T 26, P 23	
CH-302	Bromont Cemetery		Newburg	1820-1830		
CH-303	Englewood	11675 Englewood Drive	La Plata	1830 c.	T 34, G 16, P 80	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-304	Spye Park	Padgett Road	White Plains	1767-1814 c.	T 14&23, P 44	NR
CH-305	McDaniel House (site) & Cemetery	4655 Brierwood Drive	Port Tobacco	1865-1894	22/21 lot 3	Demolished
CH-306	Hawkins' Log House	S. side of Teagues' Point Road	Benedict	1880's c.		Demolished
CH-308	Hart-Diggs House		Chicamuxen	1895 c.		
CH-309	Alexandria Chapel (relocated)	5601 Chicamuxen Road	Indian Head	1900 c.	T 29, P 162	
CH-310	Ross-Hancock House (ruins)		Nanjemoy			
CH-311	Sinkfield Log House	E. side of Guy Washington,	Mt. Victoria	3rd quarter of 19th century c.1880's	T 83, P 12	
CH-312	Barbour, George, House (site)		Rison	1880's or 90's c.		
CH-313	Boston House	North side of Stuckey Lane	Pisgah	1890-1910 c.		
CH-314	Bridgett-Thomas Tenant House	W. side of Newport Church Road	New Port	1890-1910 c.	T 74, P 1	
CH-315	Butler-Cooke Tenant House		Hughesville	1880-1900 c.		
CH-316	County School House	N. side of Chapel Point Rd.,	Bel Alton vic.	1890-1910 c.		
CH-317	Cooksey Tenant House	N. side of Rt. 6, 0.5 mile W of Junction Rt. 6 & Rt. 232	Dentsville vic.	1890- 1910 c.	T 56, P 140	
CH-318	Dent, Harrison & Janie, House	E. side of Bowie Rd.	Nanjemoy	1890 c.		
CH-319	Knott, Richard T., House	4945 Strauss Ave.	Indian Head vic.	1916 c.	T 11, G 18, P 300	
CH-320	Dyson-Mahoney Tenant House	W. side of Middletown Rd.	Waldorf vic.	1900-1910 c.		
CH-321	Hill House	N. side of Poor House Rd.	Pisgah	late 19th century		
CH-322	Jameson-Tolson House		Hughesville	1890's c.		
CH-323	Johnson-Brown House	E side of Fairgrounds Rd.	Bel Alton	Mid 19th century		
CH-324	Nyce Manor, Tenant House	E side of Nyce Manor Lane	Mt. Victoria	1890-1910 c.		
CH-325	Nyce Manor, Tenant House	E side of Nyce Manor Lane	Mt. Victoria	1890-1910 c.		
CH-326	La Plata Historic District	Charles Street, Washington Avenue , Kent Ave.	La Plata	1873-1949 c.		NR eligible
CH-327	Scott Log House		Port Tobacco vic.	1900 c.		
CH-328	Stuckey, Luther H., House	N. side of Stucky Rd,	Pisgah	1880-1900 c.		
CH-329	Swan, Rodella, House	N. side of Rt. 224,	Chicamuxen	1890-1910 c.		
CH-330	Thomas, Frank & Nannie, House	9455 Lawndale Street	Bel Alton	1900 c.		
CH-331	Ross, William, House		Grayton	1890 c.	70/174	
CH-332	Johnsontown Barn DISMANTLED	1 mi. E of Charles County Fairgrounds	Bel Alton	pre 1800	T 55, P 39	
CH-333	Swann House DEMOLISHED	Clark's Run Subdivision	La Plata	late 18th century	T 44, P 61	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-334	Dearbought BURNED 1988		Benedict	mid-late 18th century	T 37, P 5	NR eligible
CH-335	Gray Family Cemetery	Mansion Hall	Ironsides	19th century	T 52, P 6	
CH-336	Allen's Mill (Archeological Site)) (Mill Dam)		Allen's Fresh	1676 c. and later	T 73, P 6, 34	
CH-337	Ballast House (Brick House (Blossom Point))	Extreme S end of Blossom Point at the junction of Nanjemoy Creek and the Potomac River, on the Blossom Point Proving Grounds	Cedar Point Neck	1800 c.		
CH-338	Luckett's Hazard (Archeological Site)	E side of MD Rt. 344	Doncaster	18th century	T 40, P 71	
CH-339	Argyle-Rowe-Wilmer House (Rowe House) (Wilmer- Howard & Allison Property)	W side of Crain Highway	La Plata	1900, 1895 c.	T 112, P 30	
CH-340	Holly Cut RUINOUS	N. side of MD Rt. 5, approx. 2 mi. E of Waldorf	Waldorf	Early 19th century	T 16, P 15	
CH-341	Wilkinson-Turner House	E side of Young Road	Hughesville	1815	T 26, P 47	
CH-342	Molly's Delight - BURNED 1994	NW side Crain Hwy.	Waldorf	early 19thC	T 8, P 457	
CH-343	Wilton	W side MD Rt. 232,	Newport	18th and 19th century	T 66 and 75, P 19	
CH-344	Carrico Bldg.	303 Charles Street	La Plata	1915 c.		
CH-345	Walker House (Ira and Katherine Newcomb)	St. Mary's Ave. 106	La Plata	1900 c.		
CH-346	Crouche's Gift BURNED	S side of Livingston Road	Mason Spring	18th & 19th century	T12 & 21, P 106	
CH-347	Mc Pherson's Purchase	MD Rt. 227	Pomfret	1920 c.		NR
CH-348	Johnsontown (Hawksmoor)	Johnsontown Rd. 9410	La Plata	1800-1820 c.	T 55, P 39	NR/Easement
CH-349	Hargraves Family Cemetery	W side of US Rt. 301	White Plains	1793 - 1848 c.	T 14, P 10	
CH-350	Alms House (Archeological Site)	N side of Poor House Rd.	Port Tobacco	1832-39 c.	T 43, P 1	
CH-351	La Plata Railroad Station	N side of Charles Street	La Plata	c. 1873		NR eligible
CH-352	Goates Lodge DEMOLISHED	W side of Hawkins Gate Road	La Plata vic.	Early 19th century	T 34, P 15	
CH-353	Locust Grove (Harris Lot)	11220 DeLozier Farm Road	Thompkinsville	1855 c.	T 83, P 50	
CH-354	Chillum (Diggs Property)	509 Washington Street	La Plata	1914 c.	T 108, 109, P 103	NR eligible
CH-355	Nanjemoy Baptist Church	W side of Baptist Church Road	Nanjemoy	1900 c.	T 60, G 4, P 169	
CH-356	Morris' Discovery	E side of Baptist Church Road	Nanjemoy	1800 c.		

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-357	Tobacco Barn (at The Exchange)	N side of Spring Hill Newtown Road	Spring Hill	mid 18th century	T 44, P 78	
CH-358	Doncaster State Forest Farmhouse & Garage	N side of MD Rt. 6, between MD Rt. 344 & 425	Doncaster			
CH-359	Grinder, John, Farm	N of Mason Springs Chicamuxen Rd.	Rison	1850 c.		
CH-360	Walker's Chapel	unknown				
CH-361	Mount Hebron	unknown				
CH-362	Smith's Chapel (Methodist)	7750 Poorhouse Road	Port Tobacco	1900 c.	31/105	
CH-363	Emory Chapel (Methodist)	MD Rt. 6	Grayton	1916 c.		
CH-364	Shiloh Methodist Church, Site 1	Shiloh Cemetary Road	Newburg	1863 c.		
CH-365	Shiloh Methodist Church, Site 2	Shiloh Church Road	Newburg	1863, 1881, 1965 c.		
CH-366	St. John's Chapel, AME Church	17301 Prince Frederick Road	Benedict	1940 c.	T 48, G 10, P 23	
CH-367	Jenkins Tobacco Barn					
CH-368	Skipjack "Mary K. Somers" (SM-305)	St. Inigoe's Creek	St. Mary's City			NR
CH-369	Bryantown Historic District	MD Rt. 5 and County Rt. 232	Bryantown	1780-1900 c.	T 35	NR
CH-36A	Crain's Lot, Well House	S. side of Mill Run Road	Mt. Victoria	1830-50	T 83, P 38	
CH-36B	Crain's Lot, Dairy House	S. side of Mill Run Road	Mt. Victoria	1830-50	T 83, P 38	
CH-36C	Crain's Lot, Smoke House	S. side of Mill Run Road	Mt. Victoria	1830-50	T 83, P 38	
CH-370	Laurel Branch (Olive Hill)	(MOVED TO PG COUNTY)	Bendville	1770, c. 1840 c.		
CH-371	Naval Ordnance Station, Indian Head					
CH-372	Port Tobacco Historic District	Chapel Point Road	Port Tobacco	1684-1900 c.		NR
CH-373	Widows Pleasure (Piney Farm) (Langley Farm)	Piney Church Road	Waldorf	1870-1940 c.		NR
CH-374	Chaney, Eugene, House	W side of Rt. 224,	Marbury	1880 c.		Easement
CH-375	Chapel Point State Park					
CH-376	Bridge, Governor Harry W. Nice Memorial Bridge	US Rt. 301 over the Potomac River	Newburg			
CH-377	Brown, Thomas – Log Dwelling			1860-1930 c.		
CH-382	Bridge #8025, MD 225 over Port Tobacco Creek	Port Tobacco	Hawthorne	1928-29		

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-389	Bridge #CH-009, Bel Alton Newton Road	Bel Alton	Bel Alton			
CH-391	Waldorf Elementary School	3070 Crain Highway	Waldorf	1930, 1950 c.		NR eligible/ Easement
CH-391	Old Waldorf School		Waldorf	1930 c.		
CH-392	7470 Bennsville Road	7470 Bennsville Road	Bensville	1930 c.		
CH-393	7495 Bennsville Road 7495	7495 Bennsville Road 7495	Bensville	1930 c.		
CH-394	7520 Bennsville Road	7520 Bennsville Road	Bensville	1940 c.		
CH-395	Bennsville Road 7525	Bennsville Road 7525	Bensville	1900 c.		
CH-395A	Bennsville Road 7525	Bennsville Road 7525	Bensville	1930 c.		
CH-396	Bic-Pic Place 3545	Bic-Pic Place 3545	Bensville	1940 c.		
CH-397	Russell, James L. & Gertrude A. , Property	Leonardtown Rd. 8281	Hughesville	1920 c.		
CH-398	Stratchko Property I	Leonardtown Rd. 8289	Hughesville	1920 c.		
CH-399	Stratchko Property II	Leonardtown Rd. 8303	Hughesville	1930 c.		
CH-400	S.M.D. Land Inc. Property	Leonardtown Rd. 8304	Hughesville	1910 c.		
CH-401	Quade, Francis D. & Mary Jo, Property	Leonardtown Rd. 8316	Hughesville	1928		
CH-402	Chappelear, Harry S., Property I (Estevez/Dyson Property)	Leonardtown Rd. 8328	Hughesville	1934		
CH-403	Herbert, C. Posey, Property (Hughesville Auto Service)	Leonardtown Rd. 8311	Hughesville	1930		
CH-404	Neave, Mary I.H., Property (Richard Williamson Property)	Doe Hill Place 15180	Hughesville	1934		
CH-405	Chappelear, Harry S. & Edith R., Property (Carolyn Elrod Property)	8352 Leonardtown Road	Hughesville	1928		
CH-406	Steffers, Maria, Property (The Hartman Property)	8371 Leonardtown Road	Hughesville	1945		
CH-407	Higdon, Lucy C., Property (John Timothy & Faith Modic Property)	8377 Leonardtown Road	Hughesville	1940		
CH-408	Sullivan, George M., Property (Charles Building)	8383 Leonardtown Road	Hughesville	1946		
CH-409	J. Ollie Quade Property (William and Dawn Jett Property)	8372 Leonardtown Road	Hughesville	1940		

