

# MINUTES

## TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

1 February 2010

### I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 9:35 AM on Monday, 1 February 2010. Those members in attendance were Mr. Steven K. Hack, Chairperson, Ms. Peggy Pickall, Ms. Kathleen Kurtz, Mr. Earl Segal and Mr. Ward Bucher. Mr. Robert Arnouts and Mr. Eric Lowery were absent. Representing the County were Mr. Martin Sokolich, and Ms. Florence Ball. Mr. Steven Hack welcomed the recently appointed Commissioners, Mr. Earl Segal and Mr. Ward Bucher, AIA and introduced them to the other Commissioners.

### II. CURRENT BUSINESS

- A. TCHPC TOUR & INSPECTION OF OLD MUSIC HALL - The Commissioners proceeded upstairs for approximately one-half hour to inspect the Old Music Hall and acquaint those who have more recently become members with the features and conditions of that space. Upon returning to the Bradley Room, Ms. Peggy Pickall emphasized that the County needs to get that space conditioned since lack of heat is taking its toll on the elements and historic fabric that make the Music Hall worth preserving.
- B. NETWORKING: DEBBIE DODSON, TALBOT COUNTY DIRECTOR OF TOURISM – Ms. Dobson was unable to attend. Mr. Martin Sokolich spoke briefly about the Scenic Byway project on which her department is currently working. He will try to reschedule Ms. Dobson's visit for an upcoming TCHPC meeting. Mr. Steven Hack suggested it might be a good idea for TCHPC to do a mailing to the owners of potential Historic District Overlay properties to acquaint them with the benefits of having their historic structures and properties protected by an HDO.
- C. REVIEW 4 JANUARY 2010 MINUTES – The minutes from the meeting on 4 January 2010 were read. Since there were no corrections or additions, *Ms. Kathleen Kurtz moved to approve the minutes as read. The motion was seconded by Mr. Earl Segal and unanimously carried.*
- D. STATUS OF REPORT TO COUNTY COUNCIL – For the benefit of the new Commissioners, Mr. Steven Hack spoke about Mr. Robert Arnouts submitting the draft of the Demolition Delay Ordinance to the County Attorney's office and not getting a reply. He also mentioned that it was forwarded to Councilman Dirck Bartlett, who responded negatively because he felt delaying the demolition of buildings 50 years of age and older was inappropriate, and felt they should be over

100 years old. He said the lack of interest and support from the County Council is an impediment in getting not only that project moving along, but also several other projects. Ms. Peggy Pickall added that there were past properties scheduled for demolition which might have been saved if the Demolition Delay Ordinance had been active legislation. She cited Waverly as a recent example.

Mr. Steven Hack said he wanted to discuss activities that will promote more public interest and enhance recognition of the County's historic properties. For the benefit of the new Commissioners, he recapped the idea that came from last month's TCHPC meeting regarding compiling a report to present to the County Council at a work session with TCHPC. Mr. Hack felt funding should be on the agenda for that report. Ms. Peggy Pickall said a list of projects and their anticipated costs should be included in the portion of the report regarding funding. 925 Port Street, The Old Music Hall, Village Centers and the effort to promote public interest in historic preservation in Talbot County were among the projects that should be listed. Ms. Pickall remarked that TCHPC paid out a large sum of money (with matching funds) for the Historic Structure Report (HSR) on the Old Music Hall, so the report needs to emphasize that TCHPC has a vested interest in that project. Mr. Martin Sokolich suggested presenting a strategy instead of trying to give dollar amounts for each project. Ms. Peggy Pickall emphasized that the property owners need to put up half of the matching funds for any grant requiring them; therefore, since 925 Port Street and the Old Music Hall are Talbot County properties, it needs to be emphasized that the County needs to match any funds for grants.

E. UPDATES:

1. DEMOLITION DELAY ORDINANCE STATUS REPORT – Since Mr. Robert Arnouts was not in attendance, there was no news as to status of the drafted ordinance at this time.
2. 925 PORT STREET (T-347) – See NEW BUSINESS, item A.
3. TCHPC MISSION STATEMENT & DUTIES – This topic was not discussed at this time.

**III. NEW BUSINESS**

- A. REPORT ON JANUARY'S SITE VISIT AND FEBRUARY'S ITINERERY – The site visit to Jena (T-163) was discussed. Mr. Steven Hack said there was some tree damage to the roof of the garage, and it looked like the shingles in general could stand to be replaced. It was confirmed that the entire property is under the protection of the HDO; therefore, the garage is subject to HDO maintenance requirements. Ms. Peggy Pickall said she felt it might be a good idea to mention step flashing as the preferred method of flashing when writing the report to the owner.

Mr. Steven Hack announced that the next property scheduled for a site visit is 925 Port Street (T-347) on Monday, 15 February 2010. Those attending will

meet at the site (instead of at the Acme parking lot) at 9:30 am.

- B. 2010 TCHPC BUDGET – Mr. Steven Hack had a number of questions regarding the budget. Mr. Martin Sokolich explained how the budget is assembled. One of the budget items being educational requirements, Ms. Peggy Pickall explained that because Talbot County is a Certified Local Government (CLG), the Commissioners are required to attend yearly at least one accredited (approved by MHT) educational event relating to historic preservation. There are usually registration costs and other fees involved, and if the events are distant, travel, meals and lodging are also reimbursable to the attendees. It was discussed that one or more Commissioners should represent TCHPC interests at the County budget hearing. Mr. Martin Sokolich reminded the Commissioners that the budget cannot be more than last year's budget, and the County Council would prefer a five percent reduction.
- C. PRESERVATION MARYLAND CONFERENCE MAY 20-21 AT THE TIDEWATER INN - There is a seminar scheduled for 20-21 May at the Tidewater Inn, which qualifies as an accredited educational event. Mr. Ward Bucher highly recommended everyone to attend.

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

- A. PAW PAW COVE ARCHAEOLOGICAL SITE - Mr. Martin Sokolich announced that as of 23 December 2009, there is a new nationally registered archaeological site in Talbot County; namely, Paw Paw Cove. Rich in 13,000 year-old Clovis (*the first inhabitants of the Americas*) artifacts, Paw Paw Cove is a 30-acre section of Tilghman Island of which, with the aid of a grant, the Eastern Shore Land Conservancy (ESLC) purchased 10 acres in 2007 for permanent protection. It is one of 17 sites in the nation eligible for National Historic Landmark status.
- B. PROMOTING PUBLIC INTEREST IN TCHPC ACTIVITIES – Mr. Earl Segal suggested having an open house event, inviting all HDO property owners. It would be an excellent opportunity to remind them of their responsibilities such as proper maintenance and repair techniques. Mr. Steven Hack said TCHPC should decide where and when to hold the event so invitational letters can be sent to the property owners.

NEXT MEETING: Monday, 1 March 2010 at 9:30 am in the Bradley Room in the South Wing of the Courthouse.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 11:17 am.