



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 Revised 10.24.18
Thursday, November 1, 2018
6:00 pm

I. CALL TO ORDER

II. REVIEW OF MINUTES DATED
October 4, 2018
October 18, 2018 Work Session

III. OLD BUSINESS

HD-18-611 *Continuation*
Lenny Mac Properties Balustrade and bracket
411 S. Talbot Street

HD-18-617 *Continuation*
Vaulted Holdings Doors
305 S. Talbot Street

HD-18-621 *Continuation*
Michael & Jamie Grimes Doors, windows, HVAC screening, roofing, foundation, lighting
103 W. Chestnut Street

HD-18-620
Tom Byrnes (contingent) Rehabilitation and modifications to existing structure
102 Locust Street

NEW BUSINESS

HD-18-622
Dorothy Grobaker Fence and gate
103 E. Chestnut Street

HD-18-623
Albert Woodroof In ground swimming pool, fence, and patio surround
217 E. Chestnut Street

HD-18-625
Courtney Stockland One story addition
103 Locust Street

IV. DISCUSSION: George and Stacey Sass of 220 East Chestnut Street

V. MATTERS FROM COMMISSION AND STAFF

VI. ADJOURNMENT

Next meeting dates

Regular meeting – Thursday, December 6, 2018 at 6pm/// Workshop meeting– Monday, November 19, 2018 at 5:00pm

Mr. David Braly of 104 Mitchell Street presented additional details regarding: doors, windows, screening HVAC units, roofing, foundation and lighting. The proposal includes: 15 light all wood doors changed to 2/2, windows to mimic 2/2 double hung sash windows by JELD-WEN product or equivalent- metal clad with spacer bar, side and rear facing windows - replace smaller windows with casement windows measuring 25" x 40", screening to fence HVAC units will be gothic style and located on the west side of the lot, lighting - example of lantern type light- open to suggestions- as submitted- lanterns to be placed on the side of the doors, roofing- Architectural Timberline series, foundation- existing piers cmu - being stabilized, brick veneer to cover, use wood planks between piers, siding- smooth hardi plank lap used on new addition, keep existing German lap siding (which is under the aluminum), corner board and casing- would like to use real wood, hardware- no changes foreseen, gutters- ½ round galvanized to be painted. Member Fong suggested he use aluminum.

Chairman Lesher finds applicant requests are supported by the guidelines.

HD-18-621 was approved with the following motions:

1. Member Fulton made a motion to approve as specified and smaller windows in casement style windows. The motion was seconded by Member Martin and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 5 Doors and Windows, page 16 of the guidelines.
2. Member Fong made a motion to approve ¾ light glass door. The motion was seconded by Member Martin and carried by a vote of 5-0 in favor. Chairman Lesher cited Chapter 5 Doors and Windows, page 16 of the guidelines.
3. Member Fulton made a motion to approve smooth hardi plank siding, wood corner board casing and hardware as presented. The motion was seconded by Member Brandt and carried on a vote of 5-0 in favor.
4. Member Martin made a motion to approve lantern style lights on each side of 3 doors. The motion was seconded by Member Fong and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 16 Lighting, page 32 of the guidelines.
5. Member Brandt made a motion to accept as presented GAF- architectural shingles, ½ round white aluminum gutters and downspouts. The motion was seconded by Member Fong and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 6 Roofs, page 18 and Chapter 14 New Construction and Additions, page 28 of the guidelines.
6. Member Fulton made a motion to approve white aluminum flashing. The motion seconded by Member Martin and carried on a vote of 5-0 in favor.
7. Member Martin made a motion to approve 42-48" maximum height gothic style as presented. The motion was seconded by Member Fulton and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 14 New Construction and Additions, page 28 and chapter 12 Fences, page 25 of the guidelines.
8. Member Brandt made a motion to approve brick veneer and underpinnings covered in horizontal wood planks. The motion was seconded by Member Fong and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 3 Masonry and Foundations, page 12 of the guidelines.

