

Historic District Commission Minutes
Thursday, January 5, 2023

The meeting was called to order by Chairman Fulton at 3:03 pm. in the Scout Building in St. Mary's Square: the following members were present in person: Debra Alms, Glenn Fong, Code Compliance Officer Eric Knapp, Town Planner Steve Ball and staff Kim Shellem. Walda DuPriest was not in attendance.

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.

Election of Officers:

Member Glenn Fong made a motion to elect Jim Fulton as Chairman; motion seconded by Member Alms and carried on a vote of 3:0:1 in favor.

Member Jim Fulton made a motion to elect Glenn Fong as Vice Chair; motion seconded by Member Alms and carried on a vote of 3:0:1 in favor.

Review and approval of Minutes dated December 1, 2022

Member Fong made a motion to approve minutes of December 1st , as submitted, motion seconded by Member Alms and carried on a vote of 3:0 in favor.

NEW BUSINESS:

HD-22-818

David Breimhurst Storm door
113 Grace Street

Applicant is seeking approval to install a full view aluminum storm door by Larson - Platinum series including black lever handle hardware.

Chairman Fulton cited Section 4.4 Doors, page 19 of the guidelines.

Mr. Breimhurst noted that he intends to replace the front door and front porch in the future, he then asked for guidance to repair/replace the wood railing on the step.

There was no public comment.

Chairman Fulton made a motion to approve Application HD-22-818 as submitted, seconded by Member Alms, and carried on a vote of 3-0 in favor.

HD-23-819

Bill Sohan Sign
415 S. Talbot Street

Mr. Sohan was sworn in by Chairman Fulton. The applicant is seeking approval to replace the existing sign with a new sign for a new business, in the same location and size. The proposed material is pvc.

Chairman Fulton noted that the property is contributing circa 1800 finding a strict standard of review appropriate. Members concurred.

Chairman Fulton cited Section 7 Signs, page 34 of the guidelines.

It was noted that the proposed material is not appropriate, either wood or MDO could be used.

Applicant agreed to the change in material.

Member Fong made a motion to approve Application HD-23-819 with the change of material to MDO or plywood, seconded by Member Alms and carried on a vote of 3-0 in favor.

HD-23-820

Bryon Reilly Roofing, windows, HVAC, fencing
105 Locust Street

Bryon Reilly of 7845 Woodland Drive, Easton presented an application to: repair/replace windows, replace asphalt roof shingles, install HVAC system with outside compressor units, enclose the units with a wooden picket fence.

Chairman Fulton Chairman Fulton noted that according to tax records the property is dated 1900's and referenced in Historic St. Michaels by Elizabeth Hughes circa 1795 finding a strict standard of review appropriate. Members concurred.

Chairman Fulton cited Sections 4.5 Windows, 4.10 Roofs, 9 Fences, 11 Mechanical, pages 20, 26, 35, and 38 of the guidelines.

Members discussed windows with applicant, adding that repairs are preferred however should they need to be replaced applicant agreed to return for approval to the commission. There was no objection to applicant rebuilding the front right dormer to match the left side dormer.

Member Fong made a motion to approve Application HD-23-820 for the replacement of like in kind, Heritage series by Tamko, asphalt shingles in Rustic Red oak, seconded by Member Alms and carried on a vote of 3-0 in favor.

The location of the proposed HVAC units was reviewed. Chairman Fulton cited Section 9 Fences and 11 Mechanical Equipment, pages 35 and 38 of the guidelines.

Member Fong made a motion to approve Application HD-23-820 for the location of the split system and adjacent fence, seconded by Member Alms and carried on a vote of 3-0 in favor.

HD-23-822

Dennis Byrne Windows, siding, stoop, chimney, door, fence,
202 Locust Street porch addition, standing seam roof, asphalt roof

Dennis and Tom Byrne were sworn in, they then presented the application seeking approval to restore the original historic structure and 19th century rear wing as well as construct a rear screened porch addition. It was noted that the board of zoning appeals granted a variance to the side yard setback.

Chairman Fulton noted that the addition does not appear on the San Borne Map dated 1919. Mr. Byrne believes the addition to date to the 60's.

Details include:

Doors- replace front door with a wood 4 raised panel door,

Windows- those original to house are SDL Weather Shield will be replaced with same Weather Shield SDL. The rear wing of the house will have SDL aluminum clad windows.

Porch: The floor of the 1st floor will be concrete, 2nd floor wood.

Chimney: A masonry chimney will be built on north side of historic home as shown in historic photos.

Siding: The current siding on the historic part of the house will remain. Any board that is missing or damaged beyond repair will be replaced with cedar board to match current siding, cedar boards will also be used on the rear wing.

Roofing: The current asphalt roofing in the historic portion of the house will be replaced with Cedar Shingles, the rear wing of the house will have metal roofing.

Steps: A brick landing below front door using brick to match foundation.

Fence: along front property line- traditional picket fence, flat picket, 30” tall and 3.5” wide with a simple point at the top, spacing of 2”.

Chairman Fulton made a motion to approve Application HD-23-822 for the front door replacement with a 4-panel wood door as shown in the elevation drawings, seconded by Member Fong and carried on a vote of 3-0 in favor.

Chairman Fulton cited Section 4.1 Masonry and 4.3 Windows, pages 15, 18 of the Guidelines.

Member Fong made a motion to approve Application HD-23-822 for windows per the summary of work as submitted, seconded by Member Alms and carried on a vote of 3-0 I favor.

Chairman Fulton cited section 5-New construction (porch), page 30 of the guidelines.

Chairman Fulton made a motion to approve application HD-23-822 for the new addition including the porch, windows, and siding, as submitted, porch with 15 lite French doors on both levels, addition stepped in 1 1/2’, screened, 6 by 6 columns without brackets, roof on rear wing metal interlocking metal panel 16” wide 1 1/2” seam, seconded by Member Fong and carried on a vote of 3-0 in favor.

Chairman Fulton cited section 4.2 Chimney, page 17 of the guidelines for the restoration of the previously existing chimney with brick to match foundation. Chairman Fulton made a motion to approve Application HD-23-822 for the chimney as submitted, seconded by Member Alms and carried on a vote of 3-0 in favor.

Chairman Fulton cited section 4.10 Roofs, page 26 of the guidelines and made a motion to approve replacement of asphalt with sawn shingles as submitted, seconded by Member Fong and carried on a vote of 3-0 in favor.

Chairman Fulton cited section 4.1 Other Masonry, page 30 of the guidelines and made a motion to approve the construction of a landing and new step with bricks to match facing on the foundation and new chimney as proposed, seconded by member Alms and carried on a vote of 3-0 in favor.

Chairman Fulton cited section 9 Fences, page 35 of the guidelines he then made a motion to approve the wood fence as submitted, seconded by member Fong and carried on a vote of 3-0 in favor.

DISCUSSION:

Member Alms made a motion to table the items under discussion until a full board is present, seconded by Member Fong and carried on a vote of 3-0 in favor.

Continue discussion on string lights.

Member Fulton would like to add a discussion item: Amend the rules of procedure.

ADJOURNMENT The meeting adjourned at 5:40pm.

Minutes approved as submitted on a vote of ____ in favor on the 2nd day of February 2023.

Jim Fulton, Chairman