



Maryland Department of Planning
Maryland Historical Trust

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor

Richard Eberhart Hall
Secretary

Matthew J. Power
Deputy Secretary

Maryland Historical Trust

NOTICE

The regular meeting of the Maryland Historical Trust Board of Trustees will be held on Thursday, March 31, 2011, in the Main Conference Room 1.100A, First Floor, DHCD in Crownsville.

Committee Meetings 9:30 a.m.

Survey, Registration, Community
Education & Museums – OPS Open Area

Management & Planning, Room 3.114

Capital Programs, Room 3.120

Board Meeting 10:30 a.m.

Lunch 1:00 p.m.

This notice given March 1, 2011.

J. Rodney Little
Director

Please respond by e-mail skeyser@mdp.state.md.us or phone (410) 514-7603 by March 25, 2011.



Maryland Department of Planning
MARYLAND HISTORICAL TRUST
BOARD OF TRUSTEES' MEETING

March 31, 2011

Main Conference Room 1.100A, Crownsville, MD
Committee Meetings 9:30 a.m., Board Meeting 10:30 a.m.

AGENDA

**Committee Only*

- T1 CALL TO ORDER
- T2 APPROVAL OF MINUTES
- T3 COMMITTEE REPORTS
- T100 Survey, Registration, Community Education & Museums
- T101R Approval of the 2011 Preservation Award Recipients
- T102R FY2011 CLG Grant Approval
- T103 Suzanne Duvall - Report
- T200 Management & Planning
- T201 FY2011 Budget & Legislation - Report
- T202 Litigation & Legal Issues
- T203 Investment Committee – Report
- T204 Superblock
- T205R Amendment to 2010 MHT Heritage Preservation Fund Expenditures
- T300 Capital Programs
- T301R Amendment to the Scope of Work for the FY2008 Capital Grant for Thomas Point Shoal Lighthouse, Anne Arundel Co.
- T302R FY2011 MHT Capital Loan - G. Krug & Son, Inc., Krug Iron Works, Baltimore City
- T303R FY2011 MHT Capital Loan - Franklin Hall, Chesapeake City, Cecil County

**MARYLAND HISTORICAL TRUST
BOARD OF TRUSTEES' Meeting
March 31, 2011
DHCD, 100 Community Place
Crownsville, MD 21032
Committee Meetings 9:30 a.m., Board Meeting 10:30 a.m.**

Pursuant to notice, the regular meeting of the Board of Trustees of the Maryland Historical Trust was held at DHCD, 100 Community Place, Conference Room 1.100A, Crownsville, MD 21032

Trustees present: Messrs. Wetherill, Gibson, Buchanan, Poffenberger, Luckenbach, Seidel, Turner, and Lighthizer, and Ms. Yerges; Ex Officio: Deputy Secretary of Planning, Matt Power.

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

Assistant Attorneys General: Philip Deters, Amanda Conn, and Shelley Wasserman

Guests: Kathy A. L. Robertson, Director of the West Side Initiative for the City of Baltimore Development Corporation (BDC); Ron Kreitner, WestSide Renaissance, Inc.

MHT Staff Present: Little, Hughes, Diehlmann, Day, O. Ridout, V, Alexander, Raines, Kegerise, Keyser, and Mary Louise de Sarran, MHT Librarian

MDP/MHT Guests: Orlando Ridout, IV, and Suzanne Duvall, MHT Intern

**Committee Only*

T1 CALL TO ORDER

Mr. Wetherill, Chair, called the meeting to order at 11:00 a.m. A quorum of Trustees was present.

T2 APPROVAL OF MINUTES

Mr. Buchanan made a motion, seconded by Mr. Callan, that the February 3, 2011 minutes be approved as submitted. The motion was approved unanimously.

Dr. Seidel made a motion, seconded by Ms. Yerges, that the March 15, 2011 minutes be approved as submitted. The motion was approved unanimously.

Mr. Callan made a motion, seconded by Mr. Buchanan, that the Executive Closed Session March 15, 2011 minutes be approved as submitted. The motion was approved unanimously.

Mr. Howard Buchanan has resigned his position on the Canal Place Authority, and Mr. Wetherill, Maryland Historical Trust Board Chair, has appointed Doug Reed to take Mr. Buchanan's place on the Canal Place Authority.

T3 COMMITTEE REPORTS

T100 Survey, Registration, Community Education & Museums

T101R Approval of the 2011 Preservation Award Recipients

Mr. Callan reported that the Committee unanimously recommended this resolution to the full Board.

Mr. Kegerise presented a power point presentation on the proposed preservation award recipients.

Some highlights of the award recommendations are as follows:

Mr. Kegerise mentioned that the Calvert Prize is not awarded every year, but given this year is the 50th Anniversary of the Trust, the committee felt awards should be given in every category. The nominee for the Calvert Prize is William Donald Schaefer, former Governor, Mayor of Baltimore, and Comptroller of the State.

