

MINUTES

TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

7 May 2012

I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 3:00 PM on Monday, 7 May 2012. Those members in attendance were Mr. Ward Bucher, Chairperson; Mrs. Marsha Kacher, Ms. Alice Marie Gravely, Mr. Robert Amdur and Ms. Peggy Pickall. Mr. Ron B. Mitchell was not in attendance. Representing the County were Mr. Martin Sokolich and Ms. Florence Ball. Attending on behalf of the owner of Jena (T-163) was Mr. Andy Smith from O. N. Andrew & Son.

II. CURRENT BUSINESS

- A. REVIEW MINUTES OF 2 April 2012 TCHPC MEETING – The minutes of the last meeting were read. A motion was made by Mrs. Marsha Kacher to approve the minutes as read. Ms. Alice Marie Gravely seconded the motion and it was unanimously carried.
- B. LETTER FOR SAMPLE SURVEY – Mr. Ward Bucher said he did not have an opportunity to work on editing the letter; therefore it is not yet in final form. Further discussion was tabled until the next meeting.
- C. UPDATE ON POTENTIAL HISTORIC OVERLAY DISTRICTS: BELMONT (T-131), JAMAICA POINT (T-63), CHERRY GROVE (T-308), INGLESIDE (T-313) - Mr. Ward Bucher inquired whether there was further word from Mr. Michael Bourne regarding the possibility of the owners of these four historic properties applying for an Historic District Overlay (HDO). Ms. Florence Ball and Mr. Martin Sokolich said to date there has been no further word from Mr. Bourne.
- D. TRAINING SESSIONS FOR TCHPC COMMISSIONERS, AND EDUCATIONAL REQUIREMENTS – Mrs. Marsha Kacher inquired whether anyone else is interested in attending the National Alliance of Preservation Commissions forum in Norfolk, VA which runs from 18 to 22 July 2012. She said she really wants to go, but does not want to go alone. Ms. Alice Marie Gravely said she can rearrange her schedule so she can attend. Mr. Martin Sokolich said he is still waiting to see if TCHPC will receive the \$1,000 CLG grant funds from which reimbursement would be available for attending educational events. He added that he anticipates receiving the funding, and cannot think of any reason why it would not be approved. He will let the Commissioners know as soon as he receives verification of approval. The Commissioners were again reminded that getting an education credit for each commissioner is required to maintain CLG status.

III. NEW BUSINESS

- A. PROPOSED ROOF REPLACEMENT AT JENA (T-163) - Mr. Andy Smith of O. N. Andrew and Son addressed the Commissioners with details of the proposed roof

replacement work at Jena. He said the existing roofing consists of wood shingles which are 5 ½ inches to weather (exposure), and there is no way to tell whether the original roofing was the same type. On the rear porch roof, which has a low slope, a standing seam copper roof is proposed. Copper gutter is also proposed, and a sample was displayed for the Commissioners to examine. Mr. Ward Bucher asked Mr. Smith how the roof valleys will be treated. Mr. Smith said open style copper flashing will be applied.

The shingle proposed, Enviroshake™ is a synthetic roofing shingle that resembles wood. A sample was circulated for the Commissioners to examine. Mr. Smith said this shingle has a high fire rating, a 50 year warranty, that it is very durable and it weathers with a gray patina similar to cedar shakes. It would be installed in the same manner as wood shingles would be. On the main house, it will be installed with 7 ½ inches to weather. Mr. Smith also displayed a wood shingle as an alternative material. Ms. Peggy Pickall commented that the owner of the Anchorage (T-52) recently had the house reroofed with a synthetic shingle similar to the one proposed for Jena. She felt it is a practical, cost effective alternate to wood shingles which do not endure like the synthetic types.

Mrs. Marsha Kacher asked if the same roofing is proposed for the garage, and whether that structure is covered under the HDO. Mr. Martin Sokolich confirmed that the entire property is included in the HDO, making all its structures subject to TCHPC review. Mr. William Wrightson, owner of Jena, who was attending the meeting via speaker phone confirmed that the same shingle is proposed for the garage. He added that the garage was built in the 1960's, but felt that using the same shingle on this building would appear more harmonious.

