

## I. INTRODUCTION

Preservation of the City's historic resources is key to maintaining the beauty, uniqueness, and heritage of Havre de Grace. Havre de Grace boasts a National Register Historic District of approximately 1,100 properties, of which nearly 800 contribute to the historic and cultural significance of the City. This large district is comprised of residential, commercial, and older industrial buildings that predate the mid-twentieth century, and includes the historic downtown, the waterfront, and much of the older housing stock of the community.

The City of Havre de Grace has a rich and active history. European exploration began in the Upper Bay region in 1608 with Captain John Smith, who first mapped the Chesapeake Bay and the Susquehanna River to the limits of navigable waters just north of Havre de Grace. English settlement in Havre de Grace began in the mid-1600s, first as a site called Harmer's Town, then as Stockett's Plantation. The area grew as a result of the establishment of a ferry crossing in 1695. Havre de Grace was so-named in about 1782 and was incorporated as a town in 1785, making it Maryland's second oldest municipality.

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

Mapped in 1799, the City was laid out in a traditional grid pattern, with streets running north/south and east/west; Union Avenue and Congress Avenue were the principal streets. The grid street pattern provided order in anticipation of future growth, and development in the older portions of the City occurred under this design. Remaining historic structures within the City are many and run the gamut in terms of their age, design, detailing, and functions. Simple but well crafted Carpenter Victorian duplexes and single-family residences are mixed with intricate Queen Anne homes of the wealthy. Working class row-homes, older industrial buildings (such as the Lockhouse for the Susquehanna and Tidewater Canal, and the Concord Point Lighthouse, and the Seneca Cannery), architecturally divergent churches, and an intact commercial downtown are just a few of the uses within the historic portions of the City. More modern structures were built within the older areas of the City (sometimes referred to as "in-fill"

development), but the grid streets and small lanes serve to maintain and control the historical development patterns.

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

## **II. RECOMMENDATIONS**

- Educate the public about historic preservation tax credit programs offered through the State and Federal governments that are available for renovations to historic structures (commercial and residential).
- Develop design standards for new development within the National Register Historic District. Determine different design standards for areas within the District, such as the Downtown Business District, the Waterfront, and the Old Town Areas. Specific attention needs to be placed on building scale, setbacks that complement historic patterns, site configuration, parking, and view protection.
- Revise existing zoning regulations so that the historic character of the City of Havre de Grace is maintained as new development occurs.
- Educate business and property owners about the Maryland Building Rehabilitation Code (or Smart Codes) for the renovation of existing structures in keeping with their historic character.
- Recognize the economic importance of historic preservation and develop marketing strategies that will benefit Havre de Grace in terms of heritage tourism.
- Support the volunteer efforts of the Historic Preservation Commission members in their development of historic preservation strategies, educational and promotional material, and public outreach for the purpose of historic resource preservation.
- Develop incentives and/or regulations as a means of assuring protection and maintenance of historic structures in a historically appropriate manner (avoiding inappropriate materials, such as vinyl siding, shutters, windows etc.; preventing demolition and redevelopment). Examples of incentives include the continuance of the façade improvement program, local tax incentives, or tax assessment freezes for

improvements. An example of regulatory protection is the establishment of a local historic district with design guidelines.

- Continue to document the historic structures within Havre de Grace to update the existing inventory of resources.
- Utilize the National or State of Maryland Main Street approach to encourage historic rehabilitation and reuse of existing commercial structures within the Downtown Business District.
- Concentrate preservation efforts on properties of high historic and public value (such as museums) while at the same time promoting historic preservation throughout the City's extensive National Register Historic District.
- Recognize the City's rich multi-cultural history and support efforts for educating the public about the City's diverse cultural heritage.
- Emphasize the educational importance of cultural museums in interpreting the City's rich history and relaying the historical significance of Havre de Grace in relation to American history. Support the staff and volunteers of the numerous museums in their work in interpreting local cultural history.
- Work with Harford County Public Schools to incorporate important local history into the public education curriculum. This may be provided through existing museums and publicly-owned historic resources.
- Develop a signage plan that is complementary to the historic character of Havre de Grace and provide better directional signs to and within the Historic District.
- Revise the sign ordinance and incorporate changes that enhance the character of the historic areas of the City.
- Continue streetscape improvements throughout the Historic District.
- Re-institute the use of historic plaques to identify buildings of significant historic value.
- Support the operation of the Havre de Grace Visitor Center and other tourist outlets as resources for the distribution of educational materials regarding the historical and cultural assets of the City.
- Continue to work with private property owners of the outlying farms to preserve the structures of historic value during subsequent development processes.
- Provide information to realtors about the historic significance of structures and rehabilitation tax credits, and generalized information about the historic significance of Havre de Grace.