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-410	Hotel Charles Property (Adams , Lawrence H., Property)	N side of Burnt Store Road	Hughesville	1942, 1955		
CH-411	Farrall, James G. & Mary S., Property	Burnt Store Rd. 15080	Hughesville	1930		
CH-412	Hamer/George Property	15052 Burnt Store Road	Hughesville	1940		
CH-413	Jones, Enoch & Lydia, Farm (Jameson Farm)	15001 Burnt Store Road	Hughesville	1880		
CH-414	Bowling, Mary E, & George Jr., Farm	14982 Burnt Store Road	Hughesville	1870		
CH-415	Iserman Property	15190 Prince Frederick Road	Hughesville	1915		
CH-416	Bowling, Mary E., Property (Leonard Hubble Property)	15220 Prince Frederick Road	Hughesville	1875		
CH-417	Chappelear, Katherine, Property (King Property)	15240 Prince Frederick Road	Hughesville	1916		
CH-418	Higgs, Denton, Property (Parker Property)	6452 Valyn Drive	Hughesville	1905		
CH-419	Carrico, Thomas, Property (Beach Property)	15500 Prince Frederick Road	Hughesville	1870		
CH-420	Sewell Property	Prince Frederick Rd. 15568	Hughesville	1938		
CH-421	Guy Property	Blandford Place, Old 6375	Hughesville	1900		
CH-422	Roberts, James & Dorothy, Property	7910 Leonardtown Road MD 5	Hughesville	1936		
CH-423	Sullivan Property	Leonardtown Rd. 7872	Hughesville	1940		
CH-424	Brown Property	Leonardtown Rd. 7830	Hughesville	1908		
CH-425	Christ, Caroline, Farm (Herbert Farm)	7761 Leonardtown Road	Hughesville	1880		NR eligible
CH-426	Chappelear, Susan J., Property (David Gwynn Property)	E side of Gallent Green Road,	Hughesville	1890		
CH-427	Johnson Property (Johnson/ Curtis Property)	5826 Gallent Green Road	Hughesville	1937		
CH-428	Randell Property	Leonardtown Rd. 7640	Hughesville	1947		
CH-429	Howard Property	Leonardtown Rd. 7632	Hughesville	1947		
CH-430	Hamilton Property	Leonardtown Rd. 7618	Hughesville	1947		
CH-431	Warriner Property	Leonardtown Rd. 7626	Hughesville	1947		
CH-432	Ryan, Mary Shipley , Property	W side of Leonardtown Road	Hughesville	1930		
CH-433	Wade, Maria, Property (Williams Property)	Leonardtown Rd. 8132	Hughesville	1930		

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-434	Cross, Sarah E. & George W., Property (Hancock Property)	Foster Lane 6101	Hughesville	1900		
CH-435	W.H. Winstead Company, Inc. Property (Gilbert & Elizabeth Bowling Property)	Leonardtown Rd. 8275	Hughesville	1938		NR eligible
CH-436	Adams, Benjamin, Farm	Cracklintown Rd. 6010	Hughesville	1835		
CH-437	Dent Property	Herbert Rd. 7052	Hughesville	1900		
CH-438	Jenkins, Lewis S. & Frances A., Property (Marshall Property)	7040 Herbert Road	Hughesville	1915		
CH-439	Canter, Frank, Property (Marguerite & Charles Canter Property)	Scout Camp Rd. 15400	Hughesville	1926		
CH-440	Stella Property	Scout Camp Rd. 15450	Hughesville	1942		
CH-441	Ayres Property	Scout Camp Rd. 15485	Hughesville	1910		
CH-442	Canter, Andrew E., Property	Herbert Rd. 6900	Hughesville	1895		
CH-443	Bailey Property	Herbert Rd. 6905	Hughesville	1940		
CH-444	Chappelear, Harry S., Property II (Cheseldine Property)	8820 Leonardtown Road	Hughesville	1918		
CH-445	Chappelear, William G., Property	Leonardtown Rd. 8780	Hughesville	1910		
CH-446	Beuchert Property	15280 Beuchert Place	Hughesville	1930		
CH-447	Nutwell, John E. A., Property (Jerome & Jessie Beuchert Property)	Beuchert Place 15315	Hughesville	1900		
CH-448	Canter, Sarah V. & Stouten H., Property (Edelen Property)	Carrico Mill Rd. 6837	Hughesville	1917	T 47, P 66	
CH-449	Jones, Elisha, Property (Brooks Property)	8645 Leonardtown Road	Hughesville	1890		
CH-450	Vazzana, Hugh D. & Mary T., Property (Adrian and Clara Bridgett Property)	Hughesville School Rd. 15225	Hughesville	1938		
CH-451	Bridgett Property	Leonardtown Rd. 8605	Hughesville	1930		
CH-452	Hamilton, Jennings, Property	Leonardtown Rd. 8600 block	Hughesville	1930		
CH-453	Moran Property	Hughesville School Rd. 15220	Hughesville	1932		
CH-454	Charles County Board of Education Property	Hughesville School Road	Hughesville	1940		
CH-455	Matin Property	Leonardtown Rd. 8552	Hughesville	1925		
CH-456	Lukenich Property	Lukes Lane 15275	Hughesville	1948		

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-457	Quaker Cemetery (Adelphi Friends Meeting, Inc. Property)	NE corner of Leonardtown Road and Lukes Lane	Hughesville	1870 c. -1950	T 36, P 86	
CH-458	Hitch, Raymond & Martha, Property (Toler, Nancy Property)	8474 Leonardtown Road	Hughesville	1913		
CH-459	Bowling, Benjamin F., Property (Quade, William & Velma Property)	Leonardtown Rd. 8464	Hughesville	1900 c.		
CH-460	Zantzinger Property	Leonardtown Rd. 9020	Hughesville	1940 c.		
CH-461	Bowling, Thomas R., Property (Carrico Property)	Sunrise Place 15215	Hughesville	1890 c.		
CH-462	Jhaveri Property	Sunrise Place 15150	Hughesville	1900 c.		
CH-463	Mile Posts, MP13 & W, along the Southern Maryland Railroad	E of 8505 Leonardtpwn Road	Hughesville	1940 c.		
CH-464	Milstead Property	Leonardtown Rd. 8471	Hughesville	1930 c.		
CH-465	Bowling, Frederick T., Property	Prince Frederick Rd. 15263	Hughesville	1900 c.		
CH-466	Jones, A. Golden, Property (Jones Property)	Prince Frederick Rd. 15277	Hughesville	1910 c.		
CH-467	Pilkerton Property	Prince Frederick Rd. 15325	Hughesville	1940 c.		
CH-468	Chappelear, George J., Property (Southstar Limited Partnp)	Thorne Place	Hughesville	1900 c.		
CH-469	Herbert, Jesse M., Property (Fischhoff Property)	Prince Frederick Rd. 15610	Hughesville	1907 c.	T 36	NR eligible
CH-470	Damba Property	Prince Frederick Rd. 15650	Hughesville	1940 c.		
CH-471	Cross, Stanley, Property	Carrico Mill Rd. 6947	Hughesville	1940 c.		
CH-472	Cross, Jennings, Property	Carrico Mill Rd. 6975	Hughesville	1940 c.		
CH-473	Haneef Property	Cedarbrook Place 15055	Hughesville	1930 c.		
CH-474	Ferguson Property	Cedarbrook Place 15080	Hughesville	1930 c.		
CH-475	Canter, Henry A., Property (Haley Property)	Haley's Place 14870	Hughesville	1885 c.		
CH-476	Bell Property	Carrico Mill Rd. 7242	Hughesville	1947		
CH-477	Girl Scout Council Property	SW corner of Scout Camp Road and Winona Place	Hughesville	1940 c.		
CH-478	Thomas Property	Nubina Place, NE of Leonardtown Road	Hughesville	1940 c.		
CH-479	Gwynn Property	NE side of Leonardtown Road	Hughesville	1900 c.		

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-480	Lyon, James T., Property (Smith Property)	Leonardtown Rd. 9123	Hughesville	1900 c.	
CH-481	Burch, William E., Property (Drummond Property)	Leonardtown Rd. 9150	Hughesville	1905 c.	
CH-482	Elrod Property	Lukes Lane 15250	Hughesville	1948	
CH-483	Ferris Property	Leonardtown Rd. 8488	Hughesville	1948	
CH-484	Schultz, Frank & Elizabeth, Property	Leonardtown Road	Hughesville	1920 c.	
CH-485	Canter, Elizabeth, Property (Bragg Property)	Scout Camp Rd. 15830	Hughesville	1880 c.	
CH-486	King, Gerhard, Property (Thorne Property)	6575 Thorne Place	Hughesville	1940 c.	
CH-489	Dudley & Lyon's Department Store (Colonial Workshop)	8394 Leonardtown Road	Hughesville	1922	
CH-496	Bridge #8024, MD 225 over Mattawoman Creek	MD 225 Hawthorne Road	Mason Spring	1929	
CH-499	Boykin, Robert, House	Boykin Place 4120	Indian Head	1910 c.	T 11, G 24, L 42
CH-500	Old Shiloh Church & Cemetery	Shiloh Church Rd. 2780	Bryans Road	1881	T 6, G 13,
CH-501	Old Mill Swamp Farm	6805 Bird Wing Place;	Bryans Road	1903	T 1, P 158
CH-502	Thompson Property	2549 Marshall Hall Road	Bryans Road	1850- 1870,1934	T 5, P 62
CH-503	Old Pomonkey High School	SW side Metropolitan Church Road	Pomonkey	1930s	T 12, P 126
CH-504	Glymont School/Evangelical Lutheran Church of Our Savior	4270 Hawthorne Road	Glymont	1922	T 11, P 584
CH-505	Pisgah United Methodist Church	7020 Poor House Road	Pisgah	1886-1890	T 30, P 386
CH-506	Knights of St. John Property		Marshall Corner	1910 1937	T 32, G 3, P 48
CH-507	Downs, Bernard W., House	NW side Indian Head Hwy	Bryans Road	1899	T 5, G 18, P 81
CH-508	Robinson, DeLange, House	4250 Middletown Rd	White Plains	1907	T 14, G 15, P 89
CH-513	Padgett-Posey House	200 Kent Avenue	La Plata	1898-1900	T 113, P 17 , G 2
CH-514	Cox, Charles H., House	8570 Marshalls Corner Road	Pomfret	1890	T 22, G 5, P 14
CH-515	Roby House	7935 Marshalls Corner Road	Pomfret	1885	T 22, G 10, P 136

