

# MINUTES

## TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

4 October 2010

### I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 3:00 PM on Monday, 4 October 2010. Those members in attendance were Mr. Steven K. Hack, Chairperson, Ms. Peggy Pickall, Mr. Ward Bucher and Mr. Eric Lowery. (The other three Commission seats have not yet been filled by the County Council.) Representing the County were Mr. Martin Sokolich and Ms. Florence Ball.

### II. NEW BUSINESS

- A. POTENTIAL APPLICANTS FOR NEW HISTORIC DISTRICT OVERLAYS – Mr. Martin Sokolich reported that he has received approximately a dozen calls from recipients of the letters that were mailed with the TCHPC brochures recently. He said most of them were surprised that their properties are on the MHT list, but some of them were aware of the listing. He said there are three individuals who expressed an interest in applying to have their properties protected with an Historic District Overlay (HDO). The three properties are Dolvin (T-350), Riley Farm T-221) and Royal Oak School (T-933).

Located near Wye Mills, the farmhouse at Dolvin, circa 1884, occupied for many generations by the Rathell family, purportedly originated as an early-nineteenth century vernacular brick dwelling which was enlarged at various stages during the nineteenth century. The earlier house can still be recognized as the two-and-one-half story, three-bay section to the northwest. During some of the later construction, the main facade of the early house was redone to add a Victorian appearance and unify the entire structure.

Riley Farm comprised of approximately 8.4 acres and situated on Leadenham Creek just south of Bozman, is currently owned by Dr. and Mrs. Richard R. Drummond. Mr. Martin Sokolich said Dr. Drummond is currently completing an application for an HDO to protect the historic context of his property. He is also interested in tax credits for the maintenance of the property which has a one room, one-and-one-half story, two-bay frame cottage with dormers, circa 1850. The cottage is currently being used as a guest house. According to information from the MHT listing, the cottage, itself, bears the name “Riley Farm” in an 1878 deed.

Royal Oak School, circa 1920 and currently owned by Mr. Mark Pellerin, is located on the south side of Royal Oak Road at its intersection with Schoolhouse Road in Royal Oak. It is described in the MHT survey done in 1991 as a one-and-one-half story structure clad in white, German siding with narrow red cornerboards, and an asphalt shingle roof. The school was in operation until 1955 and was moved from

its original site on Schoolhouse Road. In the 1920s, the school served fifty students through the seventh grade. After the school closed, it was purchased and transformed into a dwelling, and the school's bell tower was removed.

Mr. Martin Sokolich said site visits would need to be done to determine if these structures/properties are qualified for HDOs, and site plans would need to be examined to determine how much of each property would need to be included in the overlay. In regard to the schoolhouse, Ms. Peggy Pickall said she is concerned that some historic structures lose their historic value once they are relocated. She cited Wickersham which was a wonderful eighteenth century structure that was moved off of a farm and relocated in St. Michaels. Mr. Steven Hack felt that as long as the exterior fabric and appearance has been maintained, he does not see why the historic value of the schoolhouse would be lost.

- B. TCHPC SITE VISITS - George Brooks House (T-1120) was visited on 13 September and found to be maintained in good condition. Mr. Steven Hack said he arranged to visit Crooked Intentions (T-48) on Monday, 18 October 2010. In light of the properties for which owners have requested consideration for new HDOs, since Riley Farm is in nearby Bozman and the School House is in nearby Royal Oak, Mr. Martin Sokolich will try to arrange site visits at those locations on the same day so they can be assessed for eligibility for HDOs. Mr. Steven Hack will advise the Commissioners of final arrangements by email. Those attending shall meet in the Easton Acme parking lot at 9:30 AM.

### III. CURRENT BUSINESS

- A. REVIEW MINUTES OF SEPTEMBER MEETING – The minutes were read. Since there were no corrections or additions, *Mr. Ward Bucher moved to approve the minutes as read. The motion was seconded by Mr. Eric Lowery and was carried.*
- B. ESTABLISHING A PRELIMINARY LANDMARKS LIST – Mr. Steven Hack said he was under the impression that Corey Kegerise was going to send some information about setting up a landmark list. Mr. Martin Sokolich said he will follow up with Mr. Kegerise about that. Ms. Peggy Pickall said she understood Mr. Kegerise was to draft a demolition delay ordinance. Mr. Ward Bucher replied, “no, he said we should first get the landmark list done, then work on developing an ordinance.”
- C. TCHPC AFTERNOON SOCIAL – Mr. Steven Hack said the gathering at Fairview on Sunday, 3 October 2010 was a huge success. It is the hope of the Commission to make this an annual event. Because of the inclement weather, it was held in the milking barn which Mr. Hack described as a showplace. The event was hosted by Mr. Dean Donaway, and Cookie, Caretakers of Fairview.

HDO property owners who attended were Mr. and Mrs. Raymond Berg (Clay's Hope T-189), Mr. and Mrs. David Pitard (Doncaster T-178), Ms. Jeanine Bartlett and daughter Isabelle (Wakefield T-362), Mr. and Mrs. Cadwalader (Webley T-214), Ms. Alice Gravely (Beverly T-240), Mr. Will Workman (George Brooks House

T-1120) and Ms. Deborah Kuba and her mother (Crooked Intentions T-48). Representing the County Council were Mr. Dirck Bartlett and Mr. and Mrs. Tom Duncan. All four of the current Historic Preservation Commissioners were present.

- D. MILLER'S HOUSE IN WYE MILLS (T-70) – Mr. Ward Bucher said an application to the State of Maryland has been prepared, and he has received letters of endorsement from Friends of Wye Mills and the Talbot County Historical Society. Mr. Steven Hack asked Mr. Bucher to draft a letter for him to send to Preservation Maryland to get Miller's House on the list of the Most Endangered Historic Properties. It was discussed that it is beneficial to get the structure on this list because it will provide exposure, getting mention in the newspapers and in gaining the attention of other interested parties.
- E. TCHPC BROCHURE – Mr. Martin Sokolich said the brochure that was sent out with the letters to local owners of properties of historic interest has been saved to computer. However, it is a temporary brochure until Planning and Zoning moves to its new location. At that time the new address can be added, and additional copies can then be printed and distributed at various key locations.
- F. PLAQUE FOR GEORGE BROOKS HOUSE (T-1120) – Mr. Martin Sokolich said the last he heard, the vendor was going to be out of town. Ms. Peggy Pickall will call the vender again and try to make arrangements to pick the plaque up, along with the one for Bolton (T-336), so they can be delivered to the owners.

#### **IV. OPEN FLOOR**

- A. CLG REPORT – Ms. Peggy Pickall said she needs resumes from the most recently appointed Commissioners for the CLG report which is already past due. Mr. Ward Bucher commented that TCHPC is still awaiting appointment of Commissioners to fill the three empty Commission seats. He suggested that the Commissioners seek interested parties to suggest to the County Council.

NEXT MEETING: Monday, 1 November 2010 at 3:00 pm in the Bradley Meeting Room.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:00 pm.