

# MINUTES

## TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

13 September 2010

### I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 3:00 PM on Monday, September 13, 2010. Those members in attendance were Mr. Steven K. Hack, Chairperson, Mr. Ward Bucher and Ms. Peggy Pickall. Mr. Eric Lowery was absent. (The other three Commission seats have not yet been filled by the County Council.) Representing the County was Mr. Martin Sokolich. Also attending was Corey Kegerise, Administrator of Local Preservation Programs of the Maryland Historical Trust.

### II. CURRENT BUSINESS

A. REVIEW MINUTES OF AUGUST MEETING – The minutes were read. Since there were no corrections or additions, *Mr. Ward Bucher moved to approve the minutes as read. The motion was seconded by Mr. Steven Hack and was carried.*

B. DISCUSSION WITH CORY KEGERISE – Mr. Steven Hack explained that the purpose of the TCHPC draft Demolition Delay Ordinance was to protect significant historic structures. Mr. Bucher added that the HPC presently oversees 20 official districts and that in all other cases the choice to demolish a property is independent of HPC oversight.

Mr. Kegerise explained that he first became aware of the proposal via an inquiry from Sandy Coyman, Planning Officer, for advice on how other jurisdictions deal with similar concerns. The main shortcomings of intervening in demolitions are that the process requires much of the Commission to negotiate and bring resources to bear and that the success rate of preserving buildings already targeted for demolition can be uneven. By the time an application for demolition is submitted it may already be too late.

Since Talbot is a Charter county it has more ‘tools’ available under State Article 25A, rather than 66B. The HPC is also a Certified Local Government, with additional options and responsibilities.

Montgomery and Baltimore Counties were discussed as examples of alternative approaches to preserving significant structures. Counties identified potential historic properties in advance, in a Preliminary Landmarks list or a Locational Atlas. In either case properties were surveyed to identify sites of interest. Historic structures can then be incorporated into area plans without being designated districts. Plans were for Atlas properties to over time be elevated to landmark status of de-listed.

Mr. Hack stated that a possible 400 homes on the Maryland Inventory of Historic Places would produce a limited number of demolition requests to review and that

those properties should be evaluated to know which ones are still eligible for district status.

Ms. Pickall asked what kind of ordinance would accomplish the Commission's goals. Mr. Kegerise said he worked with Montgomery County to update their ordinance, though the update is not yet completed. He and Maryland Historical Trust can provide policy guidance and consult with State attorneys on legislation. A survey of significant properties would be grant-eligible, with a 60/40 match.

As a related matter, he explained that counties once had the ability only to create Districts. The law was amended in 1995 to allow sites or landmarks to be designated. Enabling legislation now requires boundaries around structures sufficient to meet National Register standards to be preserved.

- C. MILLER'S HOUSE IN WYE MILLS (T-70) - Mr. Ward Bucher announced that the owner is willing to donate the property and that a neighbor is willing to make a donation to help stabilize the property. A total of \$310,000 has been raised so far. The estimate for emergency repairs is \$28,500. A nonprofit has not been established to own and manage the property. Possible partners include Maryland DNR or County government. Friends of Wye Mill cannot undertake the additional responsibilities and the Hemsley foundation has not yet responded.
- D. TCHPC BROCHURE Martin Sokolich reported that the brochure with cover letter was mailed this week.

### **III. NEW BUSINESS**

- A. TCHPC SITE VISITS – Mr. Steven Hack made the site visit to the George Brooks House one week early due to the unusual September schedule.

### **IV. OPEN FLOOR**

- A. SECTION 106 REVIEW FOR PROPOSED TELECOMMUNICATIONS TOWER AT 6929 TILGHMAN ISLAND ROAD AT KNAPP NARROWS – Martin presented a letter to the Ottery Group, representatives for the tower company, from the MHT, which found “no adverse effect” on historic properties on Tilghman Island for direct or visual effects. Commission members disagree with the finding and Steven said he will draft the letter of response.

NEXT MEETING: Monday, October 4, 2010 at 3:00 pm in the Bradley Meeting Room.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:20 pm.