

Historic District Commission Minutes  
Thursday, March 3, 2022

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

OPENING STATEMENT

Member Fong determined a quorum was present, he then read the opening statement into the record. Member Fulton joined the meeting suggesting a revision to the opening statement to include a reference to the 2021 historic guidelines. He then swore in persons intending to testify.

REVIEW AND APPROVAL OF MINUTES

Chairman Fulton noted that the minutes of February 3, 2022, were distributed in advance of the meeting. Member DuPriest made a motion to approve minutes of February 3, as corrected, motion seconded by Member Fong and carried on a vote of 4:0 in favor.

OLD BUSINESS

HD-21-748 Addendum 1

Brian Moore                      Windows (3) & Doors (1)  
200 E. Chestnut Street

Mr. Moore has returned with details as requested by members at the February 3<sup>rd</sup> meeting, he is proposing to install 3 new windows and a door on the new rear addition. The proposed new windows (2) facing west are to match existing: Kolbe double hung, wood interior/exterior, SDL, 6/6. The proposed new bathroom window (facing east) is a Kolbe fixed, wood interior/exterior, SDL, 6 lite window. The proposed new mechanical room door (facing east) is a single, solid wood, 4-panel door with brass hardware.

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.

Chairman Fulton cited Chapters: 4.3 Doors and windows and 4.5 Windows, page 18 and 20 of the guidelines.

Member Fong made a motion to approve application HD-21-748 Addendum 1 as submitted, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-21-728 Addendum 1

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

Property owner Derek Dombrowski is seeking approval to reconfigure the existing free-standing shed roof over the existing deck area.

Property owner provided revised drawings showing the relocation of the existing 4” by 4” posts, roof rafters and standing seam metal roof to reduce the covered deck area so that the new covered deck overhang shall be recessed 6” from the existing covered porch façade. Mr. Dombrowski withdrew the request for curtains, will return later.

Chairman Fulton asked Kym Kudla if there was enough documentation in this revised drawing to move onto issuance of a building permit, she stated that the application will need further detailed drawings to be reviewed by Middle Department Inspection Agency. The construction is currently on hold.

There was no public comment.

Member Fong made a motion to approve application HD-21-728 Addendum 1 with the provision that the end column spacing toward Talbot Street be as shown on the proposed left elevation drawing of 3'6" between the first two columns, applicant has withdrawn curtains, and the final approval of permit is subject to zoning and planning approval. Motion seconded by Member Alms and carried on a vote of 4:0 in favor.

#### NEW BUSINESS:

HD-21-762 Addendum 1

William Carpenter     Restore 2 attic windows, install roof covering over existing pergola at  
Patricia Slawinski     garage, replace front door, removal of the storm door  
412 Water Street

Attorney Zach Smith and property owners are proposing the restoration of original window design for upper story windows that were previously removed without HDC approval, install a standing seam metal roof covering over an existing pergola at garage, replace front entry door with a four-panel wood door, and remove existing front storm door.

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 109, circa 1908, finding a strict standard of review appropriate. Member concurred.

Mr. Smith stated that the original windows have been disposed of. Member Fong added that the photos of the replicated original windows were sufficient thus waiving the request to provide shop drawings at the February 3<sup>rd</sup> meeting. Chairman Fulton suggested a single pane 1/1 glass in each sash to match existing windows. Discussion ensued regards to the pergola/porch roof, based on a staff report prepared by Kym Kudla notes: accessory uses, and structures attached to the principal building by a breezeway, ...are subject to the building setback regulations that apply to the principal use or structure. The garage would either need to meet the principal structure setbacks or a variance needs to be obtained." Several options were discussed. Members discussed the expansion of the existing porch.

After a brief discussion Ms. Slawinski said she will consider seeking a variance for setback from the main house to the pergola.

Chairman Fulton spoke to the porch which was not approved by HDC or zoning approval. It was noted by the applicant that repairs to the front door and lock did not help, the door is inoperable.