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-516	Jackson, Nordean, House	9470 Marshalls Corner Road	White Plains	1908	T 14, G 20, P 92
CH-517	Jamieson House	6155 Rose Hill Road	Marshall Corner	1900	T 32, G 14, P 90
CH-518	Miller, John, House	7855 Poor House Road	Pisgah	1884	T 31, G 20, P 65
CH-519	Padgett House (Part of St. John's)	9635 Poor House Road	Port Tobacco	1890	T 42, G 12, P 1
CH-520	Bowie's, Leo C., General Store	Poor House Road	Pisgah	1944	T 30, G 17, P 119
CH-521	Pisgah Gas Station & Garage	6185 Bicknell Road	Pisgah	1920	T 30, G 17, P 179
CH-522	Sandy Field Farmhouse	Hawthorne & Chicamuxen Roads	Mason Springs	1890	T 21, G 1, P 161
CH-523	Pleasant Grove Baptist Church	Pleasant Grove Road	Marbury	1908	T 20, G 21, P 166
CH-524	Pomonkey Elks Lodge, Pride of Southern Maryland	3380 Livingston Road	Pomonkey	1935	T 12, G 6, P 105
CH-525	Kabin-on-a-Korner Tavern Restaurant & Tavern	North Mathews Road	Bryans Road	1933	T 5, G 24, P 157
CH-526	Wampler, Morris T., Hunting Lodge	5660 Fenwick Road	Fenwick	1927	T 5, Tract I , P 55
CH-527	Tobert & Mazel Killough Cottage	Piedmont St. 18289	Cobb Island	1934	T 90, lots 722 & 723
CH-528	Popes Creek Power Plant	Popes Creek Road	Popes Creek	1938	T 73, G 19, P 93
CH-529	Greenland	Springhill Newtown Rd. 9905	Newburg	1800	T 44, G 21, P 118
CH-530	Cottage, Pine Grove Subdivision	13410 Hill Road	Issue	1930	T 88, P 82, Lot 7
CH-531	Hardship (Boarman's Rest)	Stonestreet Road	Dentsville	1st half 19th c.1920	T 65, G 2, P 28
CH-532	Reynolds, Frank P., House	7400 Retreat Place	Port Tobacco	1900	T 43, G 8, P 64
CH-533	Acker House	End of Acker Road	Tompkinsville	1900	T 86, P 98
CH-534	Hannon's Hard Bargain	10245 Billingsley Road	White Plains	1800	T 14, G 16, P 23
CH-535	Banks of the Dee	14600 Banks O'Dee Road	Tompkinsville	1820 to 1850	T 86, G 9, P 17

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION	DESIGNATION
					(NR - National Register of Historic Places)	
CH-536	Willett Farmhouse (Part of Green Inheritance)	9265 Luftschloss Drive	Pomfret	1830 to 1860	T 14, G 19, P 86	
CH-537	Cottage Home Farm (Rudolph Garner Property) (Garner Farm)	Route 301 La Plata vic.	La Plata	1843	T 33, G 7, P 28	
CH-538	Creason House	10065 Billingsley Road	White Plains	1830 to 1860	T 14, G 10, P 22	
CH-539	Meadley Farmhouse (Part of Laurel Branch)	8590 Bennsville Road	Waldorf	1900	T 6, G 11, P 2	
CH-540	Fenwick Store & Post Office	Next to: 5905 Fenwick Road	Fenwick	1910	T 5, P 535, G 8	
CH-541	Fenwick\Brent Family Graveyard	West side Fenwick Road	Fenwick	1815-1833	T 5, P 53	
CH-542	Stony Hill Farm (Woodburn House, Part of Fox's Race)	S. of Scott Camp Road	Hughesville	1900	T 47, G 5, P 21	
CH-543	Miller Cottage, Willard F.	5905 Fenwick Road	Fenwick	1910	T 5, G 8, P 535	
CH-544	La Plata's Peddler's Paradise (Parkway Motel)	Crain Highway 5955	La Plata	middle of 20th century	T 33, G 8, P 119	
CH-545	Harford Street/E. Hawthorne Drive Survey District	Harford St.400,401,402,403; E. Hawthorne Dr.306,307	La Plata	20th century	T 109, G 13, P 11,17	
CH-546	Willing Helper's Society Hall	Washington Ave. 1002	La Plata	20th century	T 33, G 8, P 110	
CH-547	Washington Avenue Survey District	200,202,204,205,206,208,209, 214,217,300,311,401,505,506, 801,803,809 & 811 Washignton Ave., 4,6,8,100,107,200,201,204 & 206 E Hawthorne Road	La Plata	19th - early 20th century	T 113, P82, 83,84,93,86 ,88 & 89, G 1	
CH-548	Maryland Army & National Guard Armory	14 West Hawthorne Road	La Plata	1949	T 108, G 10, P 5	NR eligible
CH-549	Southwinds Motel	Crain Highway 6365	La Plata	20th century	T 108, G 17, P 75	
CH-550	Kent Avenue Survey District	Kent Ave. 313,500	La Plata	20th century	T 109, P 77 & 78, G 19	
CH-551	Maple Avenue Survey District	Maple Ave. 1,3,7,9,11, 13,15,105,107	La Plata	1890 to 1920	See binder page 5	
CH-552	Sacred Heart Catholic Church Parsonage	St. Mary's Avenue	La Plata	1900 c.	T 112, P 67 , G 18	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-553	Oak Avenue Survey District	Oak Ave. 4,5,6,8,100,101,103, 104,105,107,109,202	La Plata	1890 c.	T 113, G 14, P 234, 171,172, 233,173- 175 & 205
CH-554	4050 Derrico Place				
CH-555	4550 Crain Highway				
CH-556	4960 Crain Highway				
CH-557	10435 Charles Street				
CH-558	10650 Charles Street				
CH-559	Charles County Fairgrounds	Charles County Fairground Road	La Plata	1945	T 55, G 8, P 177
CH-560					
CH-561	Lafayette Motel	Crain Highway 9340	Bel Alton	1945	T 64, P 13, G 1
CH-562	Bel Alton High School	P.O. Box 2614, La Plata, 20646	Bel Alton	10/09/1998	NR- NO
CH-563	Southern Maryland Oil Company Building (Earl's Service Station)	9260-9310 Crain Highway	Bel Alton	1943	T 64, G 1, P 3
CH-564					
CH-565					
CH-566	Bel Alton Motel	92695 Crain Highway	Bel Alton	1952	T 64, P 5, G 1
CH-567	White House Motel	11150 Crain Highway	Newburg	1953	T 73, G 17, P 23
CH-568	Wise's Market and Service Station	Crain Highway 11165	Newburg	1940	T 73, P 92, G 17
CH-570	Name Unknown	Pope's Creek Road/Edge Hill Rd. 12395	Faulkner	1900	T 79, G 4, P 1
CH-572	Burroughs Shangri-La	Hawthorne Rd. 8910	La Plata	1901	T 32, P 31, G 18
CH-588	Shlagel, George, Farm	Shlagel Rd. 12845	Waldorf	1923 to 1980	
CH-589	Crawford House	Livingston Rd. 3830	Indian Head	1933	
CH-590	Van Scoder House	Livingston Rd. 3725	Indian Head		
CH-591	Marshall House	Pomfret Rd. 6735	La Plata	1942	
CH-592	Parker House	Pomfret Rd. 6550	La Plata		
CH-593	Brown House	Ray Drive 4010	La Plata	1941	
CH-594	Vicars House	Pomfret Rd. 6515	La Plata	1910	

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-595	Carroll House	Bumpy Oak Rd. 4450	La Plata	1940	
CH-596	Murray House	5740 Bumpy Oak Road	La Plata	0.19	
CH-597	Maryland Airport	Livingston Rd. 3900	Indian Head	1947	
CH-598	Armstrong House	Pomfret Rd. 6560	La Plata	1930	
CH-599	Slater House (King House)	Pomfret Rd. 6680	La Plata	1930	
CH-600	Cedar Hill Farm (Middleton Farm)	13130 Cedar Hill Place	Waldorf	1905	T 25, G 2, P 10
CH-601	Dwelling, 13185 Jessie's Place	13185 Jessie's Place	Waldorf	1928	T 16, G 8, P 116
CH-602	Gallant Green Store	14901 Woodville Road\	Gallent Green	1900	T 17, G 20, P 16
CH-603	Greenland	9905 Spring Hill-Newtown Road\	La Plata	1800	T 44, G 21, P 118
CH-604	Aquilla Turner House	13000 Zekiah Drive	Waldorf	1850	T 25, G 14, P 226
CH-605	Locust Grove	4200 Gardiner Road	Waldorf	1878	T 16, G 21, P 92
CH-606	Sleepy Hollow	8285 Keech Road	Oliver Shop	1850	T 46, G 21, P 8
CH-607	Olivers Shop School	SE Corner of Route 6 and Trinity Church Road	Oliver Shop	1917	T 57, G 7, P 82
CH-608	Cooksey's Store	12090 Charles Street	Dentsville	1900	T 56, G 11, P 162, L 4
CH-609	Howell's Run	12870 Windy Knolls Place	Waldorf	1900	T 25, G 13, zP 392
CH-610	Middleton Farm Tenant House	West side Tommy Middleton Place	Waldorf	1915	T 25, G 1, P 1
CH-611	Clarence V. Burch House	East side Mattawoman-Beantown Road, end of Ned's Place,	Waldorf	1924	T 16, G 1, P 112
CH-612	Renner House	3810 Renner Road	Waldorf	1924	T 15, G 12, P 151
CH-613	James L. Carrico House	5065 Leonardtown Road	Waldorf	1924	T 25, G 1, P 54
CH-614	Harry R. Bowling House	5401 Bryantown Road	Bryantown	1898	T 25, G 21, P 103
CH-615	Henry D. Middleton House	5402 Bryantown Road	Waldorf	1896	T 24, G 6, P 23
CH-616	White Marsh	13745 Ballantrae Lane	Waldorf	1810	T 16, G 4, P 3, L 13

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-617	Cottage, 18537 North Sherwood Drive	18537 N. Sherwood Drive	Cobb Island	1930	T 90, P 1, L 73
CH-618	Cottage, 13942 River Road	13942 River Road	Wicomico Beach	1928	T 87, G 1, P 27
CH-619	Stardust Inn & Lounge	U.S. Highway 301	Waldorf	1960	T 8, G 16, P 227 &
CH-620	Reeves Chapel Site & Cemetery (Old St. Peter's Cemetery)	SE corner Gardiner Road & Poplar Hill Road	Waldorf	1825-1941	T 16, G 9, P 217
CH-621	Wakefield	11090 Mount Victoria Road	Newburg	19th century	
CH-622	Calvary United Methodist Church	3235 Leonardtown Road	Waldorf	1904	T 15, G 4, P 756
CH-623	Old Waldorf Theater	3103 Leonardtown Road	Waldorf	1940	T 8, G 21, P 101
CH-624	Old Waldorf Store & Post Office (now Double Eagle Tavern)	Leonardtown Road	Waldorf	1900	T 15, G 4, P 226
CH-625	Tippett House	12694 Country Lane	Waldorf	1885	T 9, G 1, P 80
CH-626	Simms/Burch House	Booth Place	Bryantown	1860	T 25, G 10, P 135
CH-627	Ann C. St. Clair House	8255 Wheatley Road	Dentsville	1935	T 56, G 5, P 22
CH-628	Alexius L. Middleton House	13155 Tommy Middleton Lane	Waldorf	1905	T 24, G 12, P 112
CH-629	Joseph & Nellie Lyon House	5165 Mason Springs Road	Mason Spring	1880, 1930	T 20, G 18, P 289
CH-630	Herber and Naomi Roberts House	15674 Prince Frederick Road	Hughesville	1850 c.;1910	T 36, G 17, P 107
CH-631	Canter Property	15922 Prince Frederick Road	Patuxent City	1850 c.;1910	T 36, G 11, P 108
CH-632	Ernest M. Jameson House	6375 Peartree Hill Place	Bryantown	1900 c.	T 34, G 1, P 21
CH-633	State Highway Administration	Washington Ave. Charles County	La Plata	20th century	T 33
CH-634	Sacred Heart Cemetery	1911 St. Mary's Avenue	La Plata	20th century	T 44, P 23
CH-635	Charles County	Culvert on Washington Ave., north of Sharon Ave.	La Plata	1940 c.	T 23, P 30, 32
CH-636	Charles County	Culvert on Washington Ave., at Sharon Ave.	La Plata	1930 c.	T 23, P 177

