

**TALBOT COUNTY HISTORIC PRESERVATION COMMISSION MONTHLY
MEETING**

November 9, 2015

I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 4:00 PM on Monday, November 9th, 2015. Those members in attendance were Mr. Ward Bucher, Chair; Mrs. Marsha Kacher, Vice Chair; Ms. Cynthia Schmidt, Mr. Robert Amdur, Dr. Dorothy Fenwick, Mr. Ronald Mitchell, and Mr. Robert Mueller. Representing the County was Mr. Jeremy Rothwell.

II. CURRENT BUSINESS

- A. REVIEW MINUTES OF THE October 5th, 2015 MEETING - The minutes of the meeting on October 5th were reviewed. Ms. Marsha Kacher recommended that the minutes be approved as amended to account for two minor typographical errors. The motion was seconded by Mr. Robert Mueller and unanimously approved by the TCHPC.
- B. UPDATE ON THE MILLER'S HOUSE HISTORIC OVERLAY DISTRICT – Mr. Jeremy Rothwell explained that he and Mr. Ward Bucher gave a presentation to the County Council on Tuesday, October 13th at the formal public hearing of Bill No. 1320 to designate the Miller's House as a Historic Overlay District. Mr. Rothwell noted that the County Council delayed voting on the bill until the week later, at which time the Bill passed by a vote of 5-0. Ms. Marsha Kacher praised Mr. Ward Bucher and Mr. Jeremy Rothwell for giving excellent presentations for the project. Mr. Jeremy Rothwell noted that he will have to go out at some point and set up a baseline documentation file for the property after the overlay district takes effect. Mr. Ward Bucher recommended that we wait until after the windows are put back in the house.
- C. MHT CULTURAL RESOURCES HAZARD MITIGATION GRANT – Mr. Jeremy Rothwell explained that he spoke with program officer at MHT, Ms. Jennifer Sparenberg, and she relayed we should be back within one to two weeks about our grant application.
- D. BILL 1305 PRD LEGISLATION UPDATE - Mr. Jeremy Rothwell gave a brief update on the legislation, explaining that the draft Bill received a positive recommendation from the Planning Commission on October 7th. The County Attorney and the Planning Director are working with the applicant's attorneys to finalize what percentage and parts of the structures covered under this legislation will be allowed to exceed 40 ft., and what the maximum height shall be. Mr. Jeremy Rothwell stated that he will continue to keep the HPC informed as to any upcoming public hearings and amendments to the legislation.
- E. WYE HOUSE FARM (T-54) TENANT HOUSE ADDITION – Mr. Jeremy Rothwell noted that the applicants obtained an administrative variance from the Planning Commission and Planning Director on November 4th for those proposed improvements

within the 100 ft. Shoreline Development Buffer. He explained that applicants are required to obtain a variance from the Board of Appeals for those proposed improvements outside of the 100 ft. Shoreline Development Buffer. The Board of Appeals is tentatively scheduled to hear the case in February.

- F. UPDATE ON THE SURVEY OF EASTERN VILLAGES – Mr. Jeremy Rothwell explained that he has not heard any updates from Ms. Beckley as to the status of her completing the documentation work. However, Mr. Rothwell noted that he recently sent an email to Mary Kay Verdery about doing a presentation to the County Council on the findings of the documentation work. Mr. Ronald Mitchell recommended hosting a HPC-sponsored public event to highlight both the recent overlay district for the Miller’s House and for the ongoing documentation of the Eastern Villages.
- G. MD Route 404 Section 106 Review – Mr. Jeremy Rothwell explained that he has received (and forwarded on to the HPC) a number of emails from the State Highway Administration regarding the ongoing dualization of MD Route 404. He noted that the evidence produced thus far has shown that the proposed expansion will not negatively impact historic resources on the Talbot County side. Ms. Cindy Schmidt concurred, and stated that the only effect will be to the driveways of some MIHP properties.

III. NEW BUSINESS

- A. UPCOMING SITE VISIT TO WYE HOUSE (T-54) – Mr. Robert Amdur explained that the Wye House is next on the list of properties to conduct a site inspection. A discussion ensued as to the date and time that would work best for HPC members. It was decided that the site visit would occur on Thursday, November 19th at 3:00 pm. Mr. Jeremy Rothwell reminded the TCHPC is restricted to having three commissioners go out on the site visit to avoid having a quorum.
- B. PROPOSED CLG PROCEDURES MANUAL – Mr. Jeremy Rothwell explained that he recently received a draft CLG Procedures Manual from staff at MHT, which he forwarded on to the TCHPC. He noted that he went through the draft manual, and did not see any glaring difficulties for the TCHPC, although unfortunately the draft manual is red-lined with track changes to highlight the actual proposed changes. In addition, Mr. Rothwell stated that he is scheduled to meet with Heather Barrett and other staff members from MHT on Friday, November 20th. Ms. Dorothy Fenwick recommended that staff ask MHT about the re-accreditation process, and whether there is anything that the TCHPC needs to do or continue to do to maintain accreditation.
- C. JOHN WESLEY PRESERVATION SOCIETY – Mr. Jeremy Rothwell explained that the John Wesley Preservation Society took ownership of the former John Wesley Methodist Church along Oxford Road, and has worked to convert both the church and the adjacent cook shop into a museum of African-American history. Mr. Rothwell explained that the conversion of the church to a museum would require that the site become in compliant with the Americans with Disabilities Act (ADA). The applicants have petitioned MHT for an exemption to the ADA requirements based on not wanting to alter the historical integrity and context of both the buildings and property. Mr. Rothwell further explained that he has arranged for Mr. Michael Day, Deputy Director of MHT, to visit the site on Thursday, November 19th and determine whether an

exemption would be warranted. If anyone from the TCHPC is interested in sitting in on the site visit with MHT, please let staff know.

OPEN FLOOR: Mr. Ward Bucher stated that he recently went to the annual convention for National Trust for Historic Preservation in Washington, DC. He explained that he sat in on a couple of sessions related to upcoming grant opportunities for local governments and non-profits. In particular, he recommended that Talbot County apply for a new grant related to the documentation of structures in underserved communities. In addition, Mr. Ward Bucher recommended that the TCHPC look into having 'contexts' written related to the individual types of agricultural buildings present on our landscape. Mr. Jeremy Rothwell stated that he would bring up both topics at his upcoming meeting with Heather Barrett and other staff from MHT.

NEXT MEETING: The next meeting will tentatively will held on Monday, December 14th at 4:00 pm in Conference Room #1.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:55 pm.