

Catoctin Furnace Historic District Boundary Increase

February 11, 2026



Planning and Permitting
Livable Frederick Planning and Design Office



Division of
Planning and Permitting

Frederick County
Government Maryland

County Government and National Register Listings

- Historic Preservation Commission will review proposed listings or expansions
- No local review except with demolitions
- “National Register” included in 7 county codes



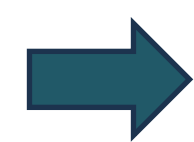
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1. § 1-19-6.170. HISTORIC STRUCTURAL LOT SIZES.

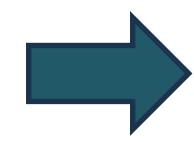
Frederick County, MD Frederick County, Maryland Code of Ordinances
...Sites to be used for the preservation of historic structures may be less than the minimum lot size for the district, provided: (A) The site is eli National Register of Historic Places; (B) It is owned and operated by a private not- for-profit corporation; (C) The site will not be used for hu effluent unless said site is served by community sewerage facilities or contains at least 40,000 square feet and said facilities meet the approv owner of the site grant an easement in perpetuity to the county or the Maryland Historic Trust, or other governmental body empowered to a further development of the site for nonhistoric preservation purposes.



Sites that have less than minimum lot size requirements for a district may be exempt and NR listing or eligibility is one requirement for exemption.

2. § 1-19-8.600. HISTORIC STRUCTURES OR SITES.

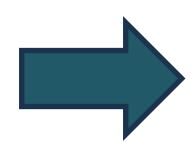
Frederick County, MD Frederick County, Maryland Code of Ordinances
...Historic structure or site as used in this section only means a structure or site listed on or eligible for the National Register of Historic Place Historic Properties and listed on the Frederick County Register of Historic Places. All properties requesting a special exception under this sec County Register of Historic Places prior to making application for a special exception.



Provisions to convert a historic structure or site into use that might not otherwise be permitted in your zoning but only for properties on or eligible for the NR and listed on the County Register.

3. § 1-23-11. ARCHAEOLOGICAL PROTECTION.

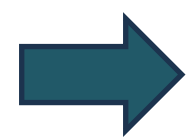
Frederick County, MD Frederick County, Maryland Code of Ordinances
...The significance of archaeological resources identified within the area of potential impact will be evaluated by a professional archaeologist National Register of Historic Places Criteria for Evaluation (Criteria). The archaeological resources will be considered significant if they posse significance as defined by the Criteria, can be associated with a historic context, and retains historic integrity.



Archaeological reviews apply the NR criteria when evaluating a site. Archaeological review is applicable to type 1 site plans, zoning map amendments, preliminary plans regardless if the site is NR listed or not.

4. § 1-19-8.420.2. CRITERIA.

Frederick County, MD Frederick County, Maryland Code of Ordinances
...(L) No towers are permitted within land designated or eligible for designation for National Register or Frederick County Historic Districts o including the environmental assessment, NEPA review, and SHPO review, as required by or provided to the Federal Communications Commi application.



Prohibits communication towers on land within designated or eligible NR districts or sites.

5. § 1-19-11.100. DEFINITIONS.

Frederick County, MD Frederick County, Maryland Code of Ordinances
...Any structure that is: (a) Individually listed in the National Register of Historic Places (a listing maintained by the U.S. Department of Interic Maryland Historical Trust as meeting the requirements for individual listing on the National Register of Historic Places; (b) Contributing to th Register Historic District or a district determined to be eligible by the Maryland Historical Trust to qualify as a National Registered Historic D contributing resource within a historic district identified on the Maryland Inventory of Historic Properties; or (d) Individually listed or a contri district identified on the Frederick County Register Inventory of Historic Places maintained by Frederick County whose Historic Preservation p Maryland Historical Trust and certified by the National Park Service.



Part of the definition of "historic structure" in the zoning code.

6. § 1-19-10.500.9. GENERAL DEVELOPMENT STANDARDS WITHIN THE PLANNED DEVELOPMENT DISTRICTS.