Mr. Little informed the Board of some of the major events that happened during the Schaefer administration. The Maryland Archeological Conservation Lab at Jefferson Patterson Park and Museum (JPPM) would not have been established had it not been for the personal involvement of Governor Schaefer. Governor Schaefer was also responsible for saving the warehouses which are the right field wall of Camden Yards and the Camden Yards Station. Mr. Lighthizer recalled the Naval Academy Bridge issue. It was the first National competition since 1896. Mr. Lighthizer mentioned that one of the Governor's aides decided to modernize the bridge stripping all the elements that the review committee had approved. While the case was in litigation, Mr. Lighthizer saw the original design of the committee. He met with Governor Schaefer and asked if the original bridge design could be used. Governor Schaefer approved the original design, and the bridge was built as it was intended. Former Governor Schaefer is deeply concerned about historic preservation. If he is not able to attend the awards, a small group of staff will plan to visit him at Charlestown Retirement Community.

Educational Excellence

The Baltimore Heritage, Inc. Behind the Scenes Tour Program has been successful in attracting new audiences to historic Baltimore. They gain access to off-limit spaces. They recently took a trip to the dry dock where the Constellation was being repaired. There was a recent tour of the G. Krug & Sons iron works in Baltimore City, the clock tower of a church in Otterbein, and Mt. Vernon Mills. This program has been in existence for about ten years.

Huntingtown High School Archeology Class, in Calvert County, was nominated by the education department at JPPM. JPPM approached Calvert County schools a few years ago, offering to partner with them in some way. The social studies director from Calvert County suggested that they start an archeology class, and that he would find a teacher. They found a teacher to take on this class, and they built archeology test sites in the back yard of the school to teach the children

how to do field work. The children took field trips to the MAC Lab and Historic St. Mary's City. These students recorded the audio tour for the Indian Village at JPPM.

The Carroll County History Project is a collaborative project led by the County Media Center. This is a system set up to record public meetings and share all kinds of information with the public. It is a collaboration of the Carroll County Public Library System, the NAACP, and the Carroll County Historical Society. This is similar to Story Corps on NPR. People archive interviews of their family members. They are not interviewed by a professional folklorist, but by someone who is close to them or someone from the community. Elizabeth Hughes participated by interviewing her father-in-law. This is a great public outreach and awareness project. All information is available at their website.

Preservation Service

Maryland State Arts Council – The Maryland Traditions Program for the first 10 years was a co-effort of the Maryland Historical Trust and the State Arts Council. This program supplies small grants to master craftsmen. Mr. Kegerise showed photos of the Arabers in Baltimore who are trained to repair their wagon wheels and the Mennonite women from St. Mary's County who share food traditions. This program is also responsible for organizing and perpetuating the boat construction program at Chesapeake Maritime Museum. The State Arts Council has a strong presence in and relationship with the Heritage Areas in Western Maryland.

Donna Hole served as Chief of Historic Preservation for the City of Annapolis for 15 years, and is the past President of the Maryland Association of Historic District Commissions. She has taught architectural history in Germany and at the University of Maryland. She retired from the City in 2007 and stepped down as President of MAHDC in 2010.

Franklin A. Robinson, Jr. has written National Register Nominations and text for road-side markers. He is also an archivist for the Smithsonian in the local history center .

Stewardship of Historic Resources by a Government Agency – This category recognizes the contribution and commitment to preservation by a local, county, or federal agency.

The Town of Sykesville, Carroll County, has had a Historic District Commission for twenty years. The City Manager is their only professionally trained staff. The Town of Sykesville has acquired, rehabilitated, and turned profitable many key assets in their Town. They have rehabilitated the black school house and the Sykesville Train Station which is a very successful restaurant. The Springfield Hospital complex, an MHT easement property, was being de-accessioned by the State, and the town decided to acquire and restore the complex.

Stewardship of Easement Properties

The Friends of Fairmount Academy, Somerset County – The Trust has had an easement on two 20th century school buildings since 1990. Melissa Archer, MHT's easement inspector, gave Mr. Kegerise a list of three out of 700 easement property owners who have done an exceptional job.

The committee felt that the Friends of Fairmount Academy have done a wonderful job restoring and maintaining the early 20th Century school buildings.

Preservation Partnership

The Proctor House in Bel Air was owned by the Harford County School System and was used as a warehouse for many years. The Town of Bel Air became an intermediary and the school system accepted a lower purchase price when the Kelley Financial Group responded to an RFP and then restored the Proctor House using State and Federal historic rehabilitation tax credits.

Mr. Kegerise then presented photographs of the six Project Excellence awards.

The awards ceremony is scheduled for Friday, May 20th, at 4:00 p.m., in the Miller Senate Office Building with the reception to follow in the rotunda of the State House.

Ms. Yerges moved, Dr. Eshelman seconded, and the following resolution was unanimously approved:

2011 MARYLAND PRESERVATION AWARDS

RESOLVED, that the Maryland Historical Trust Board of Trustees approves the 2011 Maryland Preservation Awards recommendations of its Survey, Registration, Community Education, and Museums Committee. The recommendations are as follows:

CALVERT PRIZE

- **The Honorable William Donald Schaefer** – Presented in recognition of Governor Schaefer's commitment to historic preservation during his service as Mayor of Baltimore, Governor, and Comptroller.

HERITAGE BOOK

- ***Maritime Maryland* by William S. Dudley** – Presented in recognition of Dr. Dudley's high quality scholarship on the subject of Maryland's maritime history.

