

Historic District Commission Minutes  
Thursday, April 7, 2022

The meeting was called to order by Chairman Fulton at 3:00 pm. Kim Shellem and Kym Kudla were present monitoring the virtual meeting, the following members were present: Walda DuPriest, Debra Alms, and staff Kim Shellem. Jim Fulton, Glenn Fong, and Lesley Potter were present virtually.

OPENING STATEMENT

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

REVIEW AND APPROVAL OF MINUTES: The minutes of March 3<sup>rd</sup>, 2022 were distributed in advance of the meeting. Member DuPriest made a motion to approve minutes of March 3, as submitted, motion seconded by Member Fong and carried on a vote of 5:0 in favor.

OLD BUSINESS

HD-21-762 Addendum 1

William Carpenter	Demo roof pergola, portico roof structure at garage, extension of
Patricia Slawinski	rear screened porch, repair front door, replace storm door, replace
412 Water Street	door lock.

Applicant is seeking approval to demolish existing pergola, construct a portico over garage door, extend screened porch, replace screen door, and front door lock.

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.

It was noted that the screened porch is not readily visible from the public way. Chairman Fulton cited Chapter 4.4 Screen and Storm Doors, page 19, Chapter 4.3 Doors and Windows, page 18, Chapter 4.12 Porches page 28 of the guidelines. There was no public comment.

Member DuPriest made the motion to approve application HD-21-762 Addendum1 as submitted, motion seconded by Member Fong and carried on a vote of 5:0 in favor.

NEW BUSINESS:

HD-22-779

Hilary Henry	Garden Shed
100 W. Chestnut St.	

Applicant is seeking approval to construct a garden shed; materials will match the approved accessory dwelling unit.

Contractor James Cooper and Paulette Florio of Talbot Street presented the application. Chairman Fulton said Harrison Alley is not considered a public way, the final determination to be discussed.

Chairman Fulton noted that the property is valued as an "C" on the National Register Map finding a strict standard of review appropriate. Member concurred. He then cited Chapter 10 -Accessory Structures, page 36 of the guidelines. There was no public comment.

Member Fong made a motion to approve application HD-22-779 as submitted, motion seconded by Member Potter and carried on a vote of 5:0 in favor.

HD-21-736 Addendum 1  
SMCC Renovations  
103 Railroad Ave.

Applicants are seeking approval to add solar panels, fence, HVAC units, dumpster and walk in units. Langley Shook, President of the SMCC board, C. Boyd, Mark McInturff, and P. Roof Executive director reviewed the slide show providing details regarding the changes to the original application.

Member DuPriest cited Chapter 6-Lighting, page 32 into the record.

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. He then cited Chapter 4.5 - Windows, page 20, Chapter 9 - Fences, page 35, and Chapter 11- Mechanics, page 38 of the guidelines.

Fence height was discussed.

There was no public comment.

Member Fong made a motion to approve application HD-21-736 Addendum 1 as submitted, motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-22- 780  
Jeff Wiltshire Demo shed & relocate shed  
113 Thompson St. Applicant is seeking approval to demolish a shed and relocated an existing shed.

Chairman Fulton noted that the property is valued as an "B" on the National Register Map finding a strict standard of review appropriate. Members concurred. He then cited Chapter 10 -Accessory Structures, page 36 of the guidelines.

There was no public comment.

Member DuPriest made a motion to approve application HD-22-780 as submitted, motion seconded by Member Alms and carried on a vote of 5:0 in favor.

HD-22-781  
Tracey Wagner Demo shed & install a fence  
100 Mulberry Street

Applicant is seeking approval to remove a shed and install 36" tall wood fencing to the right side of the property. Contractor Kurt Gant presented the application which included 2 options of fencing, members preferred the fence at the neighboring property located in the rear of the property. Applicant agreed.

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

Chairman Fulton cited Chapter 9-Fences, page 35 of the guidelines.  
There was no public comment.

Member Fong made the motion to approve application HD-22-781 as modified - to match the neighboring fence as shown in photo located on the rear of the property, motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-22-782  
Tracy Wagner Rear 2<sup>nd</sup> floor deck, sliding doors, windows  
405 S. Talbot St.