Frederick County, MD Frederick County, Maryland Code of Ordinances
...The evaluation shall include buildings, sites, structures, or other objects as listed on or eligible for the National Register of Historic Places, f Places, or as listed on the Maryland Inventory of Historic Properties. (B) Natural features. (1) Insofar as practical, the landscape shall be prese Minimizing tree and soil removal or disturbance; (b) Siting buildings to protect and enhance the relationship between the buildings and the tree lines, forested areas, and rock formations reducing visual impacts of development on surrounding properties and rights-of-way; (d) Esta of and between natural features. (2) Where the Planned Development District has been applied to a County Comprehensive Plan land use de area designated Natural Resource may not be developed with dwelling units or commercial/employment structures, and roadways and vehi



Part of the development standards for the Planned Development Districts (PUD, MXD) that eligible or listed NR properties be evaluated for feasibility of preservation into the development

7. § 1-19-10.500.5. APPLICATION.

Frederick County, MD Frederick County, Maryland Code of Ordinances
...Unless otherwise specified by the Division, the map shall reflect the tract of land proposed for development and the first 100 feet of adjoin whichever is less, and include the following: (a) Intermittent and perennial streams, drainage courses, and historic flow-ways on or within 200 development, including stream setbacks as required in § 1-19-9.400 ; (b) Areas of 100 year floodplain as depicted by the Federal Emergency rate maps or amendments thereto, including floodplain and stream setbacks as required in § 1-19-9.110 ; (c) Topography at a minimum of 5 otherwise required by the Division; (d) Moderate slopes (15% to <25%) and steep slopes (25% or greater); (e) Wetsoils and flooding soils, inc areas, and rock formations including historic, champion, and specimen trees and green infrastructure hubs and corridors; (g) Location and ty vegetation; (h) Jurisdictional wetlands and their buffers, including total acreage; (i) Any other relevant information as required by the Division all sites, buildings, structures, or other objects listed on or eligible for the National Register of Historic Places, Frederick County Register of H Maryland Historical Trust and certified by the National Park Service.



Part of the application for a planned development district is to include listed or eligible NR properties



Demolition Review

- Any property 50 years old or older will be reviewed regardless if on the National Register or not.
- Staff reviews the property for historical, architectural, cultural, or archaeological significance.
- If significant, HPC will determine if it has unique historic value and if so, will work with owner to try and find an economically feasible alternative.
- If not determined unique historic value, demolition may proceed.



County Register Designation

- Owner must consent to the designation.
- Demonstrate property meets at least 1 of 10 criteria.
- Once designated, any exterior changes with the local designation boundary may be reviewed by staff or the HPC.
- Eligible for County Rural Historic Preservation Grant program and/or County Historic Preservation Tax Credit.



Rural Historic Preservation Grant

- Only available for County Register Property Owners.
- Properties on the National Register can apply but first must be determined eligible for the County Register and if awarded will be required to be locally designated.
- Can request up to \$50,000 for exterior work.
- No match required.
- No limit on the number of times you can apply.



Historic Preservation Tax Credit

- County Property Tax Credit.
- Must be locally designated to be eligible.
- 25% credit based on qualified rehabilitation expenses (QREs).
- Exterior work only.
- Can be paired with State and Federal Tax Credits.
- Max of \$7,500 applied each year for up to five years.



Case Study #1: Residential

Expenditures submitted for:

Eligible Work?

- Porch Rehabilitation
- Cellar Door



Total Expenditures Submitted:

\$15,523

Final Property Tax Credit (25%)=

\$3,880.75

Plus State Income Tax Credit (20%)=

\$3,104.60

TOTAL CREDITS
\$6,985.35



Case Study #2: Commercial

Expenditures submitted for:

Eligible Work?

- New Roof
- Repair Stone Foundation



Total Expenditures Submitted:

\$36,000

Final Property Tax Credit (25%)=

\$9,000

Plus State Small Commercial Tax Credit (20%)=

\$7,200

And Federal Rehabilitation Tax Credit (20%)=

\$7,200



THANK YOU

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