

RESOLUTION NO. 2023 - 09

**RESOLUTION OF THE COMMISSIONERS OF THE TOWN OF ST. MICHAELS TO
ADOPT REVISIONS TO THE HISTORIC DISTRICT COMMISSION'S DESIGN
REVIEW GUIDELINES RELATING TO REGULATING TENTS AND STRING LIGHTS
IN THE HISTORIC DISTRICT OF ST. MICHAELS**

WHEREAS, on March 2, 2023, the Historic District Commission of St. Michaels considered and acted on changes to amend the Historic District Design Review Guidelines, Town of St. Michaels in relation the changes to Chapter 3: "How to Use These Guidelines" and Chapter 6: "Lighting"; and

WHEREAS, the changes are to clarify the Historic District Commissioner's authority and requirements related to tents and string lights of properties located within the St. Michaels Historic District; and

WHEREAS, it is the function of the Historic District Commission to review and act upon any request for a historic review certificate as required by Chapter 340, Article VI (Historic District Provisions) of the Town Code; and

WHEREAS, it is the desire of the Historic District Commission to seek approval of this Resolution which incorporates the changes into the Historic District Review Guidelines as attached as "Exhibit A" to this Resolution; and

WHEREAS, after conducting this meeting and soliciting public input into this matter did find that the proposed revisions are consistent with those generally recognized by the Maryland Historical Trust; and

SECTION 1

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Town of St. Michaels that the amendments to the Historic District Commission's Design Review Guidelines as presented are hereby adopted with the full text attached as "Exhibit A" and made a part of this Resolution; and

SECTION 2

AND, BE IT FURTHER RESOLVED that this Resolution shall take effect upon the date of its adoption.

Introduced: 7-12-2023

Adopted: 7-12-2023

Effective: 7-12-2023

THIS RESOLUTION NO. 2023-09 HAVING BEEN PASSED by the following yea and nay vote of the Commissioners of St. Michaels on the **12th** day of **July, 2023**, in the meeting room of the Talbot County Free Library, 106 Fremont Street, St. Michaels, Maryland.

Breimhurst Yea

DuPont Yea

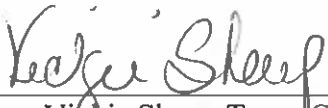
Harrod Yea

Mercier Yea

Whittington Yea

I HEREBY CERTIFY that Resolution No. 2023-09 was passed by a yea and nay vote of the Commissioners of St. Michaels on the **12th** day of **July, 2023**.

ATTEST:



Vickie Sharp, Town Clerk

THE COMMISSIONERS OF ST. MICHAELS

By:



David H. Breimhurst, President

EXHIBIT “A”

Historic District Commission

Proposed Amendment to Historic District Guidelines

(Initially adopted by the St. Michaels Town Commissioners on May 14, 2014, Resolution 2014-03 and subsequently amended and updated on April 27, 2021, Resolution 2021-03)

*Amendments and additions are shown in **bold and underlined** and ~~stricken through~~ are omissions as proposed additions to Town Zoning Code/HDC Guidelines, Chapter 3 How to Use These Guidelines and Chapter 6, Lighting as follows:*

3. How to Use These Guidelines

3.1 Projects subject to review

The Commission reviews all proposed exterior changes to properties in the Historic District that will be visible from a public way. The Commissioner’s mandate covers alterations to existing structures of any kind; moving, demolition, and additions to existing structures; new structures, fences, walks and driveway signs, and other objects intended for permanent placement on a property. **Ordinance No. 536 governs the use of tents, are limited to be in place between April 1st and October 31st, and requires a permit. Temporary tents are reviewed and approved by the Historic District Commission. Tents that are affixed to the ground and in place beyond the time as noted above are considered permanent structures and are not permitted. (See Section 6 for lighting standards for tents)** Routine maintenance (e.g., minor repairs using the same materials as the original) is generally not reviewed. However, major maintenance that may impact the historic or structural integrity of a structure (e.g. repointing historic masonry) shall be subject to review. Ask the Code Enforcement Officer if in doubt about whether or not a project is subject to review.

Second paragraph of Chapter 6 is proposed to be modified as noted below here:

6. Lighting

Exterior lighting should not damage, obscure or cause the removal of historic architectural features. Exterior lighting should not wash over the building façade. Nighttime lighting should not produce inappropriate glare or misdirected lighting. Uplighting, architectural lighting, landscape lighting, ~~and light strings~~ are generally not permitted in the historic district. **String lights are defined as assembly of lights joined and powered by a length of wire and are not permitted in the historic district, except as temporary holiday lights. Holiday lights are defined as decorative or festoon-type lights, limited to small, individual low-wattage bulbs on a string, installed as temporary lighting for a specific holiday. Holiday lights are allowed as a temporary use up to, but no more than 3-month time period in the Historic District from October 15th until January 6th, with an additional 10 days to remove them after the Holiday and do not require a permit.**

EXHIBIT “A”

Installed lights beyond a 3-month time frame as noted is considered permanent. A permit is required for all permanent outdoor lighting fixtures. Permanent lighting fixtures require review and approval by the Historic District Commission. In their deliberations, the Commission may consider approving or denying lights based on issues related to type, design, kelvin, intensity and impact or spillover effect of proposed lighting on adjacent properties and public space.

String lights are allowed within tents as a temporary use, but required to be concealed by the canopy and no lower than the bottom edge of the canopy.

All exterior light fixtures with prior permit application and approval that were installed prior to the effective date of this article may continue as permitted. Enforcement and penalties under this article shall be as specified in § 340-212 of the Zoning Ordinance.

Under the Section of Recommended and Not Recommended:

RECOMMENDED

Table lights are preferred in all outdoor dining settings.

NOT RECOMMENDED

Permanently installing light strings on any structure or landscape feature. **Any temporary use of string lights in tents must be concealed.**