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CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-637	Raymond, Michael O & Kristina M	St. Mary's Ave. 208	La Plata	1920 c.	T 113, P 164
CH-638	Five Friends Partnership	Crain Highway 7530	La Plata	1930 c.	T 44, P 71
CH-639	Cemetery	Gardiner Rd. & Poplar Hill Rd.	Waldorf	1825 c.-1954	T 16, near P 84
CH-640	Pash, James J. & Dorothy	Acton Lane 11530	Waldorf	1930 c.	T 8, P 635
CH-641	Tri County Community Development Corporation	Baden Place 2635	Waldorf		T 8, P 490, 491
CH-642	Wilkerson, Leomoine A, Jr. & Laura J.	Berry Rd. 10945	Waldorf	1940 c.	T 8, P 4, G 7
CH-643	Structure #08033XO (SHA, MDT)	Culvert under Old Washignton Road (Rt. 925)	Waldorf	1940 c.	T 15, P 335, G 19
CH-644	Sam Montgomery House	1343 Friendship Landing Road	Nanjemoy	1913	T 52, near P 182
CH-645	Calverton Manor Barn	16005 Prince Frederick Road	Patuxent City	1865 c.	T 36, P 63
CH-646	Wentworth	6250 Siesta Fields Place	Hughesville	1865 c.	T 36, G 18, P 363
CH-647	Benedict Colored School	16517 Prince Frederick Road	Benedict	1922	T 37, G 19, P 19
CH-648	Jameson Tenant Farm	7395 Olivers Shop Road	Bryantown	1945 c.	T 46, G 7, P 1
CH-649	Willford Meadow Cottage	5885 Brandywine Road	Patuxent City	1920	T 37, G 1, P 66
CH-650	Juhle Property	4705 Friendship Landing Road	Nanjemoy	1930-1950	T 61, G 3, P 5
CH-651	Bowling Tenant House	6478 Oak Hill Place	Bryantown	1900 c.	T 34, G 18, P 21
CH-652	John Grabis House DEMOLISHED (addendum)	6500 Olivers Shop Road	Bryantown	1922	T 32, G 22, P 71
CH-653	Hildabrand House	10065 Faulkner Road	Faulkner	1881	T 62, G 15, P 113
CH-654	Dubois Road School	Corner of Dubois Road and Charles Street	Dubois	1850 c.;1875	T 57, G 16, P 35
CH-655	Dwelling, 5010 Gallant Green Road	5010 Gallant Green Road	Gallent Green	1900 c.	T 26, G 14, P 172
CH-656	George J.Turner House	16305 Woodville Road	Gallent Green	1928	
CH-657	Simpkin Coatback	12537 Charles Street	Oliver Shop	1818	T 56, G 12, P 129

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-658	Cooksey/Dent Cemetery	Ford's Manor subdivision, Wheatley Road	Dentsville	1877-1921c.	T 59, G 11, P 166
CH-659	Smoot Graves	7700 Wheatley Road	Dentsville	1830-1878	T 56, G 6, P 43
CH-660	Dwelling, 11635 Farm Drive	11635 Farm Drive	Dentsville	1935	T 56, G 10, P 4
CH-662	Shorter's Store	16181 Cedar Lane	Rock Point	1920 c.;1946	T 89, G 16, P 103
CH-663	St. Francis Chapel	13675 Furbush Road	Rock Point	1908	T 89, P 72
CH-664	Oakland Cemetery/ United Methodist Church Cemetery	Rt. 5 Box 359	Waldorf	1860	T 8, 170
CH-665	Croggot Cemetery	Intersection of Rt. 6 and BelAlton- Newtown Road	La Plata	1836	T 44, G 24, P 15
CH-666	William Woodburn House	16005 Prince Frederick Road	Patuxent City	1858 c.	T 36, G 18, P 63
CH-667	Upham Property (Upham #1) (Grinder's Wharf)	Upham Road, off of Sweden Point Road	Rison	1935 c.	
CH-668	Bridge #8003-2 (Southbound) , MD 5 over Zekiah Swamp (Ditchley)	13205 Rock Point Road	Wayside	1872	83:47
CH-669	Broadview Farms	11100 Kingston Place	Hughesville	1935	75:15
CH-670	Dyson Property	Charles St. 10268	La Plata	1930	
CH-671		Charles St. 14535	La Plata	1900	
CH-672	Chicamuxen Wildlife Management Area (Holt Property)	MD 224 Mason Springs- Chicamuxen	Mason Spring	1900	T 29, P 1
CH-673	Cook, Victoria, Property	Wallace Bowling Lane 10840	La Plata	1900	
CH-674	The Southern Maryland Railroad	n/a	Hughesville	1881-1954	T 36 / ID 09009825
CH-675	ife Man. Area (Trimac Property)	MD 225 W of LaPlata/Indian Head Lane	LaPlata	1870-1930	T 21, P 76
CH-676	Pomonkey Nike Missile Site		Port Tobacco	1930 c.	
CH-677	Nike Missile Battery Waldorf	Country Lane		1930 c.	
CH-678	Oak Ridge Park Barns		Hughesville	1900	
CH-679	MD Hsq Rehab Program	Rock Point Rd. 15355	Newburg	1930 c.	
CH-680	Small Structure 8026XO	MD 224 over Tributary of Matt. Creek	Port Tobacco		

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-681	Thomas-Dudley Property DEMOLISHED	NE corner Prince Frederick Road & Brandywine Road	Patuxent City	1850;1900	T 36, P 364
CH-682	Dent Family Cemetery	Gilbert Run Park	Oliver Shop	1840-1867	T 57, P 7
CH-683	Jameson-Moran House	7597 Olivers Shop Road	Grosstown	1900-1925 c.	T 46, P 74
CH-684	Loch Leven Cornhouse	NE side Brentland Road and Fergusson-Fuese Road	Welcome	1850 c.	T 53, P 2
CH-685	Swann Tenant House	SE corner Rt. 6 and Trinity Church Road	Oliver Shop	1900	T 57, G 7, P 14
CH-686	Issue Post Office	12445 Mosby Place	Issue	1932	T 88, P 53
CH-687	Corner Tavern	2605 Brandywine Road	Issue	1930 c.	T 37, G 13, P 9
CH-688	Butler's Tavern	15608 Rock Point Road	Issue	1915	T 86, G 17, P 107
CH-689	Freeman-Swann House	8450 Rybikowsky Place	Oliver Shop	1886 c.	T 57, G 8, P 7A
CH-690	Benedict 2-room Schoolhouse	South side Prince Frederick Road and Benedict Avenue,	Benedict	1886 c.	T 49, G 13, P 12
CH-691	Scout Camp Road Tenant House	16090 Scout Camp Road	Hughesville	1945 c.	T 47, G 6, P 30
CH-692	Anne S. Mudd House	Hawthorne Dr., E. 104	La Plata	1945 c.	T 109, P 16
CH-693	Jones, D. Rose & J. – Ruin	Edge Hill Road	Newburg	1900 c.	T 73, P 155
CH-694	Mudd, Michael J. H., Property	10225 Gresham Place	Faulkner	1930 c.	T 73, P 10
CH-695	Charles County	Culvert on Valley Rd., North	La Plata	1940 c.	T 32, P p/o 204
CH-696	Charles County	Culvert on Valley Rd., South	La Plata	1940 c.	T 43, G 5, P near 230
CH-697	Kenneth L. & Gloria Ann Simms	Barn-on Springhill-Newtown Rd. near 10400	La Plata	1940 c.	T 44, G 17, P 302
CH-698	Ditchley	13205 Rock Point Road	Wayside	1872	T 83, P 47
CH-699	Harrison Posey House	11100 Kingston Place	Budds Creek	1820 c.	T 75, P 15
CH-700	Grabis-Keech House	13841 Burnt Store Road	Burnt Store	1932	T 46, P 4
CH-701	Dr. Thomas Higdon Farmhouse & Office	11060 Milton Hill Place	Wayside	1899	T 83, P 22
CH-702	5th District Polling House	Corner of Mt. Victoria and Wicomico Beach Road	Thompkinsille	1935	T 86, P 160
CH-703	Pine Grove	13300 Hill Road	Rock Point vic.	1820 c.; 1920	T 89, P 148
CH-704	Thomas Hotel	7802 Mill Creek Road	Benedict	1908	T 49, P 77
CH-705	Harris Lot House	11220 DeLozier Farm Road	Harris Lot	1875 c.	T 86, P 159

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-706	Smallwood State Park				
CH-709	Cobb Island Citizen's Association Hall	South side of Main Avenue	Cobb Island	1925 c.	T 90, P 5, Lot 139
CH-710	Elgin's Store	Southwest corner Main Avenue and Oakley Drive	Cobb Island	1925	T 90, P 5, Lot 169
CH-711	Hadlow Tobacco Barn No. 1	9915 Old Sycamore Road	Newport vic.	1845	T 66, P 15
CH-712	Hadlow Tobacco Barn No. 2	9915 Old Sycamore Road	Newport vic.	1885	T 66, P 15
CH-713	Norwood	12800 Norwood Drive	Wicomico vic.	1900 c.	T 66, P 124
CH-714	Milton Somers House	West side of Washington Avenue	LaPlata	1933	T 113, P 91
CH-715	Cooksey Farm	12550 Rice's Place	Mt. Victoria	19th century	T 83, P 78
CH-716	J. Thomas Scott House	2180 Liverpool Pt. Road	Nanjemoy	1900	T 60, P 5
CH-717	Wathen House	9610 Penns Hill Road	Dentsville vic.	1900 c.	T 65, P 125
CH-718	St. Clair Farm	11905 Budds Creek Road	Budds Creek vic.	1930	T 74, P 9
CH-719	Dent/Bridgett Farm	9055 Kentucky Avenue	Dentsville vic.	1850 c.	T 56, P 43
CH-71A	Longevity, Carriage House	7175 Bumpy Oak Road	La Plata		
CH-720	Simpson's Supply Tobacco Barn	9055 Kentucky Avenue	Dentsville vic.	1850 c.	T 56, P 43
CH-721	Poppleton	11310 Mt. Victoria Road	Mt. Victoria	1880	T 80, P 16
CH-722	Goode Hope Baptist Church Site and Cemetery	SW corner Mt. Victoria Road and Penny Burch Place	Mt. Victoria	19-20th c.	T 80, P 3
CH-723	Morgantown Road House	N side of Morgantown Road	Morgantown	1890 c.	T 82, P 18
CH-724	Vickers House	12380 Neale Sound Drive	Cobb Island	1889	T 90, P 1, Lot 580
CH-725	Maiden Point Farm Tobacco Barn	11900 Maiden Point Farm Road	Issue	1800 c.	T 86, P 43
CH-726	Newport Store	11660 Stines Store Road	Newport	1900 c.	T 74, P 18
CH-727	Frere House	11915 Frere Place	Tompkinsville	1901	T 86, P 8
CH-728	Simms' Store	13330 Rock Point Road	Tompkinsville	1922	T 86, P 146
CH-729	Tompkinsville Store & Post Office	15095 Rock Point Road	Tompkinsville	1930	T 86, P 68
CH-730	Thomas Darnall Farm	9205 Dubois Road	Dubois	1859	T 66, P 59
CH-731	Harris Lot Dance Hall	S side of Rock Point Road at Harris Lot	Harris Lot	1880	T 83, P 50
CH-732	Hammond Cottage	16222 Mallard Drive	Cobb Island	1925	T 53, P 19, T 90, P 5, Lot 47
CH-733	Catherine Dyson Farm	8346 Roundhill Road	Dubois vic.	1885	T 57, P 31
CH-734	Crab Landing Farm	Swindler Road	Mt. Victoria vic.	1875	T 83, P 40

