



**Talbot County Historic Preservation Commission
Final Decision Summary**

Monday, June 30, 2025, at 1:00 p.m.
Conference Room 1
215 Bay Street, Easton, Maryland

Attendance:

Commission Members:

Holly Baldwin-absent
Earle Asche
Sharon Nash-absent
Brian McGunigle- absent
John Renda – absent
Tom Costigan

Staff Members

Elisa Deflaux, Planner III
Bryce Yelton, Assistant Planning Officer

1. **Site Visit-** Commissioners Costigan and Asche met on the site of Bolton, T-336, 8610 Bozman Neavitt Road, Bozman, Maryland to discuss a roof replacement on a small brick dwelling that is a part of the Historic Overlay District. The contractor, John Marrah, Marasun Roofing met staff and the Commissioners on the site. After discussion, the Commissioners and Staff resumed the meeting.
1. **Call to Order**—Ms. Deflaux called the meeting to order at 3:00 p.m. The Commission Members, Asche and Costigan and Staff, Elisa Deflaux were present.
2. **Decision Summary Review** – postponed until October meeting
3. **Administrative Matters** –None
4. **Old Business** None
5. **New Business- Presentation**

Presentation:

Nell Ziehl, Office of Planning, Education and Outreach, Maryland Historic Trust
Nnell.ziehl@maryland.gov 410-697-9592

Ms. Ziehl started the presentation with an overview of the Certified Local Government Program associated with the Maryland Historic Trust. CLG program is a federal, state and local program to help local governments with Historic Preservation by providing grants and technical assistance from the State. The perc of the CLG program are the grants program and education programs. For each CLG, HPC commissioner should attend training each year. Under certain circumstances, the County is on the allocation list for MHT funding for member education. Some educational programs are provided by the National Alliance of Preservation Commissions, which has a suite of trainings, and some are at no cost. <https://www.napcommissions.org/> (click on "Training") or <https://mahdc.org/training-program/> Ms. Zeihl also suggested that the HPC could join the National Alliance of Preservation Commission (\$150 per year for Commissioners and Staff) for another opportunity for the educational seminars. Also, Maryland Historic Commissions has training. Ms. Baldwin asked if the Open Meetings Act Training (OMAT) would qualify for this year's training. Ms. Zeihl responded that while the OMAT is good to take, it would not qualify. She also recommended that staff and the commissioners take the same training.

Ms. Zeihl indicated that there are procedural manual on the MHT website for CLG certification. Any changes to ordinances, policies and procedures are reviewed by MHT. Also, for example, MHT Staff can provide technical assistance for properties that are designated by the Talbot County Historic Overlay and in some cases, where there is a lack of information or documentation, the MHT staff can provide their expertise to assist the HPC in local staff decision making.

Jessica French, National Register Administrator, Maryland Historic Trust
Jessica.french@maryland.gov 410-697-9623

Ms. French gave an overview of what the National Register is and the role of MHT and the CLG with the National Register. There are 1600 Maryland listings, over 200 historic districts and about 100,000 properties on the National Register when you count contributing properties. There are boats, structures, places, etc. For example, the Tidewater Inn is listed and represents a period in Talbot County history. She outlined the program and how nominations contribute and nominations that are not eligible. Ms. French stated that the Commission should see a MHT nomination about once a year.

Property: Far Horizons

File No.: T-1196

Request: Recommendation for National Register Nomination

Location: 7238 Drum Point Road, St. Michaels, Maryland

Zoning: Map 40, Parcel 64 Zone: RR

Ms. French described the nomination for Far Horizons as it is associated to the Women in Maryland Architects (Chloethiel Woodard Smith). She discussed the nomination process, purview of MHT and restrictions. The main house is the contributing structure to Women in Maryland Architects, and the pool and pool house do not contribute. The owners of the structure had several pieces of correspondence used in the nomination process. The residence was designed with projections to take advantage of natural light and water views. Smith also made a landscape plan for the residence.

The Commission discussed the significance of the residence. Ms. Baldwin gave support for the nomination and said the integrity of the structure is notable and the eves are extremely unique and characteristic of the time period.

For the Commission, Mr. Asche made a motion and Mr. McGunigle seconded the motion to make a recommendation to MHT in support the nomination (A) for design and (C) for association and agreed with the nomination criteria for Far Horizon, and the vote was unanimous, 4-0.

Other Matters

Ms. Baldwin discussed the CLG certification with Ms. Ziehl and discussed the certification requirements for the members. Mr. Ziehl stated that in 2026, the recertification for Talbot HPC is due. Ms. Baldwin discussed whether HPC had adopted Rules and Procedures. While discussing whether the HPC is an advisory or a regulatory body, Ms. Ziehl detailed the requirements to be a CLG but also stated that some enabling legislation in the 90s was utilized for certain entities to become CLG. Ms. Ziehl asked if the Commission had the power to designate historic properties and regulatory power over projects and stated that this power is a threshold requirement of most CLG. Ms. Baldwin and Mr. Yelton reviewed the process for a Historic Overlay.

Mr. Yelton asked Ms. Ziehl about the Town of Easton inquiry regarding a form-based code in cooperation as a CLG HPC. A local architect wanted to write the code for the Town of Easton using CLG funds associated with Talbot HPC.

Ms. Ziehl also discussed the review of any new HPC ordinances.

Commission Matters

Election of Chairman and Vice Chairman – Staff wanted to table the election.

Qualification of Members – Ms. Baldwin discussed the search for another certified member. The Commission discussed a search for an architect or a historian. Mr. Yelton said he would reach out to Mr. Leshar about the vacancies on the Board. The Commission discussed the Town of Easton and St. Michaels Historic Commissions.

Ms. Baldwin discussed the elevation of the historic aspects of Talbot County. Mr. Yelton stated that the current update of the Comprehensive Plan and the update of the Historic Commission Code could be concurrently with the Zoning Code update. Mr. Asche suggested that there be a Code that requires documentation of historic structures before the structure is demolished. Ms. Baldwin suggested a preservation code adopted by the County Council.

Cancellation of Site Visit to the Longwoods School House – The structure was recently damaged in a windstorm, and the site visit is cancelled. Ms. Baldwin stated that she felt the Longwoods School is underutilized. She asked if there is a way to earn money from County owned properties. For example, using the schoolhouse for a photography rental and charging the photographer a fee to rent the property. Mr. Yelton said that he would discuss this topic with Parks and Rec and Ms. Gilmer. Mr. Yelton stated this topic could possibly be a goal in the Comprehensive Plan. The Commission also discussed 925 Port Street, another County owned property.

Mr. Yelton brought the Commission up to date on the Comprehensive Plan and the survey.

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6. Discussion Items –

The Commission discussed having Jay Corvan to give a presentation about the form-based code. Staff discussed meeting with Mr. Leshner to discuss the project.

7. Adjournment–

Motion to adjourn and second.