### III. SUPPORTING VISIONS, GOALS, AND OBJECTIVES

The following are the community visions and goals that were identified in Chapter 2. These were developed with the help of public involvement in the Comprehensive Plan in 1996 and confirmed as still valid in the 2002 workshop process for this Comprehensive Plan. Historic preservation figures prominently in the community vision and three specific goals were identified to support that vision. In addition, this section includes eight objectives that outline the desired results of preservation efforts, when progressive historic preservation efforts are implemented.

#### A. Community Vision

This section recommends policies directed toward preserving the City's historic assets. These policies further the City's efforts in attaining the following visions written earlier in this Comprehensive Plan.

- *A Good Family Life*
- *A Small Town Ambience*
- *An Environmentally Sensitive Community*
- *A Historic and Cultural Center*
- *A Good Place to do Business*

#### B. Goals

In order to establish and enhance Havre de Grace's opportunity to become a historic and cultural center, the City adopted four goals oriented toward historic preservation. These goals are:

1. Protect and enhance the historical elements and building architecture which contribute to the distinctive image of the City.
2. Protect and enhance the visual and historic character of the various periods and styles of Havre de Grace's evolution.
3. Protect and preserve the historically significant manor houses in the Havre de Grace planning area.
4. Support the City's numerous museums in their efforts to interpret the important cultural heritage of the region.

#### C. Objectives

The general objectives for the development of a historic preservation program are to:

1. Safeguard the local heritage by preserving the cultural, social, economic, political, and architectural elements of the local history.

2. Stabilize or improve property values by upgrading historic structures and environments.
3. Promote the use and preservation of historic places for the education, welfare and pleasure of the City's residents, and for the interest of tourists.
4. Integrate the historic buildings and sites with the existing environment to produce a diversity of visual effect.
5. Improve the structural and environmental quality of individual homes through preservation and restoration of historic properties.
6. Strengthen the local economy through preservation work and possible tourist interest and travel in the restored district.
7. Establish a program of public, semi-public, and private historic preservation activities to foster coordinated efforts by all sectors of the community.
8. Develop financial incentives to implement the program.

#### IV. HISTORIC PRESERVATION FOR URBAN PROPERTIES

##### A. Background of Local Preservation

Early preservation efforts in Havre de Grace were carried out by the Susquehanna Museum of Havre de Grace, Inc. which restored the Lock House of the Susquehanna and Tidewater Canal. In 1975, it was determined that a broader community effort was needed, and a preservation committee, appointed by the Mayor and City Council, established a list of sixty-five structures that were significant to the City. In 1976, sixty-five other structures were added to the original list and, subsequently, another 130 structures were identified as having the potential for inclusion on the list.

In a 1979 study of Havre de Grace by Harford County, a historic district was defined, and each structure within it was assigned a code relating to its significance. In 1982, this historic district, with approximately 1,100 properties, was listed on the National Register of Historic Places by the Maryland Historical Trust. Nearly 800 of the structures within the district were designated as contributing to the historic and architectural significance of the area. This large district includes all of the historic downtown and older residences of the City generally from Juniata Street eastward to the waterfront. Figure ---- on page ---- shows the extent of the National Register Historic District, and the blocks and neighborhoods that it includes.

An amendment to the local zoning ordinance creating historic area zoning was enacted in 1990 (Ordinance No. 729, *Historic Area Zoning*, passed April 1990; then Ordinance 757, *Historic Area Zoning*, passed October 7, 1991). This provision established a Historic District Commission to recommend to City Council the designation of any local historic districts. These districts were to be made up of any

publicly-owned structures or privately-owned structures (with the permission of the owner). Any exterior changes to a building designated a historic landmark or located within a historic district was then subject to design review by the Historic District Commission. Normal maintenance was excluded from review.

In 2001, Ordinance No. 815 *Historic Preservation* was passed (September 17, 2001) to establish historic preservation as a public policy as opposed to a zoning category. The ordinance included additional defining terms, renamed the “Historic District Commission” to “Historic Preservation Commission”, and clarified the role and membership requirements of the Commission. It also contains provisions for the development of rehabilitation and new construction design guidelines, as well as defines standards (as based on the Secretary of the Interior’s Standards for Rehabilitation) for designated structures located in the local Havre de Grace Historic District. Property owner concurrence is also necessary under this ordinance for a structure’s inclusion in the local district. Historic Preservation Commission review is required for all improvements to structures that have been placed in the local district.

