

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

**100 Community Place  
Crownsville, MD 21032**

**July 13, 2017**

Pursuant to notice, the regular meeting of the Board of Trustees of the Maryland Historical Trust (MHT) was held at the offices of the Maryland Historical Trust located at 100 Community Place in Crownsville, Maryland on July 13, 2017.

Trustees present: Mmes. Bailey, Filkins and Linder; Messrs. Edson, Feldstein, Lighthizer, Luckenbach, Neall, Parker, Poffenberger, and Robinson.

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

GovenMaryland Department of Planning: Ewing McDowell, Deputy Secretary.

Office of the Attorney General: Paul Cucuzzella and Rieyn DeLony.

Maryland Historical Trust Staff: Nancy Kurtz, Marcia Miller, Mary Louise de Sarran, Jen Chadwick-Moore, Greg brown, Mary Kate Mansius, Kate Bolasky, Elizabeth Hughes, Allison Luthern, Kathy Monday, Anne Raines, Mark Thompson, Kacy Rohn, Casey Pecoraro, Dennis Curry, Ryan Miranda, Jennifer Cosham, and Amanda Apple.

Guests: Nicholas Redding, Preservation Maryland; Judy Dobbs, Maryland Humanities Council; Johns Hopkins, Baltimore Heritage.

C1           CALL TO ORDER

Mr. Edson, Chair, called the meeting to order at 10:02 a.m. A quorum of Trustees was present.

Ms. Miller introduced MHT staff member Casey Pecoraro who was recently promoted to the position of Architectural Survey Administrator. Ms. Kurtz introduced Noah Jacques, a junior history major at UMBC and participant in the Public Service Scholars Program, who is assisting the Maryland Historical Trust with a Historic Marker story-mapping project this summer. Mr. Curry introduced Ryan Miranda, a summer intern supported with Maryland Historical Trust Board funds who is working with the Trust's archaeology programs this summer.

The Board congratulated Ms. Pecoraro on her new position and welcomed Mr. Jacques and Mr. Miranda to the Trust.

C2           APPROVAL OF MINUTES

Mr. Feldstein made a motion, seconded by Mr. Reed that the May 11, 2017 minutes be approved as submitted. The motion was approved unanimously.

C3 COMMITTEE REPORTS

C100 Capital Programs

C101 West Side Redevelopment Project – Baltimore City

Ms. Apple 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. One such project – involving properties on West Franklin and North Howard Streets - has been submitted to the Trust for review. Since 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,” this project was presented to the Board for its consideration.

Ms. Apple reported that the Baltimore Development Corporation (BDC), on behalf of the City of Baltimore, issued a Request for Proposals (RFP) for the purchase and redevelopment of 20 City-owned properties in the Bromo Tower Arts & Entertainment District on June 29, 2015. BDC was seeking proposals from developers experienced with adaptive reuse of properties in historic districts with the intent of achieving the City’s goals of job creation, tax generation, market-driven, mixed-use projects with ground-floor uses that activate Park Avenue and Howard Street, and redevelopments that fit within the context of the arts and entertainment district. This block is located within the Market Center/Retail Historic District (B-1262) which is significant for its association with Baltimore’s retail growth and redevelopment ca. 1820-1954 and is listed on the National Register of Historic Places. The buildings in question are identified on Attachment A of the MOA as a “contributing building subject to development guidelines.”

The AZ Group was selected to redevelop 217, 221, & 225 West Franklin Street and 423 & 425 North Howard St by November 23, 2016 (the site totaling .1668 acres). In February 2017 MHT was notified by the Green Street Environmental group of a potential HUD undertaking at Franklin and Howard street that included the demolition of all structures and the construction of a new multi-story, multi-family residential rental complex. Due to the federal involvement in the proposed undertaking, the MOA did not apply, MHT responded with a standard adverse effect letter as the proposed demolition of 5 contributing buildings would constitute a significant effect.

The May 17, 2017 submittal from the AZ Group indicates that after reviewing the conditions of the properties and information from their structural engineer that all the properties are in poor condition and the unbraced masonry walls cause a safety hazard to the public and contractors. The development team is now proposing to demolish all the buildings except the two main facades of 425 N. Howard Street. These facades would be incorporated into the proposed five story building that would contain forty-five apartments and ground floor retail.

