



Maryland Department of Planning
Maryland Historical Trust

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

David R. Craig, Secretary
Wendi W. Peters, Deputy Secretary

Maryland Historical Trust

NOTICE

The regular meeting of the Maryland Historical Trust Board of Trustees will be held on March 16th, 2016, at 2:00 p.m., at the Maryland Chamber of Commerce, 60 West Street, #101, Annapolis, MD 21401.

Board Meeting

2:00 p.m.

This notice given February 16th, 2016.

A handwritten signature in blue ink that reads "Elizabeth Hughes".

Elizabeth A. Hughes
Director

Please respond by e-mail kathy.monday@maryland.gov or phone (410) 514-7603 by March 1st, 2016.



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**MARYLAND HISTORICAL TRUST
MEETING OF THE BOARD OF TRUSTEES**

**Maryland Chamber of Commerce
60 West Street, Suite 100
Annapolis, MD**

Wednesday, March 16, 2016 at 2:00 PM

AGENDA

- V1 CALL TO ORDER
- V2 APPROVAL OF MINUTES
- V3 COMMITTEE REPORTS
- V100 Capital Programs
- V101 Sustainable Communities Tax Credit Program – New Staff Member
- V102R FY2016 MHT Capital Loan - Gutman House, 1803 Eutaw Place, Baltimore City
- V103R Friendship Hall – Easement Modification
- V200 Survey, Registration, Community Education & Museums
- V201R Vernacular Architecture Forum Sponsorship Request
- V202R Preservation Maryland Sponsorship Request
- V203 Jefferson Patterson Park and Museum Report
- V300 Management & Planning
- V301 Interim Actions of the Executive Committee
- V302 Budget and Legislation
- V303 Litigation & Legal Issues
- V304 2016 Board Meeting Schedule

**MARYLAND HISTORICAL TRUST
BOARD OF TRUSTEES' MEETING
December 17, 2015
100 Community Place, Crownsville, MD 21032
Board Meeting 10:00 a.m.**

Pursuant to notice, the regular meeting of the Board of Trustees of the Maryland Historical Trust (MHT) was held 100 Community Place in Crownsville, MD 21032 on December 17, 2015.

Trustees present: Mme. Bailey and Messrs. Edson, Feldstein, Lighthizer, Parker, Stek.

Area Representatives present: Messrs. Azola, Brown, Callan, Charlton, Eshelman and Reed.

Maryland Department of Planning: Wendi Peters, Deputy Secretary.

Office of the Attorney General: Paul Cucuzzella and Rieyn DeLony

Maryland Historical Trust Staff: Dennis Curry, Michael Day, Anne Eastman, Elizabeth Hughes, Susan Langley, Marcia Miller, Kathy Monday, Anne Raines, Jen Ruffner, Mark Thompson, and Nell Ziehl.

Guests: Dan Taylor, Baltimore Development Corporation; Eric Holcomb, Baltimore City Commission for Historical and Architectural Preservation; Rodney Little.

U1 CALL TO ORDER

Mr. Edson, Chair, called the meeting to order at 10:02 a.m. A quorum of Trustees was not present. A majority of the Board's Executive Committee was present.

Mr. Edson recognized former Director Rodney Little and thanked him for attending the meeting.

U2 APPROVAL OF MINUTES

Mr. Stek made a motion, seconded by Ms. Bailey that the October 8, 2015 minutes be approved as submitted. The motion was approved unanimously.

U3 COMMITTEE REPORTS

U100 Capital Programs

U101R Request to Approve Demolition of Franklin-Delphey Hotel

Elizabeth Hughes reminded the Board that the Maryland Historical Trust and the City of Baltimore entered into a Memorandum of Agreement (MOA) on January 31, 2001 which addresses the redevelopment of the west side of downtown Baltimore. The MOA between the Trust and the City (represented by the Baltimore Development Corporation) was the result of

extended negotiations over which buildings could be demolished without further review or consultation, and which buildings must either be preserved or given priority for preservation.

The MOA does not change MHT's ability to review undertakings involving historic properties that are using state or federal funds, permits, or licenses. The MOA expands MHT's authority in only one area – it gives MHT the authority to review undertakings involving City-owned properties that do not involve state or federal funds, permits or licenses.