EDUCATIONAL EXCELLENCE

- **Baltimore Heritage, Inc. Behind the Scenes Tour Program, Baltimore City** – Presented in recognition of the high quality educational programs offered by Baltimore Heritage, Inc. and the program's success in raising awareness of unknown and underappreciated aspects of the City's history.
- **Huntingtown High School Archeology Class, Calvert County** – Presented to Huntingtown High School and Calvert County Public Schools for fostering an appreciation of archeology and history through classroom education and field experiences.
- **Carroll County History Project** – Presented to the Community Media Center and all project partners in recognition of the project's success in documenting and preserving the

stories, oral traditions, memories, and photographs of Carroll County and using them to raise awareness of the County's history and historic resources.

PRESERVATION SERVICE

- **Maryland State Arts Council** – Presented in recognition of the Arts Council's leadership in and continued dedication to documenting, perpetuating, and sharing the musical, cultural, and artistic traditions of Maryland's people and places through the Maryland Traditions Program.
- **Donna A. Hole, Anne Arundel County** – Presented in recognition of Mrs. Hole's lengthy and tireless service to historic preservation, including serving as the Chief of Historic Preservation for the City of Annapolis, founding member of the Four Rivers Heritage Area Task Force, and former President of the Maryland Association of Historic District Commissions.
- **Franklin A. Robinson, Jr., Charles County** – Presented in recognition of Mr. Robinson's efforts to document and preserve historically significant places in Southern Maryland.

STEWARDSHIP OF HISTORIC RESOURCES BY A GOVERNMENT AGENCY

- **Town of Sykesville, Carroll County** – Presented in recognition of the Town's commitment to preserving significant buildings and sites through acquisition, rehabilitation, community engagement, and ongoing stewardship.

STEWARDSHIP OF EASEMENT PROPERTIES

- **Friends of Fairmount Academy, Somerset County** – Presented in recognition of the Friends' efforts to restore and maintain the early 20th-Century school buildings in the small, rural community of Upper Fairmount.

PRESERVATION PARTNERSHIP

- **Proctor House, Bel Air, Harford County** – Presented to the Kelly Financial Group, Town of Bel Air, and Harford County Board of Education for the efforts of all partners in the rehabilitation and adaptive use of the Proctor House in Bel Air.

PROJECT EXCELLENCE

- **Restoration of the Skipjack Caleb W. Jones, Charles County** – Presented in recognition of the commitment to not only restoring one of Maryland's last remaining skipjacks, but using the process as an educational tool to engage the public and train future craftsmen.
- **Rehabilitation of the Gilpin's Falls Covered Bridge, Cecil County** – Presented in recognition of the County's commitment to restoring and repurposing one of the County's last remaining covered bridges and the excellent craftsmanship employed in the rehabilitation of this iconic structure.

- **Rehabilitation of 105 E. Montgomery St., Baltimore City** – Presented in recognition of the excellent craftsmanship, dedication, and attention to detail employed during the rehabilitation of this early 19th century merchant's house in Federal Hill.
- **Rehabilitation of McCormick-Goodhart Mansion, Langley Park, Prince George's County** – Presented in recognition of the high-quality and innovative design work, excellent craftsmanship, and integration of sustainable building materials and techniques employed during the rehabilitation of this significant early 20th-century residence as office space.
- **Rehabilitation of the Charles Carroll House, Annapolis, Anne Arundel County** – Presented in recognition of the adaptive use of the property as office and interpretive space in a manner that retains important historic fabric.
- **Rehabilitation of 212 Brookletts Ave, Easton, Talbot County** – Presented in recognition of the exemplary workmanship and commitment to historic preservation shown during the rehabilitation of this residential building in the Easton Historic District.

T102R FY2011 CLG Grant Approval

Mr. Kegerise explained that the amount of CLG funds that the Trust awards every year is based upon the National Park Service grant. The Trust has \$34,500 to award for CLG grants in FY2011. The three highest ranked projects are listed below for recommendation and those requests total \$40,170. A second round will solicit applications for the funds anticipated when Congress passes the budget next week.

Mr. Callan and Dr. Seidel recused themselves.

Mr. Turner moved, Dr. Eshelman seconded, and the following resolution was unanimously approved:

FFY 2011 CERTIFIED LOCAL GOVERNMENT GRANTS APPROVAL

RESOLVED, that the Maryland Historical Trust Board of Trustees approves federal FY 2011 Certified Local Government Grants-in-Aid in the amount of up to \$40,170 as set forth below, which have been approved by the State Historic Preservation Officer, contingent on MHT receipt of FFY 2011 Historic Preservation Funds:

1. **Town of Chestertown** – Up to \$2,320 for the printing and distribution of design guidelines for the Chestertown Historic District
2. **City of Frederick** – Up to \$25,000 for the survey of historic resources within the Frederick Historic District and the development of a Geographic Information System to manage the data.

3. **Maryland Association of Historic District Commissions (on behalf of eligible CLGs)** – Up to \$12,850 to provide educational and training programs for historic preservation commissions.

BACKGROUND

The failure of the United States Congress to adopt a budget for FFY2011 has resulted in State Historic Preservation Offices receiving only a partial apportionment of anticipated Grants-In-Aid from the Historic Preservation Fund. To date Maryland has received an allocation of \$345,000 from HPF funds, meaning that MHT has \$34,500 to award for Certified Local Government subgrants. Staff anticipates receiving a larger allocation and thus having a larger pool of grant funds available when a final budget is adopted, but the precise timing of that decision remains uncertain.

