

Historic District Commission Minutes  
Thursday, November 7, 2019

The meeting was called to order by Chairman Leshar at 6:00 pm in the Meeting Room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Present were members: Jim Fulton, Glen Fong, Marie Martin, Walda DuPriest and staff Kim Shellem. Town Manager Jean Weisman, Commissioners Dennis Glackin, Bill Boos, Michael Bibb and several members of the public were also in attendance.

REVIEW OF MINUTES

Member Fulton made a motion to approve the October 3<sup>rd</sup> minutes as amended (typographical error). The motion was seconded by Member Martin and carried by a vote of 5:0 in favor.

OPENING STATEMENT

Chairman Leshar 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 approval to withdraw application.

Member DuPriest made a motion approve the withdrawal of application HD -19-636. Motion seconded by Member Martin and carried on a vote of 5:0 in favor.

Chairman Leshar disclosed that although he was not in attendance for the October 3<sup>rd</sup> meeting he listened to the recording of the meeting.

OLD BUSINESS:

HD-19-667

Denise Nathanson

Cantilever Sign and bracket

411 S. Talbot Street

Applicant is seeking approval to install a projecting sign made of painted plywood and hung on a black steel bracket.

Ms. Nathanson presented a revised rendering of the proposed sign noting the choice of bracket, location and compliance with the 8' clearance from grade.

Applicant Denise Nathanson is seeking approval to install a cantilever "hanging sign" on a standard black metal bracket with stainless steel hooks. Sign will be MDO plywood (painted) and measures 22" by 24" with a clearance of at least 8' from grade.

Chairman Leshar cited Chapter 8, page 21 of the guidelines.

Member Fong made a motion to approve application HD-19-667 as submitted. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

HD-19-666

Commissioners of St. Michaels

Town Office building

124 S. Fremont Street

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.

Member Fulton read a summary of an informal meeting and points for architects to consider before starting the discussion of the revised proposal for the November meeting. (exhibit #26). Those elements include flipping the plan 180 degrees, reduction of height to 33'2", location of HVAC units and color of window frames.

Mann's Woodward Architect Jim Magnuson gave a detailed power point presentation which addressed the members concerns from the October meeting. A letter of support dated November 7<sup>th</sup> from the Commissioners of St. Michaels was entered into the record as exhibit #8 and a revised packet of details exhibits #9- #25.

Based on discussion and the proposed materials list the specific details include:

- Doors – (2) Aluminum (1) Steel
- Windows – Aluminum white frame, insulated double pane, glazing with metal fillers between glass, composite casing and crosshead
- Porch – Clay brick pavers, 10' 6" ceiling height
- Gutters & Down spouts – ½ round gutters, round downspouts
- HVAC – Two options (1) Roof top unit or (2) Ground level on site on the north facing elevation based on the historic commission's preference. *Member Fulton preferred the unit at the ground level.*
- Siding – Board & Batten (1'-4" centers), 7" exposure- smooth-face clapboard style, fiber cement (James Hardie or similar) 6" width of cornerboard
- Roofing – Standing seam (steel) – Main Structure and Porch
- Steps – 1 step & ADA ramp, clay brick pavers, painted steel railings
- Walkway – Clay brick pavers – herringbone pattern
- Deck – Upper level outdoor porch – composite decking and trim (raised decking above waterproof roof)
- Driveway – Permeable and standard bituminous asphalt
- Fence – None withdrew request at meeting
- Landscaping - In leu of fencing- Dense fine texture evergreen hedge/vegetative boarder
- Foundation – Heights vary; 2'-88" partial waterable, clay molded brick veneer
- Solar panels limited to rear and interior roofs only

It was noted that the revised plans met the members concerns as requested.

Public comments were received from Marian Brown of Water Street – she opposed the design prefers simpler and smaller/not compatible in historic streetscape.

Member Fong asked Mr. Magnuson if the footprint could be reduced.

Commissioner Boos commented that he felt that the architects have responded to the programmatic needs in order to establish the building.

Commissioner Glackin added that the plans are based on the needs of the town that the footprint and sq. ft. is what is needed.

Public Comment: Jeff Fones of 112 W. Chestnut Street spoke in opposition to the design stating that it does not relate to the previous building, which was a waterman's house. Noting the proposed building does not exemplify the architecture that is generally standard in St. Michaels.

In response the Commissioners comments Mr. Magnuson stated that the design addressed the Commissioner's directives and is as efficient as possible.

Member Fong commended the Architects and then asked the public and commissioners what they were looking for in regards of design. Mr. Boos and Mr. Glackin agreed they would like the design to meet the needs of staff.

Member Fulton supported the approval of the design adding that the proposed plan is supported by the Comprehensive Plan which suggests development on Fremont Street, is a good solution.

Mr. Breimhurst of Grace Street mentioned the original design of 3,000 sq. ft, he questioned scale/square footage of the proposed building. Town Manager Ms. Weisman explained the original 3,000 + sq. ft. building was to renovate the existing town office building on Mill Street should it be permitted by Program Open Space.

Member Martin opposed the propose size

Mr. Magnuson stated that the building was designed using the minimal space limitations to accommodate the needs of staff.

