

Historic District Commission Minutes

Thursday, July 7, 2022

The meeting was called to order by Chairman Fulton at 3:03 pm. the following members were present in person: Debra Alms, Walda DuPriest, Glenn Fong, and staff Kim Shellem. Lesley Potter was present virtually.

OPENING STATEMENT

Chairman Fulton determined a quorum was present, he then read the opening statement into the record. He then swore in persons intending to testify.

REVIEW AND APPROVAL OF MINUTES: Member DuPriest made a motion to approve minutes of June 2nd, as submitted, motion seconded by Member Fong and carried on a vote of 5:0 in favor.

NEW BUSINESS:

HD-22- 790 Requests a continuance to August 4th meeting
Jennifer Smith String Lights
305 S. Talbot Street

Applicant is seeking approval to install Edison style hanging lights on the front of the building. She is unable to testify and asked for a continuance to the August meeting.

Member DuPriest made a motion to continue application HD-22-790 to the August 4th meeting, motion seconded by Member Alms and carried on a vote of 5:0 in favor.

HD-22-792
Phyllis Kennedy Replace 2 Windows & shutters
406 St. Mary's Square

Applicant Phyllis Kennedy and contractor Victor McSorley are seeking approval to replace 2 windows on the left elevation with Marvin wood windows, 6/6, simulated divided light and narrow muntins and replicate the existing shutters sized to the windows.

Chairman Fulton noted that the property is valued as an "B" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes page 103, also known as the Eleanor Blades House, circa 1878, finding a strict standard of review appropriate. Members concurred.

Chairman Fulton cited section 4.5 Windows, page 20 of the guidelines.

Member Fong made a motion to approve application HD-22-792 with the following modifications: the replacement shutters should be appropriately proportioned as 1/2 of the window units roughly 1'2" by 4'10", run 6/6 mullion set on double hung and mullions be 5/8" and SDL, motion seconded by Member Alms and carried on a vote of 5:0 in favor.

HD-22-793
Dennis Byrne Remove siding to evaluate condition and move the house in line with adjacent
202 Locust St. properties.

Dennis and Tom Byrne of 202,204 Locust Street gave a briefing of the proposed plans. Dennis Byrne would like to remove the siding to evaluate the condition beneath. He also mentioned moving the house in line with 202-204 Locust Street.

Chairman Fulton noted that tax records indicate the house to be 1920's, the Hughes book page 121 mentions circa 1800-1815.

Chairman Fulton noted that the property is valued as an “B” on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, finding a strict standard of review appropriate. Members concurred.

Iris Whiting’s friend and Attorney to the Wilson family spoke on behalf of the age of the property.

Member DuPriest made a motion to approve application HD-22-793 as submitted, motion seconded by Member Alms and carried on a vote of 5:0 in favor.

HD-22-794

Gerda Andersen Re-roof, replace trim on fascia/soffit with composite and replace gutters.
107 Thompson Street

Representing the property owner Contractor John Marrah is seeking approval to replace the architectural shingles with same, replace gutters, replace soffit and fascia with Azek to match a previous install in 2017.

Chairman Fulton noted that the property is a 1997 infill project thus not a contributing structure finding a lenient standard of review appropriate. Members concurred.

Chairman Fulton cited Section 4.11 Gutters and Downspouts, page 28, and Section 4.10 Roofs page 26 of the guidelines.

Member Fong made a motion to approve application HD-22-794 as submitted, motion seconded and carried on a vote of 5-0 in favor.

MATTERS FROM COMMISSION AND STAFF:

Assistant codes enforcement officer Bill Gilmore update was continued to the August meeting.

The postal worker is seeking advice regarding cluster mailboxes in the historic district, members agreed additional information was necessary.

Members discussed the cement trash can located by Honeymoon Bridge. Parks and Recreation are working on a plan to replace the trash cans that are more historically appropriate.

Member DuPriest spoke of the 4” by 4” posts on Mulberry Street.

Chairman Fulton cited section 3.4 Issues not addressed by these guidelines, page 13 of the guidelines.

ADJOURNMENT The meeting adjourned at 4:50 pm.

Minutes approved as amended on a vote of 4:0 in favor on the 4th day of August 2022.

Jim Fulton, Chairman