

**TALBOT COUNTY HISTORIC PRESERVATION COMMISSION MONTHLY
MEETING
January 11, 2016**

I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 4:00 PM on Monday, January 11th, 2015. Those members in attendance were Mr. Ward Bucher, Chair; Mrs. Marsha Kacher, Vice Chair; Ms. Cynthia Schmidt, Mr. Robert Amdur, Dr. Dorothy Fenwick, and Mr. Robert Mueller. Representing the County was Mr. Jeremy Rothwell.

II. CURRENT BUSINESS

- A. REVIEW MINUTES OF THE December 14th, 2015 MEETING - The minutes of the meeting on December 14th were reviewed. Mr. Robert Mueller recommended that the minutes be approved as amended to account for four minor typographical errors. The motion was seconded by Ms. Marsha Kacher and unanimously approved by the TCHPC.
- B. MHT CULTURAL RESOURCES HAZARD MITIGATION GRANT – Mr. Jeremy Rothwell explained that he recently spoke with Jen Sparenberg from MHT about Talbot County's pending grant award of \$60,000. She noted, unfortunately, that the recommended grant applications are still being reviewed by the National Park Service, although she expects a final letter of approval very shortly. Mr. Jeremy Rothwell also noted that he spoke with Mr. Paul Touart about the new Hazard Mitigation Documentation Form that MHT has requested we use in documenting structures in the floodplain. Mr. Rothwell explained that Mr. Paul Touart reviewed the form, and felt comfortable using it if he were to be selected. However, Mr. Touart also made clear that he would not be inspecting the interior of the structure and foundation as stipulated on the draft form. Mr. Ward Bucher echoed Mr. Touart's concerns and agreed that this would not be appropriate nor financially feasible to require as part of the documentation. Mr. Rothwell stated that judging from his conversation with Mr. Touart, the TCHPC may be able to find at least one consultant who could do both requested forms, and thus negate having to go through two separate RFP processes. Ms. Cindy Schmidt questioned the timeline to complete the assigned tasks as agreed to in the grant? Mr. Jeremy Rothwell relayed from his conversation with Jen Sparenberg at MHT that the TCHPC would have until September 2017 to complete the documentation work. Mr. Ward Bucher requested that staff speak with the County Manager's or Finance Office about the ability of the TCHPC to accept "No reply" forms in place of an actual bid from a qualified contractor. Mr. Jeremy Rothwell stated that he hopes to have the RFP completed by the February HPC meeting.
- C. BILL 1305 PRD LEGISLATION UPDATE - Mr. Jeremy Rothwell gave a brief update on the legislation, explaining that the re-crafted draft legislation (Bill 1323) was approved by the Talbot County Council at their December 22nd 2015 regular meeting. Mr.

Rothwell went on to say that because this legislation is applicable to the entire County that it would also require approval from the Maryland Critical Area Commission.

- D. UPDATE ON EASTERN VILLAGES DOCUMENTATION PROJECT – Mr. Jeremy Rothwell noted that he sent a letter to Ms. Elizabeth Beckley the first week of January outline the request made by the TCHPC in December that she provide draft (or complete) MIHP forms and other documentation/research before the March TCHPC meeting. Mr. Rothwell stated that he has not as of yet received a response back from Ms. Beckley.
- E. BONFIELD MANOR TENANT HOUSE DOCUMENTATION – Mr. Jeremy Rothwell explained that he emailed Mr. Paul Touart’s draft MIHP form for the Bonfield Manor Tenant House. Mr. Rothwell noted that the MIHP form and subsequent documentation was very thorough and complete. Mr. Rothwell also stated that he has been in contact with Ms. Casey Pecoraro from MHT regarding this project, and further explained that a MIHP number has already been assigned to this property. Mr. Rothwell reminded the TCHPC that the property owner, Ms. Courtney Chapin, had her property documented so as to apply for an exemption of the Talbot County Floodplain Management Ordinance and having to raise the entire house. Mr. Rothwell toured the house with Mr. Paul Touart just before Christmas, and explained that the house includes a number of original and historic features, although it has been altered and added on to in the past century. Ms. Cindy Schmidt stated that she reviewed both the MIHP, and specifically the chain of title, and found it to be accurate and complete. Mr. Ward Bucher expressed his caution and displeasure that the Talbot County Code would allow for an exemption to the house being raised, and that the landowner would not want to raise it in the first place.
- F. JOHN WESLEY PRESERVATION SOCIETY AND CHURCH – Mr. Jeremy Rothwell updated the TCHPC on this project, and explained that both he and Mr. Mike Mertaugh, Asst. County Engineer, have continued talks and meetings with the applicant. Mr. Rothwell relayed from these meeting and phone calls with organization representatives, that the applicant wants to keep the existing oyster shell driveway, and continues to ask for an exemption(s) for the ADA requirements, despite being told that MHT would not support the exemption request. Mr. Rothwell reminded the TCHPC that the John Wesley Church is not in a Talbot County Historic Preservation District, and does not require any approvals from the TCHPC for their proposed improvements. The project would, however, require site plan approval from the Planning Commission, and a Special Exception from the Board of Appeals. Mr. Rothwell stated that he will continue to keep the TCHPC informed as this proceeds through the process.
- G. SITE VISIT TO OTWELL (T-164) – Mr. Robert Amdur explained that the site visit to Otwell has been confirmed for Monday, January 18th at 3 pm. Mr. Jeremy Rothwell stated that he would email out the most recent site visit report from 2013.