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-735	Sweetney House	Bel-Alton Newtown Road	Bel Alton	1895	T 55, P 220
CH-736	John Henry Kelly House (demolished)	8915 Dove Drive	Bel Alton	1906	T 55, P 7
CH-737	George Purcell House	11680 Edge Hill Road	Popes Creek vic.	1935	T 79, P 65
CH-738	Rock Point Shuckers House	south side of cedar lane	Rock Point vic.	1940	T 89, P 89
CH-739	Waverly Point Farmhouse	10184 Waverly Point Road	Morgtown vic.	1885	T 82, P 67
CH-740	Joseph Hayden House	Bel Alton & 5th	BelAlton	1910	T 55, P 240
CH-741	James and Margaret Bowling House	12560 Olde Mill Road	Wicomico	1933	T 74, P 45
CH-742	Johnsontown Tobacco Barn No . 2	9830 Johnsontown Road	BelAlton vic.	1800	T 55, P 212
CH-743	Lloyd Farmhouse	10500 Bowling Drive	Newport vic.	1875	T 74, P 3
CH-744	Wicomico Flour and Feed Mill	10590 Newport Church Road	Wicomico	1850	T 74, P 40
CH-745	Shea Farmhouse	12830 Wicomico Beach Road	Wicomico Beach	1900	T 87, P 39
CH-746	Conrad Posey House & Store	12155 Rock Point Road	Newburg	1890	T 79, P 60
CH-747	John Farr Farmhouse	14200 Banks O' Dee	Newburg vic.	1920	T 86, P 3
CH-748	Kildare Property	9485 Kildare Place	Bel Alton	1850, 1920	T 55, P 214
CH-749	Wathan & Stonestreet Property	9930 Faulkner Road	Faulkner	1900	T 64, P 33
CH-750	Thomas A. Middleton Building	W. side Leonardtown Road	Waldorf	1930	T 15, P 266
CH-751	St. Catherine's Catholic Church	7865 Port Tobacco Road	Welcome vic.	1908	T 47, P 180
CH-752	Welcome Firetower	6375 Firetower Road	Welcome vic.	1934	T 53, P 162
CH-753	Marbury Church of God Cemetery	4825 Bicknell Road	Marbury vic.	1920	T 30, P 345
CH-754	Elinor and Lee Reich House	209 Washington Avenue	La Plata	1928	113/89
CH-755	Dawson Property	5280 Bicknell Road	Indian Head	1934	30/48 lot 1
CH-756	Southerland-Washington House	3955 Chicamuxen Road	Indian Head	1927	20/135
CH-757	SiClaire Manor	9555 Ironsides Road	Nanjemoy		60/143
CH-758	Skinner Property	4820 Bicknell Road	Indian Head	1925	20/368
CH-759	Southerland House and Store	2010 Liverpool Pt. Road	Nanjemoy	1915	60/3
CH-760	Bel Alton Store & Post Office	9715 Bel Alton-Newtown Road	Popes Creek	1900	55/86
CH-761	DeLozier Property	5985 BicknellRoad	Indian Head	1910	30/178
CH-762	Deakins Property	4575 Port Tobacco Road	Nanjemoy	1924	51/70
CH-763	Hetty & Tom Wright House	4940 Bicknell Road	Indian Head	1904	20/177
CH-764	Alfred and Daisy Willet House	5040 Bicknell Road	Indian Head	1912	20/263
CH-765	Twiford's Store	5105 Marbury Run Road	Indian Head	1900	20/18
CH-766	Creeds Mill Road House	5150 Creeds Mill Road	Indian Head	1918	20/234

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/ DESIGNATION
					(NR - National Register of Historic Places)
CH-767	Vincent & Gertrude Simmons House	5050 Marbury Run Road	Indian Head	1948	20/36
CH-768	Murdock Property	4615 Bicknell Road	Indian Head	1918	20/47
CH-770	House at Budd's Ferry	1825 Budd's Ferry	Indian Head		39/3
CH-771	Marbury Church of God Rectory	4800 Bicknell Road	Indian Head	1930	20/118
CH-772	Tubman Cemetery	Ray Drive	Port Tobacco	1862-1903	12/363
CH-773	Mattawoman Creek Footbridge	Terminus Mattawoman Creek Road	Indian Head		20/425
CH-774	Riverside/Tolson's Wharf	General Hampton's Place, 11801	Nanjemoy		78/3
CH-775	Oak Grove Baptist Church	Holly Springs Road, 11220	Nanjemoy		
CH-776	Mount Hope Baptist Church	Gilroy Road, 8705	Nanjemoy		
CH-777	Maryland Point Mission	Nanjemoy vic.	Nanjemoy	1941	
CH-778	Goode Road Log House	Goode Road	Patuxent City	1850	
CH-779	Grosstown Tobacco Barn	Grosstown Road, 12701	Grosstown	1890	
CH-780	Nanjemoy School	Port Tobacco Road, 4375	Nanjemoy		
CH-782	Chicamuxen United Methodist Church	Chicamuxen Road, 6255	Chicamuxen	1904	
CH-783	Daniel Property	Leonardtwn Road, 6622	Bryantown	1907	7
CH-784	Home Place Property	Home Place Drive	Ripley	1900	
CH-785	Marbury Historic District	Marbury Run Road and Bicknell Road	Marbury	1900	
CH-786	Newport Historic District	Stine's Store Rd and Newport Church Rd	Newport	1900	
CH-787	Shiloh Historic District	Shiloh Church Road	Shiloh	1875	
CH-788	Lizzie Smoot House (demolished)	Mount Victoria Road, 10735	Newburg	1910	
CH-789	Rock Point Oyster Packing House	Cedar Lane, 16213	Rock Point	1935	
CH-790	Smoot Property	Charles Street	Charlotte Hall		
CH-791	Joseph H. Howard Property	Leonardtwn Road, 3780	Waldorf		
CH-792	Wicomico Beach Road Tenant House	Wicomico Beach Road	Tompkinsville	1900	
CH-793	Teague's Point Road Property	Teague's Point Road	Benedict	1904	
CH-794	Carroll Property	Shiloh Church Road	Shiloh	1900	
CH-795	Zion Baptist Church and Cemetery	8105 Annapolis Woods Road	Hilltop		
CH-796	Round Hill Cemetery	16901 Tidewater Lane	Benedict		

Appendix B: Charles County, Maryland Inventory of Historic Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/	DESIGNATION
					(NR - National Register of Historic Places)	
CH-797	Wigwam	2805 Crain Highway	Waldorf	1950		
CH-798	Milstead Property	South side, Ironsides Road	Ironsides	1890		
CH-799	Shelton Property	north side Bryantown Road	Bryantown	1875		
CH-800	Furbush Road, 13445		Rock Point	1932		
CH-801	Wallace Bowling Farm	East side Penns Hill Road	Newport	1935		
CH-802	Hazzard's Addition	13330 Edelen Road	Bryantown	1823		
CH-803	Harry Wheatley Farm	12142 Dr. Edelen Road	Bryantown	1910		
CH-804	Woodville Road House	16340 Woodville Road	Aquasco	1850		
CH-805	Waldorf Tobacco Warehouse	2690 Old Washington Road	Waldorf	1950		
CH-806	Physician's Memorial Hospital	Charles and Garrett Street	La Plata	1930		
CH-807	J. Warren Jameson Property	5230 Bryantown Road	Bryantown	1900		
CH-808	Hamilton Tobacco Barn	9050 Northbridge Road	Bel Alton	1850		
CH-809	Watson Road Property	south side Watson Road	Malcolm	1900		

Appendix C: National Register of Historic Properties

CH#	NAME	STREET	TOWN	DATE BUILT	MAP/PARCEL	
CH-001	Rose Hill	Rose Hill Road	Port Tobacco	1784		NR
CH-003	La Grange	Port Tobacco Road, 201	La Plata	1765		NR
CH-005	Habre de Venture	Rose Hill Rd	Port Tobacco	1772		NR/NHL
CH-006	St. Thomas Manor	Chapel Point Road	Port Tobacco	1741		NR/Easement
CH-010	Retreat, The	Poorhouse Road	Port Tobacco	1770		NR
CH-011	Araby	Mason Springs Road	Mason Springs	1750		NR
CH-013	Stagg Hall	Chapel Point Road	Port Tobacco	1745		NR
CH-015	Sarum	MD Rt. 234, 3 miles east of US 301	Newport	1717	T 74, P 14	NR
CH-020	St. Mary's Roman Catholic Church, Newport	St. Mary's Church Road	Newport	1840	T 65, P 66,45	NR
CH-022	Manor of Truman's Place	Gallent Green Road	Hughesville	1770, 1850		NR
CH-024	Ellerslie (Coate's Retirement)	1 mi. W. of Port Tobacco	Port Tobacco	1750, 1800	T 43, P 63	NR
CH-030	Waverly	Morgantown Road	Morgantown	1795, 1823		NR
CH-048	Linden, Durham, Durham Freehold		Port Tobacco	1783, 1800, 1838		
CH-049	Lindens, The (Bryantown vic.) (His Lordship's Favor) (Fertile Meadows)	State Route 488	Bryantown	1840		NR
CH-051	Thainston	Mitchell Road	La Plata	1865		NR
CH-052	Mt. Carmel Monastery	Mt. Carmel Road	Port Tobacco	1790		NR

