

**MINUTES OF TALBOT COUNTY HISTORIC PRESERVATION COMMISSION**  
**MONTHLY MEETING**

**11 October 2016**

**I. ROLL CALL**

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 4:00 PM on Tuesday, 11 October 2016. Those members in attendance were Ms. Marsha Kacher, Chairperson; Ms. Cynthia Schmidt, Mr. Ronald Mitchell, Mr. Robert Amdur and Mr. Robert Mueller, and Mr. Victor MacSorley who is a newly appointed Commissioner. Dr. Dorothy Fenwick was not in attendance. Representing the County were Ms. Meagan Patrick, Ms. Elisa Deflaux and Ms. Florence Ball. Also present were Mr. Richard Tilghman, Jr., owner of Wye Plantation (Wye House T-54), Mr. Willard C. (Burry) Parker, Esquire who was attending on behalf of the Wye River House project, Philip Logan, AIA, project architect and Mr. Scott Cronshaw, project contractor.

The Commissioners welcomed their newest member, Mr. Victor H. MacSorley who was appointed by the Talbot County Council to fill the empty seat of the seven-member Historic Preservation Commission. Mr. MacSorley is a local contractor who has specialized in historic restoration work for many years, and has also served with other local historic commissions in Talbot County.

**II. CURRENT BUSINESS**

A. REVIEW THE MINUTES OF THE 11 OCTOBER 2016 TCHPC MEETING – The minutes of the meeting which convened on 11 October 2016 were read. Ms. Marsha Kacher asked if there were any exceptions to the minutes as presented. Since there were no corrections, Ms. Cynthia Schmidt moved to approve the minutes as read. The motion was seconded and unanimously carried.

B. WYE RIVER HOUSE (T-54) HISTORIC WORK PERMIT REVIEW – Before proceeding with the review of the proposed project, Ms. Marsha Kacher read the following affirmation: *“The qualifications of the members of this Commission and the staff to the Commission are on file with the Planning and Zoning Office and are hereby made a part of this application heard today. The guidelines and procedures adopted by the Commission are also made a part of this application. The application heard today is considered on its own merits and is not to be considered as establishing a precedent for any other application.”*

Ms. Marsha Kacher opened by advising that the Wye River House, circa 1940s, is a contributing part of the Wye House (T-54) property, even though it was modified in the 1980's. She asked Mr. Philip Logan to commence with his presentation by concentrating first on the revisions to the design. Mr. Willard Parker interjected that today is the fourth time the River House project has come before the Commission. He asserted that the River House is not part of the Maryland Historic Trust easement, and that MHT does not consider it a contributing structure to Wye House. Ms. Kacher

responded by advising that although the River House may not be part of an MHT easement; because the entire property is designated as a Talbot County Historic District and the structure is more than 50 years old, it is still considered an important historic structure which is subject to the terms of the Historic District Overlay. Ms. Kacher also clarified that prior presentations before the Commission were for open review and discussion only, and no decisions or agreements on either side were made.

Mr. Philip Logan began his presentation by showing photographs of the River House as it exists. He pointed out that one of the other tenant houses has Hardie Board® siding and asphalt roof shingles. Next, he presented drawings of the proposed revisions dated 11 October 2016, and described the changes. He said the “Easy Breeze” system has been eliminated, and conventional screening will be applied to the proposed screened porch. The existing windows on the back of the house will remain. The revised elevations reveal that all single-story porches are to have green standing seam metal roofing. Timberline® hunter green architectural grade high profile shingles will replace the existing red asphalt shingles on the house. The replacement windows will be aluminum clad Pella® with simulated muntins, and the muntin bar will be 7/8-inch on the outside of the glass. Mr. Ron Mitchell agreed that Pella® is a better choice than the Andersen® windows previously proposed. Ms. Cynthia Schmidt had a question about the windows shown on the south elevation as approached from the lane. Mr. Logan responded that the single windows on the front are to be replaced with double windows. The door will remain in its existing location. He continued that instead of the previously proposed brick foundation facing, the foundation and porch piers will be parged with color-entrained cement. The porch posts will be Azek® clad with chamfered corners. The handrails will be treated wood. Green Azek® lattice will be installed between the porch piers with insect screen behind it. He added that the porch decking will be pressure treated wood. The brick chimneys will remain and will be repointed as required.

Next, Mr. Logan displayed samples of various materials for inspection by the Commissioners. For comparison, he showed a sample of the existing painted knotty cedar siding, and a sample of the proposed Hardie Board® siding. A comment was made that the cedar siding has more dimension than the cementitious siding. Mr. Logan pointed out that the Hardie Board® siding is grain-textured to look like wood siding. Mr. Victor MacSorley commented that cedar siding will “rough-up” (weather) after about 30 years. Mr. Logan next showed the Commissioners samples of Azek® compared to wood trim. Mr. Victor MacSorley corroborated that “Azek® is virtually stable.” Mr. Logan said the gutters are to be white half-round aluminum and the downspouts will be white round aluminum, adding that he had not brought samples of them. To verify, Ms. Marsha Kacher asked if all trim, other than the handrails, is to be Azek®. Mr. Logan confirmed that the handrails are to be painted wood, and all other trim will be Azek®. Mr. Ron Mitchell asked the Commissioners if they felt that a consensus must be made as to whether Azek® meets the Secretary of the Interior Standards. Mr. Victor MacSorley commented that the product has been approved for use on many historic restoration projects, and after some further discussion, the Commissioners felt Azek® is appropriate for the River House project due to concerns about the relatively short life of wood trim in areas that are subject to high humidity, especially on waterfront properties.

