

To clarify from the motion dated December 6, 2018: “sheds will be textured T-111 siding, wood windows, single hinge door made of wood trimmed, transom window in gable end, no shutters and no window box.”

Member DuPriest made a motion to approve application HD-20-688 as submitted. Motion seconded by Member Potter and carried on a vote of 5:0.

HD-20-681

Richard Beavers Doors, Door hardware, Parking area, pool area with landscaping
202 Cherry Street

Applicants have returned with information regarding the proposed doors, door hardware, parking area, second floor new owners porch design and pool with landscaping. A sample of the proposed pavers were provided. Exhibit #24 - Memo from Kym Kudla regarding the requirement of mitigations and a fence around pool, exhibit #25 - Email dated 3.5.20 from Aida Khalil of 205 Cherry Street and exhibit #26 -Photo of proposed pavers were entered into the record.

Following applicants’ presentation and discussion members requested specific information regarding the proposed pool, required fence to meet code requirements and screening. Member Fulton stated there has been no precedent of concrete pavers in the historic district, he then cited Chapter 11 – Appurtenances page 24 of the guidelines finding no support to install the pavers.

Public comment: Aida Khalil, 205 Cherry Street, noted her concerns in approval of the swimming pool. Those being environmental, noise and drainage issues.

Merits: Proposed doors don’t have a transom or sidelights.

Member Potter felt the design for the doors were not compatible with the house suggesting a 9 lite/2 panel wood door. Applicant agreed to the change.

Details of the new owners’ porch were discussed - balusters setback, balustrade to match existing second floor balustrade and exception of posts.

Old World Pavers – Member Fulton in opposition as noted above.

Fencing – to be continued, will need clarification regarding zoning requirements. Mr. Gilmore cited Zoning - Chapter 340-42.

Pool – Member Fulton said the pool need to be completely screened from the public way.

- Member Potter made a motion to approve application HD-20-681 for the 9 lite/2 panel woods door as discussed. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor. Chairman Leshar cited Chapter 5 - Doors, page 15 of the guidelines.
- Member Potter made a motion to approve the door hardware as submitted. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor. Chairman Leshar cited Chapter 5 - Doors, page 15 of the guidelines.
- Member Fulton made a motion to approve the owner’s porch/balustrade as submitted. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor. Chairman Leshar cited Chapter 7 - Porches, page 20 of the guidelines.
- Member DuPriest made a motion to approve the use of Belgard Old World paver - Belgian Stone as submitted. Motion seconded by Member Potter and passed on a 4:1 vote in favor with Member Fulton in opposition. Chairman Leshar cited Chapter 11 – Accessory Structures &

Appurtenances, page 24 of the guidelines. A photo of the paver was entered into the record as exhibit #26.

- Member Fulton made a motion to continue discussion of the surrounding fence/screen to the April meeting. Motion seconded by Member Potter and carried on a vote of 5:0 in favor.

HD-20-689

T. Beall

Signage

205 N. Talbot Street

Applicant Tim Beall is proposing two cedar wood signs. The cantilever sign fronting Talbot Street will hang on existing bracket and the sign on the rear is a flat wall sign.

Chairman Leshar noted the property is valued as a “B” on the National Register Map finding a strict standard of review appropriate. Members concurred.

There was no public comment.

Chairman Leshar cited Chapter 8 - Signs, page 21 of the guidelines.

Member Fong made a motion to approve application HD-20-689 as submitted. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-20-690

Chris Agharabi

Signage

209 S. Talbot Street

Mr. Agharabi is proposing one suspended (wood or MDO) sign to be located on the front of the building.

Chairman Leshar noted the property is valued as a “C” on the National Register Map and illustrated in Historic St. Michaels by Elizabeth Hughes, page 79 (T-667 circa 1870 Hope Caplan building) finding a strict standard of review appropriate. Members concurred.

Chairman Leshar cited chapter 8-Signs, page 21 of the guidelines.

Member Fulton made a motion to approve application HD-20-690 as submitted. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-20-691

Michael Kalvaitis

Re-roof front porch addition

412 Water Street

Applicant has replaced an existing metal roof with new metal roof over porch window.

Chairman Leshar noted the property is illustrated in Historic St. Michaels by Elizabeth Hughes, page 109 (T-727 circa 1908 Walter Fairbank house) finding a strict standard of review appropriate. Members concurred.

There was no public comment.

Chairman Leshar cited chapter 6-Roofs, page 18 of the guidelines.

Member DuPriest made a motion to approve application HD-20-691 as submitted. Motion second by Member Potter and carried on a vote of 5:0 in favor.

