

Historic District Commission Minutes
Thursday, February 3, 2022

The meeting was called to order by Chairman Fulton at 3:00 pm. Kimberly Weller was present monitoring the virtual meeting, the following members were present: Glenn Fong, Lesley Potter, Jim Fulton, and staff Kim Shellem. Walda DuPriest was not in attendance.

ELECTION OF VICE CHAIR.

Member Fong and Debra Lams volunteered to be Vice Chair. Member Potter nominated Glenn Fong as Vice Chairperson. The motion carried with a 4:1 vote favor, with Member Alms nay. The duly elected Vice Chair is Glenn Fong.

REVIEW AND APPROVAL OF MINUTES

Chairman Fulton noted that the minutes of January 6, 2022, were distributed in advance of the meeting. Member Fong made a motion to approve minutes of January 6, as submitted, motion seconded by Member Potter and carried on a vote of 4:0 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-21-748 Addendum 1

Brian Moore Windows (2) & Doors (2)

200 E. Chestnut Street

Applicant is proposing to replace windows and doors on the new rear addition. The proposed windows facing west are to match existing: double hung, wood interior/exterior, SDL, 6/6. The proposed new window in the bathroom is a fixed fiberglass or vinyl. The proposed south facing sliding patio door to be replaced with in-kind wood interior/exterior, 15 lite, SDL and a new fiberglass east facing door on the mechanical room.

Chairman Fulton noted that the property is valued as an "B" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, page 96 circa 1860, finding a strict standard of review appropriate. Members concurred.

Chairman Fulton cited Chapter 4.3 Windows and doors, page 18 and Chapter 4.5 – Doors, page 20 of the guidelines.

Doug Rollow of Water Street stressed the importance of documentation of the existing as compared to the proposed changes by applicants, the detailed information i.e., photos or drawings need to be a part of the application file.

Member Fong made a motion to approve application HD-21-748 Addendum 1 as submitted to replace the slider door (only), motion seconded by Member Potter and carried on a vote of 4:0 in favor.

Member Fong made a motion to continue the remaining items (windows & door) requiring the submittal of specifications (cut sheets, elevation drawings, trim detail) for a wood shower window, (trim detail, photo of existing wood windows) for the proposed windows and (spec sheets of a 4-panel wood door) for the proposed mechanical room door to the March 3rd meeting, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-22-773

Courtney Stockland
103 Locust Street

Rear addition

Applicant's Contractor Jefferson Knapp is seeking approval to add a one-story addition to the rear of the principal dwelling. Proposed materials on the addition to match existing materials to include cedar beaded siding, add windows in rear-trim to match existing on rear and add one new window on right side of house to match existing, install a single 15 light SDL door - trim to match window trim, proposing to change existing k style with 6"4" half round copper gutter/downspouts. The foundation brick to match existing and relocated brick stoop relocated to back door.

Chairman Fulton noted that the property is valued as an "C" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, page 119 circa 1800-1802, finding a strict standard of review appropriate. Members concurred.

Doug Rollow of Water Street confirming with Mr. Knapp that the south wall for the addition is setback 8" from the building. He then cited Chapter 5 New construction and additions, page 30-31 of the guidelines.

Member Potter made a motion to approve application HD-22-773 as submitted, motion seconded by Member Fong and carried on a vote of 4:0 in favor.

HD-21-728Addendum1

Corah's Corner Pergola/shed roof
105 N. Talbot St.

Assistant codes enforcement officer, Bill Gilmore was in attendance, he noted that the drawings and sketches provided and approved at the April 1, 2021, HDC meeting were different from those reviewed and approved by Middle Department Inspection Agency for the building permit. Since the Stop Work Order, a new set of architectural drawings were submitted by K.D.G of Easton, MD, which are under review this evening.

Contractor Garrett Gilman and property owner Derek Dombrowski presented the application, they are seeking approval to install a free-standing shed roof over the existing deck area.

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

Mr. Bill Gilmore noted the differences of the as built plans showing the roof extending further towards the Talbot Street façade approximately 6-8'. Members reviewed the original drawings presented at the April 2021 meeting. Mr. Garrett Gilman responded to member questions. Chairman Fulton could not approve the lean-to, shed roof, pergola as built. Mr. Dombrowski agreed to shortening the length of the shed roof.

There was no public comment.

Member Fong made a motion to continue application HD-21-728 Addendum 1, requiring the applicant provide architectural drawings showing the shed structure adjacent to the main building, set back a minimum of one foot from the front of the existing porch of the main building. Motion seconded by Member Potter.

Mr. Gilmore clarified that this Historic Commission review was for aesthetic purposes only, that the applicant needs to address building code compliance.

Chairman Fulton stated that this does not give the applicant permission to proceed with construction.

Chairman Fulton called for a vote which carried on a vote of 4:0 in favor.

There was no public comment.

HD-22-774

Emily Tipton Fence

113 Thompson Street

Ms. Tipton is seeking approval to install a 6' tall wood fence with 3' tall gates. Included in the packet are photos of her three options. 1- scalloped wood, arched with French gothic posts, 2- straight fence, French gothic picket with French gothic posts, 3-scalloped fence, traditional picket with French gothic posts.

Chairman Fulton noted that the property is valued as an "B" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes circa 1850 and 1927 finding a strict standard of review appropriate. Members concurred.

Chairman Fulton cited Chapter 9 Fences, page 35 of the guidelines. He had no preference as to the tops of the picket. to match the neighbors scalloped spaced pickets is appropriate.

Ms. Tipton sought guidance on the age of the "shed" and demolition of the structure.

Member Alms made a motion to approve application HD-22-774 to install a fence to match the existing picket fence located on the east side of the property with a scalloped profile on top, motion seconded by Member Fong and carried on a vote of 4:0 in favor.

Mr. Rollow of Water Street spoke to accessory structures and setbacks suggesting applicant check with zoning.

MATTERS FROM THE COMMISSION AND STAFF:

Update: 412 Water Street- Bill Gilmore contacted the property owners, they will be applying for the March 3rd meeting.

Update: 109 Mill Street – Curatorial Building. Mr. Gilmore noted the mullions have been installed in the windows and a steel fire door will go on the west side of the building. Member Fulton said for full disclosure he conferred with Mr. Gilmore regarding building code.

Update: 103 S. Fremont Street HD-21-751– unfortunately, the building collapsed during major renovations. Applicant Scott Mitchell will submit architectural sealed plans to move forward with the renovations.

Chairman Fulton spoke of the Open Meetings Act.

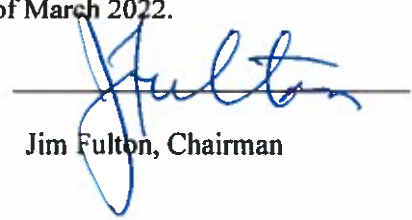
Commissioner Bibb will present a Certificate of Appreciation to Pete Leshar at the February 16th Commissioners meeting.

Application HD-21-769 -502 S. Talbot Street, Iron Will -Applicant requested a continuance to review fencing via email. Member Fong made a motion to continue Application HD-21-769 to March 3rd meeting, motion seconded by Member Alms and carried on a vote of 4:0 in favor.

Chairman Fulton will draft a revised opening statement for review next month.

ADJOURNMENT The meeting adjourned at 5:30 pm.

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



Jim Fulton, Chairman