



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

Tuesday, September 15, 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

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-**
Bolton
File No.: T-336
Request: Evaluation and Discussion on Roof Replacement
Location: 8610 Tilghman Island Road, Wittman, Maryland

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48 **Zoning:** Map 30, Parcel 1 Zone: RC and WRC
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50 **Discussion on the Bolton Roof Replacement** – Mr. Asche and Mr. Costigan discussed the roof
51 replacement. Staff read the recommendations of Ms. Nash and Ms. Baldwin.
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53 The Commissioners were concerned about a quorum and staff explained that there were some
54 recommendations from other Commissioners but did not know if that satisfied the quorum requirement.
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56 Mr. Asche discussed the motion, stating that he understands that the property owner wants to stabilize the
57 structure and wants improvements to enhance the structure aesthetically. He suggested that the motion
58 contains the condition that if a major renovation is undertaken for the structure, the original wood
59 shingles be installed at that time. Mr. Asche speculated that the synthetic shingles and the original wood
60 shingles may not be that different in cost. He was concerned that the synthetic shingles would not be as
61 authentic as the original wooden shingles and consistent with the objectives of the HPC.
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63 **6. Discussion Items –**

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66 The Commission heard a discussion from Sarah Kilmon, Communication Coordinator and the staff
67 liaison for the Talbot 250 commission for the 250 years of Talbot County education and history. She
68 discussed the Little Red School House (LRSH). She provided some history on how the Commission was
69 involved with the LRSH. She explained that there are 3 phases of her presentation. The first phase is
70 interpretive signage for this year. Second phase is using the Talbot250 website for LRSH. Phase 3 would
71 be reinstituting the tours to the LRSH. She discussed some of the barriers as she understands them, for the
72 tours, such as funding for the buses to bring school children to the LRSH.
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74 Ms. Kilmon discussed the lack of parking at the LRSH. She hoped that the interpretive signage project
75 could include the installation of some parking.
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77 Mr. Asche discussed access to the building and how to make it easier.
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79 Ms. Kilmon asked the Commission how they would like to be involved with the project. She asked if the
80 Commission could review the interpretive panels and give her feedback. Ms. Kilmon also suggested her
81 commission, Talbot250 and HPC meet at the LRSH.
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83 Cellular Tower on Cordova Road

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85 The Commission discussed the proposed tower on Cordova Road.
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87 **7. Adjournment–**

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90 Motion to adjourn at 4:00 pm and second.
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