

Historic District Commission Minutes
Thursday September 6, 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, Marie Martin and Planning and Zoning Sarah Abel. Member Glen Fong was not in attendance.

REVIEW OF MINUTES

Member Fulton made a motion to approve the August 2nd & 9th, 2018 minutes as submitted. The motion was seconded by Member Martin 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 Doug Rollow, Marian Brown, Victor MacSorley, Robert Lepczyk, Andrea Orndorff, Kristen Greenaway, Elizabeth Fink, Fred Horn, Mark Kapaseo, Libby Moose, Bobbi Parlett as an applicant or member of the public intending to testify.

HD-18-604

Bobbi Parlett

Request to withdraw demolition application

104 Railroad Avenue

The Applicant is proposing to demolish 80% of structure in order to reframe the structure for internal stability. On August 29, 2018, the Applicant requested to withdraw application HD-18-604.

Member DuPriest made a motion to approve withdraw of application HD-18-604. Motion was seconded by Member Martin and carried by a vote of 4:0:1 in favor.

HD-18-610

Doug Rollow

Enclose screen porch

405 Water Street

The Applicant is proposing to convert a screen porch into a four season's porch with aluminum clad glider windows, azak bottom panels and brass hardware.

Members determined the structure to be contributing and a strict standard of review was appropriate. Member Fulton noted as it is a modification of a modern addition using synthetic materials is something that has previously been approved on historic structures.

Chairman Leshner noted the addition is situated on the rear of the structure then cited Chapter 14, page 28 of the guidelines.

Member Fulton made a motion to approved HD-18-610 as submitted. The motion was seconded by Member Martin and carried by a vote of 4:0:1 in favor.

HD-18-611

Lenny Mac Properties

Minor exterior alterations

411 S. Talbot Street

The Applicant is proposing to make the following alterations to the existing structure:

1. Add square balustrade and railing to lower porch.

2. Add gingerbread brackets to match upper porch to lower porch.
3. Reinstalled muntin to sidelight windows and transom that had been removed around front door, and replace modern glass with period glass matching historic windows.
4. Remove front concrete steps and replace with wood steps.
5. Replace concrete walkway with brick to match town brick at front of property.
6. Remove concrete pad between sidewalk and porch.
7. Add two blue gravel tire track lanes on the southern property limit for driveway.
8. Add four lights to porch ceilings on first and second floor porch.

Andrea Orndorff representing Lenny Mac Properties LLC gave a brief review of the project as noted above. Victor MacSorley was also present.

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

Chairman Leshner asked if there was any evidence of the existence of brackets or railing on the lower porch.

Member DuPriest cited pages 78-79 of Talbot Street Architectural Guidelines noting a depiction of the house from the 1891 San Borne Atlas map does not show gingerbread brackets or railing on the lower porch.

Member Fulton called for additional information regarding the size of muntin in the sidelights and transom, he requested they match those present in the original windows. Victor MacSorley confirmed evidence of muntin in the framing for the sidelights.

Marian Brown of 407 Water Street called for information regarding lighting. In response, applicant explained that all the lighting has been removed; she proposed installing 4 flush mounted lights in the remaining receptacle boxes to porch ceilings on first and second floor.

Members discussed the proposed porch railings in regards to adding this new element unless there was evidence that they were previously installed in the original structure.

In order for members to determine the period of significance of the porch, Ms. Abel presented a 1987 Paul Touart photo shows signs that the porch was rebuilt, she cited a description of the inventory – summary “after having been purchased the lot for \$125 in 1873 Kirby sold the dwelling and lot 6 years later for \$700.00 (a price increase that would suggest major improvements). Members were uncertain to approve the proposed railings. Chairman Leshner cited page 74 of the Secretary of the Interior. For the record Ms. Abel suggests the commission members continue this portion of the application to allow the applicant time to research prior 1987. Applicant agreed to continue items 1-2 of application HD-18-611.

Chairman Leshner cited Chapter 5 - Windows, page 16, Chapter 7 - Porches, page 20 and Chapter 16 - Lighting, page 32, and Chapter 11 Appurtenances, page 24 of the guidelines.

1. Member Martin made a motion to continue items 1-2 of HD-18-611 on the balustrade and bracket additions to the first story porch to the October 4 Historic District meeting to allow the applicant to provide historic research on porch to prove balustrades and brackets were previously present. The motion was seconded by Member Fulton and carried by a vote of 4:0:1 in favor.
2. Member Fulton made a motion to approve item 3 of HD-18-611 to muntin into sidelights and transom with the following modification: muntin to match historic windows on structure. The motion was seconded by Member Martin and carried by a vote of 4:0:1 in favor.