Staff solicited and reviewed applications for FFY2011 subgrants and the projects listed above were ranked highest according to the published criteria (totaling \$40,170). Staff requests approval to award these grants up to the amounts listed with the condition that grant agreements not be executed for an amount that exceeds the total of subgrant funds actually available. Staff intends to open a second application round in the near future for the anticipated increase in available funds. Eligible applications not selected for award in the initial round will be reviewed in the second round.

T103 Suzanne Duvall – Report

Mr. Wetherill introduced Orlando Ridout, IV who drafted the legislation that established the Maryland Historical Trust and was the original Director.

Ms. Suzanne Duvall is an intern at the Trust, and she is a senior at Rockbridge Academy. Suzanne has always loved history. She described her love of old books, old houses, and her dad. It is a coincidence that she ended up at the Trust. Her family is distantly related to the Ridout family. She had lunch with Orlando Ridout, IV one day. After lunch Mr. Ridout arranged for Suzanne and her father to visit the Trust and to meet with Mr. Kegerise and Mary Louise de Sarran to talk about historic preservation, libraries, and how they can be related. After her meeting, she decided that she wanted to work at the Trust. She discussed this with her school and started her internship in January, 2011. She works at the Trust four afternoons a week.

At the beginning of Ms. Duvall's internship, she was told that the Board was interested in the history of its first fifty years. She decided that a good place to start was with the first fifty years of the Board's minutes in the archives of the Trust. One of the jobs listed in her scope of work is scanning the minutes of the Board meetings and then creating a spread sheet which lists the names of the Board Members, the dates of the meetings they attended, the topics discussed at each meeting, and any themes or patterns which presented themselves. Having been born in 1993, Ms. Duvall stated that reading the minutes from 1961 was a bit intimidating. After she read the minutes of the first couple of meetings, she realized that there were indeed patterns in the meetings. The Board is consistently dynamic, decisive, and full of action. The first set of minutes states, "The March 1st meeting then proceeded with the discussion of the utilization of the Shaw House. Two proposals were reviewed: 1) For the Trust to use it in conjunction with

other state agencies. 2) A suggestion by Dr. Radoff for its use as supplementary space to the legislature. Both proposals were put off for the present time.” The minutes do not belie the gravity of that meeting. Those in attendance were Mrs. Mish, Senator Radcliffe, Dr. Radoff, Dr. Foster, Mr. Clark, Mr. Mullikin, and Mr. Ridout. These names and the lives and accomplishments associated with them served to lay a foundation for the Trust that still echoes in its work today. While interning at the Trust, Ms. Duvall has come to understand that the discovery of history is an exercise in turning the next page, following the bread crumbs, and blowing the dust off ancient books. The minutes of the very first meeting that Ms. Duvall found in the archives mentioned the revision of minutes of even earlier meetings. She has not found them yet, but she has turned many pages and discovered the trail of bread crumbs. History is the discovery of gems in the most common places. One of the gems she discovered was made evident by the repetition of its name in the minutes over eight consecutive years. This was the Paca Gardens. For many years, it was little more than an empty lot at the rear of the old Carvell Hall Hotel. Ms. Duvall summarized the eight years (August 5, 1965 – February 7, 1973) of rediscovery and restoration of the Gardens. This timeline was provided to the Board.

Ms. Duvall’s favorite meeting was in August of 1974. The minutes recited that Richard Slama, a clock repairman, was commissioned by the Trust to fix the tall case clock which stands outside Mr. Little’s office. Ms. Duvall realized the minutes were not talking about any clock repairman. They were talking about Mr. Slama, who is Ms. Duvall’s grandfather. She jumped up and ran to see if the clock was still working. It was! She made plans to visit her grandfather, on his birthday. When she described how the clock he had fixed in 1974 was still working, it brought joy to the wheelchair-bound man in his nursing home on the Eastern Shore. This is history. It brings both context and meaning to people’s lives. From her earliest childhood memories, her father told her of his family’s humble beginnings, and of an indentured servant from France, her grandfather, of Davidsonville, a member of the gentry. The Duvall family had moved only 8 miles in 350 years, from Middle Plantation in Davidsonville to Millersville where the portrait of her great grandmother Virginia Dare Linthicum Williams hangs. That is history, the most precious of gems found in the most common of places.

T200 Management & Planning

T201 FY2011 Budget & Legislation – Report

Mr. Little stated that this is not a good year for the state budget. Last year in the General Assembly, the budget committees eliminated the Trust’s non-capital grant program. This year the Trust put in a request for \$40,000 to try to reverse the precedent of not funding the non-capital grant. It looks like the non-capital grant program will survive through the General Assembly session. Several of the Trustees met with Budget and Management Secretary Eloise Foster regarding the non-capital grant program. The budget request includes enough funding to keep the program alive.

The House would cut the Heritage Areas Program which is approximately a \$3 million grant program by \$140,000. The Senate is proposing a \$500,000 cut.

MHT is not losing any positions in the coming fiscal year budget.

In the tax credit program, the Governor's budget included \$10 million for commercial projects. It looks like that will be reduced to \$7 million. The owner-occupied residential component is not subject to appropriation or capped, and the application period is open ended.

The tax credit fee structure supports the administration of the tax credit program. Administration of the program costs about \$230,000. The fees that the Trust is currently bringing in do not even bring in half of the amount needed to administer the program. If the Trust is faced with either having to lay off staff or again come in with a deficiency appropriation request, the Trust would rather propose a deficiency appropriation. The Administration has proposed legislation to increase the tax credit fees. This proposal has made it through the House and looks like it will pass the Senate.

