



**DEPARTMENT OF PLANNING & ZONING**  
INTEROFFICE MEMORANDUM

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**TO:** Board of County Commissioners  
**VIA:** Julian M. Willis, County Administrator  
**VIA:** Mary Beth Cook, Director  
**VIA:** Judy Mackall, Deputy Director  
**VIA:** Rachel O'Shea, Zoning Planner  
**FROM:** Kathleen Seay, Planner II  
**DATE:** April 13, 2021  
**SUBJECT:** Historic Preservation Tax Credit TC-2019-11, Schultz Cabin

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**Background:**

Calvert County offers a 25% tax credit for eligible restoration work done on structures located within designated Historic Districts or designated as Historic Landmarks by the County or municipalities. The County's tax credit program is described in Chapter 136 of the Code of Calvert County.

**Discussion:**

Schultz Cabin was designated a Calvert County Historic District by the Calvert County Board of County Commissioners (BOCC) via a County Resolution in 2002 under case number HD 2002-02. Schultz Cabin is located at 2095 Cherry Road, Port Republic, Maryland, is shown on Tax Assessor's Map 028A, as Lot 44R, and is zoned as Historic District Overlay. It is owned by Steve and Renée Stadelman.

In October 2019, Mr. & Mrs. Stadelman submitted a historic area work permit and preliminary tax credit applications to the Historic District Commission. This was for labor and materials for the following: replacement and repair of foundation wall including filling two windows and trenching/adding drain; installing a new front door; building a landing in front of the left door on side of the house; removal of ductwork and cap off; install replacement logs and stain/ install new custom windows and stain in the Schultz Cabin Historic District.

In February 2021 the Stadelman's submitted the proofs of payment to two contractors (Southern Maryland Remodeling and Europe Concrete Construction) for the eligible expenses in the total amount of \$54,174.52 (\$24,174.52 to Southern Maryland Remodeling and \$30,000 to Europe Concrete Construction), and documented the satisfactory completion of the work, meeting the reporting standards set by the Historic District Commission. The Historic District Commission reviewed the documentation at their March 10, 2021 meeting and voted unanimously to submit the request to the BOCC for approval. The documents, which are attached, have been incorporated into the permanent file on the Schultz Cabin Historic District in the Department of Planning & Zoning.

**Fiscal Impact:**

The property tax bill for 2095 Cherry Road, tax account number 01-048643, will be reduced by \$13,543.63.

**Conclusion/Recommendation:**

The Historic District Commission recommends that the BOCC approve the tax credit for \$13,543.63 which is 25% of the eligible expenses.

Coordination: Office of the County Attorney