



**TALBOT COUNTY DEPARTMENT OF PLANNING AND ZONING**  
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**Talbot County Historic Preservation Commission**

<b>Meeting Minutes</b>
<b>Date: 01/14 /2019</b>
<b>Location: Conference Room #1 - Department of Planning and Zoning – 215 Bay Street, Easton, MD</b>

<b>HPC Members</b>		
<b>Name</b>	<b>Attended</b>	<b>Comments</b>
Marsha Kacher	#	
Victor MacSorley		
Robert Mueller	#	
Cindy Schmidt	#	
Janice Pifer	#	
Holly Baldwin	#	

<b>Staff and Guests</b>
Talbot County Department of Planning and Zoning, Miguel Salinas and Martin Sokolich; Talbot County Department of Parks and Recreation, Preston Pepper; Department of Economic Development and Tourism, Cassandra Vanhooser
Guests from Historic Easton and the Easton Historic District Commission including Priscilla Morris, John Senner, Kelly Pezor, and Ward Bucher

<b>Agenda and Notes</b>
<b>Call to order – 4:00 p.m.</b>
<b>I. Roll Call</b>
<b>A. Attendance</b>
<b>B. Review minutes.</b> Motion of approval by Janice. Minutes unanimously approved.
<b>II. Old Business (<i>none for this meeting</i>)</b>

### **III. New Business**

#### **A. 925 Port Street Discussion**

The group discussed the historical report from 2008 on the history of the structures at 925 Port Street. There was group consensus that, due to its architecture, materials, history. Date of construction and present condition, the structures on the property are worth preserving and protecting. The home's interior features are also intact and notable and the accessory shed is also unique and significant. The structure is eligible for National Register listing and the information included in the report could be used for application material. Listing on the Maryland Register is a first step and enables use of State funds for historic work. Although the County could place a local Historic District Overlay on the property, once it's annexed into the Town, County zoning authority goes away.

The group discussed the Port Street Master Plan developed by the Town of Easton and how the development of the plan creates more impetus for a decision on the future of the property. There are questions about Easton Points historic context in the future redevelopment of Easton Point as the area has a rich history as a working waterfront. The group noted that any shifting of the main structure's location, even slightly, will cause it to lose its historic status. Its setting is key to its historic significance as it tells the history of the port and its significance is due in part that it is a frame building built in the late 18<sup>th</sup> century that is surprisingly intact and in place. In addition, the house may be located within an area needed for Port Street right-of-way expansion.

The group noted that eventually, the County-owned property will be annexed into the Town and their new Mixed-Use Waterfront Zoning District will likely be applied on the property, making the structures legal and nonconforming. The group also noted that any adaptive reuse of the property will require connection to public water and sewer; which will incur some amount of costs. The County-owned property is managed by the Department of Parks and Recreation. If the home is preserved and protected, any proposal for adaptive reuse of the property would require County consent and resources.

The group discussed creating a plan for the property to build public interest through tourism and economic development; a heritage management plan or a case statement would be a first step to assessing its potential for restoration and adaptive re-use as well as an opportunity to disseminate the existing research more widely. There may be some time to develop a plan due to infrastructure needs related to future development and the process of annexation into the town.

The group also discussed how, in the future, an archaeology dig on the property or the County-owned property across Port Street could generate public interest much like how archaeology has shaped public interest in The Hill.

There was consensus from the HPC that the 925 Port Street is worth looking into the feasibility of preserving, protecting and restoring the property but understand there are many issues to be discussed and other entities to include in that discussion. A suggestion was made to form a task force on the subject and to include a representative(s) from Historic Easton, Easton HDC, Town Planning Department,

EEDC, Talbot County Parks and Recreation, Office of Tourism and others regarding an overall plan. Historic Easton expressed that they wished to contribute to the effort. This suggestion will be discussed at the next HPC meeting.

The HPC agreed that, at the very least, a state and national register nomination form should be prepared to document the property and its structures; should the structure ever collapse, be demolished, or sustain substantial damages due to fire or another catastrophe. This next step is the least controversial at this point in time and does not result in any County commitments; listing in the state register will ensure proper documentation of the structure. The HPC recommended obtaining outside services to develop the nomination as there should be sufficient funds in the HPC's budget to do so.

**IV. Open Floor (*none for this meeting*)**

**V. Adjourn**

Motion to close the meeting at 5:22 PM.

**Follow-up:**

- Identify the procurement process required to obtain outside services related to the nomination of 925 Port Street to the Maryland Inventory of Historic Places.