MHT has reviewed few undertakings involving City-owned properties to date. The most significant of these was review of the "Superblock" proposal in 2010. As a result of the Trust's involvement in this project, the Board resolved at its February 3, 2011 meeting that *"the Board's Executive Committee or the full Board, if possible, should be consulted and approve all actions carried out by the Trust under the MOA."*

Ms. Hughes asked Michael Day to explain the past involvement of the Trust in the review of activities related to the Franklin-Delphey Hotel. Mr. Day explained that the Franklin-Delphey Hotel, located at 300 W. Franklin Street, is a city-owned property that is individually listed by the Baltimore City Commission for Historical and Architectural Preservation (CHAP), as a local landmark and is identified on Attachment A of the MOA as a "contributing building subject to development guidelines." Mr. Day explained that although the Trust advocated for retention of the structure in the past, the building is now so deteriorated that it does not appear to be salvageable.

Dan Taylor of the Baltimore Development Corporation (BDC) presented a powerpoint that demonstrated the current state of the structure and discussed the architectural and structural assessment of the hotel that had been prepared for BDC by WBCM, an architecture, engineering and construction firm. Mr. Taylor noted that CHAP had approved BDC's request to demolish this structure. He asked for the Board's approval of their request to demolish the building. Mr. Taylor explained that the front façade of the adjacent Mayfair Hotel would be stabilized following demolition of the Franklin-Delphey Hotel and that CHAP will review infill designs the site. He noted that the city has issued an RFP to sell other Westside properties.

Dan Taylor and Eric Holcomb, Executive Director of CHAP, then responded to questions posed by Board members. Mr. Holcomb noted that Baltimore Heritage had expressed support for the demolition request but also requested that CHAP develop a plan to evaluate the current condition of all city-owned landmarks and to identify stabilization, rehabilitation and maintenance strategies to prevent them from deteriorating beyond repair. Mr. Holcomb noted that CHAP is supportive of Baltimore Heritage's request and intends to undertake this study using in-house staff.

Ms. Bailey made the following motion. The motion was seconded by Mr. Stek and approved unanimously.

RESOLVED, that the Maryland Historical Trust Board of Trustees approves the demolition of the Franklin-Delphey Hotel and urges CHAP to develop a plan to evaluate the current condition

of all city-owned landmarks and to identify stabilization, rehabilitation and maintenance strategies to prevent them from deteriorating beyond repair.

U200 Survey, Registration, Community Education & Museums
U201R 2016 Maryland Preservation Awards

Nell Ziehl presented a powerpoint which described the awards recommendations of the Survey, Registration, Community Education and Museums Committee.

Mr. Stek made the following motion. The motion was seconded by Ms. Bailey and approved unanimously.

RESOLVED, that the Maryland Historical Trust Board of Trustees approves the 2016 Maryland Preservation Awards recommendations of its Survey, Registration, Community Education, and Museums Committee. The recommendations are as follows:

EDUCATION & COMMUNITY ENGAGEMENT

Excellence in Media & Publications

Heart of Civil War Heritage Area Website

Excellence in Community Engagement

City of Annapolis Historic Preservation Office for 2015 Weather It Together Program

Excellence in Programming and Exhibits

Washington Monument Restoration

STEWARDSHIP

Outstanding Stewardship of an Easement Property

Michael Travis and Renee M. Bernier for The Exchange (Charles County)

Outstanding Stewardship by a Government Agency

U.S. Naval Academy for Larson Hall (Annapolis)

PROJECT EXCELLENCE

Community Impact

The Tire Shop (Baltimore City)

Project Excellence: Institutional Rehabilitation

Olney Boys and Girls Community Sports Association for Falling Green (Olney)

Project Excellence: Commercial Rehabilitation

Jubilee Baltimore and Ziger/Snead Architects for Centre Theatre (Baltimore City)

Preservation Partnerships

Town of Denton, Chesapeake Culinary Center and Denton Development Corporation for the Caroline High School (Denton)

LEADERSHIP AND SERVICE

Outstanding Organizational Leadership

Friends of Patterson Park (Baltimore City)

Eastern Shore Land Conservancy

U202 Maryland Maritime Archaeology Program Report

Dr. Susan Langley provided an overview of the activities of the Maryland Maritime Archeology Program.

U203 Jefferson Patterson Park and Museum Report

Mark Thompson provided an overview of the activities of the Jefferson Patterson Park and Museum.

U204 Goucher Forum Sponsorship

Mr. Callan noted that the Board had been asked to serve as a sponsor for the 2016 Goucher 7th National Forum on Historic Preservation Practice, scheduled for March 18-19, 2016. The cost of sponsorship is \$1000. The benefits of sponsorship include being referenced on printed and electronic materials. The Trust is already a “co-sponsor.” The Board declined to provide financial support for the event.