CH-053	Acquinsicke Farm)	(Rozier Billingsley Road	Pomfret		T 13, P 100	
CH-054	Marshall Hall, Stable (site) (Office) (Cemetery)		Bryans's Road	1750		NR/B
CH-059	Oak Grove	Turkey Hill Road	La Plata	1800		NR/Easement
CH-061	Green's Inheritance (Green Park)	N. side of MD Rt. 227,	Pomfret	1850		NR
CH-065	Mt. Air	Terminus of Mount Air Road,	Faulkner	1740 c.		NR
CH-075	Mt. Aventine	Chapman's Landing Road	Bryan's Road	1760-1916 c.		NR
CH-078	Pleasant Hill	Marshall Corner Rd. 9205	Pomfret	1760,1808,1848		NR
CH-105	Rosemary Lawn	Fire Tower Road	Welcome	1825-1941 c.		NR
CH-113	Cedar Grove		La Plata	1854	T 53, P 38	NR
CH-149	St. Catharine (Mudd Dr. Samuel, House)	W side MD Rt 232	Waldorf			NR/Easement
CH-177	Rich Hill (Neal House) (Cox Farm)	N side of Bel Alton Road	Bel Alton	1896		NR
CH-185	Locust Grove (Beech Neck) (Diggs House)	8375 Hawthorne Rd.	La Plata	1739-1749, 1825 c.		NR/Easement
CH-195	Morton's Mill Farm (Oakland, preferred)	Maryland Route 5	Bryantown			
CH-196	Maxwell Hall	Teagues Point Road	Patuxent City			NR
CH-297	Timber Neck Farm	US 301 & Faulkner Road	Faulkner			
CH-299	The Exchange (Greenland)	Spring Hill - Newtown Road	La Plata	1750 c.	T44, P78	NR/Easement
CH-304	Spye Park	Padgett Road	White Plains	1767-1814 c.	T 14&23, P 44	NR
CH-347	Mc Pherson's Purchase	MD Rt. 227	Pomfret	1920 c.		NR
CH-348	Johnsontown (Hawksmoor)	Johnsontown Rd. 9410	La Plata	1800-1820 c.	T 55, P 39	NR/Easement
CH-369	Bryantown Historic District	MD Rt. 5 and County Rt. 232	Bryantown	1780-1900 c.	T 35	NR
CH-372	Port Tobacco Historic District	Chapel Point Road	Port Tobacco	1684-1900 c.		NR
CH-373	Widows Pleasure (Piney Farm) (Langley Farm)	Piney Church Road	Waldorf	1870-1940 c.		NR

Appendix D: Maryland Historical Trust Preservation Easements

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/PARCEL	DESIGNATION
CH-006	St. Thomas Manor	8855 Chapel Point Road	Port Tobacco	1741		NR/Easement
CH-008	Friendship, Old	College of Southern Maryland	Nanjemoy	1775		Easement
CH-023	Cat Slide Roof House (Burch House)	P.O. Box 302, Port Tobacco, 20677	Port Tobacco			Easement
CH-036	Crain Farms, Slave House	S. side of Mt. Victoria Road 11889 Mill Run Rd. Mt. Victoria, 20661	Mt. Victoria	1830-50	T 83, P 38	D
CH-036	Crain's Lot	S. side of Mt. Victoria Road 11889 Mill Run Rd. Mt. Victoria, 20661	Mt. Victoria	1830-50	T 83, P 38	Easement
CH-36A	Crain's Lot, Well House	S. side of Mill Run Road 11889	Mt. Victoria	1830-50	T 83, P 38	
CH-36B	Crain's Lot, Dairy House	S. side of Mill Run Road 11889	Mt. Victoria	1830-50	T 83, P 38	
CH-36C	Crain's Lot, Smoke House	S. side of Mill Run Road 11889	Mt. Victoria	1830-50	T 83, P 38	
CH-048	Linden, Durham, Durham Freehold	8530 Mitchell Road	Port Tobacco	1783, 1800, 1838		
CH-059	Oak Grove	8625 Turkey Hill Road	La Plata	1800		NR/Easement
CH-148	Reeder, John H., Property (Edgehill Farm)	Edge Hill Rd. 11450	Newburg			Easement
CH-149	St. Catharine (Mudd Dr. Samuel, House)	W side MD Rt 232, 3725 Dr. Samuel Mudd Rd.	Bryantown			NR/Easement
CH-185	Locust Grove (Beech Neck) (Diggs House)	8375 Hawthorne Rd. , P.O. Box 3060	La Plata	1739-1749, 1825 c.		NR/Easement
CH-299	The Exchange (Greenland)	Spring Hill - Newtown Road, 1 mi. S. of La Plata	La Plata	1750 c.	T44, P78	NR/Easement
CH-348	Johnsontown (Hawksmoor)	Johnsontown Rd. 9410 or 9880	Bel Alton	1800-1820 c.	T 55, P 39	NR/Easement

CH-374	Chaney, Eugene, House	W side of Rt. 224, 1/10 mi. N. Marbury of Mattawoman		1880 c.	Easement
CH-391	Old Waldorf School	P.O. Box 954, Waldorf 20604	Waldorf	1930 c.	
CH-391	Waldorf Elementary School	3070 Crain Highway	Waldorf	1930, 1950 c.	NR eligible/Easement
CH-562	Bel Alton High School	P.O. Box 2614, La Plata, 20646	Bel Alton	10/09/1998	NR- NO

Appendix E: Charles County Cemeteries and Burial Sites

CH #	NAME	STREET	TOWN	DATE BUILT	MAP/PARCEL	DESIGNATION
CH-001	Rose Hill	Rose Hill Road	Port Tobacco	1784		NR
CH-003	La Grange	Port Tobacco Road, 201	La Plata	1765		NR
CH-005	Habre de Venture	Rose Hill Rd	Port Tobacco	1772		NR/NHL
CH-007	St. Ingnatius Church	Chapel Point Road	Chapel Point	1798		A
CH-011	Araby	Mason Springs Road	Mason Springs	1750		NR
CH-012	Smallwood's Retreat	Smallwood St. Park, Smallwood Rd	Rison	1760, 1958		
CH-018	William and Mary Parish		Wayside	1750		
CH-020	St. Mary's Roman Catholic Church, Newport	St. Mary's Church Road	Newport	1840	T 65, P 66,45	NR
CH-025	St. Charles Roman Catholic Church (site)	Old Indian Head Rd	Glymont	1800, 1913		
CH-028	Gunston	Dickinson Farm Place, 5470	Nanjemoy	1851	T 52, P 169	
CH-030	Waverly	Morgantown Road	Morgantown	1795, 1823		NR
CH-035	Mt. Victoria	N. side MD Rt. 257	Tompkinsville	1910		
CH-037	Society Hill (Walnut Hill, Frailty)	E. side of Mt. Victoria Road	Mt. Victoria	1750	T 83, P 17	
CH-039	West Hatton	West Hatton Road	Mt. Victoria	1770		
CH-040	Dent's Palace		Bryantown	1785	T 57, P 9	
CH-041	Hard Bargain	S. side of West Hatton Road	Mt. Victoria	1825		
CH-046	St. Mary's Roman Catholic Church	Notre Dame Place, 13715	Bryantown	1846: rebuilt 1966		

CH-052	Mt. Carmel Monastery	Mt. Carmel Road	Port Tobacco	1790		NR
CH-054	Marshall Hall, Stable (site) (Office) (Cemetery)		Bryans's Road	1750		NR/B
CH-056	Market Overton (Mulberry Grove)		Bryan's Road	1810	T 6, P 71	
CH-059	Oak Grove	Turkey Hill Road	La Plata	1800		NR/Easement
CH-063	Durham Church, Old (Christ Church, Episcopal)	E. side of Junction of Ironsides	Ironsides	1790 c.		
CH-065	Mt. Air	Terminus of Mount Air Road,	Faulkner	1740 c.		NR
CH-068	St. Joseph's Catholic Church, (Pomfret Chapel)	St. Joseph's Way 4585,	Pomfret	1763 c.	T 22, P 3, G 4	
CH-070	Dent's Levels (Jameson House)	Bumpy Oak Rd. 5685	La Plata			
CH-073	Mona Property (Preference)	Mona Farm Place 9250	La Plata	1840 c.		
CH-076	Piney Church (site) (Brice Chapel)	East side Piney Church Road	La Plata vic.	1754 c. 1900	T 24, P 0, G 22	
CH-083	Mulberry Grove	Stage Coach Road	Port Tobacco	1800 c.		
CH-097	St. Ignatius Catholic Church, Hill Top	6455 Port Tobacco Rd	Hill Top vic.	1859-1861		
CH-099	Equality		Faulkner			
CH-105	Rosemary Lawn	Fire Tower Road	Welcome	1825-1941 c.		NR
CH-111	Brawner House (site) (Federal Oak) (Cornwallis Neck)	N. side of Livingston Road	Mason's Spring			
CH-112	Fields Chapel, Old (Oldsfields)		Hughesville	1769	T 36, P 213	
CH-123	Trinity Episcopal Church		Newport	18th and 19th centuries	T 66, G 7, P 92	

CH-128	Chicamuxen Church (site) (Alexandria Chapel) (Jordan Chapel)		Rison	1891 to 1951	
CH-132	Harwood	Harwood Lane, 7911	Port Tobacco	1850	T 20, P 277
CH-138	Ellenborough (Prospect Hill Farm) (Keechland) (Turner House)	E. side of Popes Creek Road	Popes Creek	1780	T 73, P 12
CH-149	St. Catharine (Mudd Dr. Samuel, House)	W side MD Rt 232	Waldorf		NR/Easement
CH-153	Betty's Delight	Rose Hill Road	Port Tobacco		
CH-157	Montross Farm (site)	Chapman's Landing Road	Bryan's Road		
CH-160	Hanson Hill (site) (Green Hill) (Hanson) (Mitchell Farm)	E. side Marshalls Corner Road	Pomfret vic	late 17th C; late 19th C	T 32, G 4, P 1
CH-168	Stoddert Family Cemetery	Indian Head Estates	Bryan's Road		
CH-169	Port Tobacco Courthouse		Port Tobacco	1820 c.	
CH-179	Graves, Harris		Tompkinsville	19th century	
CH-181	Graves, Lee & Cemetery, PEPCO Plant	12620 Crain Highway	Newburg	1790's	T 82, P 10
CH-181	Graves, Lee & Cemetery, PEPCO Plant	12620 Crain Highway	Newburg	1790's	T 82, P 10
CH-187	Hawkins Family Cemetery	6885 Hawkins Gate Road	La Plata	1750-1932	T 45, G 2, P 15
CH-207	Mansion Hall (ruins) Mistake, The (site)			1700,1830 c.	T 52, P 6
CH-217	St. John's				

CH-223	McFerrin Memorial Methodist Episcopal Church & Parsonage (LaPlata Methodist Episcopal Church)	Kent Avenue, La Plata, MD	La Plata	1880	T 115, Lot 16	
CH-226	St. Paul's Episcopal Church (Piney Parish)	West side of Piney Church Road	Waldorf	1831 c.	T 24, P 1	
CH-250	St. John's Chapel Cemetery, (site of "Bumpy Oak Church", Pomonkey	W. side Bumpy Oak Road	Pomonkey vic	1824	T 12, P 216, G 23	
CH-291	Cherry Hill	West side of MD Rt. 344	Nanjemoy	1830 c.		
CH-295	Greenwood (ruins) (Three Sisters)		Pisgah	Mid 18th century	31/67	
CH-299	The Exchange (Greenland)	Spring Hill - Newtown Road	La Plata	1750 c.	T44, P78	NR/Easement
CH-302	Bromont Cemetery		Newburg	1820-1830		
CH-305	McDaniel House (site) & Cemetery	4655 Brierwood Drive	Port Tobacco	1865-1894	22/21 lot 3	Demolished
CH-353	Locust Grove (Harris Lot)	11220 DeLozier Farm Road	Thompkinsville	1855 c.	T 83, P 50	
CH-355	Nanjemoy Baptist Church	W side of Baptist Church Road	Nanjemoy	1900 c.	T 60, G 4, P 169	
CH-362	Smith's Chapel (Methodist)	7750 Poorhouse Road	Port Tobacco	1900 c.	31/105	
CH-363	Emory Chapel (Methodist)	MD Rt. 6	Grayton	1916 c.		
CH-364	Shiloh Methodist Church, Site 1	Shiloh Cemetary Road	Newburg	1863 c.		
CH-366	St. John's Chapel, AME Church	17301 Prince Frederick Road	Benedict	1940 c.	T 48, G 10, P 23	
CH-457	Quaker Cemetery (Adelphi Friends Meeting, Inc. Property)	NE corner of Leonardtown Road and Lukes Lane	Hughesville	1870 c. - 1950	T 36, P 86	

