

Historic District Commission Minutes
Thursday, December 5, 2019

The meeting was called to order by Chairman Leshner at 6:00 pm in the Meeting Room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Present were members: Jim Fulton, Marie Martin, Walda DuPriest and staff Kim Shellem. Member Glenn Fong was not in attendance.

REVIEW OF MINUTES

Member Martin made a motion to approve the November 7th minutes as presented. The motion was seconded by Member Fulton and carried by a vote of 4:0 in favor.

OPENING STATEMENT

Chairman Leshner read the opening statement into the record. He then determined that there was a quorum, he then swore in applicants or members of the public intending to testify.

OLD BUSINESS

HD-19-672

David Breimhurst Replace front door
113 Grace Street Applicant requests a continuance to the January 2, 2020 meeting

Member Fulton made a motion to continue application HD-19-672 to the January 2, 2020 meeting. Motion was seconded by Member Martin and carried on a vote of 4:0 in favor.

NEW BUSINESS

HD-19-678

Bobbi Parlett
106 Railroad Avenue Storm windows

Applicant is seeking approval to install 5 white aluminum, clear glass, 2 track storm windows to the second story: (2) front right-side and (3) side windows.

Chairman Leshner noted the property is valued as a "C" on the National Register Map finding a strict standard of review appropriate. Members concurred.

Chairman Leshner cited Chapter 5- Windows, page 16 of the guidelines.

Member DuPriest suggested adding 2 storm windows to the upper left side of the front façade.

Applicant agreed, amending her request to install 7 storm windows on the second floor (4 front/3 right side).

Member DuPriest made a motion to approve application HD -19-678 as submitted with the amendment of 2 additional windows on the front facade, storm windows are white with clear glass. Motion seconded by Member Martin and carried on a vote of 4:0 in favor. Ms. Parlett initialed the application.

HD-19-679

Richard Beavers Replace fence and re-roof newer addition
202 Cherry Street

50 Mr. Beavers and Deborah Holmes are seeking approval to replace existing deteriorated fence with a new
51 6' fence (in-kind) to match existing and replace the 3-tab shingle roof on the "newer" addition with 30-
52 year architectural shingles to match original main house roof.

53
54 Chairman Leshar noted the property is valued as a "C" on the National Register Map as well as cited in
55 Elizabeth Hugh's Historic St. Michaels page 129 (circa 1850) finding a strict standard of review
56 appropriate, as in previous applications. Members concurred.

57
58 Members discussed the fence style finding it acceptable to install a cap on the fence. Mr. Beaver's
59 agreed. Chairman Leshar read the zoning officers comments into the record; "6' fence is existing
60 nonconforming accessory structure (extends into front setback) which can be replaced within the same
61 location but cannot be expanded into front setback any further".

62
63 Chairman Leshar cited Chapter 12- Fences, pages 25 of the guidelines noting a 6' tall privacy fence is
64 appropriate for screening per zoning requirements. Member Fulton also cited page 25 of the guidelines
65 stating; "There is no single appropriate fence for the Historic District" finding support for the request.
66 Chairman Leshar cited Chapter 6 Roofs, page 18 of the guidelines. It was noted architectural shingles
67 have been approved in the past.

68
69 There was no public comment.

70
71 Member Fulton made a motion to approve application HD-19-679 as submitted with a cap on the fence.
72 Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

73
74 Discussion: Concept plan:
75 Photographs/renderings of proposed changes were presented to the members. Applicant is seeking
76 guidance regarding the proposed front porch addition, relocation of the front door and 2 story rear
77 addition, he presented a site plan of proposed concept plan. Deborah Holmes introduced a Sewell
78 photograph (1910) of the original structure; noting that her goal is to restore the building to its former
79 historic form.

80
81 Chairman Leshar commented that the guidelines could support additions to the rear or side of the
82 primary structure. Members suggested keeping the enclosed porch with only windows and questioned
83 the relocation of the primary entrance to the left of the main structure. Chairman Leshar felt that the
84 porch was installed prior to the formulation of the historic commission. He asked if the enclosed porch
85 is considered grandfathered, and if so, could it be expanded. It was noted that the main entrance was
86 located on the porch before it was enclosed, so would it be appropriate to relocate the main entrance.
87 Member Fulton said relocating the main entrance is not a recommended practice and, based on the
88 historic picture of the open porch, placing an addition on the primary façade is problematic.
89 Ms. Deborah Holmes suggested keeping both entrances. Member DuPriest preferred keeping the
90 primary entrance.

91
92 Leslie Potter of Douglas Lane suggested the applicants continue researching and narrow down the time
93 period of choice.

94
95 Chairman Leshar commented that there was no reason to discourage removal and replacement of the
96 rear addition or to discourage removal of the existing glass sliders. He added that what is approvable in
97 terms of a replacement feature could be added onto the front by opening the porch up again.

98
99 Member DuPriest encouraged the applicant return for further discussions. Ms. Homes clarified the
100 members' suggestions as follows:

- 101 • keep the main entrance as in the historic photo
- 102 • determine if a rear addition might be possible, and
- 103 • restore front porch to its previous likeness.

104
105 Chairman Lesher noted that the porch is a defining character and should not be altered.

106
107 HD-19-680 Kitchen renovations & new roof
108 Foxy's Grill
109 125 Mulberry Street

110
111 Terye Knopp and Rob Pierce of Pierce Builders are seeking approval to renovate the kitchen area based
112 on the health departments requirements to enclose the cooking area.

113
114 Chairman Lesher noted the property is valued as a "E" on the National Register Map finding a lenient standard
115 of review appropriate, members concurred.

116 There was no public comment.

117 Rob Pierce commented that finish material will match existing (roof, siding)

118 Chairman Lesher cited Chapter 14- New Construction and Additions, page 27 of the guidelines.

119 Member DuPriest said the improvements blend in supporting the request .

120 Member Fulton finds the improvements consistent with the character of the streetscape.

121 Chairman Lesher finds the changes compatible.

122 Member Fulton made a motion to approve application HD-19-680 as submitted. Chairman Lesher
123 clarified that the entire height of the steel columns will be wrapped. Member Fulton accepted the
124 amendment to the motion. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

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126 MATTERS FROM COMMISSION AND STAFF: A workshop was tentatively scheduled for Monday December
127 16th at 4: P.M. in the town office.

128

129 ADJOURNMENT

130 The meeting adjourned at 7:30pm.

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132 Minutes approved as submitted by a 5:0 vote in favor on 2nd day of January 2020.

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Pete Lesher, Chairman