Review by the Historic Preservation Commission is guided by the State of Maryland. The State of Maryland enabling legislation, Article 66B, requires the following criteria to be used as the minimum standards in determining the historic nature of a property during the Historic Preservation Commission's review of building permit applications:

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

## **B. Current Issues in Preservation**

### **1. Local Preservation Program Framework**

A typical local preservation program usually consists of three phases: identification of historic resources; designation of the most significant of those resources; and protection of those resources. (Protection can take the form of local regulations, local incentives, and public awareness efforts, or some combination of all three factors.) Havre de Grace has largely completed the first two steps in implementing a local preservation program: identification and

designation. An inventory has been completed and a historic district has been listed on the National Register of Historic Places. All properties within the district have been rated into one of several categories and these categories seem appropriate. While the nomination might encompass a few more properties on the fringes of the district, it is a large district that includes various periods of neighborhoods and commercial areas from Havre de Grace's past.

In regard to the protection phase of a typical local preservation program, Havre de Grace has taken some key steps, but may in time fall short of real historic preservation implementation. It has created a local historic preservation ordinance to protect the character of the City. However with individual owner consent required for listing, few of the approximately eight hundred contributing buildings in the National Register Historic District may ever come under its review. Thus, the ordinance in its present form may not likely play any significant role in the protection of local historic resources.

Some outstanding examples of local rehabilitation and restoration projects have been accomplished, both by the private sector as well as by museums in the Historic District. However, there also appears to be a continuing remodeling movement that, in some cases, may cause the gradual erosion of the historic character of the district. Currently, there are no safeguards (i.e. regulatory mechanisms) against modern improvements that degrade the historic integrity of structures within the City. Design guidelines must be created and adopted to provide guidance in regard to rehabilitation and new construction in the National Register Historic District. Such design guidelines would establish preservation goals for the City of Havre de Grace and voluntary minimum standards for any construction activity throughout the district.

## 2. Historic District Inventory Categories of Buildings

Most National Register nominations make only two distinctions in cataloguing buildings: those that contribute and those that do not contribute to the character of the Historic District. Any contributing building may qualify for federal rehabilitation tax credits. This broad view of contributing historic buildings reflects a concern by National Register officials that preservation has often only concentrated on very old large homes and has not encompassed all the periods of architecture and social groups that truly make up a community's historical development. The most successful historic districts from an economic perspective are those that recognize that real historic areas are made up of all the older structures from all periods. When this view is realized, a district of older structures can take on a dramatic new image based on its history. Annapolis, Easton, St. Michaels, Ellicott City, and Alexandria, Virginia are several area examples of this economic development strategy based on historic preservation of the entire district, not just the occasional building.

In Havre de Grace, there is continuing discussion about which historic buildings are more significant than others and how further distinctions about these ratings can be made. Often, the general public may not believe that many of the more

recently constructed (up to the 1950's) and more modest houses within the district have any preservation value. This unending discussion keeps the community in the identification and designation phases of a preservation program instead of dealing with protection issues. It also may confuse the public and property owners because it may appear that the community may not agree completely with the State and Federal professional preservation officials who have designated the National Register district.

It would be beneficial if general community agreement were achieved on what is historic if the program is to move beyond identification and designation. If more effort were put into explaining the rationale behind the broader view of preservation, and, if more local history were publicized, the community may take more pride and interest in its local heritage instead of continuing the discussion about which buildings should be in which category.

3. Public Awareness and Assistance for Property Owners in the Historic District

Protection of historic buildings may be accomplished by providing economic inducements, such as low interest revolving loan programs or tax credit incentives. Financial incentives are offered at the State and Federal levels but not locally, although there has been some discussion about local real estate tax credits for rehabilitation. Public awareness is also an important aspect of historic preservation, and there have been various activities over the years to promote local preservation efforts. These activities include several, very visible museum restoration projects such as the Concord Point Lighthouse, the Keeper's House, and the Susquehanna and Tidewater Canal Lock House.

If the majority of property owners in the Historic District can appreciate the rationale behind the broad view of the significance of the district, then they may be more interested in rehabilitation of their buildings. While some of the incentives encourage rehabilitation and maintenance, more encouragement should be given to property owners in their private efforts. Public awareness campaigns need to promote preservation by focusing on the property owner as well as attracting the visitors. All incentives should be explored by the Historic Preservation Commission, and the most effective ones should be implemented as soon as possible, along with other public awareness techniques such as a series of newspaper articles, talks to civic groups, published tours, and continuation of local preservation awards.