3. Member Fulton made a motion to approve items 4-6 of HD-18-611 to modify hardscape areas as submitted. The motion was seconded by Member DuPriest and carried by a vote of 4:0:1 in favor.
4. Member Martin made a motion to approve item 7 of HD-18-611 for strip gravel drive as submitted. The motion was seconded by Member Fulton and carried by a vote of 4:0:1 in favor.
5. Member Fulton made a motion to approve porch lighting as submitted. The motion was seconded by Member DuPriest and carried by a vote of 3:1:1 in favor.

HD-18-612

Robert Lepczyk Screened porch renovations
203 Mulberry Street

The Applicant is proposing to convert screen porch to open porch with Intex extended railing system and posts to remain.

Members determined the structure to be non-contributing and a lenient standard of review was appropriate.

Chairman Leshar cited Chapter 7 – Porches, page 20 of the guidelines.

Member Fulton noted that the structure is dated circa 1970's.

There was no public comment.

Member Martin made a motion to approve HD-18-612 as presented. The motion was seconded by Member Fulton and carried by vote of 4:0:1 in favor.

HD-18-613

Stephani Marriot Fence
106 W. Chestnut Street

The Applicant is proposing to remove an existing split rail fence on the western property limit and rear of house and replace with a French gothic wood fence to be 57" tall and painted. The fence will be installed along front, rear and western property line per site plan provided.

Applicants' representative Jay Kyak was sworn in.

There was no public comment.

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

Chairman Leshar cited Chapter 12 Fences, page 25 of the guidelines.

Member Fulton made a motion to approve HD-18-613 as submitted. The motion was seconded by Member Martin and carried by a vote of 4:0:1 in favor.

HD-18-614

CBMM
103 N. Fremont Street Dwelling Unit

The Applicant is proposing to construct a new 2 story pre-fabricated metal building on the premise to include steel insulated standard doors with lever knob, one (1) metal overhead door, aluminum clad double hung windows, wood stairs to be stained and steel railings to second story, k style or half round gutters, exterior HVAC unit, galvanized siding and roofing as specified, concrete walkways, wood picket fence of various heights, concrete foundation, warehouse lamp lighting and one (1) wall sign.

Pete Leshar recused himself as the applicant is his employer. Vice Chairman Fulton continued the meeting, for full disclosure he noted he has reviewed and discussed this application as part of the TAC meeting on the museums project.

President of the CBMM-Kristen Greenaway, Elizabeth Fink of Fink Whitten Engineers, Fred Horn Principle Architect, Mark Kapaseo project manager of Diamond State Pole Barn/construction manager, Libby Moose – Board member and Chairman of the Fremont Street task force were present. A summary of the project was given by Ms. Greenaway; Elizabeth Fink spoke in regards to structural drawings/site plan/SWM/walkways/parking, Mark Kapaseo and Fred Horn to review construction/materials on the building.

The application lacked the spec sheet for proposed door and window; members placed this review on hold until later and moved forward with the remaining agenda items.

The meeting reconvened to review (see above) HD-18-614 at 7:45pm.

Members determined the structure to be non-contributing and a lenient standard of review was appropriate for infill development.

Vice Chair Fulton cited Chapter 14 New construction and Additions page 27 of the guidelines. Member Fulton spoke in regards of streetscape and building height.

Ms. Abel suggests members review the revised proposed materials list. The changes include: steel insulated doors, wood clad double hung, half round gutters, hvac units, fencing, sign, and lighting.

Mark Kapaseo addressed the changes and answered Members questions. Vice Chair Fulton cited Chapter 12 Fences, page 25 of the guidelines suggesting applicant install a picket style fence and not a stockade style fence. Applicant agreed to change.

Doug Rollow of 405 Water Street spoke in support of the application; he noted his concern with the k style of downspouts and downspouts suggesting ½ round gutter and downspouts. Marian Brown of Water Street is concerned with the use of pressure treated lumber for the porch, she suggests using a composite materials. She also commented that the height of the building and being all metal structure.

In response Mark Kapaseo thought ½ round downspouts and gutters could be used however the use of composite materials instead of pressure treated wood is not cost effective. Ms. Greenaway agreed to look into a different wood. Ms. Greenaway also addressed the use of metal finding it fits in with the other commercial buildings in town.

