

Historic District Commission Minutes
Thursday, September 5, 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: Glen Fong, Marie Martin, Walda DuPriest, Jim Fulton and staff Kim Shellem.

REVIEW OF MINUTES

Member Fulton made a motion to approve the August 1st 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-19-636

Bobbi Parlett

106 Railroad Avenue ~~Replace windows~~ Storm windows

Applicant submitted a request seeking a continuance to the October 3rd meeting date.

Member Fulton made a motion to continue application HD -19-636 to the October 3rd meeting. Motion seconded by Member Martin and carried on a vote of 5:0 in favor.

NEW BUSINESS:

HD-19-661

Olivin's

William Acosta

110 N. Talbot Street

Relocate previously approved signs on existing hardware

Applicant is seeking approval to relocate 2 previously approved signs on existing hardware at 110 N. Talbot Street. The applicant is proposing one sign to be located on the wall on the north side of the building either over the first floor blocked off window or to the right of the second-floor window, also on the north side of the building. The second sign to be hung on the existing chains at the front of the building.

Chairman Leshner noted the property is referenced in Historic St. Michaels as the Amelia Ross house circa 1873 and is valued as a "B" on the National Register Map finding a strict standard of review is appropriate. Members concurred.

Chairman Leshner cited Chapter 8-Signs, page 21 of the guidelines.

There was a lengthy discussion regarding size and scale of the signs' proposed location on the north side of the building.

There was no public comment.

Member Fong made a motion to approve application HD-19-661 for location of the flat wall sign on the north elevation at the 1st floor; adjacent to the right side of the window with height to be determined, sign on front elevation facing Talbot Street approved as submitted. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

Chairman Leshar turned the gavel over to Vice Chair Fulton.

HD-19-663

CBMM

Maritime Museum Road

Addition to the Curatorial Building

Chief Curator and Museums representative Pete Leshar provided a summary of the application. The museum is seeking approval to construct a 2-story addition to the existing Research Room and curatorial Storage building. All new materials will match exiting. The renovation also includes a new one-story Work Area that is not visible from the public way. Application does not include a request for signage.

Zoning officer noted in the staff report that the museum has received approval from the Board of Zoning Appeals for a variance to front and side yard setbacks.

Exhibits 6-revised A2.3 (East elevation showing a shed roof), 7-proposed recessed WAC lighting at the front door, 8- proposed security light and 9-front door hardware were entered into the record.

Building height restriction of 35' and window dimensions were discussed.

There was no public comment.

Member Fong made a motion to approve HD-19-663, an application to create an addition to link 2 buildings on Mill Street with the following conditions; that in order to make the required building height for the Town of St. Michaels the building needs to be reduced to 34' 11" which can best be accomplished by dropping the sill of the cupola clerestory to within a reasonable dimension so that the cupola can be dropped 11" to meet zoning requirements. Motion seconded by Member DuPriest.

Vice Chair Fulton cited Chapter 14-New Additions, page 27 of the guidelines.

The motion carried on a vote of 4:0:1 in favor.

HD-19-656

Louisa Rey

104 W. Chestnut Street

Replace vinyl shutters with vinyl shutters

Ms. Rey and contractor James Cooper presented an application seeking approval to replace the existing vinyl louvered shutters which are attached with screws to the house with in-kind custom-made vinyl shutters also attached by screws to the house.

As applicants arrived late Chairman Leshar swore them in. He then noted that the property is valued as a "C" on the National Register Map finding a strict standard of review appropriate. Members concurred.

Chairman Leshar cited Chapter 5-Windows, page 17 of the guidelines finding no support for replacement shutters in vinyl. The guidelines state a preference for wooden shutters, appear to be operable, sized to and attached to the window.

Ms. Rey withdrew her request to replace shutters, she asked if the shutters could be removed (and not replaced) or keep and paint the shutters?

Member Martin made a motion to approve the withdrawal of application HD-19-656. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

HD-19-658

D. Lehrkinder/Anna Beard Sign with Lighting
111 S. Talbot Street

Applicants representative John Callahan of Callahan Signs is seeking approval to install a cedar 4' by 4' sign held by a wooden brace and a 20-watt light to be located on the pent roof at 111 S. Talbot Street.

Chairman Leshar noted the property is valued as an "E" on the National Register Map finding a lenient review appropriate. Members concurred.

Members requested applicant paint the wood brace black. Mr. Callahan agreed.
There was no public comment.

Chairman Leshar cited Chapter 8-Signs, page 21, Chapter 16- Lighting, page 32 of the guidelines.
Member Fulton cited Chapter 16- Lighting, page 32 of the guidelines.

Member Fong made a motion to approve application HD-19-658 as submitted with the clarification that the signage bracing be painted either to match the color of the roof or black, that the lighting housing be black and specifically be aimed at the sign itself. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

HD-19-659

Joan Hennighausen Shed demolition & replacement
205 Mulberry Street

Applicants' representative and contractor Tim Dobson of Dobson Landscaping is seeking approval to demolish the existing shed and replace later.

Chairman Leshar noted the property is referenced in Historic St. Michaels by Elizabeth Hughes finding a strict standard of review appropriate. Members concurred.

Chairman Leshar cited Chapter 11-Accessory Structures, page 24 of the guidelines.

