

The meeting was called to order by Vice Chair 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 19, 2019 minutes as submitted. The motion was seconded by Member Fong and carried by a vote of 3:0 in favor.

Member Fong made a motion to approve the March 7th, 2019 minutes as amended. The motion was seconded by Member DuPriest and carried by a vote of 3:0 in favor.

Member Fong made a motion to approve the March 22, 2019 minutes as submitted. The motion was seconded by Member DuPriest and carried by a vote of 3:0 in favor.

OPENING STATEMENT

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

OLD BUSINESS

HD -18-620 *Continuation to the April meeting – Doors& exterior lighting*
102 Locust Street

Applicant submitted a request seeking a continuance to the May 2nd meeting.

Member DuPriest made a motion to continue application HD -18-620 to the April meeting. Motion seconded by Member Fong and carried on a vote of 3:0.

HD -19-636
Bobbi Parlett ~~Replace windows~~ Storm windows
106 Railroad Avenue

Applicant submitted a request seeking a continuance to the May 2nd meeting.

Member Fong made a motion to continue application HD -18-636 to the April meeting. Motion seconded by Member DuPriest and carried on a vote of 3:0.

NEW BUSINESS:

HD -19-637
CBMM Tent & Gravel & Demolition of a shed
Parcel 1611 Mill Street

Steve Byrnes, representing the Museum, is seeking approval to demolish a shed, install a tent as cover for lumber supplies for a CBMM project and install gravel. He noted that the tent is 26' (wide) by 60' (long) by 22' (tall) and will be in place for 1 - 2 years, at the conclusion of the project-need the tent will be removed from the property. The function of the tent is to store and dry lumber for the construction of the vessel, "The Dove". The proposal also includes installing gravel grading leading to and under the tent.

Additional exhibits were entered into the record; Emails (exhibits #6-8) from Marie Martin (concerned), Tad duPont (concerned) and Ann Borders (supportive).

Mr. Byrnes noted that the museum sought out potential locations large enough for tractor trailer access for delivery and movement of lumber. He then responded to emails received from concerned residents as follows: "The project will not take 3 years to complete because the Museum has specific deadlines, the use of the tent is shorter than the length of the project, and he believes the view from Talbot Street is only partial. Using the property on Pea Neck Road or on the Museum grounds is not an option, Ms. Borders at 106 Cherry Street located directly across from the proposed lot offered a letter of support."

Members had a brief discussion regarding height, safety, traffic, street closures, and lack of provisions for temporary and alternative location options.

There was no public comment.

Vice Chair Fulton cited section 4.3 of the guidelines in regards to determining the standard of review, suggesting standard of review is based on the primary view and compatibility from Talbot Street.

Vice Chair Fulton cited Chapter 14-New construction and Additions, page 27-28 of the guidelines. Based on the members concerns Vice Chair Fulton noted that if the application were to be denied the applicant would not be able to return to the historic commission for a year, he then suggested a continuation to Mr. Byrnes.

Mr. Byrnes would like to seek approval for the installation of the gravel and would return for approval if a structure was the only option to cover the wood.

Member DuPriest voiced concern of setting a precedent.

Mr. Bibb, Commissioner brought up traffic concerns due to heavy equipment on site to deliver or relocate lumber. Mr. Byrnes said that delivery could take about 2 hours and that the museum could use their adjacent lot to keep access to Mill Street open.

Mr. Byrnes expressed interest in continuing review of the "building for storage" but would like to seek approval to install gravel to the site. In response to Member Fulton, Mr. Byrnes said the museum would not place the gravel onsite unless it was needed due to the cost estimate from Bridges for installation.

Vice Chair Fulton made a motion to approve HD -19-637 with the following modifications: 1- the tent be continued to next month, 2- approve the gravel area as proposed and 3- permit the removal of the small utility shed on the property. The motion was seconded by Member Fong.

Vice Chair Fulton called for discussion: Member DuPriest felt the approval should be on both the gravel and structure. Member Fong said it was the best intermediate option at this time.

Vice Chair Fulton called for a vote: Fong-aye, Fulton-aye, and DuPriest-nay. Motion carried on a vote of 2:1.

Vice Chair amended the agenda to review of application HD -19-642. Motion to approve made by Member Fong and seconded by Member DuPriest.

HD-19-642

Commissioners of St. Michaels 15 Tree grates with recessed upright fixtures
Talbot Street

Michael Bibb of Marengo Street, representing the Commissioners, is seeking approval to install 15 tree grates with recessed 3" upright fixtures and garden post outlet for receptacles for 15 trees

located on 1 Albot Street. Installation of the grates has begun. Mr. Bibb added that similar lights are being used in other historic towns i.e. Hyattsville and Alexandria.

There was no public comment.

Members determined a lenient standard of review appropriate.

Members and applicant had a brief discussion regarding light options, lumens and halogen vs. LED bulbs.

Vice Chair Fulton cited Chapter 16 - Lighting, page 32 of the guidelines which states, "Uplighting is generally inappropriate in the historic district." It was noted that to date, Uplighting has not been approved in the historic district.