There is another provision in that bill which is a very technical issue that relates to the investors in commercial tax credit projects. Currently investors generally are required to distribute the tax credit among themselves in accordance with how much capital investment they have in the project. This does not necessarily work to the benefit of all projects because in some cases a particular investor may not benefit as much from the state tax credit as another investor may. So a provision had been proposed that would allow the allocation of the tax credits among investors according to whatever agreement they have among themselves which would allow development projects to maximize the value of credits. The House killed this particular provision and this is not very likely to pass on the Senate side.

A bill has passed the House and is coming over to the Senate side which would correct one problem the Trust has had to deal with in the tax credit program. Currently if you wish to apply for the State tax credit for commercial projects which are competitive, there is a provision in the law which states if the project has begun or has been substantially started it is not eligible for the tax credits. Projects that have been put together and are ready to go have to sit and wait for up to 12 months before they know whether they will receive a tax credit award. If they proceed with construction in the meantime, they are no longer eligible. The proposed legislation would allow for the projects that have come through the process and received plan approval for the Federal tax credit (under the Standards which are identical to the State standards) to go ahead with construction and still be eligible to compete for the State tax credits. From the Trust's perspective, this is very much an improvement. In terms of the economy, this means that projects that are ready to go can get started.

Ms. Hughes reported on House Bill 620. The tax credit evaluation act was introduced by Delegate Frick in the House. Delegate Frick is from Montgomery County. This would require a series of tax credits to be evaluated for their effectiveness on a regular basis by a committee of the General Assembly. These evaluations would start in the summer, culminating in a January report to the General Assembly accompanied by a bill that would either re-establish the tax credit, change it, or terminate it. The Sustainable Communities Tax Credit is one of the tax credits to be evaluated. If the tax credit is found to be ineffective, it would terminate in June 30, 2012. As approved last year, the tax credit program is set to sunset on June 30, 2014. This bill could essentially kill the tax credit two years earlier. This is a concern. At the very least the Trust would want to see the Sustainable Communities Tax Credit review pushed out a number of years, allowing the program to be in place for awhile, until it could be fairly evaluated for its

effectiveness. The Trust would like to see the sunset date of June 2014 maintained. This bill seems to be moving, which is a concern. Discussion ensued.

T202 Litigation & Legal Issues

Mr. Deters reported that there is no litigation.

T203 Investment Committee – Report

Mr. Azola, Investment Committee Chair, reported that the Maryland Heritage Preservation Fund investment account balance today is \$2,776,000 which exceeds the corpus by a couple of percent adjusting for the withdrawals that the Trust has approved over the years. The Committee met by telephone on March 25, 2011, and in general, was pleased by the Brown Advisory advice. The fund is invested 25% in cash and fixed income investments and 75% in equities. Of the equities about one third of them are invested in international funds.

T204 Superblock

Mr. Wetherill stated that the Trust's attorneys have advised that if the Board gets into a substantive discussion about the Superblock, the Board should go into closed session based on the potential for litigation.

The Trust received another letter from Preservation Maryland which was emailed to all Board members. Just this morning the Trust received a response to that letter from the Baltimore Development Corporation. Mr. Wetherill proposed that he would respond to the Preservation Maryland letter, acknowledge receipt, and remind them that the Trust has already determined that any future activities or actions regarding the West Side have to come to the Board. Because the Trust will have to take future actions on the West Side, Mr. Wetherill sometime between now and May 8th will appoint a special committee for the West Side. They can look at issues and then make recommendations to the Board. Under the Westside MoA, the Trust will have to act within 30 days after receipt of development plans. The committee will have to act quickly; and if there is not a Board meeting within that 30 day period, it will have to take recommendations in the executive committee. Wherever possible they will come to the full Board. Official actions have to be taken by a meeting or a telephone conference call. They cannot be taken by email. Mr. Deters mentioned that the issue is that these are public meetings, and there has to be a meaningful way for the public to be aware of what you are doing.

Mr. Power said there is only a slim chance that one of the Trust's meetings would fall within the 30 day period. Therefore, most of the actions would end up in executive committee. Mr. Wetherill asked, if anyone is interested in serving on the special committee to please let him know. He will appoint about five people.

Dr. Seidel said the letter from Preservation Maryland raised a couple of questions. It struck Dr. Seidel in reviewing all of this that there were some elements of the MoA and the Westside Strategic Plan that have not been put in place. The MoA called for maintenance standards for properties acquired by the City. He would love to know whether any standards were ever

established. The MoA called for standards for recording and salvage where demolition is pursued. It called for establishing a design review process that the Strategic Plan called critical for the West Side's success. He does not know if any explicit design process was ever set up or if a review group was ever established. Dr. Seidel said that these things are still left hanging in the MoA and Strategic Plan and may be a part of the reason that the Trust arrived at this problem. Mr. Wetherill responded that, in his initial letter to the Mayor, he did remind her that the City is required under the MoA to set up standards, and she has responded. Her response was that the City has standards. Their existing building and housing code is the maintenance standard, and they believe that their maintenance standards are adequate. Mr. Charlton asked if it would be appropriate for the committee to review what Dr. Seidel has suggested.