Mr. Smith said the roof on the house is in really bad shape and the underside of the shingles can be seen in many places from the attic. So far, water damage has been minimal, but the work needs to be done as soon as possible to prevent further damage to the structure. For the benefit of the Commissioners, Mrs. Marsha Kacher recited the criteria for consideration of using alternative replacement materials from the Secretary of the Interior Standards: detail, profile, finish that simulates the existing fabric, visual effect and durability. Mr. Ward Bucher said he felt the synthetic shingle had more texture than a wood shingle. Mrs. Marsha Kacher said she was in a quandary whether to approve the use of a synthetic shingle in lieu of replacing the existing wood shingle in kind. Ms. Peggy Pickall offered her opinion that cost effectiveness and durability are more important than replacing a wood shingle in kind, especially since modern wood shingles do not have the quality and durability of historic wood products. She felt installing a synthetic shingle is more practical as long as the appearance closely approximates a natural product. Mr. Ward Bucher asked if anyone had issues with the copper roofing proposed for the rear porch, but no one voiced any objections. Ms. Alice Marie Gravely weighed in as being in favor of the synthetic shingle to save money and ensure longer lasting durability to protect the historic structure. Mr. Ward Bucher said he leaned toward the wood shingles which he felt are more in keeping with the criteria for replacing historic fabric as cited in the Secretary of the Interior Standards. Ms. Peggy Pickall reiterated her opinion that it is important, especially in these difficult economic times, to not cause a financial burden to the property owner since the wood shingles are so expensive and would need to be replaced more frequently than the

synthetic one proposed. The discussion completed, Mr. Ward Bucher called for a motion:

MOTION – Mr. Robert Amdur moved to accept the Work Permit Application as submitted. The motion was seconded by Ms. Alice Marie Gravely and approved by all the Commissioners except for Mr. Ward Bucher who opposed.

- B. NEXT SITE VIST – Mr. Robert Amdur said he has scheduled a site visit for 14 May at Doncaster (T-178). Those attending are to meet in the Acme Parking lot in Easton at 2:30 pm. Mr. Amdur added that to date, he has not been able to get in touch with the owner of Pleasant Valley (T-84).

IV. OPEN FLOOR

- A. TCHPC BUDGET STATUS – Mr. Ward Bucher said he received a letter from the County Council stating that the TCHPC budget has been reduced to \$500.00. He said he felt he should write a letter requesting at least \$1,000.00 since the \$500.00 is approximately \$200.00 less than what TCHPC spent last year. It was discussed that perhaps it is too late to respond since the letter was dated 18 April. Meanwhile, Mr. Martin Sokolich called the County Manager and found that there will be a meeting for a budget debate on 22 May at 6 pm, so there is still time to write a letter.
- B. COMMISSIONER TO RESIGN - Ms. Peggy Pickall announced that she will need to resign from TCHPC as of 1 July 2012 when her term ends. She said she needs to be out of town more often and is finding it difficult to attend the meetings and maintain the responsibilities of a Commissioner. TCHPC is currently one member short at this time, and will be two members short if the County Council does not soon appoint a new member. Mr. Martin Sokolich said the County Council would appreciate suggestions for candidates from TCHPC. Priscilla Morris, local historian, was suggested as a candidate. Ms. Peggy Pickall said she will talk to Ms. Morris to see if she might consider accepting an appointment.
- C. COMMUNICATIONS TOWER PROPOSED AT BLACK WALNUT POINT – Mr. Martin Sokolich said he received a letter from Maryland Department of Natural Resources (DNR) asking if TCHPC would be interested in providing comments in relative to the Federal Section 106 review of a communications tower proposed at a State owned property at the tip of Black Walnut Point. Mr. Sokolich said he will respond affirmatively on the form they enclosed with the letter.

NEXT MEETING: Monday, 4 June 2012, at 3:00 pm in Conference Room One of the Talbot County Office Building at 215 Bay Street in Easton.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:15 pm.

8 May 2012