

# MINUTES

## TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

12 September 2011

### I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 3:02 PM on Monday, 12 September 2011. Those members in attendance were Mr. Steven K. Hack, Chairperson, Mrs. Marsha Kacher, Ms. Peggy Pickall, Mr. Ward Bucher, Mr. Robert Amdur and newly appointed Commissioner, Mr. Ron B. Mitchell. Ms. Alice Marie Gravely was not present. Representing the County were Mr. Martin Sokolich and Ms. Florence Ball. Also in attendance was Mr. Joe Schwaninger, who was presenting for review a TCHPC Work Permit Application to construct approximately 1,400 to 1,700 linear feet of landward rip rap to stabilize the failing shoreline along the Chesapeake Bay at Rich Neck Manor (T-211).

### II. CURRENT BUSINESS

A. REVIEW MINUTES OF 1 AUGUST 2011 TCHPC MEETING – The minutes of the last meeting were read and approved as written.

B. LANDMARKS LIST SURVEY WORK – Mr. Steven Hack said he has done some windshield survey work during the past few weeks, but has decided to wait until after the TCHPC social event in October to begin driving up the lanes to properties. As mentioned at the last TCHPC meeting, it is difficult to see many properties while corn is standing in the fields.

Ms. Peggy Pickall asked Mr. Martin Sokolich how responses to the invitations to the TCHPC social event have been. Mr. Sokolich replied that he has had a few favorable responses so far, and one regret. He said one person he spoke to seemed uncertain about the question on the invitation, but no one else has commented.

Mr. Ward Bucher suggested offering an annual seminar for Real Estate agents to make them more aware of historic properties (both Talbot County HDOs and MHT listings). It was discussed that many of the owners of T-list properties are not aware their properties are on a list. Mr. Steven Hack suggested sending information to all T-property holders to let them know their properties are listed by MHT.

C. MILLER'S HOUSE IN WYE MILLS (T-70) – Mr. Ward Bucher said Historic Easton will be managing the property and assuming ownership; however, they are still \$6,000.00 short on the cash-match to obtain a grant from MHT. Mr. Ron Mitchell will be managing the project. Elizabeth Beckley and Tyler Gearhart of Preservation Maryland were at a recent meeting with the owner, his attorney, and two people from MHT. The owner agreed to sell below market value. A draft of the contract will be available shortly. The contract will be contingent on getting the remainder or the grant match-funds. Mr. Martin Sokolich interjected that a grant match for a State grant cannot come from other State funds. Mr. Bucher said the first priority is to stabilize the property and apply to the

State Highway Administration for \$1,000,000.00 for the complete restoration of the property. He said Midshore has contributed \$1,500.00 and the State has donated \$100,000.00.

- D. TCHPC “SOCIAL” – Since Ms. Alice Marie Gravely was not present, the details of the social event were not discussed. Since the event is scheduled before the next TCHPC meeting, Ms. Peggy Pickall volunteered to email Ms. Gravely to confirm arrangements. The event is to be held on Sunday, 2 October 2011 at 2-4 pm.
- E. SITE VISIT – The August visit was at the Oxford Custom House (T-549). Mr. Steven Hack said some problems were observed at the brick pier foundation and chimney which are in need of repair, some corner trim shows severe deterioration, and needs repair, and a window sash on the east wall has been replaced with an inappropriate sash and glazing, resulting in loss of some historic fabric. It was discussed that some of the wording of the letter Mr. Hack had prepared as a report of the results of the site visit to the property owner needs editing. Mr. Hack will re-write the letter as suggested, and forward it to Mr. Martin Sokolich to mail.

### III. NEW BUSINESS

- A. PROPOSED SHORELINE STABILIZATION WORK AT RICH NECK (T-211) – Mr. Joe Schwaninger, who has been hired by Dr. and Mrs. Nigra to do the work, displayed photographs showing the shoreline at various dates and stages of erosion, and an aerial photograph of the neck. He also showed previous shoreline work which had been approved by TCHPC in 2005, and explained the currently proposed project to the Commissioners. Between 1,400 to 1,700 linear feet of landward rip rap is proposed to prevent further loss of land along the Chesapeake Bay.

Mrs. Marsha Kacher and Mr. Ron Mitchell asked why a living shoreline might not be a better solution to protect the shoreline. Ms. Florence Ball explained that Mr. Schwaninger had previously discussed the project with MDE, and the State would have recommended a living shoreline if it was feasible. She also explained that this particular segment of proposed work does not require an MDE permit since the work encroaches landward of mean high water. (MDE licenses are only applied to shoreline work that occurs channelward of mean high water.) It was further discussed that living shorelines are not effective in areas that have severe wave action, especially shorelines such as Rich Neck which border along the Chesapeake Bay. Therefore, they are not recommended in such cases. It was also commented that the Commissioners are not engineers, and are therefore not qualified to specify what type of shoreline protection is appropriate. Mr. Ward Bucher mentioned that he had recently sailed on the Bay along Rich Neck and observed that the shoreline was in dire need of protective measures.

*MOTION – Mr. Ward Bucher moved to approve up to 1,700 linear feet of rip rap revetment in the areas of Rich Neck’s shoreline indicated on the 21 August 2011 TCHPC Work Permit Application submittals. Mr. Ron Mitchell seconded the motion and it was unanimously carried.*

- B. SITE VISIT – The site visit for September will be at Otwell (T-164) The visit is scheduled for Monday, 19 September 2011. Those attending should meet at the Acme parking lot in Easton at 9:15 AM.

#### IV. OPEN FLOOR

- A. 925 PORT STREET (T-347) WINDOW DAMAGE - Mr. Ward Bucher reported that two panes fell out of a window at the Port Street house, but can be repaired. A message has been forwarded to Rick Towle, Director of the Talbot County Department of Parks and Recreation. Mr. Towle has since stabilized the window until it can be permanently repaired.
- B. FUNDRAISER – Mr. Martin Sokolich shared a flyer that demonstrates how Preservation Maryland conducts their social events. This particular one is a fundraiser at Wye House.
- C. EDUCATIONAL FUND REIMBURSEMENT – Mr. Martin Sokolich said TCHPC has received \$290.00 back in reimbursement funds for Education of the Commissioners.
- D. PRESERVATION MARYLAND NEWSLETTERS – Mr. Martin Sokolich said Preservation Maryland is now doing their newsletters by email rather than paper, and that those interested in receiving the newsletters should get their names on the mailing list on the Preservation Maryland website at <http://www.preservationmaryland.org/>.
- E. A HISTORIC COMMISSION DECISION UPHeld BY THE COURTS – Mrs. Marsha Kacher reported reading that a Maryland Court of Special Appeals has upheld the Annapolis Historic Commission’s ruling that wood columns should have been installed on a historic house, rather than plastic ones.

NEXT MEETING: Monday, 3 October 2011, 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 4:32 pm.