

Historic District Commission Minutes
Thursday January 3, 2019

The meeting was called to order by Chairman Leshar at 6:00 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, Glen Fong and Staff Kim Shellem. Member Walda DuPriest Brandt was not in attendance.

REVIEW OF MINUTES

Member Martin made a motion to approve the November 1st, 2018 minutes as amended. The motion was seconded by Member Fong and carried by a vote of 4:0:1 in favor.

Member Martin made a motion to approve the December 6th, 2018 minutes as submitted. The motion was seconded by Member Fulton and carried by a vote of 4:0:1 in favor.

OPENING STATEMENT

Chairman Leshar read the opening statement into the record. Chairman Leshar then determined that there was a quorum of 4 present. Chairman Leshar swore in applicants or members of the public intending to testify.

ELECTION OF OFFICERS

Member Fulton made a motion to elect Pete Leshar as Chairman; motion seconded by Member Fong and carried on a vote of 4:0:1 in favor.

Member Pete Leshar made a motion to elect Jim Fulton as Vice Chair; motion seconded by Member Martin and carried on a vote of 4:0:1 in favor.

OLD BUSINESS

HD-18-620 *Continuation* - Doors, exterior lighting, gutters and downspout details.
Tom Byrne New footer block foundation & modifications to the rear wing
102 Locust Street

Applicant submitted a request in December seeking a continuance to the January meeting. Applicants' contractor, Kurt Gant of 27040 Bunny Lane entered revised drawings dated 12/26/18, pages 1-3 for review and approval as noted below:

1. Door, exterior lighting, gutters and downspouts details. At this time the applicant has decided not to install gutters and downspouts at the Locust Street elevations. He made a request to return to the February meeting with drawings, specifications for the front door and front lighting,
2. Install new concrete footer, block and brick veneer foundation,
3. Change rear and left side elevation of the rear shed roof additions that were approved for demolition and have since been removed,
4. The 1840's structure's original siding was removed and replaced with 1 x 8 sheathing and covered with vinyl siding. Applicant is seeking approval to reproduce the 1840's beaded edge, random reveal, lap siding and
5. As previously approved, repair the 8" lap siding that is on the 1920's structure.

Members agreed to continue with a strict standard of review as in previous applications.

After some discussion, Chairman Leshar clarified the changes requested by applicant:

- Brick foundation on the 2 front (1840's and 1920's) sections of the house with an increase of 8-10" in height.
- Change in 1 ½ story of siding to beaded, ship lap with 6"-7" reveal,
- Clarification in roofing materials: cedar shingle on 2 front sections, membrane on upper rear, standing seam on lower rear and change of orientation of rear shed roofs,
- Reinstallation of existing 1st story window on west elevation,
- Correction of east elevation window drawings to show 6/6 windows.

Member Fulton made a motion to approve application HD-18-620 amendment 1 as submitted and read into the record by Chairman Leshar. Motion was seconded by Member Martin and carried on a vote of 4:0:1 in favor.

Chairman Leshar cited: Chapter 3 Foundations, page 12, Chapter 4 Siding, page 13, Chapter 5 Doors/Windows, page 15-16, Chapter 6 – Roofs, page 18-19 of the guidelines.

Matters from Staff:

Workshop scheduled for Monday, January 28th at 4:30pm in the Town Office

ADJOURNMENT

The meeting adjourned at 6:50.

Minutes approved by 4:0:1 vote in favor on 7th day of February, 2019.

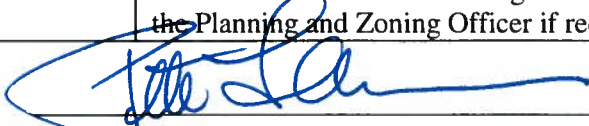


Pete Leshar, Chairman

**HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

At the November 1, 2018, January 3, 2019 meeting, the St. Michaels Historic District Commission reviewed the following application for a property in the St. Michaels Historic District. With respect to historical appropriateness, the Commission made the following decision:

Certificate #	HD-18-620ASmendment 1
Name/Property Address	Thomas Byrne 102 Locust Street
Standard of Review	<input checked="" type="checkbox"/> Strict <input type="checkbox"/> Lenient
Mailing Address	Thomas Byrne 1400 14 th Street N Arlington, VA. 22209
Proposal	<p>Applicants' contractor, Kurt Gant of 27040 Bunny Lane entered revised drawings dated 12/26/18, pages 1-3 for review and approval as noted below: 1. Door, exterior lighting, gutters and downspouts details. At this time the applicant has decided not to install gutters and downspouts at the Locust Street elevations. He made a request to return to the February meeting with drawings, specifications for the front door and front lighting,</p> <ol style="list-style-type: none"> 2. Install new concrete footer, block and brick veneer foundation, 3. Change rear and left side elevation of the rear shed roof additions that were approved for demolition and have since been removed, 4. The 1840's structure's original siding was removed and replaced with 1 x 8 sheeting and covered with vinyl siding. Applicant is seeking approval to reproduce the 1840's beaded edge, random reveal, lap siding and 5. As previously approved, repair the 8" lap siding that is on the 1920's structure.
Decision	<p><i>Applicant will return with door, exterior details.</i> <i>Chairman Leshar clarified the changes requested by applicant:</i></p> <ul style="list-style-type: none"> • <i>Brick foundation on the 2 front (1840's and 1920's) sections of the house with an increase of 8-10" in height.</i> • <i>Change in 1 1/2 story of siding to beaded, ship lap with 6"-7" reveal,</i> • <i>Clarification in roofing materials: cedar shingle on 2 front sections, membrane on upper rear, standing seam on lower rear and change of orientation of rear shed roofs,</i> • <i>Reinstallation of existing 1st story window on west elevation,</i> • <i>Correction of east elevation window drawings to show 6/6 windows.</i> <p>*****</p> <p><i>Member Fulton made a motion to approve application HD-18-620 amendment 1 as submitted and read into the record by Chairman Leshar. Motion was seconded by Member Martin and carried on a vote of 4:0:1 in favor.</i></p>
Expiration Date	A Certificate of Appropriateness expires with the expiration of the corresponding building permit. If no building permit is required or filed for work to commence, the Certificate of Appropriateness expires 18 months after issuance. For good cause shown, a Certificate of Appropriateness may be extended by the Planning and Zoning Officer if requested by the Applicant.


Chair - Historic District Commission

1/10/2019
Date