



Historic District Commission Minutes  
Thursday December 6, 2018

The meeting was called to order by Chairman Leshar 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, Marie Martin and Zoning Officer Jean Weisman. Members Walda DuPriest Brandt and Glen Fong were not in attendance.

REVIEW OF MINUTES

Member Fulton made a motion to continue the November 1<sup>st</sup>, 2018 minutes until the January meeting. The motion was seconded by Member Martin and carried by a vote of 3:0:2 in favor.

Member Fulton made a motion to approve the November 19<sup>th</sup>, 2018 minutes as submitted. The motion was seconded by Member Martin and carried by a vote of 3:0:2 in favor.

OPENING STATEMENT

Chairman Leshar read the opening statement into the record. Chairman Leshar then determined that there was a quorum of 3 present, he gave notice to the applicants offering a delay to review applications due to less than a full board. All applicants' remained. Chairman Leshar swore in applicants or members of the public intending to testify.

CONSENT AGENDA

HD-18-630

Aida Leisure                      Sign  
308 S. Talbot Street

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Applicant is seeking approval to replace the existing sign with a wood double sided hanging sign.

Chairman Leshar noted the one consent agenda item and asked if any member would like to remove it from the consent agenda. Hearing none, Chairman Leshar called for a motion. Member Fulton made a motion to approve HD-18-630 as submitted and as part of the consent agenda. The motion was seconded by Member Martin and carried by a vote of 3:0:2 in favor.

HD-18-611

Lenny Mac Properties                      Balustrade and Brackets  
411 S. Talbot Street

Applicant provided a letter dated 11/16 articulating rationale for balustrade. Member Fulton noted that he looked at all two story porches about town and agrees with applicant, noting that the other houses built with 2 story porches were built similarly. Additionally this house likely had the decorative brackets, if it had balusters they would match. The applicants' letter is seeking approval to make 1st floor balusters match the existing 2nd floor balusters.

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

Member Fulton made a motion to approve application HD-18-611 which is the remaining part of the application concerning restoration of the lower porch to include brackets and sawn balusters to match 2nd floor porch. The motion was seconded by Member Martin and carried by a vote of 3:0:2 in favor.

HD-18-620

Tom Byrne                                      Continuation  
102 Locust Street                      Doors, exterior lighting, gutters and downspout details.

The application was continued from the November meeting. Applicant submitted a request seeking a continuance to the January meeting.

Member Martin made a motion to continue application HD-18-620 to the January meeting, seconded by Member Fulton and carried by a vote of 3:0:2 in favor.

#### HD 18-625

Courtney Stockland  
103 Locust Street

Continuation  
Door, new rear window, gutters and downspouts

Applicants' representative Jeff Knapp of Miles Avenue provided the cut sheets for the door, window and downspout details. The sliding doors have 15 light divisions, wood windows are 1/ 1, True divided light with insulated glass to match the existing windows, 6" half round downspouts and line set covers for hvac to be painted to match the siding.

There was no public comment.

Chairman Leshar cited Chapter 5 – Doors/Windows for New Additions, page 15, Chapter 9 – Gutters, page 19 of the guidelines.

Member Martin made a motion to approve application HD-18-625 as submitted, seconded by Member Fulton and carried by a vote of 3:0:2 in favor.

#### HD 18-626

Scott Hercik  
108 E Chestnut Street

Replace roofing (in-kind) and add ridge vent

Chris Jordan, Contractor is seeking approval to re-roof (in – kind asphalt for asphalt) and add ridge vent. He noted that the current roof is 15 years old which failed early due to heat, he expects the ridge vent will correct this problem; there are no gable vents on the roof. In response to a member he said the ridge vent will look like a shadow line across the peak of the roof extending up ½ to ¾ inch.

Chairman Leshar stated that MHT objects to ridge vents.

Chairman Leshar cited Chapter 6 - Roofs, page 18 of the guidelines adding that the proposed ridge vent is much less objectionable than ridge caps of metal roofs.

There was no public comment.

Member Fulton made a motion to approve application HD -18-626 as submitted, seconded by Member Martin and carried by a vote of 3:0:2 in favor.

#### HD-18-627

George & Stacey Sass  
220 E. Chestnut Street

Shed Demolition

Michael Downing, Architect is seeking approval to demolish the 1990's vinyl sided shed to allow construction of a sewer realignment across the lot by the Talbot County Department of Public Works and for future new development.

As there is no principal structure- members determined presumably non-contributing and used a lenient standard of review.

Chairman Leshar cited Chapter 15- Demolition, page 30 of the guidelines, pages 6 and 7 of Rules of procedure section 10.4 - Demolition and removal.

Member Fulton made a motion to approve application HD-18-627 as submitted, seconded by Member Martin and carried by a vote of 3:0:2 in favor.