The Board discussed the proposal at length. The Board invited Johns Hopkins, Executive Director of Baltimore Heritage, to comment on the project. The Board noted that the proposed development, which included little in the way of preservation, was not responsive to the strongly preservation positive request for proposals that was issued by the BDC. The Board acknowledged that the project would be reviewed by the Baltimore Commission for Historical and Architectural Preservation (CHAP) and indicated a desire to consult with CHAP regarding what they would find acceptable since this area will likely be designated a local historic district in the near future.

Ms. Bailey made a motion to approve the following resolution, seconded by Mr. Callan, which was unanimously approved.

**RESOLVED**, that the Board of Trustees of the Maryland Historical Trust encourages AZ Group to revise their proposal to seek a more preservation positive outcome for the buildings at the project location as called for in the RFP issued by BDC.

C200            Survey, Registration, Community Education & Museums

C201            History Day Project Presentation

Mr. Edson introduced Judy Dobbs, Program Officer of the Maryland Humanities Council, to discuss Maryland History Day, a program of the Council. Ms. Dobbs explained that Maryland History Day is the state affiliate of the *National History Day*, an innovative nationwide program bringing history to life for middle and high school students. Working individually or in groups, students research historical topics of their choice based on an annual theme and present their findings and ideas in research papers, museum-type exhibits, dramatic performances, and multimedia documentaries. History and social studies professionals judge the work at local competitions, and the best of these projects are showcased at the Maryland History Day event held in the spring of each year. Finally, winning projects represent Maryland at the *National History Day* contest held each June at the University of Maryland, College Park.

Ms. Dobbs thanked the MHT Board for its annual donation to the Maryland Humanities Council to sponsor two achievement awards – one in the junior division (grades 6 through 8) and one in the senior division (grades 9 through 12). Winners receive a cash prize and a plaque with the name of the Maryland Historical Trust, and sponsorship is also acknowledged in the Maryland History Day program, the National History Day program, and in press releases containing the names of Maryland History Day winners. In addition, schools receive information about the Maryland Historical Trust award at the time that History Day projects are solicited for the competition.

She reported that this year's winners included the following:

Junior Division Winners in 2017

Students: Ava Gerrior, Olivia Marshall, Abigail Reynolds, and Victoria Zhang  
Topic: Assateague Island Preservation  
Category: Exhibit  
School: Centreville Middle School  
County: Queen Anne's County  
Teacher: Thomas Hayman

Senior Division Winners in 2017

Student: Caleb Clark  
Topic: Preservation or Profit: A Fight Over Dams in the Grand Canyon  
Category: Exhibit  
School: Baltimore Polytechnic Institute  
County: Baltimore City  
Teacher: Matthew Lummel

C202 Map Based Medusa Demonstration – Presentation by Greg Brown

Ms. Miller, Chief of the Office of Research, Survey, and Registration, introduced Greg Brown, Cultural Resource Information Manager for the Trust, who presented a demonstration of "map-based Medusa," a new interactive map-based cultural resource information tool. Mr. Brown explained that "Medusa," which is a geographic information systems (GIS) tool, provides the public with online access to the Trust's extensive geographic database and the records linked to these resources.

Through Medusa, the public may access information about architectural and archeological resources recorded in the Maryland Inventory of Historic Properties (MIHP) and the National Register of Historic Places (NRHP), as well as properties on which MHT holds preservation easements. Medusa also includes information on resources that have been evaluated for National Register eligibility (Determinations of Eligibility - DOEs).

C203 Woman's Suffrage Historic Sites – Presentation by Kacy Rohn

Ms. Kacy Rohn, a graduate student at the University of Maryland who is pursuing a dual degree in Community Planning and Historic Preservation, reported on the research she has conducted on historic sites associated with the Woman's Suffrage movement in Maryland. She conducted this research over the course of the 2016-2017 school year during which time she was an intern at the Maryland Historical Trust. Funding from the Board supported this internship.

C204 JPPM Report

Mr. Thompson reported on recent activities at Jefferson Patterson Park and Museum.

C205 MHT Staff Recognition Awards - Report

Ms. Hughes reported on the MHT All Staff meeting and recognition event, which took place on June 15<sup>th</sup> at Historic London Town and Gardens in Edgewater, Anne Arundel County, and thanked the Board for its support of this annual event.

C206R Heritage Preservation Fund Project Selection for FY18

Ms. Raines reminded the Board that at its December 7, 2006 meeting, the Board approved the Maryland Heritage Preservation Fund Disposition Policy and directed MHT staff to prepare specific project proposals, in accordance with that Policy, for funding from the Fund. Under the Policy, eligible projects include those representing significant “targets of opportunity” or high priority projects or programs to be initiated and conducted by the Trust which are not funded by the Trust’s appropriated state budget.

