Chapter 15

IMPLEMENTATION

INTRODUCTION

The Historic Sites and Districts Plan serves as a policy guide for elected officials, government agencies, historic property owners, the real estate and development industries, and preservation and environmental organizations. The plan offers many policies and strategies to address historic preservation issues facing the county. Following the adoption and approval of the plan, its goals, policies and strategies will be realized through planning implementation mechanisms. These approaches include legislative changes to applicable ordinances, capital improvement program commitments, operating budget initiatives, the inclusion of policy guidance in master plans and sector plans, and a strategic plan for implementation.

Strategic Plan for Implementation

The strategic plan for implementation will establish a full set of priorities and benchmarks of progress. It will identify the responsibilities of the various stakeholders to carry out the strategies within defined time periods. Successful implementation will take time and require the efforts of all stakeholders—government, the private sector, nonprofit organizations, and historic property owners.

Implementation Actions

This plan proposes that four essential types of actions should be addressed in the strategic plan of implementation—protection, stewardship, incentives, and education:

• Protect historic sites and their environmental settings, historic resources, historic cemeteries, archeological resources, and cultural landscapes from development impacts.

• Encourage strong stewardship of historic sites.

• Provide adequate incentives to assist property owners.

• Educate the county’s children, citizens, and visitors about the county’s historic, cultural, architectural, and archeological heritage.

Following the approval of the strategic plan, the HSDP proposes that a biennial summit of preservation organizations, public agencies, and other stakeholders be held every two years to review the progress towards meeting the benchmarks.

There will be many challenges to face in providing the necessary resources to implement the plan. Meeting these challenges should be guided by the most pressing preservation needs at this time. As the strategic plan for implementation is being developed, the following policies and strategies are offered as the highest priorities to address the most critical needs.
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Highest Priority Actions

Protection—To protect historic sites and their environmental settings, historic resources, historic cemeteries, archeological resources, and cultural landscapes from development impacts.

Chapter 3: Policy 4: Strategy 4

3.4.4: Encourage public agencies to engage in appropriate stewardship of historic properties by listing properties as historic sites and by listing eligible properties in the National Register of Historic Places.

Chapter 4: Policy 1: Strategies 3 and 5

4.1.3: Ensure that potential development impacts to historic and cultural resources are reviewed comprehensively by all relevant agencies and departments.

4.1.5: Develop standard conditions of approval, as appropriate, for development applications that require the issuance of a performance bond to ensure the completion of a project affecting a historic site.

Chapter 5: Policy 1: Strategy 1

5.1.1: Prepare and enact comprehensive amendments to the historic preservation ordinance to reflect nationally recognized best practices following the guidance of the analysis provided during the development of the HSDP.

Chapter 7: Policy 1: Strategy 4

7.1.4: Create a Prince George's County cemetery inventory database that lists all known cemeteries and burial grounds and provides information on their location, condition, and significant elements.

Chapter 8: Policy 1: Strategy 1 and Policy 2: Strategy 1

8.1.1: Consider additions to county regulations to ensure better protection of archeological resources.

8.2.1: Conduct archeological surveys on parkland before a park is designed to avoid or mitigate significant archeological sites.

Chapter 9: Policy 2: Strategy 1

9.2.1: Develop a mechanism to require a cultural landscape treatment plan in order to assure that the defining features of a landscape guide the development of a property.

Stewardship—To encourage strong stewardship of historic sites.

Chapter 4: Policy 3: Strategy 1, Policy 5, and Policy 5: Strategy 2

4.3.1: Create and promote workshops, mailings, publications and web-based information about the Historic Preservation Commission’s Rules Of Procedure, policies, and guidelines and on the Secretary of the Interior’s Standards for the Treatment of Historic Properties as well as best practices focused on issues affecting historic property owners.

4.5: Develop a strategic plan for future county/M-NCPPC acquisition, restoration, maintenance and interpretation of historic properties.

4.5.2: Develop guidelines and criteria to prioritize acquisitions of properties based on their historic and archeological significance, including their contribution to the cultural landscape of an area.

Chapter 5: Policy 2: Strategy 3

5.2.3: Provide trained staff to address enforcement of historic preservation regulations to ensure that projects are conducted in accordance with an approved HAWP, as required.

Chapter 7: Policy 3: Strategy 2

7.3.2: Develop a cemetery preservation manual to provide county residents with best practice guidance on how to preserve and maintain historic burial grounds and cemeteries.

Incentives—To provide adequate incentives to assist property owners.

Chapter 6: Policy 4: Strategies 1 and 2

6.4.1: Consider the development of legislation to provide tax credits, and/or other financial incentives to
encourage the protection of specific natural and cultural features within environmental settings.

6.4.2: Consider the development of an easement program addressing the release of certain development rights within environmental settings.

**Chapter 8: Policy 1: Strategy 8**

8.1.8. Assist owners of historic sites applying for HAWPs with sources of funding when a need for archeology is identified.

**Chapter 10: Policy 1: Strategies 1 and 4, and Policy 2: Strategy 1**

10.1.1: Continue to fund and administer the Prince George’s County Historic Property Grant Program.

10.1.4: Develop and approve guidelines and procedures for the non capital preservation grant program.

10.2.1: Consider amending the county preservation tax credit provisions to increase the percentage of the credit and allow the credit to extend over a ten-year period instead of the existing five-year period.

**Education—To educate the county’s children, citizens, and visitors about the county’s historic, cultural, architectural and archeological heritage.**

**Chapter 3: Policy 3: Strategy 1**

3.3.1: Promote the protections and benefits that are available with local historic district designation through regular communication with municipalities, community and civic groups.

**Chapter 8: Policy 5: Strategy 1**

8.5.1: Develop interpretive signage and web sites to convey to the public information collected about archeological sites identified through development projects, as well as through parkland development.

**Chapter 11: Policy 1: Strategy 3**

11.1.3: Encourage community leaders and elected officials to promote the major historic assets of the county’s historic commercial areas, such as the US 1 corridor, Old Bowie, and Upper Marlboro.

**Chapter 12: Policy 2: Strategy 1 and Policy 3: Strategy 1**

12.1.1: Ensure that heritage tourism program leadership and funding is provided.

12.3.1: Develop a coordinated, Internet-based heritage tourism network

**Chapter 13: Policy 1: Strategies 3 and 4**

13.1.3: Continue to undertake Historic Preservation Week activities each year in order to recognize the designation of historic sites, significant rehabilitation projects in the county, and individuals responsible for notable preservation initiatives.

13.1.4: Continue to cosponsor and coordinate workshops with federal, state, and local historic preservation agencies and organizations to advocate and educate participants about appropriate preservation technology and techniques.

**Chapter 14: Policy 2: Strategy 1, Policy 4: Strategy 1, and Policy 5: Strategy 1**

14.2.1: Collaborate with educators to develop lesson plans that use historic resources as part of the county curricula.

14.4.1: Produce educational presentations that publicize the county’s historic resources.

14.5.1: Highlight the diversity of historic properties within the county.
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Photo:
Roof Replacement at Melford, September 2007 (Historic Site 71B-016)