

Resolution No. 20-16  
Re: The Designation of a Historic District for the Site Known as the James O. Lore Cottages  
Page 1 of 3

BK00049PG416

**RESOLUTION NO. 20-16**  
**PERTAINING TO THE DESIGNATION OF A HISTORIC DISTRICT FOR THE SITE KNOWN AS THE JAMES O. LORE COTTAGES, CASE HD 2016-01**

WHEREAS, Title 8 of the *Land Use Article* of the Maryland Annotated Code and the Calvert County Code, Chapter 57, *Historic Districts*, provide that the County Commissioners of Calvert County, Maryland, upon receiving a recommendation from the Historic District Commission, may designate a site with historic, cultural, architectural or design significance and that meets the purposes and criteria of the foregoing Calvert County Code as a Historic District;

WHEREAS, the Historic District Commission received an application from Donald McDougall, representing the property owner, Avondale Cottages LLC, for Historic District designation of the site described as:

14260 Calvert Street in Solomons, Maryland, identified as parcel 87 on Tax Map 44B, is zoned Residential, and consists of ±10,700 square feet (hereinafter, referred to as the "Site");

WHEREAS, the Historic District Commission, in regular session on March 9, 2016 reviewed the application, made the following findings and voted to recommend designation of the Site as a Historic District having met the following criteria of the Calvert County Code, Chapter 57, Article III, Section 57-8(A)(1)(a), and (d) and Chapter 57, Article III, Section 57-8(A)(2)(a):

*Avondale has been home to people engaged in boatbuilding, fishing, and associated trades since it was platted in the late nineteenth century. The three cottages at 14260 Calvert Street were built for James Osborn Lore in the 1940s, reportedly to house workers at his boatyard in Solomons. After his death in 1950, the boatyard was bought by J. O. Lore's sister, Anna Lore Zahniser and it became A. W. Zahniser & Son Marina and Boatyard. The boatyard is now known as Zahniser's Yachting Center. The cottages remained in the Lore family until they were purchased in 2015 by Avondale Cottages LLC.*

*Waterfront communities throughout the county had commonalities in their history that are reflected in their communities. In a period where transportation was still principally by water and working the water was the focus of both business and recreation, people worked and lived in their communities. The three identical cottages on Calvert Street testify to the local economy and economic heritage of Avondale.*

*The cottages are simple houses that retain their original siding, exposed rafter-tails along the roofline, and convey their history as workforce housing in a residential community that supported the enterprises along the waterfront. The three buildings illustrate the scale and rhythm of housing that was typical in Avondale in the twentieth century and is still evident among the cottages that have been preserved.*

**WHEREAS**, a joint public hearing to consider said recommendation was duly scheduled, advertised, and held on June 14, 2016 at which time the recommendation of the Historic District Commission was discussed, staff's recommendations were considered, and public comment was solicited; and

**WHEREAS**, the Planning Commission recommended designation to the Board of County Commissioners of Calvert County, Maryland, which was satisfied that the criteria for approval of the Historic District had been met, that the property owner was in favor of the designation, and that designation of the Site as a Calvert County Historic District is in the best interests of the general health, safety and welfare of the citizens of Calvert County, and voted to approve the designation of the Site.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Calvert County, Maryland, that the reasons set forth by the Historic District Commission in support of its recommendation to approve the application for Historic District designation of the property known as James O. Lore Cottages, as more fully described above, **BE**, and hereby **ARE**, adopted as findings of fact by this Board;

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland that the Site, as recommended, **BE**, and hereby **IS**, designated as a Calvert County Historic District;

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland that any structure within said Historic District is designated as a "landmark" for purposes of §9-204 of the *Tax-Property Article* of the Maryland Annotated Code, insofar as those improvements contribute to the significance of the Calvert County Historic District;


**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein; and

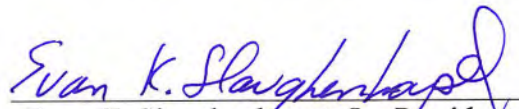
**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Calvert County, Maryland that this Resolution shall be effective upon recording, without publication of a fair summary, but in no event sooner than 10 days after the public hearing as prescribed by Maryland Annotated Code, Land Use Article, §8-105 and the procedures of the local jurisdiction for establishing or changing zoning districts and classifications.

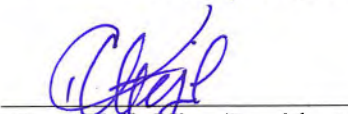
**DONE**, this 14<sup>th</sup> day of June, 2016, by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

**ATTEST:**

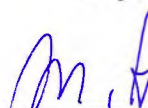
**BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND**

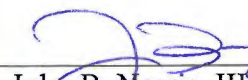
  
Elizabeth G. Tolomei, Acting Clerk

  
Evan K. Slaughenhaupt, Jr., President

  
Tom Hejl, Vice-President

Approved for form and legal sufficiency  
by:

  
Mike Hart

  
John B. Norris, III  
County Attorney

  
Pat Nutter

  
Steven R. Weems

Received for Record..... June 22, 2016  
at 10:15 o'clock..... A..... M. Same day  
recorded in Liber KPS No. .... 49 .....

Folio..... 416..... COUNTY COMMISSIONERS  
ORDINANCES AND RESOLUTION.