Members suggested the use of Warren Woodworks to repair door and install a new lock.

Marian Brown opposed replacing the door and stressed keeping the historic integrity of the property suggesting the replacement of the lock and re-fit the door. She would also like the windows to be replaced as shown with louvers in Elizabeth Hughes book .

Chairman Fulton suggested continuation of the door, requesting documentation to the age of the door.

Member Fong requested photos of the door lock and handle/knob.

Chairman Fulton made a motion to approve application HD-21- 762 Addendum 1 for the installation of the 2 replacement windows with 1/1 glazing on the third floor as submitted, and to continue the rest of the proposal to the April 7th meeting. The applicant is asked (1) to provide appropriate drawings for the back porch; (2) to determine whether the proposed roof between the garage and the proposed porch will be approval by the Board of Zoning Appeals; and (3) to

provide photographic documentation of the condition of the existing front door and its locking mechanism. The motion was seconded by Member Fong and carried on a vote of 4:0 in favor.

Chairman Fulton cited Chapters: 4.5 – Windows, page 20 and 5- New Construction/additions page 30 of the guidelines.

HD-22-776

Kim Gallicchio                      Replace fence, 6 front porch columns and front steps/deck boards  
104A W. Chestnut St.

Applicant is proposing to replace: 6 front porch columns/base and cap with PermaCast, porch steps (with same/mahogany) and deck boards as needed and existing fence (with same/cedar pickets/gothic posts).

Chairman Fulton noted that the house is circa 1990 and a lenient standard of review is appropriate. Members concurred.

Chairman Fulton cited Chapters: 4.9 - Siding and Trim, 4.12 - Porches, 9 - Fences, pages 25, 28 and 35 of the guidelines.

There was no public comment.

Member Fong made a motion to approve application HD-22-776 as submitted, motion seconded by Member Alms and carried on a vote of 4:0 in favor.

HD-22-777

Foxy's                                  Privacy Fence  
125 Mulberry St.

Applicant is proposing to install a pressure treated wood privacy fence to screen the kitchen area measuring 6' tall by 23' and 12' (L)

Applicant's representative Kevin Deighan presented the application.

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.

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

Member Fong made a motion to approve application HD-22-777 as submitted, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-22-778

Scott Mitchell                      Structure replacement  
103 S. Fremont Street

Property owners Larry Hirsch and Scott Mitchell gave a brief description of the events that led up to the demolition of the structure. The plan was to remove the second floor and continue with the reconstruction of the building. Upon removal it was found the remaining structure was not be structurally sound., the building was 8" out of level, no sheathing, the studs were not sound resulting in the demolition of the building. Architect Jennifer Martella reviewed the elevation plan (sheet A-3) with members. It was noted that custom windows would be installed on the Fremont elevation (all wood, Lincoln, SDL) and 4 saved windows to be installed. She also testified that the only change to the plans submitted in October were the replacement of studs.

Tom Byrne of Green Street noted that the original structure was owned by free African Americans in the 1850's.

Chairman Fulton cited Chapter 5 – New Construction and Additions page 30 of the guidelines.

Chairman Fulton made a motion to approve application HD-22-778 dated 2.15.22 with the modification that shiplap replaces the proposed cedar shake shingles on the new front of the building. All the other specifications in the materials list and in the drawings submitted with the application are part of this approval. Motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

**MATTERS FROM COMMISSION AND STAFF:**

502 S. Talbot Street will return later for approval of a fence.

Members discussed a course of action to prevent further damage to historic buildings and changes to the zoning code.

Chairman Fulton agreed to draft a revised opening statement to review next month.

**ADJOURNMENT**     The meeting adjourned at 6:45 pm.

Minutes approved as submitted on a vote of 5:0 in favor on the 7<sup>th</sup> day of April 2022.

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Jim Fulton, Chairman