

HD-19-638Addendum1

Bill Sohan

Replace windows with French doors- full glass

205 Green Street

Mr. Sohan is seeking approval to replace 4 windows with full view French doors. In response to the commissions' determination of 15 light doors at the April 4th meeting, he finds that the proposed doors do not match the east elevation of windows, are too busy and are cost prohibitive.

Member Fulton noted the mission of the historic commission is to preserve the integrity of the historic structures, he then cited page 83 of the Department of the Interior guidelines.

Members discussed option of the number of divided lights. Member DuPriest and Martin felt the full view French doors disrupt the historic rhythm.

Chairman Leshar noted the 3 options: provide a decision which can be appealed, withdraw addendum, or denial of the request which would prohibit applicant returning within a year for review.

There was no public comment.

Mr. Sohan agreed to amend request to a 12 light French door.

Member Fulton made a motion to approve application HD -19-638Addendum1 to allow divided light (12) French doors in a 4/3 pattern with simulated divided light and non-removable grids. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

HD-19-641

Drew & Sarah Mucci

Porch lights & Door hardware

210 E. Chestnut Street

Contractor Mr. Knapp is seeking approval to install door hardware and provided 2 options of front door lights for review.

Chairman Leshar cited Chapter 16 - Lighting, page 32 of the guidelines.

Member Martin made a motion to approve application HD-19-641 for door hardware and option 1- Gibbes Street Light (Progress Lighting P560021-020). Motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

There was no public comment.

HD-19-644

Joan Voss

Brick walkways

400 St. Mary Square

Ms. Voss is seeking approval to install herring bone pattern brick walkways.

While discussing the application Ms. Voss asked if she could have the option to use either the basket weave or herring bone pattern.

Member Martin felt either pattern would be appropriate.

Chairman Leshar noted the property is valued as a "B" on the National Register Map, dated circa 1800's and referenced on page 101 in Historic St. Michael's finding a strict standard of review is appropriate. Members concurred.

Member DuPriest made a motion to approve application HD-19-644 with the change to use either brick patterns. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Chairman Leshner cited Chapter 11 – Appurtenances, page 24 of the guidelines.

HD-19-645

CBMM

Prefab structure to cover reconstruction work on the “The Dove”

Campus

Museum representatives, Joe Connor, Curator Pete Leshner and Christian Cabral presented the museum’s applications. They are seeking approval to erect a pre-fabricated structure to cover the construction of the Maryland Dove Vessel. The construction will be completed by mid to late 2021, at which time; the tent will be taken down to enable the launching of the Dove. The tent measures 30’ wide by 75’ long and peak of 24’2” and located behind the existing shipyard shed.

Chairman Leshner recused himself from the review of application HD-19-645 passing the gavel to Vice Chairman Fulton.

Vice Chair Fulton suggested a lenient standard of review. He added that the property is located in the MM zone in which “Restoration, maintenance, storage and display of exhibits, displays and artifacts related to a maritime museum” are permitted as an accessory use.

There was no public comment.

Vice Chair Fulton cited Chapter 14 – New construction and Additions, page 28 of the guidelines. Member Martin made a motion to approve application HD-19-645 as submitted. Motion was seconded by Member Fulton and carried on a vote of 3:0 in favor.

HD-19-646

CBMM

Expand mezzanine on “Shipyard Shed”

Campus

Museum representatives, Joe Connor, Christian Cabral and Curator Pete Leshner presented the museum’s applications. They are seeking approval to expand the mezzanine guest viewing space in the shipyard shed by removing an interior wall and enclosing an existing porch. The newly expanded space will house an exhibit on the construction of the Maryland Dove. The proposal includes installation of 2” by 4” framing, and board and batten siding to match the existing siding, install copper flashing at base of the newly installed siding, and install 8 windows to match the windows on the first floor. Windows have wooden frames, 6/6 divided glass with sawn wood trim.

