

Historic District Commission Minutes  
Thursday, August 1, 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, Jim Fulton and staff Kim Shellem. Glen Fong was not in attendance.

REVIEW OF MINUTES

Member Fulton made a motion to approve the July 11<sup>th</sup> minutes as amended. The motion was seconded by Member Martin and carried by a vote of 4:0 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-19-636

Bobbi Parlett

106 Railroad Avenue                      ~~Replace windows~~                      Storm windows

Applicant submitted a request seeking a continuance to the September 5<sup>th</sup> meeting date.

Member Fulton made a motion to continue application HD -19-636 to the September 5<sup>th</sup> meeting.

Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

NEW BUSINESS:

HD-19-654

Joan Hennighausen

Flagstone walkway

205 Mulberry Street

Contractor Tim Dobson representing the applicant is seeking approval to install an irregular walkway located at the front edge of landscape bed adjacent to fence along northwest property line and leading to gate to new brick and flagstone walkway and leads to the existing pool patio.

It was noted that the property is valued as a "B" on the National Register Map and listed in Historic St. Michaels (circa 1873) known as the Roberts - Harrison House thus finding a strict standard of review appropriate. Members concurred.

Members questioned Mr. Dobson regarding the proposed walkway beyond the gate, asking the width and materials. He responded that the width is approximately 3' and a brick running bond pattern.

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

There was no public comment.

Member DuPriest made a motion to approve application HD-19-654 as submitted providing the brick walkway is laid in a running bond pattern. Motion seconded by Member Martin and carried by a vote of 4:0 in favor.

HD-19-655

Evan Carraway & Courtney Stockland    Phase 1 -4

103 Locust Street                                      Landing/walkway, fence & downspout

Contractor Tim Dobson representing the applicant presented a phased plan and is seeking approval to:

Phase 1. Extend landing/walkway with brick to match the existing, install replacement 6' fence on left side of house and additional section to screen utility area, fence to match (picket/detail/design) of the existing fence on the street side of the house, install downspouts, remove 1 tree.

Phase 2. Replace picket fences along Locust Street to match existing, install driveway gate that will slide/roll behind the fence.

Phase 3. Realign existing driveway, install new brick walkway to match existing located from locust street to southwest corner of the house and install a trellis on the west side of the house similar in design to the fence made of pressure treated wood.

Phase 4. Relocated shed and install a small brick patio. The shed relocation was approved on HD-18-596, dated May 10, 2018, though this location is slightly different.

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

Chairman Leshar asked if the property owners received a variance to place the shed in the new location. Staff will research and address at time of permitting as this is a zoning issue.

Mr. Dobson noted that the project will be done in phases, phase 2 will commence after the rear addition is complete.

Chairman Leshar cited Chapter 10 – Landscapes page 23, Chapter 11-Appurtenances, page 24 and Chapter 12 – Fences, page 25 of the guidelines.

After some discussion regarding the rolling gate, members sought additional information as detailed specs (photo/cut sheet) were not made a part of the submission. Applicant agreed to supply a cut sheet/photo at the next meeting date.

Member Fulton made a motion to approve application HD-19-655 in all respects except for the rolling gate located at the driveway. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Member Fulton made a motion to continue review of the rolling gate in application HD-19-655 to the September 5<sup>th</sup> meeting. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

#### MATTERS FROM COMMISSION AND STAFF

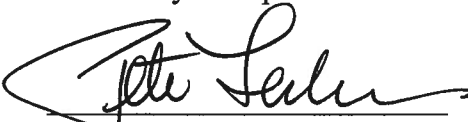
Review response to the Planning Commission drafted by Pete Leshar was postponed, draft to be circulated via e-mail.

The next workshop was tentatively scheduled for Monday August 19<sup>th</sup> at 4:00 in the Town Office.

#### ADJOURNMENT

The meeting adjourned at 6:40pm.

Minutes approved by a 5:0 vote in favor on 5<sup>th</sup> day of September 2019.

  
Pete Leshar, Chairman