

Historic District Commission Minutes  
Thursday, July 11, 2019

The meeting was called to order by Chairman Leshner at 6:02 pm in the Meeting Room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Also present were Members: Marie Martin, Walda DuPriest, Glen Fong, Jim Fulton and Planning and Zoning Officer Kymberly Kudla.

REVIEW OF MINUTES

Member Fulton made a motion to approve the June 6 minutes as submitted. The motion was seconded by Member Martin and carried by a vote of 5:0 in favor.

OPENING STATEMENT

Chairman Leshner read the opening statement into the record. He then determined that there was a quorum, he then swore in applicants or members of the public intending to testify.

OLD BUSINESS

HD-18-620Addednum 1                      *Continuation – Door & exterior lighting*  
102 Locust Street

Mr. Byrne is seeking approval to install a wooden 4 panel front door and reuse the existing exterior lights.

There was no public comment.

Chairman Leshner cited Chapter 5-Doors, Chapter 16- Lighting, pages 15 and 39 of the guidelines.

Member Fong made a motion to approve application HD-18-620Addednum 1 as submitted. Motion seconded by Member Martin and carried on a vote of 5:0 in favor.

Member Fulton commented the metal roof does not comply with the roof as previously approved at the October meeting and asked if there were plans for the windows on the north elevation. Mr. Byrne agreed to return later to discuss the metal roof and window details as an addendum to this application.

HD-19-636

Bobbi Parlett                      ~~Replace windows~~      Storm windows  
106 Railroad Avenue

Applicant submitted a request seeking a continuance to the August 6<sup>th</sup> meeting date.

Member Fulton made a motion to continue application HD -19-636 to the August meeting. Motion seconded by Member Martin and carried on a vote of 5:0 in favor.

HD-19-649

Alex Filhol & Stephanie Marriott      In-fill pattern of the driveway, Metal roof and Pergola  
106 W. Chestnut Street

Architect Christine Dayton on behalf of the applicants presented the application. Applicant has withdrawn the request for the pergola, presented clarification of the metal roof with 16” spacing (all shed no caps) and use a brick running bond pattern to fill the driveway. The applicant is also requesting to change the previously approved Dutch lap siding to James Hardie shingle siding.

Chairman Leshler cited Chapter 11-Appurtenances (Driveway), page 24, Chapter 6- Roofs, pages 18-19 and Chapter 14- Additions, page 27 of the guidelines.

Member Fulton made a motion to approve addendum to application HD-19-649 as submitted with the specification that the shingles be hardi-plank straight edge panel. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-19-651

Richard & Sharon Struthers

117 Grace Street

Replace Siding with in-kind cedar wood

Applicants' representative & Contractor Donnie Rada of Hammerhead Limited is seeking approval to replace all the wood siding in-kind with rough face sawn Cedar wood and reuse the existing trim.

Mr. Rada noted the due to the amount of deterioration property the owner would like to replace all the wood siding with in-kind replacement.

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

Chairman Leshler cited Chapter 4-Siding, page 13 of the guidelines.

Member DuPriest made a motion to approve application HD-19-651 as submitted. Motion seconded by Member Martin and carried by a vote of 5:0 in favor.

NEW BUSINESS:

HD-19-652

Tom Byrne

102 Locust Street

Fence

Mr. Byrne is seeking approval to install a wooden 36" tall picket fence (to match the existing fence) on both sides and front of the property with openings at driveway and front door. A Ruth Starr Rose lithograph was provided as an exhibit.

Chairman Leshler noted the property is valued as a "C" on the National Register Map finding a strict standard of review is appropriate. Members concurred.

There was no public comment.

Chairman Leshler cited Chapter 12-Fences, page 25 of the guidelines.

Member Fulton made a motion to approve application HD-19-652 as submitted. Motion seconded by Member Martin and carried by a vote of 5:0 in favor.

HD-19-653

Tad DuPont

203 Locust Street

Rear porch addition

Applicant Tad DuPont is seeking approval to install a rear screened porch. The porch to be painted wood to match wood trim on house, standing seam metal roof.

Chairman Leshar noted that the property was relocated from Easton and is not included in the National Register Map finding a lenient standard of review as appropriate. Members concurred.

Some details were not included in the packet, i.e. scaled construction drawings. Chairman Leshar asked if the applicant was seeking approval of the concept plan or approval of the application. Mr. DuPont preferred application approval. Members continued discussion of the proposed materials including wood (fir), metal standing seam roof (smallest standard seam height 1 1/4", panel width 16" or 12"), proposed shed roof - not hip roof as illustrated (A2.3), straight paneled beadboard panels, screened porch, stairway relocated to the exterior of the porch addition, discussion of post sizes (6" x 6" or 8" x 8") Member Fong amended drawings to reflect changes (A 2.1 and A 2.3) as discussed and initialed by Mr. DuPont.

Chairman Leshar cited Chapter 7-Porches, page 20, Chapter 14 – New Construction, page 27, of the guidelines.

Member Fong made a motion to approve application HD-19-653 with the following requirements (1-8 as listed): shed roof with rakes and siding in-fill, structure enclosed with screening, 12' by 24' porch area, standing seam roofing with seams of 16" off center panels, exterior stair grade, enclosed porch base of beadboard (painted), 8" by 8" posts, wood screen door for access from the stair landing to the porch. Motion seconded by Member Fulton and carried by a vote of 5:0 in favor.

Mr. DuPont sought a recommendation from the Historic District Commission to the Commissioners supporting the relocation of the "Railroad Station" from 226 North Street to the vacant lot at 800 S. Talbot Street. Said building to be used as a Visitor Center with parking spaces dedicated to 1<sup>st</sup> responders and a public restroom. Member Leshar volunteered to draft a letter of recommendation.

DISCUSSION: Hollis Luethy – Eagle Scout project – "Old Flag Drop Box" located at the St. Michaels Museum at St. May's Square. Mr. Luethy is seeking guidance for an application to place a 4' tall by 12.5' square drop box on a 2' square brick foundation located close to the sidewalk, he presented models of the proposed drop box to members. Chairman Leshar noted that the application for approval should include a site plan showing setback, design, dimensions, table of proposed materials, and that Mr. Luethy seek approval of the property owners (Commissions of St. Michaels). Members suggested the drop box be located closer to the buildings, be elevated from the ground, include a flag graphic and labeling to include a Boy Scout logo.

#### MATTERS FROM COMMISSION AND STAFF

Review response to the Planning Commission drafted by Pete Leshar was postponed, draft to be circulated via e-mail.

The next workshop was tentatively scheduled for Monday July 29<sup>th</sup> or 31<sup>st</sup> at 4:00 in the Town Office.

#### ADJOURNMENT

The meeting adjourned at 7:15pm.

Minutes approved by a 4-0 vote in favor on 1<sup>th</sup> day of August 2019.

  
Pete Leshar, Chairman