Vice Chair Fulton noted the property is valued as an “E” on the National Register Map thus a lenient standard of review is appropriate.

Pete Leshner clarified that the exterior siding removed from the porch would be reused on the exterior of the addition thus matching the width, tone and texture of the existing building.

Vice Chair Fulton commented that the structure is minimally visible from Mulberry Street.

There was no public comment.

Chairman Lesher noted the property is valued as a “B” on the National Register Map and listed in Historic St. Michael’s book, page 91, thus a strict standard of review is appropriate. Members concurred.

Members discussed at length the detail of the request. Ms. Dayton confirmed the standing seam metal roof would be 1” crimped ridge with 12” panels.

There was no public comment.

Member Fulton cited Chapter 14- New construction and Additions, page 28 of the guidelines. Member Fulton made a motion to approve elevations and massing of new addition as submitted. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Member Fulton cited Chapter 6 – Roofs, Gutters, page 18 & 19 of the guidelines. Member Fulton made a motion to approve gutters downspouts and roofs as submitted. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Member Fulton cited Chapter 5 – Windows and Doors, pages 15-17 of the guidelines. Member Fulton made a motion to approve windows and doors as submitted. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Member Fulton cited Chapter 6 – New Construction, page 19 of the guidelines. Member Fulton made a motion to approve gutters and downspouts as submitted. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Chairman Lesher cited Chapter 4-Siding, page 13 of the guidelines. Member Fulton made a motion to approve Dutch lap siding as proposed. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Chairman Lesher suggested that Members approved the concept of the proposed plans, asking Ms. Dayton to return with details regarding the in-fill pattern of the driveway, metal roof and more detail on the pergola.

HD-19-650

St. Michaels Museum Addition

St. Mary Square

Architect Pam Gardner, Builder James Cooper and President of the St. Michaels Museum, Jeff Fones presented the application requesting approval to construct a 400 sq. ft. addition to the Teetotum building. Mr. Fones gave a brief review of the historic buildings on site. Ms. Gardner provided details regarding materials and elevations of the proposed addition; The location of the addition is on the rear of the Teetotum building, materials include ½ round gutters, round downspouts, ADA compliant bathroom and ramp, wood 6/6 SDL windows, wood louvered shutters, board and batten wood siding, standing seam metal roof (hand crimped) to be replaced in-kind and a contiguous brick veneer foundation.

Mr. Fones commented that the museum is waiting to for a response concerning the status of a Grant application to the Stories of the Chesapeake Heritage Area.

Chairman Leshner noted the property is valued as an “E” on the National Register Map and listed in Historic St. Michael’s, page 104. Members concluded that based on the nature of the location a strict standard of review as appropriate.

It was noted that the roof of the Teetotum building would be replaced with in-kind cedar shingles.

Supporters of the application numbering 12 – 15 were also in attendance. Ms. Murden of Talbot Street spoke in support of the addition.

Members DuPriest and Fulton spoke in support of the application.

Chairman Leshner cited Chapter 14 - Additions, page 28 of the guidelines.

Member Fulton made a motion to approve application HD-19-650 as submitted. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Discussion:

Tim Crosby - 114 S. Talbot Street – photos presented at meeting.

Mr. Hockaday and Architect Tim Crosby gave an update on the new “Town Center” building, pictures were provided to the members. It was noted that the first floor estimate of completion is June 30th, the second floor estimate of commencing is another 1 ½ to 2 years with an undetermined lay out at this time.

MATTERS FOR COMMISSION AND STAFF

Member continued the discussion of a response to the Planning Commission regarding revised HDC section VI of the Zoning Code to the June meeting.

The next workshop was tentatively scheduled for Wednesday May 15th at 4:00 in the Town Office.

The July 4th meeting date (Office closed) was rescheduled to Thursday July 11th.

ADJOURNMENT

The meeting adjourned at 8:40pm.

Minutes approved by a 4:0 vote in favor on 6th day of June 2019.

Pete Leshner, Chairman