HD-18-620

Tom Byrne (contingent)

Rehabilitation and modifications to existing structure

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

Mr. Tom Byrne and Kurt Gant contractor gave a brief description of the application. Mr. Byrne is proposing to renovate the existing structure. As prepared in a statement by Kurt Gant: The scope of the work includes restoration of the early 19th century front section of the house as well as the gabled wing facing Locust Street. The proposed work includes removal of the shed roof over the front door as well the Chippendale rails on the front stoop. The triple window shed roof above the front door will be replaced with a historically appropriate single window gabled dormer, the vinyl siding will also be removed from these two sections of the house, the shed dormer facing the rear yard will be widened and the patchwork wing in poor condition directly to the west (rear) of the original structure will be removed and replaced with a shed roof wing as shown in attached drawings. The project also includes the addition of 6/6 shed dormer windows and 4/4 gable windows to the large building at the rear of the lot. The door opening on the east façade will be moved to the center of the structure (replacing 2 windows) and one of the removed window's will be placed where the door currently is.

It was noted that the house was built last ½ of 19th century- house added to 2 story addition in 1910- another addition added 1990's two story added which dropped down to 1 story and attached to shed in back. In response to Chairman Leshner, Kurt Gant stated if removal of the siding is necessary it will be duplicated in-kind if any cannot be reused. Mr. Gant introduced a set of elevation drawings, accepted as exhibits 15 to 17.

The following items were discussed in more detail:

Remove the rear wing with shed roof - install new standing seam roof.

Breezeway- no changes - asphalt roof.

Shed - siding vertical T 111 remains - aluminum stays on connector- remove aluminum on old part, no change to 6/6 windows.

Aluminum clad windows for shed dormers - north elevation 5 openings - 1st floor (3 shed dormers)

2nd floor - rear- replace the asphalt roof with a surface fastened metal roof- (not standing seam).

Shutters- taking off raised panel shutters- install fixed louvered shutters on Locust and C street side- wood- iron hardware- hinged shutters.

Four panel wooden front door- applicants will need to provide a tear sheet on the door. Mr. Byrne will find a door (it will not be a new door).

Windows- wooden window 24x28 wood double hung true divided- will look for a single pane true divided window.

Foundation- vinyl runs to the ground- don't know what is there.

Motion: HD-18-620 was approved with the following motions:

1. Member Fulton made a motion to approve demolition of front door railings, shed over front door, vinyl siding, shed, rear shed additions, eave overhang on south side, shed dormers front and rear. The motion was seconded by Member Brandt and carried on a vote of 5-0 in favor.
2. Member Fulton made a motion to approve new elements, new gable dormer, new rear shed dormer, new one story shed addition, 6 new dormers on shop section. The motion was seconded by Member Fong and carried on a vote of 5-0 in favor. Chairman Leshner cited Chapter 14 New Construction and Additions, page 28 of the guidelines and page 74 of the Secretary of Interior guidelines.
3. Member Brandt made a motion to approve materials: Shutters, existing hardware, wood fixed louvered shutters sized to fit existing windows on front and south side. The motion

was seconded by Member Fulton and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 5 Doors and Windows, page 17 of the guidelines.

4. Member Brandt made a motion to approve as submitted: Roof on rear wing of original structure-standing seam metal, roof on shop is rib metal and cedar shingle on main structure. (as clarified with Tom Byrne and drawings).The motion was seconded Member Martin and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 6 Roofs, pages 18-19 of the guidelines.
5. Member Fulton made a motion to approve windows as submitted, salvage window for front gable dormer, new windows 6/6 per tear sheets as located in the drawings, west face second story 4 /4 windows, salvaged front door. The motion was seconded by Member Fong and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 5 Doors and Windows, page 16 of the guidelines.

Applicant will return with door, exterior lighting, gutters and downspouts details.