Member finds it more suitable but is concerned of the large structure surrounded by the small structures.

Chairman Leshar cited Chapter 14- New Construction, page 27 of the guidelines. In addition, he commented that there is no requirement in the guidelines stating that the original historic house be replaced with the same design elements, the National Register Map had but 5 contributing structures on Fremont Street however one remains, the Comprehensive Plan calls for the placement (economic revitalization) of public structures on Fremont Street i.e., Police Station, Library, etc. finding it appropriate to look to the larger scale buildings in the area supporting the development of the proposed town office. Chairman Leshar suggest the standard of review as lenient.

Member Fulton noted the old structure across the street at 121 Fremont street is not contributing nor is it in the field of view from 124 Fremont Street.

Chairman Leshar cited Chapter 14- New Construction, page 27 of the guidelines finding support of the siding, materials, texture, color, roofing material, site, setback, and rhythm which may set pace for further redevelopment on the street.

Chairman Leshar cited Chapter 16 - Solar Panels, page 32 of the guidelines adding that based on the application and support of the guidelines does not find a reason to deny the application. Member Fulton agreed.

Member Fulton made a motion to approve application HD-19-666 as amended with HVAC unit at ground level. Motion seconded by Member Fong. The vote carried on a 4:1 vote in favor. Member Martin voted in opposition.

HD-19-672

David Breimhurst                      Replace front door

113 Grace Street

Mr. Breimhurst is seeking approval to replace the 4-panel front door with a 4-panel fiberglass door.

Chairman Leshar noted 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 – Doors, page 15 of the guidelines finding no support to approve a fiberglass door.

Members discussed options with the applicant. Mr. Breimhurst said the cost of a mahogany door was excessive. Member Fulton cited “repairs” from the guidelines. Chairman Leshar noted the options to Mr. Breimhurst: continue the application, withdraw application or act on the request tonight.



Member Fulton made a motion to approve application HD-19-650 Addendum 1 as submitted. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-19-675

Joan Hennighausen                      Shed  
205 Mulberry Street

Applicant's representative Tim Dobson is seeking approval to install a 10' by 10' shed. The shed will be placed on a gravel base, have vinyl siding, a hip roof with standing seam metal roofing materials and a cupola. Additional information regarding the metal roof was provided marked as exhibit# 6.

There was no public comment.

Member Fulton cited Chapter 11-Accessory Structures, page 24 of the guidelines noting less ornamentation is a preference. In response Mr. Dobson said that the hinges were operative and not merely for decorative purposes. Siding texture was also discussed. Chairman Lesher cited Chapter 14-New Construction (siding), page 28 of the guidelines noting artificial raised wood grain siding should be avoided in artificial siding. Members agreed smooth siding is preferred as well as removal of the cupola. Mr. Dobson presented a picture of the color choices for siding and trim (exhibit #7). Chairman Lesher asked if the application could be modified to read smooth textured siding and withdraw request for a cupola? Mr. Dobson agreed to both changes.

Chairman Lesher specified the changes to the application. Member DuPriest made a motion to approve application HD-19-675 with the following alterations: the siding change to non-textured (smooth) vinyl and no cupola. Motion seconded by Member Martin and carried on a vote of 5:0 in favor.

HD-19-676

Tim Law                                      Removal of shutters, awnings, planters and install a flat wall sign  
212 S. Talbot Street

Applicant is seeking approval install a wooden 12 sq. ft. flat wall sign above the front door attached with screws and remove the awnings, shutters and planters.

Chairman Lesher noted the property is cited on page 78 by Elizabeth Hughes, valued as a "B" on the National Registry Map and page 42 of the Talbot Street Architectural Guideline finding a strict standard of review appropriate. Members concurred.

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

There was no public comment.

Member Fong made a motion to approve application HD-19-676 as submitted. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-19-677

Richard Beavers                      Replace framing, windows, siding  
202 Cherry Street

Mr. Beavers and Deborah Holmes presented the application requesting to re-frame, repair and replace the existing windows with in-kind SDL wood windows and replace the Dutch lap 5 ½" reveal with same.

Chairman Leshar noted the repairs are to the modern (2000's) addition which was previously approved by the historic district commission.

There was no public comment.

Chairman Leshar cited Chapter 4- Siding and Chapter 5 – Windows, pages 13 and 16 of the guidelines.

Member Fong made a motion to approve application HD-19-677 as submitted. Motion seconded by Member Martin and carried on a vote of 5:0 in favor.

DISCUSSION: Foxy's – 125 Mulberry Street

Ms. Knopp and Brad Krantz presented an update regarding the Talbot County Health Department letter dated September 5, 2019 letter of noncompliance. The letter lists several violations to COMAR which need to be addressed including renovations to the prep area stating a deadline of 90 days to submit a written report. Ms. Knopp will return with an application at the December meeting.

MATTERS FROM COMMISSION AND STAFF: A workshop was tentatively scheduled for Monday November 18<sup>th</sup> at 4: P.M. in the town office.

ADJOURNMENT

The meeting adjourned at 8:45pm.

Minutes approved as submitted by a 4:0 vote in favor on 5th day of December 2019.

---

Pete Leshar, Chairman