

## **HISTORIC PRESERVATION COMMISSION**

### **Minutes of the meeting held on December 13, 2007 at the Department of Land Use and Growth Management**

**Present:** Hal Willard, Chairman

Jim Grusholt, Vice-Chairman

Bill Farrar, Member

Rob Gibbs, Member

Mary Hayden, Member

Teri Wilson, LUGM Staff

**Call to Order:** The meeting was called to order at 4:00 p.m.

**Approval of Minutes:** The minutes of the November 15, 2007 meeting were approved as corrected.

#### **Recognition of Jim Grusholt**

Jim Grusholt completed his second term as a member of the HPC and was presented with a plaque in recognition of his service. Ms. Wilson thanked him for his commitment to the cause of historic preservation in St. Mary's County. The members present expressed their thanks.

#### **Election of Officers**

Because two members were absent election of officers was postponed until the January meeting.

#### **Lexington Manor Building Collapse**

Ms. Wilson was informed that one of the 'flattop' buildings under easement to the Maryland Historical Trust collapsed while the county maintenance crew was removing the roof with a backhoe. On November 20 she accompanied Mr. Bob Schaller, Director of DECD and Hans Welch, Business, Manager of Business Development, DECD to the site to meet with Richard Brand, Easements Administrator for the Maryland Historical Trust.

Mr. Brand asked the maintenance crew about the circumstances leading up to the collapse of the building. Mr. Russell said that the men had removed all the windows and doors and were in the process of taking off the roof when the concrete walls fell down. Mr. Brand asked them to store all the windows from the building in the remaining 'flattop,' which is being repaired. He said that he would submit a report to MHT and notify St. Mary's about how to proceed.

While he was in the county, he also requested a site visit to the Carver Heights Community Center, which the group Save the Village is trying to persuade the county to turn over to them for rehabilitation as a museum. He requested that the county cover the hole in the roof and re-board windows that have been

opened. He suggested that the maintenance crew check the building weekly and that police patrols keep an eye on the building.

### **Discussion of Public Programs for 2008**

Some ideas that Ms. Wilson and the members discussed were:

- 1) A Renovators Round Table
- 2) A Presentation on the Cemetery Project
- 3) Sponsoring a speaker from the Maryland Humanities Speakers Bureau
- 4) Sponsoring a group of skilled restoration crafts persons to give a talk or talks at the Forrest Technical Center to the students
- 5) Asking a speaker who is presenting at Historic Saint Mary's City to repeat his/her talk at an HPC sponsored event the same day

It was also suggested that the instructor who presented the window workshop at the annual Preservation and Revitalization Conference be invited to give a demonstration. Ms. Wilson noted that he teaches at Harford County Community College, and she would contact him to see if he would be available.

### **Items from the Floor**

Mr. Willard showed the members a Department of Natural Resources Magazine featuring their Resident Curator Program. The program allows life tenancy in a DNR owned historic building to those willing to make repairs.

Mr. Gibbs asked Ms. Wilson if she had heard any more about the purchase of Dameron House. She said that she did not know the identity of the new owner, but had sent information about the historic landmark designation and local tax credit programs to the real estate agent who made the sale for conveyance to the new owner.

Mr. Gibbs said that he had heard that some prospective buyers had sought advice of craftsmen who put such a large price on restoration that they decided against purchasing the house. The new owners may very likely demolish the house. Ms. Wilson said she would check DAT and try to contact the owner personally to find out what the plans are, and request that the Maryland Historical Trust be allowed to make one more site visit to document the building. Mr. Gibbs suggested that the owner be made aware that architectural elements from the building can be salvaged and donated to Newell Post Salvage organization in Prince George's County so they can be used to restore other buildings.

### **Adjournment**

The meeting was adjourned at 5:15 p. m.

Submitted by: \_\_\_\_\_ Signed by: \_\_\_\_\_