Member Martin made a motion to approve application HD-19-659 as submitted. Motion seconded by Member DuPriest.

Member Fulton amended the motion: to approve application HD-19-659 with the understanding approval is only to remove the shed and not replace the shed. Motion accepted and seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-19-655

Evan Carraway/Courtney Stockland
103 Locust Street Continuance from August 1st – Rolling fence gate (driveway)

Applicants' representative and contractor Tim Dobson of Dobson Landscaping presented additional information (photos/spec sheets) for the rolling gate as proposed at the August meeting. He clarified that the track on the ground will be laid in a cement foundation or pressure treated wood.

There was no public comment.

Member DuPriest felt the concept and design of the rolling gate inappropriate in the historic district, she was concerned that approval would set precedent.

Mr. Dobson confirmed that the gate will match the existing fence in height, style of pickets, spacing and style.

Chairman Leshar cited Chapter 12-Fences, page 24 of the guidelines.

The application was reviewed in a strict manner as in the previous application.

Member Fong made a motion to approve application HD-19-655 for the manual slide gate as submitted. Motion seconded by Member Fulton and carried on a vote of 4:1 in favor. Member DuPriest voted in opposition.

HD-19-660
114 S. Talbot Street
Town Center LLC

Signage (Charisma. Sprout, Chesapeake Bay Outfitters, Iron Will Woodworks, Town Center, Provident Bank),

Applicants representative John Callahan of Callahan Signs is seeking approval to install exterior signage for the commercial tenants: "Sprout - Café & Bakery, Iron Will Work, Charisma, Town Center, Chesapeake Bay Outfitters, Provident Bank" The letters are cast metal aluminum painted black and 3/4" thick mounted into the wall.

Chairman Leshar noted the property is valued as an "E" on the National Register Map finding a lenient review appropriate. Members concurred.

Members discussed method of attachment and removal in the event of a new tenant. Member Fulton preferred mounting the letters through the mortar joints, he cited spec sheet 2.5A noting the availability to designate mounting hardware & options.

Member Fong spoke of mounting, wording of Bakery & Café, alignment of letters and options of attachment finding the application incomplete. Member Fong felt the type and color of lettering could be approved.

Chairman Leshar noted that this is new construction, that the "new" thin brick is whitewashed which is repairable.

Mr. Callahan agreed to return with scaled drawings of the front façade in relationship to the cornice and signs are mounted through the mortar joints.

Member Fong made a motion to approve application HD-19-660 as submitted with the following requirements: lettering for Sprout, Iron Will Works, Charisma, Town Center, Chesapeake Bay Outfitters and Provident Bank ATM as submitted. The vertical signage for Café & Bakery on the alley side of building is disapproved. Motion seconded by Member Martin and carried on a vote of 5:0 in favor.

HD-19-662
Janet Schilling
200 Cherry Street

Storm windows & replace 2 windows

Ms. Schilling noted that the application was to replace 2 windows in the 1799 portion of the building with Marvin double hung double sash windows. After some research she is now seeking approval to leave existing sashes in place and install 2 wood framed self-storing storm screen windows (painted white) on the one-story rear portion of the house. Exhibit #6 (spec sheet - Adams Architectural

Millwork) was entered into the record. The remainder of the application is to replace existing white storm windows in the 1st and 2nd story brick part of the house with Velva lume storm windows.

Member Fulton noted the property is known as the Harrison Bruff house circa 1800 and 1870, is also valued as a “B” on the National Register Map finding a strict review appropriate. Members concurred.

Chairman Leshar disclosed that he had conferred with applicant.

Ms. Schilling asked about storm window options for the Locust Street side of the house. Members Fong and Fulton suggest Velva lume storms as acceptable.

Member Fulton made a motion to approve application HD-19-662 with the following changes: delete the proposal to install the Marvin double glazed windows, approve wood site-built storm windows for those 2 windows using Adams Millwork and approve the Velva lume storm windows as proposed. Motion seconded by Member Martin. Applicant initialed changes on the application.

Chairman Leshar cited Chapter 5-Doors and Windows, page 16 of the guidelines.

The motion carried on a vote of 5:0 in favor.

HD-19-664

Sarah Milhaupt

408 Water Street

Replace garage door

Ms. Milhaupt is seeking approval to replace the existing steel garage door with a steel garage door including 32 lights.

Chairman Leshar noted the property is valued as an “E” on the National Register Map finding a lenient review appropriate. Members concurred.

Chairman Leshar cited Chapter 5- Doors, page 15 of the guidelines. Member Fulton cited Chapter 11- Appurtenances, page 24 and Chapter 14 – page 27 of the guidelines.

Member Martin made a motion to approve application HD-19-664 as submitted. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

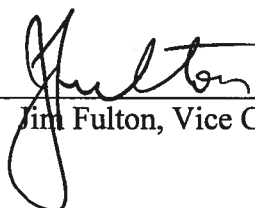
MATTERS FROM COMMISSION AND STAFF

The next workshop was tentatively scheduled for Monday September 16th at 4:00 in the Town Office.

ADJOURNMENT

The meeting adjourned at 8:50pm.

Minutes approved as amended by a 4:0 vote in favor on 3rd day of October 2019.



Jim Fulton, Vice Chairman