NEW BUSINESS

HD-18-622

Dorothy Grobaker Fence and gate
103 E. Chestnut Street

Applicant is seeking approval to install 5' by 10' pressure treated pine fence and gate located on the sides at the rear of the structure.

Applicant's Lynn Henderson and Guy Reeser presented the application adding that the fence will eventually be painted.

Members determined the structure designated as an "E", to be non-contributing and that a lenient standard of review was appropriate.

Member Fulton made a motion to approve HD-18-622 as presented. The motion was seconded by Member Brandt and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 12 Fences, page 25 of the guidelines.

HD-18-623

Albert Woodroof In ground swimming pool, fence, and patio surround
217 E. Chestnut Street

Applicant is seeking approval to install and in-ground swimming pool, patio surround and fence.

Members determined the structure although designated as an "E" to be contributing and that a strict standard of review was appropriate as the property is a contributing prominent structure on a prominent street and visible from the Harbor, Chestnut and Mulberry Streets.

Mr. Woodroof noted that the pool will be raised above ground level and will include an infinity pool, blue stone pavers around the exterior with pool deck one step down from screened porch, grass between the pavers. In discussion with the commission other details included: Deck highest 27 inches - stack stone wall from ground to the top of the pool- no fence on water side- fence around pool equipment.

Chairman Lesher cited Chapter 11 Accessory Structures and Appurtenances, page 24 of the guidelines.

Members continued the discussion regarding visibility of the pool, screening for Chestnut street side-pool equipment and the east side of the property.

Member Fong suggested dry stack quarry stone and or use a low growth shrub to soften the harbor side and landscape around pool equipment as well as the east side. Member Fulton was concerned with the public view.

Chairman Lesher commented that this is an unusual lot, wide and shallow without natural screening and located adjacent to harbor. He suggested the motion should include landscaping from E. Chestnut Street.

Member Fong made a motion to approve HD-18-623 with the following landscaping elements: 1) Maintenance of landscape screen on E. Chestnut Street, 2) Equal to or above fence height of pool equipment, 3) Vegetative screening against the dry stack quarry stone wall facing the Harbor-species to maintain screening year round. The motion was seconded by Member Martin and carried on a vote of 4-1 in favor, Member Fulton voted nay. Chairman Lesher cited Chapter 11 Accessory Structures and Appurtenances, page 24 of the guidelines.

HD-18-625

Courtney Stockland
103 Locust Street

One story addition

Jeff Knapp of Miles Avenue presented the application. The Applicant is seeking approval to construct a one story addition to the rear of the existing structure.

Members determined the structure designated as a "C" to be contributing and that a strict standard of review was appropriate. The one story addition was renovated in the 1980's.

Mr. Knapp provided details of the renovations. He proposes to extend the roof line and still have the effect of the gable end while keeping the roof lines intact. All finishes will match the existing with repairs on siding, roofing will stay as it is, 1st floor rear windows are all wood with true divided light, replace rear window with French doors (true divided light) and add one more dormer.

Member Fulton made a motion to approve the addition as submitted and *continue the door, new rear window, gutters and downspouts to the December meeting*. Motion seconded by Member Martin and carried on a vote of 5-0 in favor. Chairman Lesher cited Chapter 14 New construction and Additions, page 28 of the guidelines.

Member Fulton made a motion to approve the design of the additions' roof and siding as submitted. The motion was seconded by Member Fong and carried on a vote of 5-0 in favor.

Applicant needs to supply spec sheets on the door, the new rear window, gutters and downspouts.

Discussion-

220 E. Chestnut Street- George and Stacey Sass-

Mr. Michael Dowling, Architect presented a 3D rendering of proposed dwelling. Members supported the proposals concept and materials. Member Fulton cited page 99 of Historic St. Michaels.

Next workshop meeting date scheduled for November 19th at 5:00pm in the Town Office.

The meeting adjourned at 9:05.

Minutes approved by 4:0:1 vote in favor on 3rd day of January, 2019.



Pete Lesher, Chairman