CH-500	Old Shiloh Church & Cemetery	Shiloh Church Rd. 2780	Bryans Road	1881	T 6, G 13,
CH-505	Pisgah United Methodist Church	7020 Poor House Road	Pisgah	1886-1890	T 30, P 386
CH-523	Pleasant Grove Baptist Church	Pleasant Grove Road	Marbury	1908	T 20, G 21, P 166
CH-541	Fenwick\Brent Family Graveyard	West side Fenwick Road	Fenwick	1815-1833	T 5, P53
CH-620	Reeves Chapel Site & Cemetery (Old St. Peter's Cemetery)	SE corner Gardiner Road & Poplar Hill Road	Waldorf	1825-1941	T 16, G 9, P 217
CH-634	Sacred Heart Cemetery	1911 St. Mary's Avenue	La Plata	20th century	T 44, P 23
CH-659	Smoot Graves	7700 Wheatley Road	Dentsville	1830-1878	T 56, G 6, P 43
CH-665	Croggot Cemetery	Intersection of Rt. 6 and BelAlton- Newtown Road	La Plata	1836	T 44, G 24, P 15
CH-722	Goode Hope Baptist Church Site and Cemetery	SW corner Mt. Victoria Road and Penny Burch Place	Mt. Victoria	19-20th c.	T 80, P 3
CH-751	St. Catherine's Catholic Church	7865 Port Tobacco Road	Welcome vic.	1908	T 47, P 180
CH-753	Marbury Church of God Cemetery	4825 Bicknell Road	Marbury vic.	1920	T 30, P 345
CH-772	Tubman Cemetery	Ray Drive	Port Tobacco	1862-1903	12/363

Appendix E: Charles County Museums & Interpretive Centers

Heritage House*
African American Heritage Society of
Charles County, Incorporated
7485 Crain Highway
La Plata, MD 20646

Doctor Samuel Mudd House
Dr. Samuel A. Mudd Society, Inc.
3725 Dr. Samuel Mudd Road
Waldorf, MD 20601

La Plata Train Station
Charles County Historical Society
101 Kent Avenue
La Plata, MD 20646

Port Tobacco Courthouse
Society for the Restoration of Port Tobacco
P.O. Box 302
Port Tobacco, MD 20677

Southern Maryland Studies Center
8730 Mitchell Road
PO Box 910
La Plata, MD 20646

Thomas Stone National Historic Site
6655 Rose Hill Road
Port Tobacco, MD 20677

Smallwood's Retreat
General Smallwood State Park
2720 Sweden Point Road
Marbury, MD 20658

American Indian Cultural Center*
16816 Country Lane
Waldorf, MD 20601

Mount Carmel Monastery
5687 Mt. Carmel Road
La Plata, MD 20646

Port Tobacco Schoolhouse
Retired Teachers Association
Port Tobacco, MD 20677

Mc Conchie Schoolhouse/Farm Museum*
Charles County Fairgrounds
Fairgrounds Road
La Plata, MD 20646

Mt. Aventine*
DNR/Friends of Mt. Aventine
Chapmans State Forest
Indian Head, MD 20640

Charles County Chamber of Commerce
6360 Crain Highway
La Plata, MD 20646-4208

Charles County Planning/ Historic Preservation
Program
PO Box 2150
La Plata, MD 20646

Charles County Tourism
PO Box 2150
La Plata, MD 20646

Crain Memorial Welcome Center
12480 Crain Highway
Newburg, MD 20664

* Open by appointment

Appendix E: Charles County Museums & Interpretive Centers

Appendix G: Maryland Code, Article 66B - Land Use

§ 1.02.

- (a) Except as provided in this section, this article does not apply to charter counties.
- (b) The following sections of this article apply to a charter county:
 - (1) § 1.00(j) (Definition of "sensitive areas");
 - (2) § 1.01 (Visions);
 - (3) § 1.03 (Charter county - Comprehensive plans);
 - (4) § 4.01(b)(2) (Regulation of bicycle parking);
 - (5) § 5.03(d) (Easements for burial sites);
 - (6) § 7.02 (Civil penalty for zoning violation);
 - (7) § 10.01 (Adequate Public Facilities Ordinances);
 - (8) § 11.01 (Transfer of Development Rights);
 - (9) § 12.01 (Inclusionary Zoning);
 - (10) Except in Montgomery County or Prince George's County, § 13.01 (Development Rights and Responsibilities Agreements); and
 - (11) For Baltimore County only, § 14.02.
- (c) This section supersedes any inconsistent provision of Article 28 of the Code.

§ 5.03.

- (d) (1) Regulations governing the subdivision of land shall require that an appropriate easement be provided for any burial site located on the land.
- (2) The easement shall be subject to the subdivision plat for entry to and exit from the burial site by persons related by blood or marriage or persons in interest, as defined in § 14-121 of the Real Property Article.
- (3) The existing right-of-way need not be extended for any improvements on the burial site.

§ 8.01.

(a) (1) In this subheading the following words have the meanings indicated.

(2) "Appurtenances" and "environmental settings" include:

- (i) Paved or unpaved walkways and driveways;
- (ii) Trees;
- (iii) Landscaping;
- (iv) Pastures;
- (v) Croplands;
- (vi) Waterways; and
- (vii) Rocks.

(3) "Demolition" includes any willful neglect in the maintenance and repair of a structure, other than the structure's appurtenances and environmental settings, that:

(i) Does not result from a financial inability to maintain and repair the structure;
and

(ii) Threatens to result in a substantial deterioration of the exterior features of the structure.

(4) "District" means a significant concentration, linkage, or continuity of sites, structures, or objects united historically or aesthetically by plan or physical development.

(5) "Routine maintenance" means work that does not alter the exterior fabric or features of a site or structure and has no material effect on the historical, archaeological, or architectural significance of the site or structure.

(6) "Site" means the location of an event of historic significance or a standing or ruined structure that possesses historic, archaeological, or cultural significance.

(7) (i) "Structure" means a combination of material to form a construction that is stable.

(ii) "Structure" includes buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, bridges, piers, paving, bulkheads, wharves, sheds, coal bins, shelters, fences, and display signs visible or intended to be visible from a public way.

(iii) "Structure" also includes a natural land formation and an appurtenance and environmental setting.

(iv) "Structure" includes a part of a structure.

(b) (1) It is a public purpose in this State to preserve sites, structures, and districts of historical, archeological, or architectural significance and their appurtenances and environmental settings.

(2) Except for the Mayor and City Council of Baltimore, the local legislative body of every local jurisdiction may, by ordinance or resolution, regulate:

(i) The construction, alteration, reconstruction, moving, and demolition of sites or structures of historical, archeological, or architectural significance;

(ii) The construction, alteration, reconstruction, moving, and demolition of sites and structures within districts; and

(iii) The appurtenances and environmental settings of sites and structures within their limits.

(c) The purpose of an ordinance or resolution adopted under this subtitle is to:

(1) Safeguard the heritage of the local jurisdiction by preserving sites, structures, or districts which reflect elements of cultural, social, economic, political, archeological, or architectural history;

(2) Stabilize and improve the property values of those sites, structures, or districts;

(3) Foster civic beauty;

(4) Strengthen the local economy; and

(5) Promote the preservation and appreciation of those sites, structures, and districts for the education and welfare of the residents of each local jurisdiction.

§ 8.02.

For the purposes of this subtitle, each local jurisdiction may designate boundaries for sites, structures, or districts which are deemed to be of historic, archeological, or architectural significance, by following the procedures of the local jurisdiction for establishing or changing areas and classifications of zoning.

§ 8.03.

(a) (1) A local jurisdiction may create a "historic district commission" or "historic preservation commission".

(2) (i) A historic district commission or historic preservation commission shall have at least five members.

(ii) Each member of a historic district commission or historic preservation commission shall possess a demonstrated special interest, specific knowledge, or professional or academic training in such fields as history, architecture, architectural history, planning, archeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design, or related disciplines.

(iii) A majority of the members of a historic district commission or historic preservation commission shall be residents of the local jurisdiction that created the commission.

(iv) Each local jurisdiction that creates a historic district commission or historic preservation commission under this subtitle shall establish and publicly adopt criteria for qualifying as a member of the commission.

(3) (i) Each member of a historic district commission or historic preservation commission shall be appointed for a 3-year term.

(ii) The terms of the members of the commission shall be staggered.

(iii) A member of a historic district commission or historic preservation commission is eligible for reappointment.

(iv) The appointing authority shall fill any vacancy on a commission for the unexpired term of the vacant position.

(4) Subject to any requirements of the local jurisdiction governing the acceptance and use of gifts by public officials, a historic district commission or historic preservation commission shall have the right to accept and use gifts as needed to perform its duties.

(b) (1) The Maryland Historical Trust may be designated by a historic district commission or historic preservation commission to analyze and make recommendations concerning the preservation of sites, structures, or districts of historic, archeological, architectural, or cultural significance within the area served by the commission.

(2) The recommendations of the Maryland Historical Trust may include:

(i) Proposed boundaries for sites, structures, or districts; and

(ii) The identification and designation of particular sites, structures, or districts to be preserved.

§ 8.04.

(a) Subject to any requirements of a local jurisdiction governing the acquisition of easements, a historic district commission or historic preservation commission may acquire easements in connection with individual sites or structures, or with sites or structures located in or adjacent to a locally designated historic district.

(b) The easements acquired by a historic district commission or historic preservation commission may grant to the commission, the residents of the historic district, and the general public the right to ensure that any site, structure, or surrounding property on which the easement is applied is protected, in perpetuity, from changes that would affect the historic, archeological, or architectural significance of the site, structure, or surrounding property.

§ 8.05.

(a) Before a person may construct, alter, reconstruct, move, or demolish a site or structure located within a designated district of a local jurisdiction, if any exterior changes are involved which would affect the historic, archeological, or architectural significance of the site or structure, any portion of which is visible or intended to be visible from a public way, the person shall file an application with the historic district commission or historic preservation commission.

(b) An application filed under subsection (a) of this section shall be considered by the historic district commission or historic preservation commission and approved or rejected by the commission.

(c) An applicant may not resubmit an application that is identical to a rejected application for 1 year after the rejection.

(d) The local jurisdiction may not grant a permit for a change to a site or structure or to a site or structure located in a district until the historic district commission or historic preservation commission has acted on the application as provided under § 8.06 of this subtitle.

§ 8.06.

(a) (1) A local jurisdiction shall adopt guidelines for rehabilitation and new construction design for designated sites, structures, and districts that are consistent with those generally recognized by the Maryland Historical Trust.

(2) (i) The guidelines adopted under this section may include:

1. Design characteristics intended to meet the needs of particular types of sites, structures, and districts; and

2. Identification of categories of changes that are so minimal in nature that they do not affect historic, archeological, or architectural significance and require no review by a historic district commission or historic preservation commission.

(ii) A historic district commission or historic preservation commission shall use the guidelines in the commission's review of applications.

(b) In reviewing applications, a commission shall consider:

(1) The historic, archeological, or architectural significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area;

(2) The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area;

(3) The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used; and

(4) Any other factors, including aesthetics, which the historic district commission or historic preservation commission considers pertinent.