III. NEW BUSINESS

- A. FEBRUARY SITE VISIT – Mr. Robert Amdur explained that he has not as of yet set a date and time for a site visit in February. He requested that staff inquire as to the new owners of Doncaster and Knox (T-172), which were both recently sold. Mr. Robert

Amdur explained that he would send out an email with potential dates and times for a site in February.

- B. FY2017' CLG GRANT – Mr. Jeremy Rothwell explained that he recently spoke with Ms. Nell Ziehl from MHT regarding the upcoming FY17' CLG grant cycle, and she told him that the National Park Service has not given MHT the parameters for the grant, and whether or not a local match will be required. Mr. Rothwell relayed from Ms. Ziehl that the MHT will likely release the FY17' CLG grant application sometime in February, and will likely allow for a 30-day time frame for applications to be submitted. Mr. Rothwell requested that the TCHPC discuss what topics and ideas they would like to concentrate on for a CLG grant application (if at all). Mr. Ward Bucher questioned as to what the typical grant award amount has been in years past. Mr. Rothwell explained that to his knowledge and experience, typical CLG grant awards are in the \$5,000 - \$20,000 range. Mr. Rothwell went on to say that typically the grant is awarded for projects that document historically significant structure(s), for nominating said structures to the National Register of Historic Places, or to document and create a 'context' for National Register nominations. Mr. Rothwell recommended that the TCHPC could build upon the past documentation of commercial and public buildings in Cordova, and request funding to document some of the 43 residential dwellings in Cordova that were identified in the previous windshield survey as having probably been constructed before 1950. Alternatively, Mr. Rothwell suggested that the TCHPC could also request CLG funding to have a district survey form completed for Cordova. Mr. Rothwell reminded the TCHPC that aside from the historic cannery (documented in 2009), and the 13 commercial/public buildings documented last year, that none of the private residence of Cordova have been documented thus far. Mr. Ward Bucher suggested that the TCHPC consider applying for CLG grant funding to have a National Register District Form completed for the Village Cordova, and which would include a list of all contributing structures and dwellings. Mr. Bucher explained that this designation would allow individual property owners and/or the County eligible for additional grant and tax credit opportunities. Mr. Ward Bucher noted that the other two villages did not contain a large concentration of historic structures like Cordova has, and would likely not make for as strong of an application. There was a consensus among the TCHPC that staff proceed with a CLG grant application to complete a National Register District Nomination for Cordova (after the grant application is released).
- C. EASTON SHA MAINTENANCE SHOP SECTION 106 REVIEW – Mr. Jeremy Rothwell explained that the site is within the municipal boundaries of Easton, and that the project would likewise not affect any historic structures or resources. Mr. Ward Bucher concurred with staff comments and agreed that no formal response is required.

OPEN FLOOR

Mr. Robert Amdur stated that upon further reflection that the TCHPC could conduct a site visit to Mt. Misery, the Weber House, and to Bolton all in the same day if the other members are able and so inclined. Mr. Ward Bucher and Ms. Dorothy Fenwick recommended that Mr. Robert Amdur contact the three property owners, and come up with a list of possible dates and times in February (or March).

NEXT MEETING: The next meeting will tentatively will held on Monday, February 8th at 4:00 pm in Conference Room #1.

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THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:40 pm.