



## Historic Preservation Commission - Jul 23 2026 Minutes

Thursday, July 23, 2026 at 4:00 PM

Patuxent Building, Office of Land Use & Growth Management 23150 Leonard Hall Dr. Leonardtown, MD 20650

### 1. Call to Order

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

### 2. Roll Call

Members in Attendance: Patricia Samford, Jocelyn Copeland, Teresa Wilson, Jeremy Hanson, Matthew Riedel, Christine McKay, and Apryl Yates.

Staff in Attendance: Jessica Andritz, Gabrielle Gleissner, and Rachel Eaton.

### 3. Approval of the Agenda

A. Approval of the July 23 Meeting Agenda

I move to approve the July 23 meeting agenda.

Moved by: Mary McKay; seconded by: April Yates

**Motion Carries.**

### 4. Approval of the Minutes

A. Approval and Review of the June 25 Meeting Minutes

I move to approve the minutes of the June 25 meeting.

Moved by: Teresa Wilson; seconded by: April Yates

**Motion Carries.**

### 5. New Business

A. Grants Subcommittee Update

Staff provided an update on the FY27 Maryland Historic Trust (MHT) Non-Capital Grant. Staff and Grants Subcommittee member Patricia Samford appeared before the Commissioners of St. Mary's County on July 21, 2026, to request approval to apply for the grant. The Commissioners voted to approve the request, allowing the Historic

Preservation Commission to submit the application.

**B. Discussion**

There were three additional discussion items from staff:

1. Staff informed members that the Diligent platform used for St. Mary's County Boards and Commissions has both a public portal and a member portal. Members requested that the login instructions be resent, and staff advised they would coordinate with Tracy Rohan to have the email resent.
2. Staff informed members that the Department of Land Use and Growth Management (LUGM) has been reassessing the Historic Review process to ensure site visits are conducted only for projects that warrant them. Staff asked members what types of projects they would like to continue reviewing regardless of age or historic or archaeological significance. Members expressed interest in continuing to review major subdivisions, projects visible from public roads, and projects located on historic roads or within historic landscapes. Members also discussed reviewing projects involving rezonings. Staff provided an overview of the ongoing St. Mary's 2050 Comprehensive Plan update and the steps that will follow its completion, which includes updating the Comprehensive Zoning Ordinance (CZO).
3. Staff informed members of an increase in scam emails targeting applicants for various projects with fraudulent invoices. Staff shared that an applicant for a project on the agenda received one of these emails and mistakenly paid the fraudulent invoice. Staff has been in contact with the applicant and advised them to notify law enforcement and their financial institution to assist in resolving the matter.

**6. REPORTS**

**A. Buena Vista House - 25490 Point Lookout Rd., Leonardtown**

Staff advised members that the project is located within the jurisdiction of the Town of Leonardtown but that staff was able to photograph the property prior to its demolition. Members requested that staff suggest the use of an architectural salvage firm to the property owners.

Members also inquired about the progress of establishing a working relationship with the Town of Leonardtown regarding project coordination. Staff advised that the Town is currently unable to participate in the bi-monthly coordination meetings due to staffing shortages, but that efforts to establish this partnership will continue.

**B. DEMO26-1328 40560 Parlett Morgan Rd., Mechanicsville**

Staff presented photographs from the site visit for the project. Members asked whether a demolition permit was still required given that the structures had already collapsed. Staff advised that a demolition permit appeared to be necessary, as the Permits Division had

processed the permit application.

- C. MJSB26-0205 00000 Myrtle Point Rd., California
- D. MSP26-0226 23513 Budds Creek Rd., Clements
- E. MSUB26-0216 42939 Peaceful Farm Ln., Hollywood
- F. SFDD25-1637 38441 Bayview Rd., Coltons Point
- G. CSP26-0229 23200 & 23206 Three Notch Rd., California

Staff presented photographs of the property and its historical significance. Members asked whether the Hynson House, identified in SM-674 was still standing on the property. Based on the available information, it appears that the structure is no longer present.

- H. CSP26-0228 50051 Airedele Rd., Ridge
- I. MSP26-0242 25731 Budds Creek Rd., Chaptico
- J. SFDD26-1429 25575 Token Oak Ln., Mechanicsville

## **7. Announcements**

- A. HPC's next meeting is on August 27 at 4:00 p.m.
- B. The Only Revolutionary War Battle in Maryland (St. George Island) Historic Lecture  
"The Only Revolutionary War Battle in Maryland (St. George Island)" Historic Lecture will take place on Wednesday, August 26, 2026, from 6:00 to 7:30 p.m. in the Commissioners Meeting Room in the Chesapeake Building located at 41770 Baldrige St., Leonardtown.

## **8. Adjourn**

- A. Adjourn  
I move to adjourn the July 23 meeting at 4:54 p.m.  
Moved by: Matthew Riedel; seconded by: Mary McKay

**Motion Carries.**