HD-20-685

5 Gables Inn

204 N. Talbot Street

Renovations/repairs

Shutters, Storm Windows, Gutter/Downspouts, Entry Doors

Architect Charles Goebel – Easton Md, and Alchemy contractor Jim Sebastian have returned with specifics seeking final approval for the following:(1) addition of a window adjacent to the north face of the 2nd floor balcony at 202 N. Talbot, (2) squaring off the rear of the building at 202 N. Talbot building labeled as “B”, “West Property”, (3) Storm windows, (4) Gutters/downspouts, (5) Entry doors (6) Shutters. Any new exterior finishes will match existing and replacement materials are to be in-kind to existing. Site plans were provided using color coding on historic structures (yellow), addition/alteration to historic structure (green), non-contributing (pink). Mr. Goebel noted that any approvals this evening would not include proposed concept plans for the Milk Garage.

The proposed composite shutters are Timberlane Endurian (or equal) wood louvered, mounted on hinges and holdbacks, sized to the openings. Proposed storm windows are Velvalume (or equal) on existing historic windows. Proposed generic ½ round pre-finished gutters and round downspouts as opposed to the existing “K-style” gutters and rectangular downspouts. Proposed entry doors are Simpson (or equal) painted solid wood doors with 2/3 insulated glass panels (7/8” SDL if muntins) on the original historic sections of the structure, for the replacement doors in the rear of the structure use ThermaTru (or equal) painted insulated fiberglass-faced doors with 2/3 insulated glass panels (7/8” if muntins). There was no public to offer comments.

Chairman Leshar made the following motions to approve application HD-20-686 as stated:

- Motion to approve the new 2/2 window under the porch roof in the brick structure as submitted.
- Motion to approve to square off rear of building with a new roof line as submitted.
- Motion to approve shutters in wood, sized, hinged and drawbacks as submitted.
- Motion to approve ½ round gutters and round downspouts as submitted.
- Motion to approve the entry doors Simpson (or equal) painted solid wood doors with 2/3 insulated glass panels (7/8” SDL if muntins) on the original historic sections of the structure, for the replacement doors in rear of structure use ThermaTru (or equal) painted insulated fiberglass-faced doors with 2/3 insulated glass panels (7/8”if muntins) as submitted.
- Motion to approve the storm windows as submitted.

Chairman Leshar cited Chapters 5, 6 and 14, pages 15, 16, 17, 18 (Doors and Windows, Shutters, Storm Windows, Roofs, New Construction)

The motions were seconded by Member Fulton and carried on a vote of 5:0 in favor.

HD-20-686

Five Gables Inn

209 N. Talbot Street

Renovations/remodel/repairs

Shutters, Storm Windows, Gutter/Downspouts, Entry Doors, New entrances

Architect Charles Goebel – Easton Md, and Alchemy Contractor Jim Sebastian gave a brief presentation of the proposed renovations to 209 N. Talbot Street. They are seeking final approval for the following:(1) New side entry to the building off the north side parking lot (2) The new entrance to the south side, (3) Storm windows, (4) Gutters/downspouts, (5) Entry doors and (6) Shutters. Any new exterior finishes will

match existing and replacement materials are to be in-kind to existing. Entrance terrace, terrace railing, replacement side yard fencing, new signage and landscaping all to be addressed by separate cover.

There was no public to offer comments.

Chairman Leshner made the following motions to approve application HD-20-686 as stated:

- Motion to approve the new side entrance to the south and the new side entry off the parking lot to the north as submitted.
- Motion to approve the replacement doors - Simpson (or equal) painted solid wood doors with 2/3 insulated glass panels (7/8" SDL if muntins) on the original historic sections of the structure, ThermaTru (or equal) painted insulated fiberglass-faced doors with 2/3 insulated glass panels (7/8"if muntins) on new additions off to the rear of the building as submitted.
- Motion to approve the storm windows as submitted.
- Motion to approve 1/2 round gutters and round downspouts as submitted.
- Motion to approve wood replacement shutters as submitted.

Chairman Leshner cited Chapters 5, 6 and 14, pages 15, 16, 17, 18 (Doors and Windows, Shutters, Storm Windows, New Construction)

The motions were seconded by Member Potter and carried on a vote of 5:0 in favor.

MATTERS FROM COMMISSION AND STAFF:

Member Fulton gave an update regarding the guideline rewrite.

The meeting adjourned at 8:30 pm.

Minutes approved as submitted by 4:0:1 vote in favor on 18th day of May 2020.

Pete Leshner, Chairman