

Historic District Commission Minutes
Thursday March 7, 2019

The meeting was called to order by Vice Chairman Fulton 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: Glen Fong, Walda DuPriest and Staff Kim Shellem. Members Marie Martin and Pete Leshner were not in attendance.

REVIEW OF MINUTES

Member DuPriest made a motion to approve the February 7, 2019 minutes as submitted. The motion was seconded by Member Fong and carried by a vote of 3:0:2 in favor. Minutes of the February 19th meeting was continued to the April meeting.

OPENING STATEMENT

Vice Chairman Fulton read the opening statement into the record. Vice Chairman Fulton then determined that there was a quorum of 3 present. He then offered the option to remove items from the agenda until a full board was present to the applicants. Vice Chairman Fulton swore in applicants or members of the public intending to testify.

CONSENT AGENDA

HD-19-634

Lisa & Christian Chute
404 S. Talbot Street

Hanging Sign and Flat wall sign

The Applicant is seeking approval to install a 36” by 12” wooden sign on the existing hooks located on the front porch heading to the right of the front door and a hanging sign on the existing bracket and post located at 404 S. Talbot Street.

Vice Chairman Fulton noted the one consent agenda item and asked if any member would like to remove it from the consent agenda. Applicants were not in attendance.

Member Fong made a motion to approve HD-19-634 as submitted. The motion was seconded by Member DuPriest and carried by a vote of 3:0:2 in favor.

OLD BUSINESS

HD-18-620

102 Locust Street

Continuation to the April meeting – Doors & exterior lighting

Applicant submitted a request seeking a continuance to the April 4th meeting.

Member Fong made a motion to continue application HD-18-620 to the April meeting. Motion seconded by Member DuPriest.

NEW BUSINESS:

HD-19-635

Commissioners of St. Michaels
Boy Scout Cabin
407 St. Mary’s Square

Windows, roof, HVAC, foundation, ADA ramp,
Gutters & Downspouts

Mr. Bibb, representing the Commissioners of St. Michaels and contractor Kurt Gant of Bunny Lane in Easton presented the application to the commission. Mr. Bibb is seeking approval to renovate/repair the Boy Scout cabin funded by Grants and volunteer services of the Community. The

proposal includes: 13 3/3 Marvin wood window replacements (existing windows are not original to the structure), install brown ½ round gutters and round downspouts, relocation of the propane tank to an inconspicuous location, install infill foundation of CMU between the existing piers, install a brick walkway, replace rotten siding with in-kind material and replace the existing ramp with an ADA compliant handicapped ramp.

Vice Chair Fulton noted that he had discussed the application with Jean Weisman and Mike Bibb but saw no reason to recuse himself.

Vice Chairman Fulton commented that the structure was built in 1938 and is referenced in the Maryland Housing Trust inventory meriting strict standard of review. Members agreed.

Mr. Bibb and Mr. Gant responded with clarifications to the Members questions. Members discussed moving the HVAC and propane to the rear of the building which is the only side not currently visible from the public way. Mr. Bibb noted that he would return at a later date with drawings and a proposal to install the brick walkway.

Vice Chairman Fulton called for motions:

Member Fong made a motion to approve application HD-19-635 for window replacement as noted with Marvin windows as specified- 2 fixed and 11 operable windows, 3/3, double glazed, SDL wood windows. The motion was seconded by Member DuPriest and carried by a vote of 3:0:2 in favor.

Member Fong made a motion to approve application HD-19-635 for gutters as submitted, brown ½ round gutters with round downspouts, 42' on each side. The motion was seconded by Member DuPriest and carried by a vote of 3:0:2 in favor.

Member Fong made a motion to approve application HD-19-635 HVAC and propane tank to be relocated to the rear of the building (the only side not currently visible from the public way). The motion was seconded by Member DuPriest and carried by a vote of 3:0:2 in favor.

Member Fong made a motion to approve application HD-19-635 for the foundation and 14" of infill using CMU with a setback 1 ½" to 2" back from the face of the existing piers. The motion was seconded by Member DuPriest and carried by a vote of 3:0:2 in favor.

HD-19-633

George & Stacey Sass

220 E. Chestnut Street

Single family dwelling with attached garage

Michael Downing, Architect is seeking approval to construct, a new two story, single family residence with attached garage and fence. The application includes a very detailed proposed materials list and elevation plans. The proposal includes: painted wood; clad front door, clad wood double hung; casement; awning windows, composite decking, pre-finished aluminum half round gutters/ round downspouts, one painted stucco chimney, geo-thermal system(all interior), smooth finish lap siding; 5" exposure, architectural fiberglass roofing shingles and standing seam painted metal roofing on the porch, bluestone walkway, gravel driveway and parged concrete block foundation.

Vice Chairman Fulton disclosed that he had received written comments from Pete Leshner in regards to this application.

Vice Chairman Fulton determined the new construction be non- contributing meriting a lenient standard of review.

Mr. Dowling presented additional photos of neighboring properties which were entered into the record.

After a detailed discussion Member DuPriest made a motion to approve application HD-19-633 as submitted. The motion was seconded by Member Fong and carried by a vote of 3:0:2 in favor.

HD-19-636

Bobbi Parlett

106 Railroad Avenue

Replace wood windows with vinyl windows

Ms. Parlett is seeking approval to replace the 10 existing deteriorated wood windows with 6/6 vinyl double hung windows.

Vice Chairman Fulton noted this structure is contributing as referenced on the National Register Maps thus a strict standard of review is appropriate. Members agreed.

Ms. Parlett was sworn in. She commented that the windows were in disrepair.

Members discussed and agreed unanimously, that the historic guidelines discourage replacement of wood windows without further documentation showing that they are beyond repair.

Vice Chairman Fulton stated that the guidelines do not support the use of synthetic windows on historic structures. Member Fong suggested 3 options to Ms. Parlett; repair, use of a window sash kit, or installation of storm windows. Members requested additional information regarding the conditions of the existing windows to Ms. Parlett.

Ms. Parlett agreed to a continuance of application HD-19-636 to the April meeting.

Member Fong made a motion to continue application HD-19-636 to the April 4th meeting. The motion was seconded by Member DuPriest and carried by a vote of 3:0:2 in favor.

Members tentatively scheduled a workshop for Friday, March 22, 2019 at 10:00am in the Town Office.

ADJOURNMENT

The meeting adjourned at 7:30

Minutes approved by 3:0 vote in favor on 4th day of April, 2019.

Jim Fulton, Vice Chairman