4. Economic Development and Preservation

Havre de Grace has an opportunity to link economic development to historic preservation. It has a very large Historic District that is mostly intact from a visual perspective; it is located on the water which is an additional attraction in itself; it is very accessible to visitors with its location next to a major Interstate highway; and it is convenient to a very large population base of several East Coast metropolitan areas.

However, in order to sell preservation and history to visitors, it must first sell the concept to its own local officials and property owners. The Historic District is so large and encompassing that some may feel that only its core needs to be preserved. If the rest of the district is neglected and there is not a common vision for the whole, then its integrity begins to erode. Since wholesale clearance of blocks of buildings may seem unlikely under any scenario in the near future, it would appear advantageous to adopt a more active and positive preservation policy and to relate it to tourism and economic development.

**C. Historic District Sub-Areas for Focused Preservation Strategies**

The following are sub-areas of particular importance for focused preservation strategies, either because of their relationship to the historical development of the City, their integrity as a neighborhood or district, or as a contributing resource to the City's economic future.

1. Downtown Business District

A "Main Street" approach which emphasizes rehabilitation of the existing buildings is desired in the Downtown Business District. This program should be combined with improved promotions and economic strategies based on tourism and the local market. There is a great amount of information available from the *National Main Street Center* on this program.

2. Union Avenue Corridor

This is the main corridor of the National Register Historic District. Its integrity should be maintained through targeted historic preservation efforts. Review of the existing attraction signs and new directional signs may lend character to this central historic corridor.

3. Congress/Union Area

As Congress and Union Avenues were the primary streets in the initial layout for the City of Havre de Grace, this is a focal point intersection of the National Register Historic District and offers the opportunity for quality restoration of buildings in this area.

4. Waterfront

Much of the waterfront has been redeveloped, and several parcels are candidates for continuing redevelopment. However, the historic Seneca Cannery is one of the few historic, privately owned buildings that remain on the waterfront and should be preserved. Views and access to the waterfront from the rest of the National Register Historic District should be maintained in all redevelopment projects.

5. Lighthouse Area/Heritage Park

This is an area of mixed uses and offers a concentration of museums and cultural venues for visitors. The scenic views to and from the Concord Point Lighthouse and the O’Neill House (the Lightkeeper’s house) are important to preserve.

6. Commerce Street Corridor

The western edge of the Historic District in this area could be extended to Stokes Street to include the Carrier House. The integrity of this corridor should be maintained through targeted preservation strategies. While there is the potential for some in-fill development in this area, it should be scaled to existing structures.

7. Washington Street Neighborhood

This area is made up of contiguous blocks of interesting historic residences, and its integrity should be maintained through targeted preservation efforts. Any in-fill development should be scaled appropriately to be in keeping with the character of the existing neighborhood structures.

8. Pennington Avenue West of Freedom Lane

This short corridor which connects the Downtown Business District with Havre de Grace City Hall and new Police Department building is a significant gateway to the commercial downtown. Historically, Pennington Avenue was originally St. Clair Street and provided a rail spur, known as “The Cut”, to the waterfront. Though there are a few historic buildings in the area, its central location offers the opportunity for some appropriate redevelopment and visual enhancements. This will strengthen Pennington Avenue as a more attractive thoroughfare between the downtown commercial area and the numerous civic uses adjoining it.

9. The area west of Union Avenue to the AMTRAK line and the Otsego-Ontario Street Neighborhood

These neighborhoods have experienced a considerable amount of residential rehabilitation, and the continuation of this trend is greatly desired.

## II. HISTORIC PRESERVATION FOR RURAL PROPERTIES

### A. Background

New development is occurring in the outlying rural areas that surround the City. Once grand estates are now becoming residential neighborhoods due to growing population demands and increased development pressures in areas where public infrastructure, such as public water and sewer, already exists. This Comprehensive Plan accommodates growth through annexation of the surrounding large farm tracts.

However, preservation of the historic manor houses with some surrounding acreage (to set historic structures apart from newer homes) is greatly desired during the subdivision and development process.

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

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

## **B. Property Descriptions**

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

### **1. Sion Hill (HA 525), National Register; National Historic Landmark**

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

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

as a (neo) classical villa, with expansive views of Havre de Grace and the Chesapeake Bay. The house itself has numerous significant architectural features, the lunette windows set within the central pediments, the keystones over the nine-over-nine double sash windows, the three part window over the garden facade entry, and the medallion block cornice on that same facade.

2. Blenheim (HA 107)

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

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

3. Mount Felix (HA 526)

Mount Felix was built by Jacob Giles, one of Harford County's first large scale entrepreneurs and owner of many business interests in the mid-eighteenth century. The large, brick, multi-part Georgian Mansion, with its kitchen wing, which may have replaced an earlier dwelling, is architecturally significant, as are the extant outbuildings, such as the meathouse and slave quarters. This structure is eligible for the National Register.