Based on the Maryland Heritage Preservation Fund Disposition Policy, total approvals for expenditures from the Fund for FY17 shall not exceed six percent of the value of the Fund (contributions to the Fund, income, and appreciation) based on a four-year rolling average of the Fund’s market value minus any prior commitments not yet expended and by any restricted funds and interest earned on these funds that are included in the Fund. The June 30, 2017 valuation is not yet available. For now, the May 30, 2017 valuation will be used to estimate available funds which totals \$180,788.97. This total of available funds is reduced, however, by forward commitments totaling \$39,242 made by the Executive Committee as part of a teleconference dated April 25, 2017.

Mr. Callan made a motion to approve the following resolution, seconded by Mr. Feldstein, which was unanimously approved.

**RESOLVED**, by the Board of Trustees of the Maryland Historical Trust, that an expenditure of up to \$141,545 from the MHT Heritage Preservation Fund in fiscal year 2018 to support the following projects is approved.

- Up to \$20,000 for MHT Staff Training;
- Up to \$500 for the MHT Maryland History Day Prize;
- Up to \$7,000 for the Easement Processor Position;
- Up to \$34,000 for the Easement Inspector Position;
- Up to \$5,000 for Preservation Maryland Programs;
- Up to \$5,000 for the 2018 Summer Internship in Archeology;
- Up to \$15,250 for the MHT Statewide Historic Preservation and Revitalization Conference and Awards Event;
- Up to \$7,995 for a Graduate Assistantship (University of Maryland);
- Up to \$42,000 for JPPM Personnel Retention;
- Up to \$4,800 for a Communications Intern.

C300            Management & Planning  
C301            Open Meetings Act - Changes

Mr. Cucuzzella reported that legislation passed during the 2017 session of the Maryland General Assembly resulted in new training requirements for members of public bodies subject to the Open Meetings Act. At least two members of the Board must participate in this training prior to October 1, 2017. Ms. Filkins and Mr. Parker volunteered to participate in the training on behalf of the Board.

C302            Litigation & Legal Issues

Mr. Cucuzzella reported that the Trust is involved in no litigation or legal issues at this time.

C303            Budget & Legislation

Ms. Hughes noted that the Governor's final budget for fiscal year 2018 included \$200,000 for the Non-Capital Historic Preservation Grant Program which has a deadline of August 14, 2017. Already, the Trust has received 53 intent to apply applications seeking approximately \$1.4 million in grant funds which demonstrates the need for the program.

The Capital Historic Preservation Grant Program is funded at \$600,000 in fiscal year 2018; the grant application deadline for this program has not been established as the Trust must first recruit for a contractual staff position, partially funded by the Board, in order to re-start this program that has been unfunded since FY2009.

The Maryland Heritage Structure Rehabilitation Tax Credit Program is funded at \$9 million and has a deadline of August 31. The African American Heritage Preservation Grant Program is funded at \$1 million and has a deadline of August 31.

The Maryland Heritage Areas Grant Program received 125 applications requesting \$5.5 million in funds in fiscal year 2018; awards totaling approximately \$2.7 million were approved at the July meeting of the Maryland Heritage Areas Authority. While the program could receive up to \$5.3 million to support grant projects in fiscal year 2018, a budget amendment that would permit the funding increase that is now permitted due to a 2017 change in the program's authorizing statute has not yet moved forward.

Preparations for the fiscal year 2019 budget are just now getting underway.

Ms. Hughes reported that, to date, little progress has been made on federal fiscal year 2018 spending bills in Congress. If Congress simply uses a continuing resolution to fund the government in fiscal year 2018 at fiscal year 2017 levels, that would mean the government would be funded at the levels that were set in the recently enacted omnibus spending bill. The bill included a \$17 million increase for the overall Historic Preservation Fund and a \$1 million increase for state historic preservation offices.

Tax reform continues to be a concern and co-sponsors for the Historic Tax Credit Improvement Act (S. 425; H.R. 1158) are still being sought. To date, the bi-partisan bill has 65 co-sponsors (32-D; 33-R). Senator Cardin and Congressman Cummings are the only co-sponsors from Maryland so far.

Announcements

The October Board meeting will take place in Berlin, Maryland. Kathy Monday will be reaching out to Board members regarding their travel plans as the date approaches.

The meeting adjourned at 12:31 p.m.

Mr. Charles L. Edson, Chair

Elizabeth Hughes, Director