

# MINUTES

## TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

11 July 2011

### I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 3:00 PM on Monday, 11 July 2011. Those members in attendance were Mr. Steven K. Hack, Chairperson, Mrs. Marsha Kacher, Ms. Peggy Pickall, Mr. Robert Amdur and Mr. Ward Bucher. Ms. Alice Marie Gravely was unable to attend. Mr. Eric Lowery has resigned from the Commission, and the County Council has not yet appointed someone to replace him. Representing the County was Ms. Florence Ball. Mr. Martin Sokolich was not present.

### II. CURRENT BUSINESS

- A. REVIEW MINUTES OF 6 June 2011 TCHPC MEETING – The minutes of the last meeting were read. A motion to approve the minutes as read was made. The motion was seconded and unanimously carried.
- B. LANDMARKS LIST SURVEY WORK – Mr. Steven Hack said that the landmarks list presently being used is the one that Mr. Martin Sokolich put together, and TCHPC's mission now is to verify which of the properties on the list are still intact. He noted that several bridges are on the list, and emphasized that bridges are also important landmarks, and should be included in the site visits. He said many of the properties are down long lanes which make it impossible to view the structures without entering the property, and felt that the owners of these properties should be contacted as a courtesy, and to find out if there are any objections to the Commissioners visiting their properties. Calling the property owners was the first suggestion; however after discussing this method of contact, it was decided to be too time consuming, not to mention difficulties in obtaining telephone numbers. It was decided that mailing the property owners is a much more feasible method of contact. Mr. Steven Hack said he will draft something for the Commissioners to review and comment by email. He is eager to get underway with this effort.

Ms. Peggy Pickall shared an issue of Shore Life, which is a magazine that contains articles solely about our region. She suggested that TCHPC might want to get some articles about the Commission in this publication to give TCHPC more exposure and to boost public interest. The Commissioners agreed the suggestion is a good one, and asked Ms. Pickall if she would be interested in writing the articles and be responsible for contacting the editors and submitting the articles. Ms. Pickall said she will contact the editors to see if they are interested.

- C. 925 PORT STREET (T-347) – Mr. Ward Bucher said he understands Ron Mitchell has been trying to get Port Street before the County Council as an agenda item and that application for the HDO is still underway.
- D. STATUS OF PLANS FOR TCHPC AFTERNOON SOCIAL AT BEVERLY – Ms. Alice Marie Gravely provided dates for three possible weekends in October that will work for her: 1 and 2 October, 15 and 16 October, and 22 and 23 October. After some discussion, the Commissioners felt Sunday, 2 October would be the best time to hold the event which would run from 2 to 4 pm. It was discussed that the invitations should be mailed right after Labor Day, which is 5 September this year. Mr. Steven Hack will draft the invitation and email it to the Commissioners for review and comment. Once finalized, he will email it to Mr. Martin Sokolich to take care of the mailing. Various details regarding how the invitation should look, and what should be included were discussed. It was suggested that instead of all of the Commissioners signing it, only the Chairperson should sign it, and the names of the rest of the Commissioners could be printed as a group elsewhere on the invitation. It was suggested that the letter is too formal, and an invitation card would be more cordial. However, Mr. Steven Hack felt that due to time constraints, TCHPC should continue with the invitation letter for this event, and consider an invitation card for the next one. Mr. Steven Hack said he will speak with Mr. Martin Sokolich and Ms. Alice Marie Gravely to finalize the details for the event.
- E. MILLER’S HOUSE (T-70) – Mr. Ward Bucher reported that the money for the purchase of Miller’s House coming from Preservation Maryland has been encumbered. Friends of Wye Mills have decided they no longer want to be contractually or financially involved, so Historic Easton has offered to take charge. The funds will now flow through Historic Easton instead of Friends of Wye Mills.

### III. NEW BUSINESS

- A. ELECTION OF TCHPC OFFICERS – Mr. Steven Hack announced that he would like to continue as chairperson. Mr. Ward Bucher was nominated as co-chair. The Commissioners felt that since the financial activities of TCHPC are so limited, it is not necessary to elect a treasurer, since Mr. Martin Sokolich has been handling the financial matters.

*The Commissioners unanimously voted in favor of electing Mr. Steven Hack as chairperson and Mr. Ward Bucher as co-chair.*

- B. SITE VISIT –TCHPC visited WYE HOUSE (T-54) on 13 June 2011. The house and property were found to be well maintained.

The site visit for this month will be at Mount Misery (T-207) on Monday, 18 July. Those attending shall meet at the Easton Acme parking lot at 9:15 AM. After

visiting Mount Misery, the group will proceed with site visits to the properties from the landmarks list located in the same general vicinity.

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

- A. THE RETREAT (T-930) IN ROYAL OAK – Ms. Florence Ball had earlier provided extracts from minutes regarding this property which is currently owned by Chris Kleppinger. Mr. Clint Wadsworth came before the Commission last year regarding moving the old house to his property in order to preserve it, since Mr. Kleppinger had plans to construct a new house on the property. Ms. Florence Ball told the Commissioners that Mr. Kleppinger recently amended his demolition permit so that he could move the house off its foundation and temporarily store it on the property until Mr. Wadsworth is in a position to move the house to his property. The house must be removed from the Kleppinger property by 30 August 2011. Mr. Wadsworth will require a building permit to place the house on a new foundation on his property. He is currently in the process of getting a plat revision finalized for his property before locating the house on it. Ms. Ball reminded the Commissioners that because the old house currently is not protected under an HDO, Mr. Wadsworth is not required to apply for TCHPC review before moving the house or installing it on his property. However, if he still wishes to obtain an HDO for the house, he will be coming before the Commission.
- B. GEORGE BROOKS HOUSE (T-1120) – The Commissioners briefly discussed the collection of extracts from past minutes regarding Mr. Will Workman's various visits to the Commission for the purpose of reviewing an HROZ application and plans for additional buildings. It was discussed that the HROZ and the buildings were not approved in the past, partially due to legal issues with the County. Because Mr. Workman recently expressed his intention of continuing his efforts to get the HROZ approved, Ms. Florence Ball had earlier provided the Commissioners with the extracted minutes to reacquaint the Commissioners that were members of TCHPC at the time the reviews were done, and to bring the newer Commissioners up to speed so everyone will have a clearer view of the issues when Mr. Workman comes before the Commission again.

NEXT MEETING: Monday, 1 August 2011 at 3:00 pm in Conference Room One in the Talbot County Office Building at 215 Bay Street in Easton.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED at 4:20 PM.

12 July 2011