In Mr. Little's staff review of the maintenance provisions in the MoA and the Strategic Plan, the only specific reference to maintenance is in the MoA. This calls on the City to develop maintenance standards for properties acquired by the City within the West Side area. The Superblock is 1 block, and the West Side is a total of 24 blocks. On the other hand, there are a number of references in the MoA and the Strategic Plan to properties that shall be preserved, properties that shall be given a high priority for preservation, even groups of properties that are to be given a high priority. It could be argued that if a property is intended to either be preserved or to be given a strong priority for preservation, and is allowed to deteriorate after the city acquires it and is not maintained, then the City is diminishing the possibility of that property being preserved. Mr. Little is not familiar with the details of the City's building code. He said the Trust needs to look into this to see if it adequately addresses the Trust's concerns on the West Side. Certainly from the staff perspective, there have been many properties on the West Side that have been acquired by the City, and the Trust has seen no evidence of any pro-active attempts by the City to stabilize or moth ball the buildings. The Read's Drug Store was in deteriorated condition when the city acquired the building and is significantly deteriorated at this time. The city had indicated that this building would be demolished.

Only one project on the West Side has required Trust review under the Trust's review and compliance statute. There have been some tax credit projects such as Centerpoint that the Trust has reviewed. Discussion ensued.

Mr. Wetherill informed the Board that the committee will be dealing with the new proposal for the Read's Drug Store which appears in paragraph 4 of Baltimore Development Corporation's letter. Discussion ensued.

Ms. Kathy A. L. Robertson, Director of the West Side Initiative for the City of Baltimore Development Corporation spoke about the property maintenance issues. Several of the properties as Mr. Little has indicated were acquired by the City in a deteriorated state. This is the primary reason the City acquired the properties. They do have maintenance standards that they adhere to, and they have invested some money into those properties that have been identified as deteriorated or deteriorating. In reference to the Read's Building, as a result of the Trust's last determination of maintenance on that property, the City through the Department of General Services has engaged an engineering company to take a look at that building. They expect a report on that building in the next couple of weeks. The engineers will look at several other buildings. Some are obviously too deteriorated for the City to maintain them. The City

wants to maintain the priority buildings. Ms. Robertson does not want anyone leaving the meeting thinking that the City of Baltimore intentionally allows these buildings to deteriorate because they want to demolish them. She will share a copy of the engineering report with the Trust. Mr. Gibson asked Ms. Robertson if she could prioritize maintenance of the buildings required to be preserved under the MoA and do whatever can be done to preserve them.

T205R Amendment to 2010 MHT Heritage Preservation Fund Expenditures

Mr. Kegerise asked for an amendment to the award the Board made in July, 2010 for an additional \$2,500 to cover the preservation awards reception at the Preservation Conference in May. Mr. Kegerise realized that the initial \$5,000 was not going to be sufficient to host all those on the final guest list. Ms. Hughes mentioned that the Trust cannot charge for this event because it is going to be held at the State House, a public building.

Mr. Charlton moved, Mr. Callan seconded, and the following resolution was unanimously approved:

RESOLVED, that the Maryland Historical Trust Board of Trustees approves a \$2,500 increase in the expenditure for the 2011 Preservation Awards Presentation and Reception.

Background

At its July 2010 meeting, the Board approved an expenditure of up to \$5,000 for the 2011 MHT Board of Trustees Preservation Awards Presentation and Reception. The Board left \$9,832 in uncommitted funds available to support MHT Board anniversary activities in 2011.

The Awards Ceremony will be held on Friday May 20, 2011 at 4:00PM in the Miller Senate Conference Center in Annapolis. A reception will follow immediately after in the Rotunda of the State House. Because the ceremony and reception are the closing events of the Preservation & Revitalization Conference, staff sees these events as prime opportunities to celebrate the Trust's anniversary. Traditionally the reception is attended by award recipients, their guests and conference attendees. Attendance at the reception has grown significantly in the last two years, averaging between 150 and 200 persons each year. Adding an anniversary dimension to the reception will also expand the guest list. Staff are compiling lists of all former Trustees and staff as well as other guests who should be invited to join in the celebration. Maximum capacity in the State House is 300 persons.

Historically Preservation Maryland provided complimentary admission to the reception for all Trust employees, Trustees, award recipients and guests, and conference goers. All other attendees were asked to purchase tickets for ~\$20. The revenue generated by ticket sales helped to offset some of the event costs not covered by the Trust's grant support for the conference. However, because the reception is being held on State property, PM is prohibited from charging for admission, and MHT must bear full responsibility for the costs.

The costs for the Awards Ceremony are anticipated to be approximately \$300. The non-catering related costs for the reception area are anticipated to be \$500-700. These expenses include printing and mailing invitations to former Trustees and staff, and the possibility of paying for

after-hours security services at the State House. Food and beverage costs are estimated to be approximately \$22/person. Anticipating attendance of 300 people, the catering budget will be approximately \$6,300.

Because costs for this event are expected to total around \$7,500, an increase of up to \$2,500 above the previously approved expenditure of \$5,000 is required.

