



THE COMMISSIONERS OF ST. MICHAELS

HISTORIC DISTRICT COMMISSION

300 MILL STREET

P.O. BOX 206

ST. MICHAELS, MD 21663

SETTLED 1670-1680
INCORPORATED 1804

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Regular Meeting Agenda Thursday, July 5, 2018 6:00 pm

- I. CALL TO ORDER
- II. REVIEW OF MINUTES DATED
 - March 1, 2018
 - June 7, 2018
- III. CONSENT AGENDA
- IV. NEW BUSINESS
 - HD-18- 603
Hamilton & Georgia McGraw Add wood front porch railing and screen door
114 W. Chestnut Street

 - HD-18- 604
Bobbi Parlett Demolish 80% of structure, rebuild with 50% of
104 Railroad Avenue original structure

 - HD-18-605
Come By Chance Install fence along portion of north property line
202 S. Talbot Street
- VI. DISCUSSION
- V. MATTERS FROM COMMISSION AND STAFF
 - 104 Grace Street - Gate without permit
 - Workshop – Thursday, August 9th @ 5:00pm
- VI. ADJOURNMENT

Next meeting

Regular meeting – Thursday, August 2, 2018 at 6pm

Historic District Commission Minutes
Thursday July 5, 2018

The meeting was called to order by Chairman Leshner at 6:03 pm in the Meeting Room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Also present were Members: Jim Fulton, DuPriest Brandt, Glen Fong and Planning and Zoning Sarah Abel. Member Marie Martin was not in attendance.

REVIEW OF MINUTES

Member Fulton made a motion to approve the March 1st & June 7th, 2018 minutes with 1 change to the March 1st minutes. The motion was seconded by Member DuPriest and carried by a vote of 4:0:1 in favor.

OPENING STATEMENT

Chairman Leshner read the opening statement into the record. Chairman Leshner then determined that there was a quorum present, and swore in Hamilton and Georgia McGraw, Ms. Parlett, and Kurt Gant as an applicant or member of the public intending to testify. Mike Bibb, Helen Herman and Jennifer Marcella were also present.

HD-18-603

Hamilton & Georgia McGraw
114 W. Chestnut Street

Members determined the structure to be contributing and a strict standard of review was appropriate. Applicant is seeking to install a porch railing and screen door made of wood. Sample of banister provided.

Applicant provided a sample of the proposed hardware (patterned metal hinge, and door pull). There was no public comment.

Chairman Leshner cited Chapter 5 Doors and Windows, page 15 and Chapter 7 Porches, page 20 of the guidelines.

Member Fulton made a motion to approve HD-18-603 per mock up as submitted during meeting: "railing be completed according to the sample presented beaded rails on top and bottom and balusters spacing as shown". Second by Member Fong and carried by vote of 4-0-1 in favor.

Ms. Bobbi Parlett requested to be moved later in the meeting since her contractor was not present. Chairman Leshner acknowledged and modified the meeting.

HD-18-605

202 S. Talbot LLC
202 S. Talbot Street

The Applicant is proposing to install a 6' tall red cedar fence to be 1 x 6 staggered boards and 4 x 4 posts along the property line.

Members determined the structure to be contributing and a strict standard of review was appropriate.

Contractor, Kurt Gant of 2707 Bunny Lane was present for the application noting the fence lies 6" inside the property line at 202 S. Talbot Street.

Chairman Leshar cited Chapter 12 Fences, page 25 of the guidelines noting that screening the commercial use and trash with a 6' fence is needed for screening function.

Member Fulton made a motion to approve HD18-605 as presented. Second by Member DuPriest and carried by vote of 4-0-1 in favor.

Chairman Leshar moved matters from the commission and staff up on the agenda.

