

Historic District Commission Minutes
Thursday, January 6, 2022

Zoning Officer Kym Kudla opened the meeting at 3:03pm noting that Election of Officers is done at the first meeting in the New Year, however the zoning code only allows for the election of the Chair and not a Vice Chair for the Historic District Commission. She suggests moving forward to nominate a chairperson tonight and in the beginning of each meeting take a consensus vote of who would vice chair the meeting. Member Fulton would prefer clarification from the Commissioners. Based on Member DuPriest' conversation with Jeff Rhodes, a request would need to be made to the Commissioners to move forward. Member Fulton made a motion to seek guidance from the Commissioners on whether to request a vice chair, motion seconded by Member Fong and carried on a vote of 5:0 in favor. Commissioner Aida Khalil supported the request.

ELECTION OF OFFICERS

Member Fong nominated Jim Fulton as Chairperson, motion seconded by Member Potter and carried on a vote of 5:0.

The meeting continued, Kimberly Weller monitored the virtual meeting, the following members were present: Glenn Fong, Lesley Potter, Walda DuPriest, Debra Alms and staff Kym Kudla. Commissioner Aida Khalil was also present.

REVIEW AND APPROVAL OF MINUTES

Chairman Fulton noted that the minutes of December 2, 2021 were distributed in advance of the meeting. Member DuPriest made a motion to approve minutes of December 2, 2021, as submitted, motion seconded by Member Fong and carried on a vote of 5:0 in favor.

OPENING STATEMENT

Chairman Fulton determined a quorum was present, he then read the opening statement into the record and swore in persons intending to testify.

OLD BUSINESS:

HD-21-768

Daniel Spiegel Iron fence
200 Mulberry Street

Mr. Spiegel provided examples of similar fencing in other locations that front Federal style houses. The proposed fence is a 3' tall wrought iron, painted black. He would like to have a metal worker create and install the fence. The fence will replace the existing 18" tall brick wall.

Chairman Fulton noted that the property is valued as an "A" on the National Register Map circa 1805 and referenced in Historic St. Michaels by Elizabeth Hughes finding a strict standard of review appropriate. Members concurred.

Member Fong made a motion to approved application HD-21-768 for fencing as submitted, motion seconded by Member Potter and carried on a vote of 5:0 in favor.

There was no public comment.

Chairman Fulton cited Chapter 9 Fences, page 35 of the guidelines.

HD-21-769

Mark and Tracy Miller Demo, addition, renovations
502 S. Talbot Street-

Architect Tim Crosby, Pete Alexander, and Mark & Tracy Miller presented the application.

Standard of review continued as strict.

Tim Crosby presented a power point of proposed changes with clarifications regarding the standing seam metal roof, windows, faux balcony, exterior stairways, second floor access door and balcony. Mr. Crosby also included a concept drawing regarding the fence.

Members Alms, DuPriest and Fulton spoke to the height and design of the fence finding a simpler fence more appropriate. Members also discussed the copper caps on the fence.

Member Fong cited Chapter 9 Fences, page 35 of the guidelines.

There was no public comment.

Member Fong made a motion to approve application HD-21-769 for the new stairway design and balcony facing the alley, motion seconded by Member Potter and carried on a vote of 5:0 in favor.

Member Fong made a motion to continue application HD-21-769 for the fence in an alternate submission to the February 3rd meeting, motion seconded by Member Potter and carried on a vote of 5:0 in favor.

Kim Shellem, staff joined the meeting.

NEW BUSINESS

HD-22-772

Emily Tipton Shed

113 Thompson St.

Applicant is seeking approval to install a pre-built shed in the rear right corner of the property.

Chairman Fulton noted that the property is valued as an "B" on the National Register Map circa 1927 and referenced in Historic St. Michaels by Elizabeth Hughes finding a strict standard of review appropriate. Members concurred.

Ms. Tipton shared her screen to note the two other accessory structures on the property, adding that she plans to remove the yellow structure at a late date.

In response to Member DuPriest, Ms. Kudla stated that the applicant must meet lot coverage requirements and have no more than three accessory structures on a single lot.

Chairman Fulton cited Chapter 10 Accessory Structures, page 36 of the guidelines.

Applicant agreed to replace decorative hardware with something simpler and remove the shutters.

As the shed is set back from the street members agreed that the composite siding of the shed appropriate. There was no public comment.

Member DuPriest made a motion to approve application HD-22-772 with the following modifications: to remove the shutters and door hinges to be replaced with plain strapped hinges. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

DISCUSSION:

CBMM: HD-19-663 Windows installed do not comply with Certificate of appropriateness.

Representing the Museum, Pete Leshner addressed members noting that the installation of the incorrect windows was due to the manufacturers (Ply Gem) error. The windows as proposed and approved by the historic commission have since been delivered, the windows are metal clad sashes with SDL (no spacer bar), to replace the existing window sashes.

Chairman Fulton read a drafted Resolution expressing the deep appreciation of Pete Leshner's contribution to the Historic Commission into the record, he then made a motion to approve as written to forward to the Commissioners and Pete Leshner. Motion seconded by Member Potter and carried on a vote of 5:0 in favor.

MATTERS FROM COMMISSION AND STAFF:

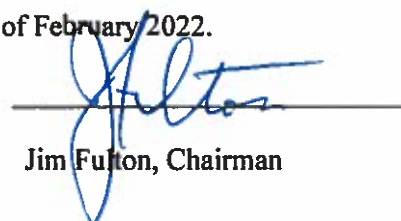
Property owners of 412 Water Street and Mr. Gilmore have not been able to contact the contractor in seeking drawings of the two round windows which he removed without approval by the historic commission. Member Fong agreed to review the drawings upon submittal.

Mr. Gilmore sent a letter of violation to the property owners with a deadline to respond. Members discussed other options to ensure compliance with approvals. Members to investigate how other municipalities enforce non-compliance of approvals.

Members welcomed new member Debra Alms to the Commission.

ADJOURNMENT The meeting adjourned at 5:15 pm.

Minutes approved as submitted on a vote of 4:0 in favor on the 3rd day of February 2022.



Jim Fulton, Chairman