Attachment 1

MHT Heritage Preservation Fund – FY2011 Project Proposals

	Project Title	Summary Description	MHT Board Request	Total Cost
1.	Dendrochronology Project	Advance the use of tree-ring dating in Maryland. The program would have four objectives: 1) to expand the reach of tree-ring master chronologies (based primarily on Tidewater samples) into western Maryland by dating four resources/periods and thereby establishing precise architectural benchmarks to aid in dating non-sampled structures; 2) to collect and analyze samples from recently cut or live trees of sufficient age in order to improve the master chronologies for all species commonly used for historic construction in Maryland; 3) to strengthen the chronologies for yellow pine, tulip poplar and chestnut, through sampling appropriate large timbers of those species; and 4) to fund dendrochronological dating of a select number of important state-owned or privately-owned resources.	\$40,000	\$40,000
2.	History Day Prize	Sponsor an annual Maryland Historical Trust prize as part of Maryland History Day to reward middle and high school students whose projects have involved the identification and evaluation of historical and cultural resources as part of their research or whose projects are designed to effect the protection of historical and cultural resources.	\$500	\$500
3.	Preservation Awards Presentation and Reception	Sponsor the MHT Preservation Award presentation and reception held as part of the 2011 Annual Preservation and Revitalization Conference in Annapolis.	\$5000	\$5000
4.	Staff Training	Provide funds to assist MHT staff to attend job-related training conferences and workshops.	\$18,500	32,065
5.	State Historic Preservation Plan Outreach	Support the public outreach and education efforts associated with the development of the State Historic Preservation Plan.	\$10,660	\$10,660
6.	Synthesis of Maryland Archeological Data	Synthesize data from existing archeological research in Maryland, produce overview publications, and develop a system for culling and disseminating data from ongoing research and CRM studies. (This is a continuation of the two-year project funded by the MHT Board in 2007.)	\$45,000	\$45,000
7.	Virtual Field Trip	Develop three sections of a Virtual Fieldtrip webpage for public outreach at Jefferson Patterson Park and Museum (JPPM), in order for visitors to more easily explore the archaeological and historical resources at the State Museum of Archaeology. These modules are a natural progression of current developments at JPPM, including the recent redesign of the entire Park's website and of the "FAQ Archaeology" exhibit which opened last year at the visitor center.	\$10,500	\$10,500
		TOTAL	\$130,160	\$143,725

T300 Capital Programs

T301R Amendment to the Scope of Work for the FY2008 Capital Grant for Thomas Point Shoal Lighthouse, Anne Arundel Co.

Ms. Raines proposed a change to the grant agreement to the United States Lighthouse Society for work on the Thomas Point Shoal Lighthouse. They originally had in the scope of the grant restoration just the iron and steel parts of the foundation. This change would expand the scope to include repair of part of the wood foundation and some needed interior work that has just been discovered.

Mr. Callan moved, Dr. Seidel seconded, and the following resolution was unanimously approved:

Amendment to Scope – FY 2008 Capital Grant for Thomas Point Shoal Lighthouse, Anne Arundel County

RESOLVED, that the Maryland Historical Trust Board of Trustees recommends to the Secretary of Planning an amendment to the scope of work for the FY 2008 MHT Historic Preservation Capital Grant to the United States Lighthouse Society, Inc. for work on the property known as the Thomas Point Shoal Lighthouse located in Annapolis, Anne Arundel County. The amended scope of work will include: restoration of the iron, steel, and wood foundation, including architectural and engineering services, and interior refinishing.

Background: The MHT Capital Grant is funding part of a larger restoration effort involving various funding sources. Repairs to iron foundation elements, already covered under the scope of the grant, are ongoing and have been partly paid out of the Grant. Early last year the grantee discovered a new problem with the wood part of the foundation; subsequently, a structural engineer undertook a thorough assessment of the condition of all of the structural wood joists and determined that about a third of the joists are in poor condition and need to be repaired or, in many cases, replaced. The United States Lighthouse Society, Inc. requested approval to spend the grant funds on repair to these elements and to make necessary repairs to interior finishes.

T302R FY2011 MHT Capital Loan – G. Krug & Son, Inc., Krug Iron Works, Baltimore City

Ms. Raines proposed a loan out of the MHT Loan Fund to the Krug Iron Works. The Krug Iron Works is on Saratoga Street on the West Side of Baltimore. The Krug Iron Works has been a blacksmith shop since 1810 and is the oldest working blacksmith shop in the country and the oldest corporation in the state of Maryland. There is one brother Peter Krug who is acquiring an interest in the company and the building from his brother who is not involved going forward. The loan is about \$220,000 for acquisition and about \$50,000 for rehabilitation of the building for a total of up to \$270,000. The Trust has an existing easement on the property. Trust staff requested appraisals of the properties up front. The appraisals, information about the property, and value of the property were reviewed by a DHCD underwriter. There is another DHCD underwriter looking at the organizations' cash flow, their assets, and their ability to repay the

loans. The underwriters recommended, in each case, special conditions that they thought would further protect the Trust. MHT will require a personal guarantee of \$50,000 from the sole owner of the corporation that would remain in place until the first \$50,000 of the principal is paid down.

Mr. Reed moved, Mr. Charlton seconded, and the following resolution was unanimously approved:

FY2011 MHT Capital Loan

G. Krug & Son, Inc., Krug Iron Works, Baltimore City

RESOLVED, that the Maryland Historical Trust Board of Trustees recommends to the Secretary of Planning a loan under the Maryland Historical Trust Loan Program of up to Two hundred seventy thousand dollars (\$270,000) from the MHT Loan Fund to G. Krug & Son, Inc. for the acquisition and rehabilitation of Krug Iron Works, 415 West Saratoga Street, Baltimore City. The loan will be for a period of twenty (20) years and have an interest rate of 3.455%.