Applicant is seeking approval to add a new window (casement, 6 panes, SDL) to match existing window, 4 panel French doors and balcony to second floor.

Chairman Fulton noted that the property is valued as a "C" on the National Register Map finding a strict standard of review appropriate adding that the changes are on the non-contributing rear addition of the structure. Member concurred.

Chairman Fulton cited Chapter 4.12 – Porches, page 28, Chapter 4.5 – Windows, page 20 of the guidelines.

Members discussed the proposed balcony "wires" finding it is too contemporary. There was no public comment.

Member DuPriest made a motion to approve application HD-22-782 as submitted for the new window, motion seconded by Member Fong and carried on a vote of 5:0 in favor.

Member Alms made a motion to continue application HD-22-782 for the doors and balcony railing to the May meeting, applicant to submit elevations of the 4 panel French doors with SDL and railing elevation with more traditional pickets. Motion seconded by Member Potter and carried on a vote of 5:0 in favor.

HD-22-783

Dan Spiegel                      Brick steps & Walkway & Handrails  
200 Mulberry Street

Applicant is seeking approval to replace existing front stoop, steps, walkway and replicate the handrails. Mr. Spiegel noted the front steps are deteriorating and would like to rebuild them using old bricks matching the building brick and mortar, the walkway using a running bond matching the width of the steps and replicate the handrails.

Chairman Fulton noted that the property is valued as an "A" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes page 112, finding a strict standard of review appropriate. Member concurred.

Chairman Fulton cited Chapter 4.12-Porches, page 28, Chapter 4.1 – Masonry, page 15 of the guidelines.

There was no public comment.

Member Fong made a motion to approve application HD-22-783 as submitted, motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-22-784

Tim Law                              Wall Sign  
212 S. Talbot Street

Applicant is seeking approval to install a new wooden wall sign.

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 78, circa 1871, finding a strict standard of review appropriate.

Chairman Fulton cited Chapter 7-Signs, page 33 of the guidelines.

Member Potter stepped out of the room. Member Fong made a motion to approve application HD-22-784 as submitted, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-22-785

Tim Law Sign

207 S. Talbot St. Applicant is seeking approval to install a new wooden hanging sign on the existing post.

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 79, circa 1852, finding a strict standard of review appropriate.

Member Fong made a motion to approve application HD-22-785 as submitted, motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-22-786

Andrea Orndorff Stairway & Door

411 S. Talbot St.

Applicant is seeking approval to install an exterior stairway made of composite materials and convert a window to a door on the second -floor rear elevation.

Contractor Victor McSorley of 102 Cherry Street presented the application stressing that the changes are not visible from a public way.

Chairman Fulton added that the changes are not on the character defining elevation thus justifying the approval.

Chairman Fulton made a motion to approve application HD-22-785 as submitted noting that this is an exception to approving the use of synthetic materials on contributing structures, motion seconded by Member Alms and carried on a vote of 5:0 in favor.

DISCUSSION: 906 S. Talbot Street-Proposed Hotel

The Planning Commission referred this project to the historic commission to review the architectural components of the project. Property owner is proposing a two and a half story Boutique Hotel. Sean Callahan of Lane Engineering gave a summary of the project. Interested parties Mike Clifford of BCA, Shashi P., R. Padmawana were in attendance.

Chairman Fulton noted a preference for brick as opposed to stone foundation wall, clapboard versus shingles. Member Alms would like to see a design that will fit in with the Town character. Member Potter noted that as this is the Gateway to town, would like to see something welcoming that reflects the town qualities. Member Fulton said to incorporate details reflecting the scale and rhythm of the town's streetscape.

MATTERS FROM COMMISSION AND STAFF: Permit issued to 305 Mulberry & 500 S. Talbot Street to repaint signs with new text.

Chairman Fulton presented a revised opening statement. Member Fong made a motion to approve the revised statement as submitted, motion seconded by Member alms and carried on a vote of 5:0 in favor.

ADJOURNMENT The meeting adjourned at 6:45 pm.

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

  
Jim Fulton, Chairman