Discussion: Matters from Staff:

Ms. Abel announced that a violation had been sent to property 104 Grace Street for installation for a fence without HDC review or permit. The property owners since have filed an application for the August meeting. August 9th workshop meeting date and time was confirmed. Members were asked to decide on final format for the guideline rewrite. Ms. Abel noted that applicants are commencing work without seeking the appropriate permit, it was suggested a written statement be included on the agenda noting no work to proceed prior to the issuance of a building permit from the Town Office.

HD-18-604
Bobbi Parlett
104 Railroad Avenue

Ms. Parlett presented the application and provided background of the property. Wanted to demolish and then found out history Highlighted architectural features to be saved: 2 over 2 wood windows, rough sawn lumber and tongue and groove ceiling over door 80% of building to be demolished and intend to keep back wall.

In response to Chairman Leshar and previous discussions Ms. Parlett estimates 10' of the back wall might be saved, the front wall cannot be saved.

Member Fulton expressed concern that there is not another approach or estimate; he doesn't think demolition is justified. It's either the original building or it is not. He wants more information on what it would take to restore in place. A letter was referenced from Maryland Historic Trust. Member Fulton noted that the HDC is here to preserve history and financial hasn't come into play. He thinks this is one African American building that should be preserved.

Ms. Parlett stated that economics should be a factor. Member DuPriest stated that while she had also had concern about experts stating it needs to be demolished. Ms. Parlett stated she also poke with expert house movers and she said there was a lot of risk and others would need to be involved. Ms. Parlett sought proposals to straighten the building, the movers proposed to lift the structure and set back down. She stated that she has gotten many opinions and doesn't want to get anymore.

Member Fulton said it appears the engineering consultant is a general engineer that doesn't specialize in historic buildings and thinks the town should get a third party opinion. Chairman Leshar confirmed town could engage a third party to evaluate and present proposals to restore the building.

Ms. Parlett understanding is to reuse all windows; some siding, back wall would remain in tact.

Member Fong asked if it is appropriate that the building has been leaning for some time and could it lean if it was stable.

Jim Fulton referenced Mr. Day's letter.

In response to Chairman Leshner, Ms. Parlett stated the roof could not be salvaged.

Chairman Leshner noted that the current roof is soldered now and the proposal is for clipped seems and ridge cap, he is concerned about change to roof as a significant architectural feature.

Member Fong asked, "Does the building have to be square from a historic standpoint?" Member Fulton responded there is no reference in guidelines to require building to be square.

Ms. Parlett noted that by adding an internal structure to stabilize the building would take up too much interior space.

Member Fong asked if town were to retain engineer.

Chairman Leshner cited Chapter 15 - Demolition and Relocation, page 30 of the guidelines and Rules and procedures, section 10 Demolition, pages 6 & 7. He cited the guidelines stating, "Continue application to second hearing since structure is contributing." Ms. Abel referenced §340-55G of the town code suggesting members include a statement as to why the structure is considered contributing for the record.

Chairman Leshner cited the National Registry of Maps noting the property has a "C" designation considered to be contributing, he referenced page 11-12 of the applicant exhibits. Member Fulton also added a statement that the building is one of two in town with the same general plan and appearance.

Chairman Leshner made a motion to determine structure to be contributing subject to a strict standard of review. Member Fulton seconded and carried by vote of 4-0-1 vote in favor. Member Fulton felt alternatives have not been fully explored, Member DuPriest concurred. Chairman Leshner was concerned about losing architectural features and then made a reference to the Code. Chairman Leshner move to direct staff to engage an engineer with experience in historic structures to provide a plan for preservation of the structure. Member Fulton seconded and carried by 4-0-1 vote in favor. Member Fong questioned if general engineer should be sought to explore innovative structure.

Member Fulton noted the application is to demolish structure but should also consider how to preserve and stabilize building.

Member Fulton made a motion to continue application to August 2nd meeting. Member Fong seconded the motion which carried by 4-0-1 vote in favor.

ADJOURNMENT

The meeting adjourned at 7:14.

Minutes approved by 4:0:1 vote in favor on 2nd day of August, 2018.



Jim Fulton, Vice Chairman