



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

September 29, 2010

Donna Tapley
Bainbridge Development Corporation
748 Jacob Tome Highway
P.O. Box 2
Port Deposit, Maryland 21904

Re: Tome School Historic District
Maryland Historical Trust Preservation Easement

Dear Ms. Tapley:

Thank you for allowing the easement administrator, Amy Skinner, and myself, the new easement inspector, to tour the Tome School campus on September 20, 2010. We appreciated the opportunity to introduce ourselves to the Bainbridge Development Corporation Board and express our continued interest in the future of this property.

As you are well aware, all of the buildings covered by the easement are in dire need of attention. We spoke with Deborah Kauffman who assured us that measures have been taken to deter vandalism including securing entries from the inside and improving lighting and surveillance. We commend you for these efforts and request that you apply such diligence to all of the buildings, including the Head Master's House and cottages. We found the rear door of the Head Master's House and a few of the cottages' front doors wide open, which of course invites vandals and leads to considerable damage.

In addition, we are very concerned with the state of several of the roofs. Large holes are visible on one dorm roof which is undoubtedly leading to significant interior water damage. Many of the cottages are also suffering significant damage as a result of failing roofs.

In April of 2009 we conducted a thorough inspection of the site highlighting the major areas of concern. MHT staff sent a summary of our findings and instructed the BDC to complete a Conditions Assessment Report for all of the buildings, including the exteriors and interiors to help guide future stabilization of the site. It does not appear that the BDC has made significant progress in this regard.

While we understand that the BDC inherited the majority of disrepair that can be found today, we feel obligated to remind you that ultimately your organization is responsible for



serious breach of the easement executed on February 11, 2000 which carries potential legal ramifications.

Paragraph C, "Maintenance and Administration," of the easement document requires that the BDC or any subsequent property owner:

... keep and maintain the Easement Area, including the Exterior and Interior of the improvements on the Easement Area in good, clean, and safe condition. Grantee shall maintain, repair, and administer the Easement Area and the Exterior and Interior of the Improvements in a manner to preserve the historic, aesthetic, and cultural character and appearance of the Easement Area and Improvements as shown and described in Exhibit D-1.

We are very distressed by the devastation that has occurred to this magnificent historic site and want to work with you to remedy it. We hope that you will address the maintenance and security issues mentioned above and carry out the Conditions and Assessment Report that we requested in 2009.

If you have any questions or would like to discuss the BDC's maintenance responsibilities, please call me at (410)514-7616 or email me at marcher@mdp.state.md.us.

Sincerely,



Melissa Archer
Easement Inspector
Preservation Easement Program