In summary, since no one had further questions or comments, Ms. Marsha Kacher said before the Commissioners enter a motion, she wanted to verify that the “Easy Breeze” system for the screen porch is deleted, that standing seam metal roofing will be installed

on the porches, and that the corrugated roofing on the east and west elevations are to be replaced with high profile architectural asphalt roofing. Mr. Philip Logan confirmed affirmatively in each case. Ms. Kacher then invited the Commissioners to enter a motion:

*Motion: Mr. Ron Mitchell moved that the proposed revisions as displayed and discussed during today's presentation by Mr. Philip Logan be approved for the Wye River House renovations and additions as shown on the revision drawings dated 11 October 2016. The motion was seconded by Mr. Robert Amdur. The motion was passed unanimously.*

Ms. Florence Ball reminded Mr. Philip Logan that the construction drawings previously submitted with the building permit application are now out-dated and must be replaced with copies of the drawings showing the revisions approved by TCHPC. Mr. Logan responded that revised construction drawings will be submitted to the Permit office within one week.

*(Note: After the applicants left, Mr. Ron Mitchell disclosed that his motion was only intended to approve the design, not necessarily the materials, as he was still not comfortable with the Hardie Board® and the Azek® substituted for traditional wood materials.)*

- C. MHT HAZARD MITIGATION PROJECT UPDATE – Ms. Marsha Kacher told the Commissioners that Jen Sparenberg, who is the Hazard Mitigation Officer for MHT, met with Meagan Patrick, Floodplain Coordinator, Elisa Deflaux, Environmental Planner, Florence Ball, Zoning Coordinator, Jim Bass, Emergency Planner, and TCHPC Commissioners Ron Mitchell and herself on Tuesday, 4 October 2016. Lorin Farris of AECOM also participated in the meeting via a telephone conference call. She advised that the deadline to get things done under the grant is 24 September 2017. Ms. Elisa Deflaux advised that the letter of introduction for use by AECOM representatives conducting the survey as requested by Lorin Farris has been forwarded to them. They will be in the County between 17 and 20 October 2016. Mr. Ron Mitchell said AECOM participants have been in contact with the Maryland Room in the Talbot County Library, and Lorin Farris was surprised at how much information is available in our county compared to some others. Ms. Kacher said Jen Sparenberg told us that this survey grant is a new experience for her, and she is a novice regarding the procedures involved in keeping up with requirements of the grant, adding that the process is also a new experience for the Talbot County staff that attended the meeting. She said Jim Bass told the group that he will be able to provide recommendations after the survey results are submitted.
- D. EASTERN VILLAGES DOCUMENTATION UPDATE – Ms. Marsha Kacher said she is unsure of where things are with Elizabeth Beckley finishing and submitting the survey work for which she was commissioned under contract. Ms. Cynthia Schmidt said she tried for three weeks to get in touch with Ms. Beckley, but her calls were not returned. Mr. Ron Mitchell advised that TCHPC had already paid her the final payment of \$4,500.00, and felt that TCHPC needs to send another letter requesting her to complete the project in keeping with the terms of the contract. He added that perhaps the County Attorney should write the letter and send it certified with a return receipt, and give Ms. Beckley one week to reply and no more than one month to complete the work that was paid for by the County. He commented that the total payment of

\$9,000.00 comprises two years of TCHPC budgeted funds. Ms. Florence Ball said she will contact the County Office of Law to coordinate the letter which should come from that office.

- E. UPDATE: PHOTO DOCUMENTATION OF DWELLING AT LONG POINT FARM IN OXFORD – Cynthia Schmidt said she photographed the Long Point Farm House, and thought it might have been a Sears structure. She said the floors in the entire first floor were brick, the walls were all shiplap, and the doors were heavy board and batten. The Commissioners discussed it would be a good idea to develop a format and form for surveying structures to be demolished. Ms. Marsha Kacher suggested using the MHT form as a template to develop a form for TCHPC use. Mr. Ron Mitchell suggested that it would be good to do some research and document a history of those who owned it and when. It was discussed that photo documentation, use of materials and floor plans would be desirable elements for the surveys.
- F. UPDATE: IMPENDING DEMOLITION OF DWELLING AT 26988 PRESQUILE ROAD IN EASTON – No updates available at this time; therefore this topic was not discussed.

### **III. NEW BUSINESS**

- A. UPCOMING OCTOBER SITE VISIT - Mr. Robert Amdur said he spoke to the new owners of Doncaster (T-178) who told him they are moving in sometime during the current week, but they agreed to a site visit. He suggested visiting the site Wednesday, 19 October 2016, and upon confirmation, he will email the Commissioners with the date, time and details.
- B. REVIEW DATE AND TIME OF TCHPC MEETINGS – Due to time constraints, this topic was tabled until the November TCHPC meeting.
- C. FLOOD RISK ASSESSMENT RFP – Due to time constraints, this topic was tabled until the November TCHPC meeting.

### **IV. OPEN FLOOR**

- A. Ms. Marsha Kacher said, on behalf of TCHPC, she wants to recognize the County Planning and Zoning staff and commend them on how they have stepped up to the challenge of taking charge on short notice due to Jeremy Rothwell's unanticipated departure from County employment.

NEXT MEETING: The next meeting will be held at 4:00 pm on Monday, 14 November 2016 in Conference Room One.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 5:30 pm.