

Historic District Commission Minutes
Thursday, October 3, 2019

The meeting was called to order by Vice Chairman Fulton 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 and staff Kim Shellem. Member Pete Leshner was not in attendance.

REVIEW OF MINUTES

Member DuPriest made a motion to approve the September 5th minutes as amended. The motion was seconded by Member Martin and carried by a vote of 5:0 in favor.

OPENING STATEMENT

Vice Chair Fulton 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 November 7th meeting date.

Member DuPriest made a motion to continue application HD -19-636 to the November 7th meeting. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

Member Fong made a motion to amend the agenda, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor. Application HD-19-669 was moved to the consent agenda and Application HD-19-666 was placed at the end of the agenda. Applicants agreed.

CONSENT AGENDA:

HD-19-660 Addendum1

Town Center LLC/Sprout
114 S. Talbot Street

Text change to previously approved sign to
Sprout/Café & Bakery

HD-19-660 Addendum 2

Town Center LLC/Reclaimed LLC
114 S. Talbot Street

Text change to previously approved sign to Reclaimed

HD-19-669

Muriel Scheid
402 St. Mary's Square

Fence

Vice Chair Fulton called for any reasons to remove an application from the consent agenda. There were no comments. Member DuPriest made a motion to approve all applications as submitted. Motion seconded by Member Martin and carried on a vote of 4:0.

NEW BUSINESS:

HD-19-665

Laura Jacobus
410 Water Street

Lift house, new foundation & front porch steps

Applicants' representative and contractor Victor MacSorley is seeking approval to lift the house 15", place on a new foundation of handmade brick and replace brick front porch steps using salvaged brick.

Member Fulton noted the property is known as the Samuel Blades house circa 1870, is also valued as a "B" on the National Register Map finding a strict review appropriate. Members concurred.

There was no public comment.

Vice Chair Fulton cited Chapter 3-Masonry and Foundations, page 12 of the guidelines.

Member Fong made a motion to approve application HD-19-665 as submitted. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

HD-19-667

Denise Nathanson
411 S. Talbot Street

Cantilever Sign

Applicant is seeking approval to install a projecting sign made of painted plywood hung on a black steel bracket. Two options of brackets were proposed.

Members discussed the location and required height clearance of the 8' from grade. Option B was the preferred bracket. Based on the change in height, size and location of the sign members continued the application. Member Fong made a motion to continue application HD-19-667 to the November 7 meeting. Motion seconded and carried on a vote of 4:0 in favor.

HD-19-668

114 S. Talbot Street
Town Center LLC/Provident State Bank

ATM & Sign (light/camera)

Applicant Shelley Towers and property owner Robert Hockaday are seeking approval to install a sign with black letters to match existing signs, a security camera, lights and a walk-up ATM unit.

Marian Brown of Water Street questioned the location of the ATM.

There was no public comment.

Member Martin made a motion to approve application HD-19-668 as submitted. Motion seconded by Member Fong and carried on a vote of 4:0 in favor.

HD-19-670

Tim Law
212 S. Talbot Street

HVAC Units

Applicant is seeking approval to install 2 HVAC units to the left rear of the building. The exterior window units will be removed.

Member Fulton noted the property is cited in "Historic St. Michaels" by Elizabeth Hugh's (T-605 circa 1871-1880) and valued as a "B" on the National Register Map finding a strict review appropriate. Members concurred.

Vice Chair Fulton cited Chapter 14- New Construction, page 28 of the guidelines.

Members discussed screening the unit.

There was no public comment.

Member DuPriest made a motion to approve application HD-19-670 as submitted with the condition that evergreen plantings be added to screen the HVAC unit. Motion seconded by Member Martin and carried on a vote of 4:0 in favor.

HD-19-653Addendum 1
Tad Dupont
203 Locust Street

Amend screened porch windows to casement windows

Mr. DuPont is proposing to amend a previously approved screen windows to custom vinyl clad casement windows on the rear porch addition and add wood lattice to the foundation.

There was no public comment.

Vice Chair Fulton noted that the structure was relocated to its current site in 2004 thus a lenient standard of review is appropriate as in previous applications. Members concurred.

Member Martin made a motion to approve application HD-19-653 Addendum1 as submitted. Motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-19-671

Mary O'Donnell
115 W. Chestnut Street

Renovation of the detached garage

Applicant is seeking approval to make repairs to an existing detached garage. She is proposing to replace the roof with architectural shingles to match the main house, keep the corner pieces and trim, replace siding with azak freeze board and vinyl siding over the existing T-1-11, replace the door with a steel overhead door with spade exterior hardware.

Member Fulton noted that based on appearance of the rear of the structure (vinyl siding/ windows) although the property is cited in "Historic St. Michaels" by Elizabeth Hugh's circa 1872 and valued as a "B" on the National Register Map finding this as an exception to a strict review, finding a lenient review appropriate. Members agreed.

It was noted that the shed is not visible from the primary façade of the main house.

There was no public comment.

Vice chair Fulton cited Chapter 6/4- Roofs/ Siding, page 18/13 of the guidelines.

Member Fong made a motion to approve application HD-19-671 as presented requiring the applicant to create a horizontal tie between the gable rakes on either end of the building (composite material) and corner board of vinyl. Motion seconded and carried on a vote of 4:0 in favor.

HD-19-666

Commissioners of St. Michaels
124 S. Fremont Street

Town Office building

The Commissioners of St. Michaels are seeking approval to construct a +/- 5,800 sf town office building (new construction) with associated parking and sitework, located at the NW corner of Canton and Fremont Streets.

Manns Woodward architects Jim Magnuson and Michael Gerding reviewed the application along with a power point presentation.

Vice Chair Fulton suggest the standard of review as lenient as this is new construction on a vacant lot, members agreed.

Members unanimously found the massing and scale of the proposed building as overwhelming. Member Fong reviewed the elevations suggesting multiple options, Roof/solar panels – prefer rolled seams metal roof, request additional information on solar panels,

Windows – Opposed to black windows, preferred simulated divided light (SDL) with internal grills
Door- Confused with the proposed number of lites as shown on plans,
Siding – Commissioners preference is siding; Composite/Cementitious with scalloped on gable end,
Fence – select material for durability, provide a sample to review. Vice Chair Fulton cited Chapter 12 –
Fences, page 25 of the guidelines, should complement the building. (To be discussed later).

After a lengthy discussion among members, applicants, Town Manager and Commissioner's member Martin made a motion to continue application HD-19-666 to the November 7th meeting. Motion seconded by Member Fong and carried on a vote of 4:0 in favor.

MATTERS FROM COMMISSION AND STAFF: Schedule the next workshop meeting.
Zoning - Replacement in-kind Front Door 113 Grace Street.

MATTERS FROM COMMISSION AND STAFF

The next workshop was tentatively scheduled for Tuesday October 22 at 4:00 in the Town Office.

ADJOURNMENT

The meeting adjourned at 8:55pm.

Minutes approved as amended by a 5:0 vote in favor on 7th day of November 2019.

Jim Fulton, Vice Chairman