

MINUTES

TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

4 February 2013

I. ROLL CALL

- A. The regular meeting of the Talbot County Historic Preservation Commission was called to order at 3:10 pm on Monday, 4 February 2013. Those members in attendance were Mr. Ward Bucher, Chair; Mrs. Marsha Kacher, Mr. Robert Amdur, Mr. Ron B. Mitchell, Dr. Dorothy C. Fenwick, and Mr. Jacob Laureska. Ms. Alice Marie Gravely was not present. Representing the County were Mr. Martin Sokolich and Ms. Florence Ball.

II. CURRENT BUSINESS

- A. REVIEW MINUTES OF 7 January 2012 MEETING – The minutes of the TCHPC meeting on 7 January 2012 were read, and no corrections or additions were noted. Mr. Ron Mitchell moved to approve the minutes as read. The motion was seconded by Mrs. Marsha Kacher and carried.
- B. STATUS UPDATE ON THE MILLER'S HOUSE (T-70) – Mr. Ward Bucher said most of the work to secure the house has been done, and the only thing left to do is to close up the roof on the west end of the structure. O. N. Andrew is to submit a proposal soon.
- C. CURRENT TCHPC ACTIVITIES:
1. TCHPC SOCIAL EVENT – Mr. Ward Bucher announced that due to some scheduling conflicts, the TCHPC social event would need to be scheduled for a different date. He said Ms. Alice Marie Gravely has informed him that it would not work out to hold the event at Beverly on the tentative date of 21 April 2013. Mr. Ron Mitchell added that 21 April was also inconvenient for Richard Tilghman to come speak. Mr. Bucher said Ms. Alice Marie Gravely suggested the event might be scheduled for the autumn season instead of this spring. It was discussed that because so many activities happen during the fall, holding the event during the early spring might garner a better attendance since people tend to like the opportunity to attend such gatherings after enduring the cold winter months. The Commissioners were polled to determine their availability for several dates. Mr. Ron Mitchell said he would email Ms. Alice Marie Gravely with alternative dates of April: 7, 14, 28 or June 2, 9, 16 to which if any of these dates might be convenient for her to host the social event at Beverly as originally planned. Mr. Ron Mitchell suggested that perhaps the event could be held at the Inn at 202 Dover Street in Easton if none of those dates are convenient for Ms. Gravely to host the event. Since the date is still undecided, Mr. Ward Bucher proposed tabling further discussion on this topic until the March 4 meeting.

2. ARTICLES FOR PUBLICATION – Mr. Ward Bucher proposed that since Ms. Alice Marie Gravely was not present, that this topic should be tabled until the March 4 meeting.

3. TCHPC BUDGET - Mr. Martin Sokolich distributed copies of a letter from the Talbot County Finance Office outlining information regarding the budget for the 2014 Fiscal Year which advised that all requests for funding should be submitted to the Finance Office by Wednesday, 13 February 2013. Mr. Sokolich emphasized that requests for new or increased funding must be justified for the County Council to consider approving such increases. To aid the Commissioners in planning their budget request, Mr. Sokolich also distributed a bar chart and account details which summarize and compare TCHPC budget expenditures between the years of 2008 and 2013. He said that any prospective projects should be included in the budget. The Commissioners discussed various items on the current budget; particularly postage and training. They proposed adjustments based on recent and upcoming mailing costs and the recent increase in postage, and considered projects that should be added such as having a webmaster set up and maintain an independent TCHPC website.

MOTION – Mr. Ron Mitchell moved to propose a budget of at least \$1,000. Mrs. Marsha Kacher seconded the motion, and it was carried. Mr. Robert Amdur opposed.

Mr. Martin Sokolich reiterated that the proposal must indicate how the funds will be spent. Estimates of costs of each budget item were discussed, and Mr. Sokolich took notes. He will draft the budget request and email it to Mr. Ward Bucher.

MOTION – Mr. Ron Mitchell moved that the Commission shall allow Mr. Martin Sokolich to submit the preliminary budget. The motion was seconded by Mrs. Marsha Kacher and it was carried. Mr. Robert Amdur opposed.

4. PROPOSED TCHPC WEBSITE - Mr. Jacob Lareska said he has experience in setting up a website. One of the Commissioners asked if he would be willing to do it pro-bono. Mr. Lareska replied that it would depend on what is wanted. Mr. Ward Bucher told him that the Commission has not yet formulated a sketch of what should be included on the website. Dr. Dorothy Fenwick suggested beginning with a mission statement, and including TCHPC application materials and perhaps some photographs of some of the HDO properties. It was discussed that permission from the property owners would have to be obtained before posting photographs of HDO properties due to privacy issues. Some discussion ensued regarding possible cost. Mr. Jacob Lareska said he may be able to set the website up for approximately \$700. He offered to get an outline of various set-ups together and provide more definitive cost estimates.

III. NEW BUSINESS

A. CROOKED INTENTIONS (T-48) SITE VISIT REPORT – The site was visited on 23 January 2013 by Mr. Ward Bucher, Mr. Robert Amdur, Mrs. Marsha Kacher and Dr. Dorothy Fenwick who observed the exterior of the circa 1720 house and two nearby outbuildings. The buildings were found to be in generally good condition with some deferred maintenance items noted on the exterior. It was noted that the wood shingle roofs are considerably covered with moss and fungus and will need replacement in the near future. Mr. Bucher included a recommendation in his report that the shingles be

immediately treated with a biocide wash, and that the shingles should be replaced as soon as possible. Of particular concern was the condition of the outbuildings where the brickwork are in an advanced state of deterioration. The mortar is missing at the bricks in the ventilation grille and the walls have many open joints and are precariously leaning. Immediate stabilization is recommended after investigating the cause of movement. Low strength mortar is recommended for repairs. On the wood outbuilding, it was noted that the finial is badly deteriorated. The recommendation is to repair the finial by installing missing pieces and painting it. The roof shingles on this structural should be treated with biocide as well.

Mr. Ward Bucher said he was a bit late getting the report together and distributed a rough draft for the Commissioners to read. Ms. Marsha Kacher cited several corrections. Mr. Bucher asked that any further corrections be emailed to him so he can finalize the report and forward it to everyone by email.

IV. OPEN FLOOR

A. PROPERTY TAX CREDITS FOR HISTORIC RESTORATION/PRESERVATION:

Mr. Martin Sokolich said he received an email from a Historic Commission in Howard County, soliciting support of two bills to increase that county's property tax credit for restoration or preservation of historic properties from 10 percent to 25 percent. It was discussed that Talbot County has no property tax credit at all, but that it should. Mr. Martin Sokolich advised that on several occasions, TCHPC has requested the County Council to consider passing a bill to allow a property tax credit, at least for historic properties that have a Talbot County HDO, but they have been reluctant to even consider it. It was discussed that if the Commission could get the County Council to attend its social events, perhaps the Councilmen would look more favorably at the suggestion. After further discussion, the Commissioners decided the efforts of the Howard County Historic Commission should be supported by TCHPC.

MOTION – Mr. Ron Mitchell moved that TCHPC should send a letter of support as requested by the Historic Commission in Howard County. The motion was seconded by Mrs. Marsha Kacher and unanimously carried.

Mr. Ward Bucher asked Mr. Martin Sokolich to draft the letter and forward it to him for signature.

NEXT MEETING: The next meeting will be on Monday, 4 March 2013, 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 4:05 pm.