§ 8.07.

(a) A historic district commission or historic preservation commission shall consider only the exterior features of a structure and may not consider any interior arrangements.

(b) A historic district commission or historic preservation commission may not disapprove an application except as based on the considerations listed in § 8.06 of this subtitle.

§ 8.08.

(a) A historic district commission or historic preservation commission shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance.

(b) Unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure, a historic district commission or historic preservation commission may not strictly judge plans:

(1) For a site or structure of little historic, archeological, or architectural significance;
or

(2) Involving new construction.

(c) A historic district commission or historic preservation commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one period.

§ 8.09.

(a) (1) If an application is submitted for construction, reconstruction, or alteration affecting a site or the exterior of a structure or for the moving or demolition of a structure, and a historic district commission or historic preservation commission considers preservation of the site or structure to be of unusual importance to the local jurisdiction, the State, or the nation, the commission shall attempt, with the owner of the structure, to formulate an economically feasible plan to preserve the site or structure.

(2) Unless the historic district commission or historic preservation commission is satisfied that the proposed construction, reconstruction, or alteration will not materially impair the historic, archeological, or architectural significance of the site or structure, the commission shall:

- (i) Reject the application; and
- (ii) File a copy of its rejection with the building inspector of the local jurisdiction.

(b) The historic district commission or historic preservation commission shall have 90 days from the date that it concludes that an economically feasible plan cannot be formulated under this section to negotiate with the owner and other parties to find a means of preserving the site or structure.

§ 8.10.

If a site or structure is considered to be valuable for its historic, archeological, or architectural significance, a historic district commission or historic preservation commission may approve proposed construction, reconstruction, alteration, moving, or demolition, despite the fact that the changes come within the provisions of § 8.09 of this subtitle, if:

(1) The site or structure is a deterrent to a major improvement program which will be of substantial benefit to the local jurisdiction; or

(2) The retention of the site or structure would:

- (i) Cause undue financial hardship to the owner; or
- (ii) Not be in the best interests of a majority of persons in the community

§ 8.11.

(a) A historic district commission or historic preservation commission shall adopt those rules and regulations necessary for the proper transaction of the commission's business.

(b) Any interested person or representative of an interested person may appear and be heard at any public hearing conducted by a historic district commission or historic preservation commission.

§ 8.12.

(a) A historic district commission or historic preservation commission shall:

(1) File with the building inspector of the local jurisdiction a certificate of the commission's approval, modification, or rejection of any application or plan submitted to the commission for review; or

(2) If there is no building inspector in the county or municipal corporation, issue to the owner, lessee, or tenant of the property and premises that is the subject of the application or plan a certificate of the commission's approval, modification, or rejection.

(b) An applicant may not begin work on any project submitted for review by a historic district commission or historic preservation commission, until the commission has filed the certificate of approval with the building inspector.

(c) The building inspector may not issue a building permit for a change or construction submitted for review by a historic district commission or historic preservation commission until the building inspector has received the certificate of approval.

(d) If there is no building inspector in the local jurisdiction, the owner, lessee, or tenant of the property and premises may not commence the proposed work or change until the historic district commission or historic preservation commission has issued to the owner, lessee, or tenant a certificate of approval.

(e) If a historic district commission or historic preservation commission fails to act on a completed application within 45 days after the date that the completed application was filed, the application shall be considered approved unless:

(1) The applicant and the commission agree to an extension of the 45-day period; or

(2) The application is withdrawn.

§ 8.13.

This subtitle may not be interpreted to prevent routine maintenance, customary farming operations, or landscaping which does not have a material effect on the historic, archeological, or architectural significance of a designated site, structure, or district. Nothing in this subtitle affects the right to complete any work covered by a permit or authorization issued prior to October 1, 1995.

§ 8.14.

A historic district commission or historic preservation commission may request that the enforcing authority institute any of the remedies and penalties provided by law for any violation of an ordinance or resolution adopted under this subtitle.

§ 8.15.

Any person aggrieved by a decision of a historic district commission or historic preservation commission may appeal the decision in the manner provided for an appeal from the decision of the zoning board or commission of the local jurisdiction.

§ 8.16.

(a) (1) Every local jurisdiction in which a district is designated may enact laws requiring that:

(i) Utility companies relocate underground existing overhead lines and facilities within the defined part of the district or the entire district; and

(ii) If necessary, private owners receiving service from the relocated lines and facilities place any connection underground.

(2) A law enacted under this section shall:

(i) Require that the estimated cost to property owners for work performed on private property be determined and made available to affected property owners;

(ii) Provide financing for these costs to private owners, including financing for any charges for the amortization of the bonds issued to initially cover private costs; and

(iii) Include any other provisions reasonably related to placing overhead lines and facilities underground and the administration of underground relocation projects.

(b) (1) Notwithstanding any other provision of this section, the Public Service Commission shall:

(i) Prescribe the amount of the monthly surcharge required to support the net capital costs of an underground relocation and determine which customers of the applicable utility are subject to the surcharge;

(ii) Include the related net capital costs in the rate base; or

(iii) Adopt any other method to appropriately apportion the costs.

(2) A utility may not be required to pay more than one-half of the net capital costs of underground relocation.

(3) A local jurisdiction may appropriate money for underground relocation projects from any appropriate federal, State, and local funds it receives for the purpose.

(c) (1) In implementing subsection (a)(2)(ii) of this section, the local jurisdiction may enter into an agreement with individual property owners under which the local jurisdiction agrees to advance funds to cover the property owner's costs for the relocation of the overhead lines and facilities.

(2) (i) The local jurisdiction may appropriate funds, levy taxes, or borrow funds to pay and advance the costs of an underground relocation.

(ii) The local jurisdiction also may:

1. In order to recapture expended costs, impose a benefit assessment against property in the district on behalf of which the utility is relocated underground; and

2. Provide for the collection of the assessment.

(d) Section 1.02 of this article does not apply to this section.

§ 8.17.

(a) The provisions of this subtitle are severable.

(b) If any provision of this subtitle is held unconstitutional by a court of competent jurisdiction, the decision of the court does not affect or impair any of the remaining provisions.

Appendix H: Charles County Subdivision Regulations
Effective August 1, 1996

Section 44: General Site Design Standards

(a) *Site Design and Environmental Features Analysis.* The characteristics of the development site shall be detailed in an analysis, which may include the following, as appropriate: site context and history; geology, soil and topography; vegetation, fauna, and ecology (including the known location of any threatened or endangered species); visual features and their context; past and present use of the site; existing structures, and road networks. Other features and information may be included in the site analysis, and may be required during plan review; at minimum, the environmental features analysis required per the *Forest Conservation Ordinance* is to be provided with the preliminary subdivision plan application.

(b) *Subdivision Design.*

- i. Design of the development shall take into consideration all existing local and regional plans for the surrounding community including, but not limited to, the Charles County *Comprehensive Plan* and the *Comprehensive Water and Sewer Plan*.
- ii. Development of the site shall be based on the site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features.
- iii. The following specific areas include, but are not limited to, areas that shall be preserved as undeveloped open space, to the extent consistent with the reasonable use of land, and in accordance with applicable state or local regulations:
 - A. Unique and/or fragile areas, including tidal and non-tidal wetlands as defined in the Charles County Zoning Ordinance. This information is to be field verified by on-site inspection on the property and within 100 feet of the property boundary;
 - B. Priority forest stands and/or specimen trees consistent with the Charles County *Forest Conservation Ordinance*.
 - C. Lands in the flood plain;
 - D. Steep slopes in excess of twenty-five (25) percent, or as required by Resource Protection Zone or Critical Area regulations, as measured over an area of 10,000 square feet, except where appropriate engineering measures concerning slope stability, erosion, and resident safety are taken;

E. Habitats of rare, threatened and endangered species, as identified by the Secretary of the Maryland Department of Natural Resources or by the Federal Endangered Species Act;

F. Other significant ecological areas, including but not limited to: Forest Interior Dwelling Bird Habitat, fish spawning areas, colonial waterbird nesting sites, and submerged aquatic vegetation;

G. Historically significant structures and sites, as listed on federal, state, or County lists of historic places, or eligible for inclusion on the National Register of Historic Places;

H. Information for off-site delineation of the above items, beyond the 100 feet specified, may be based upon the most recent topographic and historical information available at the time of submittal, provided that the sources used are clearly specified on the plan or plat document.

Section 55: Historic and Archeological Sites

(a) The preservation of existing features which add value to land development within the County or to the County as a whole, including natural or man-made assets of the County such as historic sites, historic or architecturally significant buildings, vistas, archeological resources, and similar irreplaceable assets should be preserved, insofar as possible, through harmonious and careful design.

(b) All preliminary subdivision plans submitted shall show any historic resources identified on the National Register of Historic Places, the Maryland Historic Trust historic sites survey, or the *Charles County Comprehensive Plan* historic sites map, and shall identify cemeteries, burial grounds, and known archeological sites.

(c) The significance and integrity of all existing historic and archeological resources within a proposed subdivision shall be evaluated. The applicant shall propose a scheme for the protection and preservation of such resources, which shall be reviewed and subject to the approval of the Planning Commission.

(d) If good cause is shown that a historic resource cannot be preserved, and is accepted by the Planning Commission, that resource shall be documented according to the standards established by the Historic American Building Survey (HABS).

(e) In the case of a proposed subdivision adjacent to a historic or archeological resource, adequate buffering and screening shall be provided.

Appendix I : Glossary of Historic Designations

Historic resources are buildings, sites, structures, districts or objects, fifty years of age or older, that are significant to our local or national heritage. In Charles County this includes many types of resources, from one-room schoolhouses to 1850s plantation houses, from Victorian farmhouses to 19th century tobacco barns.

The **National Register of Historic Places** recognizes districts, buildings, structures, objects, and sites for their significance in American history, archeology, architecture, engineering, or culture, and identifies them as worthy of preservation. Listing in the National Register honors the property by recognizing its importance to its community, State, or to the Nation, and confers a measure of protection from harm by Federal activities. National Register designation is largely honorary, and does not restrict the rights of private property owners. While owners are not legally restricted from making changes to historic properties listed on the Register, a number of incentive programs are intended to encourage the preservation of these important sites.

The **Maryland Inventory of Historic Properties** is a broad-based repository of information on districts, sites, buildings, structures, and objects of known or potential value to the prehistory, history, or culture of the State of Maryland. Inclusion in the Maryland Inventory of Historic Properties involves no regulatory restrictions or controls, but is the first step in determining eligibility for the National Register. Charles County has more than 750 sites identified on the Maryland Inventory. An index of Charles County sites is available at www.charlescounty.org/pgm

Local historic districts/landmarks are created through zoning. Typically a local commission, made up of citizens and professionals, reviews proposals to alter the exterior of properties designated as historic under local law.

A **preservation easement** is a legal instrument designed to preserve a historic property in perpetuity without transferring ownership. Preservation easements ensure the structure's protection by limiting the changes to the restored exterior. In most cases easements are recognized as a charitable donation and eligible for federal and state income, estate, inheritance, gift or property tax incentives. The Maryland Historical Trust holds over a dozen preservation easements in Charles County.

	public access required (1 day pr. year)	eligible for State rehabilitation tax credit	review of exterior changes required	review of exterior and/or interior changes required
Maryland Inventory of Historic Properties				
National Register of Historic Places		T		
Designated Local Landmark/District		T	T	
Maryland Historic Trust Easement	T	T	T	T