Background: Krug Iron Works is located on Baltimore's West Side and is individually listed in the National Register. The present building complex which now houses the company office and operating ironworks was built in three sections, from the early to late 19th century. Krug Iron Works is significant as a unique survival of nearly two centuries of metalworking in Baltimore and for its historic role as manufacturer of much of the city's decorative ironwork. Begun in 1810 as a blacksmith's shop, it has occupied the same site and a similar scale despite dramatic technological and organizational change in industry. The company has been in business for over 200 years and is the oldest corporation existing in Maryland. MHT already holds an exterior easement on this property, recorded in 1984, and in past decades the property received both MHT and federal grants. The loan will allow the company to refinance existing loans on the property and to make necessary repairs, chiefly to roof and windows. MHT will require a first mortgage on the property as security for the loan. In addition, MHT will require a personal guarantee of \$50,000 from the sole owner of the corporation, that would remain in place until the principal balance of the loan is paid down by \$50,000.

T303R FY2011 MHT Capital Loan – Franklin Hall, Chesapeake City, Cecil County

Ms. Raines next proposed a loan for Franklin Hall, a large 3 story brick commercial building in Chesapeake City. It has a lot of windows and interior storm windows that need repair, and there are some other smaller repairs needed. The Chesapeake City District Association which is a non-profit that owns the property actually undertook a major restoration of the property in the 1970's. In recent years they have had capital grants from the Trust to make repairs to the structure and the roof. They have made a request for a loan of up to \$151,660 to undertake the window repairs and installation of storm windows. In this case the DHCD underwriter suggested that the Trust ask the borrower to deposit with the mortgage servicer the amount of \$10,500 which is one year's worth of payments on the loan, which could be released after 18 months. Discussion ensued.

Ms. Raines reported that the total unpaid balance on MHT loans outstanding is a little over \$2 million.

Mr. Reed moved, Mr. Buchanan seconded, and the following resolution was unanimously approved:

**FY2011 MHT Capital Loan
Franklin Hall, Chesapeake City, Cecil County**

RESOLVED, that the Maryland Historical Trust Board of Trustees recommends to the Secretary of Planning a loan under the Maryland Historical Trust Loan Program of up to One hundred fifty-one thousand six hundred sixty dollars (\$151,660) from the MHT Loan Fund to Chesapeake City District Civic Association, Inc. for the rehabilitation of Franklin Hall, 20 Bohemia Avenue, Chesapeake City, Cecil County. The loan will be for a period of twenty (20) years and have an interest rate of 3.455%.

Background: Franklin Hall is a late 19th century brick commercial building that was originally used as the town's Masonic Lodge but now houses three tenant spaces, two commercial and one residential. The Chesapeake City District Civic Association, a nonprofit, undertook a general rehabilitation of the property in the 1970s and is currently applying for MHT Historic Preservation Loan funds to restore windows, install interior storm windows, and make other general repairs to the structure. MHT already holds an exterior easement on this property, and the grantee successfully completed MHT Capital Grants in FYs 2002, 2005, and 2006 to repair the building structure and roof and to repoint the basement. MHT will require a first mortgage on the property as security for the loan. In addition, MHT will require the borrower to deposit with the mortgage servicer the amount of \$10,500, equivalent to one year's payments on the loan, as additional security, for the first 18 months after settlement.

Announcements

Mr. Charlton announced that the town of Bladensburg is about to create a memorial to the Battle of Bladensburg in conjunction with the War of 1812 celebration.

Dr. Eshelman mentioned that it has been over a year since the Board first talked about how the Trust might celebrate the 50th Anniversary of the Trust. He thought the Trust was talking about hiring someone to come in and do a definitive history of the Trust. He mentioned that the presentation by Suzanne Duvall would be very helpful. He said he understands that Elaine Eff previously did some oral histories and that a reporter will be writing an article for Maryland Life Magazine. He is not sure that this will give the Trust the benchmark that is needed for this 50th Anniversary. He asked if it is too late to work on a history.

Elizabeth Hughes replied that in 2008 a committee of the Board met to talk about ten different options for the Anniversary. A book was talked about. The first step that was taken toward that was the oral history interviews that were funded by the Board which Ms. Eff transcribed. Then the committee met in 2009 and the focus shifted from a publication to a video documentary. The committee was leaning toward a video documentary, a banquet, and a magazine article in a preservation magazine. They met again and decided that a video documentary was going to be much more expensive than the Board was going to be able to afford. The attention shifted toward a reception associated with the Preservation Awards that would be a hallmark

Anniversary Celebration, working with Maryland Life Magazine to do an article on the Trust that will come out in the May/June issue, and the Statewide Preservation Plan being a hallmark. In the meantime, Mr. Little continued to have an interest in the history, and the Trust solicited interest from both Richard Wagner and History Milestone Associates, and those proposals ranged from \$25,000 - \$80,000. If this is something that the Board wishes to do, the Trust can use funds from its Heritage Preservation Fund. Dr. Eshelman said he thought the Trust should think about this. It does not have to be a book, but could be a document online.

The meeting adjourned at 12:35 p.m.

Harrison Wetherill, Chair

J. Rodney Little, Director