HD 18-624

Crawford Properties LLC     Shed  
119 S Fremont Street

Representatives Randy Royer of the Farmers Market and Joseph Coale Board member are seeking approval to place an A frame, 6' by 8' prefabricated shed to the left rear of the property.

Members determined the existing barn structure on the lot is noted as an "E" on the San Borne Map, and a lenient standard of review was appropriate.

Applicants' provided a revised site plan showing an 8' setback from rear property line. The shingles will match the barn, a single hinged door on gable end; window on opposite end, deluxe trim package for the wood window on rear, no shutters, siding is textured T-111 and no window box.

There was no public comment.

Chairman Leshar cited Chapter 11-Accessory structures, page 24 of the guidelines

Member Fulton made a motion to approve application HD-18-624 with the following provisions: textured T-111 siding, wood windows, single hinge door made of wood trimmed, transom window in gable end, no shutters, no window box, and 6'x8'. The motion was seconded by Member Martin and carried by a vote of 3:0:2 in favor.

HD-18-628

Cummings Creek Development     Handrails  
310 S Talbot Street-

Applicant is seeking approval to install handrails by front door.

Members determined the structure to be contributing meriting strict standard of review. Property owner, Kathy Lash felt the thinner version was rusting and unsafe. She quickly removed and installed a more substantial handrail n prior to historic approval.

There was no public comment.

Member Fulton said that if the building had not been altered so much I would have more comments adding the sturdy railing doesn't jump out. Chairman Leshar noted the aluminum tubular replaces the steel bringing it more proportionally to the building. This would be seen as an improvement if it were a request not asking for forgiveness.

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

Member Fulton made a motion to approve application HD-18-628 as submitted, seconded by Member Martin and carried by a vote of 3:0:2 in favor.

HD-18-629

Michelle Blevins                     Shed  
107 Carpenter Street

Applicant is seeking approval to install a custom built, all wood garden shed modeled after an existing shed located at 103 Locust Street. The proposed shed is 8'x8', 3/3 windows, a 12/12 pitch roof, wood door strap hinges, a wood 6 light window, wood clapboard siding 4 3/4" inch reveal and a treated timber foundation.

Members determined the structure to be contributing meriting strict standard of review. After some discussion Chairman Leshar called for public comments. There were none.

Member Fulton made a motion to approve application HD-18-629 as submitted, seconded by Member Martin and carried by a vote of 3:0:2 in favor. (The location to be determined by zoning code or variance).

HD- 18-594 addendum

114 S. Talbot Street

Modifications to the previously approved application.

Town Center LLC

Tim Crosby, Peter Alexander, and Bob Hockaday presented a power point of drawings laid out comparing what was previously approved and what has been modified. As noted:

- Front elevation- added entry doors to the store front – rest of building remains the same.
- Page 201.2 shows west elevation and changes to it- expanded the duplication of the front elevation- added on the two ends- French balconies- mechanical room, full balconies.
- North elevation- changing room facing- French balcony- added side door on the store front. Added an ATM- with small awning above it- awning over the new back porch
- South elevation- Flush mounted ATM- room is on the inside, Stucco from stairwell back, additional French balcony
- Rear elevation mechanical room now a balcony- front of the building main cornice- screen wall- addresses the rear as a front.
- Screen on Carpenter Alley loading dock door may go away- gated fenced towards Fremont for trash/recycling- pre cast platform to screen HVAC units- parapet
- Awnings material- true fabric

Chairman Leshar commented that the front façade has changed very little.

Mr. Hockaday felt it was more appealing to treat the back of the structure like the front.

Member Fulton did not have a problem with the proposed changes.

Mr. Hockaday noted that the tenants may want 2 customer entrances; glass doors front and back or possible steel door based on tenants' decision, he is trying to be sensitive to all the neighbors.

Chairman Leshar said all elements being requested were a part of the original project, what is presented tonight is how the whole hangs together; awnings, windows were present before and we are seeing them expanded or placed in a different location, none of which does any damage to the original approved design noting it actually provides a better rhythm. He commented that the massing of the front it is broken into two sections helps the pedestrian view.

Member Martin was not comfortable with the second floor, "it doesn't say St. Michaels to me". The 2nd floor is 21st century. 2nd floor on Talbot Street hasn't changed.-covering cinderblock wall with stucco behind staircases to the back.

Chairman Leshar cited Chapter 14 – New construction, page 27 of the guidelines and Talbot Street guidelines pages 46 & 27.

Member Fulton noted that we have already approved the basic structure and have clear elevation drawings, we could approve in one motion.

Member Fulton made a motion to approve application HD-18-594 addendum 1 as submitted. Motion seconded by Chairman Leshar and carried by a vote of 3:0:2.

Matters from Staff:

Workshop Dec 17 – Kim to poll the commission for 4:30

ADJOURNMENT

The meeting adjourned at 7:45.

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



Pete Lesher, Chairman