

MINUTES

TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

1 November 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, 1 November 2010. Those members in attendance were Mr. Steven K. Hack, Chairperson, Ms. Peggy Pickall, and Mr. Ward Bucher. The Commission also welcomed Ms. Alice Marie Gravely who was recently appointed by the County Council. Mr. Eric Lowery was not present. (The other two Commission seats have not yet been filled by the County Council.) Representing the County were Mr. Martin Sokolich and Ms. Florence Ball.

II. CURRENT BUSINESS

A. REVIEW MINUTES OF 4 OCTOBER 2010 TCHPC MEETING – The minutes of last month’s meeting were read. Mr. Ward Bucher made a motion to approve the minutes as read. The motion was seconded by Ms. Alice Marie Gravely and unanimously approved.

B. POTENTIAL APPLICANTS FOR NEW HISTORIC DISTRICT OVERLAYS – Mr. Martin Sokolich said there are two individuals who are interested in having their properties visited by the Commission in November for the purpose of assessment to determine eligibility for an Historic District Overlay (HDO). The two properties are Dolvin (T-350) and Emerson Point (T-235). A possible date and time for the site visits were discussed among the Commissioners. It was decided that Tuesday, November 16 would be a suitable date for the site visits since Monday November 15 is a moving day for the Office of Planning and Zoning, which would prevent Mr. Sokolich from attending the site visits. Traditionally, site visits are scheduled on Monday, two weeks after the monthly meeting; however, Ms. Florence Ball commented that the Commission has the flexibility to deviate from the usual site visit day to accommodate those who wish to participate. Mr. Sokolich said he will confirm the site visit date with the owners and get directions to both properties so he can advise the Commissioners how best to approach them. Those attending the site visits should meet in the Acme parking lot in Easton at 9:15 am.

Dolvin, circa 1884, is located on a farm at the head of Mill Creek off Old Wye Mills Road (Maryland Route 662). The original farm was subdivided several years ago as the *Preserve at Wye Mills*. The remaining property with the farmhouse comprises 6.21 acres, all of which is proposed for the HDO.

Emerson Point Farm, circa 1928, is located between Martingham and Claiborne off Maryland Route 33, and originally comprised of approximately 97 acres. The property has been subdivided into three lots; the larger of the properties improved with a 1928 Georgian Revival house. There are several other structures of historical

interest listed in the description of the property on the Maryland Historic Trust (MHT) website, however, a site visit will be necessary to determine the lots on which they stand. Mr. Martin Sokolich said the owner has also inquired about the possibility of an Historic Rehabilitation Overlay (HRO) which, if granted, could allow an adaptive reuse. However, obtaining an HDO is the first step that must be addressed. *(For details about obtaining HDOs and HROs, please refer to Article IV, §190-108 and § 190-109 of the Talbot County Code.)*

- C. ESTABLISHING A PRELIMINARY LANDMARKS LIST – Mr. Steven Hack asked Mr. Martin Sokolich whether he has heard anything further from Corey Kegerise, Administrator of Local Preservation Programs of the Maryland Historical Trust. Mr. Sokolich replied no, but he will try to get in touch with Mr. Kegerise later this week, and will advise the Commissioners by email.
- D. MILLER’S HOUSE IN WYE MILLS (T-70) – Mr. Ward Bucher said the only new information he has to date is that Friends of Wye Mills will take the property. He added that negotiations for the purchase of the property and funding are ongoing.
- E. TCHPC BROCHURE – Mr. Steven Hack asked Mr. Martin Sokolich about the current status of the brochures. Mr. Sokolich replied that since the Office of Planning and Zoning is moving on 15 November to the Bay Street facility, he can get some more brochures printed with the new address shortly. He reported that so far, approximately 350 brochures have been sent to properties with “T” numbers (MHT inventory properties) which are not within any of the incorporated towns.
- F. PLAQUES – Mr. Steven Hack announced that the Plaques for George Brooks House (T-1120) and Bolton (T-336) have been delivered. The need to find a more reliable vender was discussed briefly. It was concluded that it may be necessary to order future plaques from a vendor online.

III. NEW BUSINESS

- A. Mr. Steven Hack reported that Crooked Intentions (T-48) was visited and the property was found to be in good shape. He said the owner, Deb Kuba, expressed annoyance with TCHPC in reference to a violation that has been filed against her by the Talbot County Enforcement Officer in regard to her replacement pier which was reviewed and approved by TCHPC back in 2005. Ms. Florence Ball explained that the violation occurred because Ms. Kuba had the pier replaced without first obtaining the required zoning permit from Talbot County. In addition, the MDE permit had expired when the new pier was constructed and the nonconforming part of the pier’s construction which was supposed to be replaced in kind deviated from the plan as approved by TCHPC. A condition of approval on the TCHPC Work Permit stated: *Platform along the shore shall be replaced “in kind.”* Ms. Ball told the Commissioners that the TCHPC Work Permit expressly states: *Issuance of a Historic Preservation Work Permit shall not be construed to negate the need to apply for and be issued a building permit and/or zoning certificate where required by the Talbot County Code.* Ms. Ball added that Ms. Kuba was also advised verbally on several occasions that a Talbot County Zoning permit would be required before the proposed construction of the

new pier could occur. Ms. Ball reassured the Commissioners that neither TCHPC or Talbot County is legally responsible for Ms. Kuba's failure to comply with permit requirements.

NEXT MEETING: Monday, 6 December 2010 at 3:00 pm in the Bradley Meeting Room.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 3:35 pm.

3 November 2010