U300 Management & Planning

U301 Budget & Legislation

State Budget and Legislation

Elizabeth Hughes reported that MDP submitted the fiscal year 2017 operating budget to the Department of Budget and Management for review in early September and participated in the annual budget hearing with Secretary Brinkley on November 4th. She noted that MDP has made a number of over the target requests aimed at making improvements to JPPM and bringing back Research and Survey funding. The Trust won't know the status of those requests until the Governor releases the budget on or before January 20.

She noted that the Department of Legislative Services (DLS) has been conducting an evaluation of the sustainable communities tax credit since this past summer as required by the Tax Credit Evaluation Act. DLS released its “Evaluation of the Sustainable Communities Tax Credit” report on November 1. Overall, the report is very positive, noting that the commercial side of the tax credit program has become a template for subsequent tax credits established by the General Assembly.

On December 7, the Tax Credit Evaluation Committee held a public hearing on the report. DLS and MDP testified and responded to questions. Preservation Maryland also put together a panel to testify in favor of the tax credit program which included Elly Colmers of Preservation Maryland, Tony Azola of Azola and Associates and Sanda Hieler of Brookeville.

By the 20th day of the 2016 legislative session (February 1), the Tax Credit Evaluation Committee is required to submit a report to the General Assembly recommending whether the tax credit should be continued, with or without changes, or terminated. The report is to be accompanied by any legislation that is needed to accomplish the recommendations in the report. Based on the Committee's discussions during the hearing, it would appear that they will recommend continuation of the credit and elimination of the criterion of scoring points on geographic underrepresentation for commercial tax credit projects. It is unclear what other changes they might recommend.

Ms. Hughes also mentioned that an executive order that would transfer the Maryland Military Monuments Commission from the Department of Veterans Affairs to the Maryland Department of Planning is being prepared by the Governor's Office. It is unclear when this transfer might be effective.

Federal Budget and Legislation

Ms. Hughes reported that the omnibus appropriations bill that was passed on December 15 included level funding for state historic preservation offices (\$46.9M), a \$1 million increase for tribal historic preservation offices (\$9.985M), \$500,000 for competitive grants to underserved communities and \$8,000,000 for competitive grants to document, interpret, and preserve historical sites associated with the Civil Rights Movement.

She noted that efforts to reauthorize the Historic Preservation Fund (HPF), which expired on September 30, 2015, remain underway. The omnibus appropriations bill that was passed on December 15 included a two year reauthorization for the Land and Water Conservation Fund, but did not include an extension for the HPF. Advocates are continuing to work on a longer term (10 year) or permanent reauthorization for the HPF. HR 2817 would reauthorize and extend the HPF for a period of ten years at the current amount of \$150 million per year. The bill now has 19 cosponsors (10 Republicans, 9 Democrats). A hearing on the bill is expected in January.

U302 Litigation & Legal Issues

Paul Cucuzzella reported on the outcome of Bellefields case in Prince George's County, MHT v. Holly. The case, a bench trial, was held on September 16-17, 2015. The judge provided a written decision which was unfavorable to the Trust. He determined that, based on the language of the Bellefields' easement, the replacement of windows may be considered "repair and maintenance" for which approval by the Director is not needed, and that the replacement windows did not under the easement "materially alter the appearance" of the structure.

This decision sets a precedent in Prince George's County only. The Trust has decided not to appeal the case to the Court of Special Appeals. Notably, the easement language which was the basis for the judge's decision was corrected in the most recent update to the MHT model easement.

U303 2016 Meeting Schedule

Ms. Hughes noted that the meeting schedule for 2016 is as follows:

January 28, 2016 – Executive Committee Conference Call

March 16, 2016 – Annapolis, MD

Board meeting from 2-4 PM followed by Preservation Awards ceremony from 4:30 to 7 PM in the Senate Reception Room.

May 12, 2016 – Havre de Grace, MD

July 14, 2016 – Crownsville, MD

October 6, 2016 – St. Mary's City, MD

December 8, 2016 – Crownsville, MD

Announcements

Dick Charlton noted that Riversdale Mansion would be hosting an exhibition of 16 reproductions of paintings by Old World Masters from early April until October 23 in 2016. He encouraged Board members to come to Riversdale to view the exhibition.

Al Feldstein noted that the Western Maryland Regional Library is compiling a directory to World War I sites and resources located in Western Maryland as part of local efforts to celebrate the upcoming Centennial of the United States' entry into World War I.

Meeting adjourned at 12:10 p.m.

Mr. Charles L. Edson, Chair

Elizabeth Hughes, Director