HD-18-614 approved with the following motions:

1. Member Martin made a motion to approve the doors 3 steel doors with steel lever knob and 1 overhead door on as submitted. Motion was seconded by Member DuPriest and carried by a vote of 3:0:2 in favor.
2. Member Martin made a motion to approve aluminum clad double hung windows with no grids. Motion was seconded by Member DuPriest and carried by a vote of 3:0:2 in favor.
3. Member Martin made a motion to approved rear stair made of pressure treated wood to be stained and steel grab rail as presented. Motion was seconded by Member DuPriest and carried by 3:0:2 in favor.

4. Member Martin made a motion to approve k style gutters and rectangular downspouts as presented. Motion was seconded by and carried by Member DuPriest vote of 2:1:2 in favor with Member Fulton opposed.
5. Member Martin made a motion to approve HVAC unit on east rear of property with the following modification: to be screened by fence. Motion was seconded by Member DuPriest and carried by 3:0:2 in favor.
6. Member Martin made a motion to approve siding and roof metal as presented. Motion was seconded by Member DuPriest and carried by vote of 3:0:2 in favor.
7. Member Martin made a motion to approve concrete slab as submitted. Motion was seconded by Member DuPriest and carried by vote of 3:0:2 in favor.
8. Member Fulton made a motion to approve lighting as submitted. Motion was seconded by Member Martin and carried by vote of 3:0:2 in favor.
9. Member Martin made a motion to approved fence with the following modification: require 1-2" spacing between pickets. Motion was seconded by Member DuPriest and carried by vote of 3:0:2 in favor.
10. Member Martin made a motion to approve either sign as submitted. Motion was seconded by and carried by Member DuPriest vote of 3:0:2 in favor.
11. Member Fulton made a motion to approve elevation and massing of building as per elevations. Motion was seconded by Member DuPriest and carried by vote of 3:0:2 in favor.
12. Member DuPriest made a motion to approve concrete walkways as submitted. Motion was seconded by Member Martin and carried by vote of 3:0:2 in favor.

HD -18-615

407 Water LLC

Storm windows

407 Water Street

The Applicant is proposing to install 9 Velalume storm windows over existing windows.

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

Doug Rollow of 405 Water Street spoke in support of the application.

Chairman Leshar cited Chapter 5 Windows, page 15 of the guidelines.

Member Fulton noted that Velalume had been approved on a previous application.

Member Fulton made a motion to approve HD-18-615 as submitted. The motion was seconded by Member Martin and carried by a vote of 4:0:1.

HD-18- 616

Bobbi Parlett

Stabilize building

104 Railroad Avenue

The Applicant is proposing to stabilize the structure in place and is looking for approval to remove existing exterior wood bracing on the western façade and straighten building to square. The Applicant also request to install exterior steel posts on the western side of the building, however withdrew the request during the meeting. The Applicant noted that all elements of the building would remain in place and no architectural features would be altered in the stabilization of the structure.

Ms. Abel clarified for the record that additional material requested in regards to exterior stabilization was not provided thus removed from review members are only reviewing the stabilization of the building.

Mr. Eric Rubin- builder was sworn in to testify.

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

Ms. Parlett gave a brief description of interior work adding that the exterior braces will be removed.

Marian Brown of 407 Water Street questioned if the building would be fully restored. Ms. Parlett replied that the interior and exterior braces will be removed.

Chairman Leshner cited Secretary of Interior Standards, page 71. Member Fulton cited page 4 of the guidelines.

Member Martin made a motion to approve HD-18-616 as presented. The motion was seconded by Member DuPriest and carried by a vote of 4:0:1 in favor.

The meeting reconvened to review (see above) HD-18-614 at 7:45pm.

Discussion:

Michael Grimes 103 W. Chestnut Street and David Braly were present to discuss renovations and additions.

Chairman Leshner noted the property is contributing and a strict standard would be utilized.

Members discussed: side yard setbacks, front, east and rear elevations, windows, shutters, ridge height, siding and doors.

The meeting reconvened to review application 103 N. Fremont Street HD-18-614 at 8:08pm.

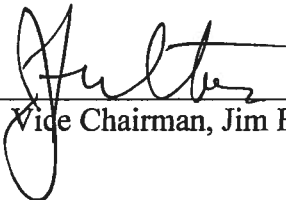
Matters from Staff:

Follow up with Preservation Maryland will be continued at the next work session.

ADJOURNMENT

The meeting adjourned at 9:05.

Minutes approved by 3:0:2 vote in favor on 4th day of October, 2018.



Vice Chairman, Jim Fulton