Tricia King of Gluten Free Bakery spoke in support of the lighting, especially in the commercial district.

Members were concerned about setting a precedent and could not support the request.

Mr. Bib requested a continuance.

Member DuPriest made a motion to continue application HD -19-642 to the May meeting. The motion was seconded by Member Fong and carried on a vote of 3:0.

HD-19-638

Bill Sohan Replace windows with French doors

205 Green Street

Applicant is seeking approval to replace 3 windows with 2 stationary and 2 operable wood clad French doors and installation of a wood step. Mr. Sohan noted that the windows were in disrepair and not original on the "newer" addition.

Members determined the structure designated as a "C", to be contributing and that a strict standard of review was appropriate.

Vice Chair Fulton cited Chapter 5 – Doors/Windows, page 15 of the guidelines.

Member DuPriest suggested inserting lites into the doors. Member Fulton noted the façade faces the Harbor which is not considered a public way, the addition was added over time and adding inserts will replicate the existing windows.

There was no public comment.

Mr. Sohan agreed to the change in the doors.

Member Fong made a motion to approve application HD -19-638 with the following: install Marvin 4 door units with 15 lite divisions - simulated divided light (SDL). The motion was seconded by Member DuPriest and carried on a vote of 3:0 in favor.

HD-19-639

Blue Crab Coffee Glass insert to the front doors

102 S. Fremont Street

Applicant, Jo Herman is seeking approval to insert glass panels into the upper panels of the front façade main doors for safety concerns.

Vice Chair Fulton noted this structure is contributing as referenced "C" on the National Register Map thus a strict standard of review is appropriate. Members agreed.

There was no public comment.

Vice Chair Fulton cited Chapter 5 – Doors/Windows, page 15 of the guidelines.

Member Fong made a motion to approve application HD -19-639 as submitted and to permit doors to be rehung so that they swing out. The motion was seconded and carried on a vote of 3:0. The motion was seconded by Member DuPriest and carried on a vote of 3:0.

HD-19-640

Gluten Free Bakery Exhaust fan
116 N. Talbot Street

Applicant, Tricia King is seeking approval to install a small (6”) exhaust fan on the North Street side of the building. Ms. King provided a photo (exhibit 6) showing the fan installed.

In response the member DuPriest applicant said she would paint the exterior to match the siding. Members determined the structure designated as a “B” on the National Register Map, to be contributing and that a strict standard of review was appropriate.

Vice Chair Fulton noted that the guideline does not address this feature.

Member Fong made a motion to approve application HD -19-640 as submitted with the condition that the vent is painted to match the siding. The motion was seconded by Member DuPriest and carried on a vote of 3:0 in favor.

HD-19-641

Drew & Sarah Mucci Re-roof, 2 story addition, porch floor, lights, door hardware, vent
210 E. Chestnut Street

Contractor, Jefferson Knapp of 101 Miles Avenue is seeking approval to install front porch lights, front door hardware and a fireplace vent painted to match siding. He also noted the vent will be concealed with shrubbery.

Vice Chair Fulton noted this structure is contributing as referenced in Historic St. Michaels by Elizabeth Hughes circa 1860, thus a strict standard of review is appropriate. Members agreed.

Vice Chair Fulton cited Chapter 16 - Lighting, page 32 and Chapter 5 – Doors/Windows, page 15 of the guidelines finding the proposed lights and door hardware incompatible in character and style.

Member Fong made a motion to approve application HD -19-641 for the vent as submitted and continue the proposed light and door hardware. The motion was seconded by Member DuPriest and carried on a vote of 3:0 in favor.

HD-19-643

Foxy’s- 125 Mulberry Street – Pergola (roof addition)

Owner Terye Knapp and contractor Rob Pierce presented the application seeking approval to install an octagon roof over a portion of the outdoor seating area with k style gutters. Mr. Pierce introduced 2 aerial view photos of the proposed roofline.

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

Vice Chair Fulton cited Chapter 6 – Roofs, page 18 and Chapter 17, page 27 of the guidelines.

Vice Chair Fulton cited Chapter 6 – Roofs, page 18 and Chapter 17, page 27 of the guidelines.

Member DuPriest made a motion to approve application HD-19-643 as presented to include the k style gutters. The motion was seconded by Member Fong and carried on a vote of 3:0.

Section 8: Staff approval – replacement of cement walkway with brick. Members concluded that historic district review will be necessary for replacement of cement walkways with brick.

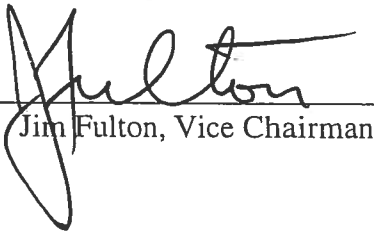
Members' response to the Planning Commission regarding the revised the HDC section of the Zoning Code, discussion to be continued to the May meeting.

Members scheduled a workshop for Friday, April 26th at 10:00am in the Town Office.

ADJOURNMENT

The meeting adjourned at 7:30

Minutes approved by a 4:0:1 vote in favor on 2nd day of May, 2019.



Jim Fulton, Vice Chairman