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

4. Harry Mitchell House (Cherry Hill Farm) (HA 760-762)

The Mitchell House, currently known as Cherry Hill Farm, is a late nineteenth century Victorian farmhouse reflecting the influence of A.J. Downing's romantic country house designs. The house is a three-bay frame cottage with a cross gable roof and a one-story, full width front porch. This structure is, most likely, eligible for the National Register.

Decorative features include the scrollwork on the bargeboards of the gables, a detail that extends along the eaves of the house as well as an entrance containing sidelights and a transom. Two matching corbelled interior chimneys protrude from the roof. There are several outbuildings constructed of coursed stone rubble, including a hip-roofed icehouse with a cupola vent, and a similarly designed springhouse. There is mature landscaping throughout the property, which also includes a barn, gazebo, swimming pool, and various rear additions to the house.

5. Mount Pleasant (HA 763, 764)

Mount Pleasant is a grand county estate of the eighteenth century. The first house on the estate, and the first truly great house in Harford County, was built around 1750 by Jacob Giles. The current Colonial Revival structure, with the garden and original outbuildings, is highly significant, architecturally, as an example of this style that was very popular in the early twentieth century. This structure is eligible for the National Register.

This fine example of a two-and-one half story Colonial Revival mansion has a number of interesting features, including Flemish bond brickwork, a slate roof with arched dormers, keystones over the eight-over-eight double sash windows, and a classically inspired entry with Ionic columns, a fanlight, and sidelights. The garden facade contains an unusual projecting one-story conservatory with five bays, each containing a pair of arched full-length windows. Above this composition is a Tudor-arched opening containing a traditional Palladian window. The interior has fine classically inspired and elaborate woodwork. The house is sited on a terraced knoll with commanding views of the Chesapeake Bay. Mount Pleasant farm was annexed by the City of Havre de Grace in July 1999. It is anticipated that the house will be preserved to support the Bulle Rock project.

6. Hokeland (Greenway Farm)

Hokeland is a mid-nineteenth century rural example of a restrained Italianate-style dwelling located west of Havre de Grace. It exemplifies the early, mid-century phase of the Italianate style, characterized by simple detailing. It was built in the 1850s by the Hoke family and was retained by descendants until

being acquired by the Steele Family in 1938. This large house is significant as a rare and relatively grand example of the style executed in the early years of its popularity. This structure is, most likely, eligible for the National Register.

Hokeland is a significant example of the Italianate-style with its shallow pitched hip roof, large brackets, and its pairs of long narrow four-over-four sash and four-over-six sash windows. The highly ordered symmetrical nature of its facade is somewhat unusual for a large domestic example of the Italianate style. Besides the rear addition and the application of vinyl siding, other changes include the addition of a Colonial Revival style entrance and the probable removal of the original front porch. There is a small barn on the property as well as tennis courts. The cedar lined lane and boxwood gardens are presently overgrown and need attention.

7. Stucco House (Lampson Property)

This house is located off the lane to Hokeland and east of the property. The house is a two and one-half story, gable-roofed stucco dwelling with twin end chimneys and dormers. The roof is slate, and there are granite sills below each window. The house appears to possibly date from the early nineteenth century, but has been considerably altered over time. More research is necessary to determine if the structure is eligible for the National Register.

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

C. Preservation/Development Approaches in Growth Areas

Currently, there are no mechanisms in place to preserve the manor homes on the outlying historic farm tracts. Documentation through Maryland Historical Trust and designation on the National Register of Historic Places is recognition of historical importance, however it does not protect historically important structures from alteration or demolition. Strategies for protecting historic resources must come from the local regulatory level or must be the personal initiative of individual property owners. Property owners for two of the above-mentioned estates, Sion Hill and Mount Felix, have given easements to the State of Maryland in order to ensure the preservation of these properties. The remaining properties are not under preservation easements.

Given the proximity to Interstate 95, it would appear that it is very likely in the near future that many of the rural properties surrounding the City will be converted to other,

more intense uses. If adjacent farm tracts are to be subject to annexation and ultimate development within the City, strategies must be devised to preserve the integrity of the historic resources while acknowledging the possibility of some level of future development on the properties. These strategies may include property owner education about rehabilitation tax credits for structural renovation, general notification of the significance of their structures, solicitation of preservation easements, and development guidelines that preserve historic resources. It is also desirable to have outbuildings and some of the land surrounding the main manor houses to be preserved, so that the original historic setting or context can remain.

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