

Historic District Commission Minutes
Monday, May 18, 2020

The meeting was called to order by Chairman Leshner at 5:00 pm. Chris Thomas was present monitoring the virtual meeting, the following members were present: Jim Fulton, Glenn Fong, Walda DuPriest, Lesley Potter, staff Kim Shellem and Bill Gilmore.

The review of the March 5th minutes was postponed to the end of the meeting.

OPENING STATEMENT

Chairman Leshner read the opening statement into the record. It was decided that members will raise hands to vote on each application.

HD-20-692

Tracey Wagner Fencing
203 Cherry Street

Chairman Leshner noted the property is designated as a “B” on the National Register Map as well as Historic St. Michaels, finding a strict standard of review appropriate. Members concurred.

Applicant is proposing a 3.5’ black aluminum metal fence to replace the deteriorated wood fence. Member Fulton preferred a solid metal fence. Chairman Knapp provided letters of concern regarding the large tree on the property line of 203/205 Cherry St. Letters were added as exhibit #8 into the record.

Member DuPriest cited the guidelines regarding the removal of trees, she also opposed the style of proposed fence citing Chapter 12 of the guidelines.

As the applicant was not present discussion the application was tabled. Member Fulton made a motion to table application, seconded by Member DuPriest, and carried on a unanimous vote of 5:0.

HD-20-693

Tracey Wagner Changes to Accessory Structure
203 Cherry Street

Lars Ericson on behalf of applicant is seeking approval to remove doors, add siding and windows to the accessory structure. The building had been modified per historic approval previously. On the left elevation the existing door is being replaced with a faux door and the rear elevation replace 2 doors with siding to match and add a double hung window.

The application was reviewed under a strict standard.

Chairman Leshner called for public comment.

Chairman Leshner noted comments received by Aida Khalil referred to the previous application regarding a tree, which were entered into the record for HD-20-692.

In response to Marian Brown 407 Water Street, Chairman Leshner provided a public view of the application.

Aida Khalil expressed concern regarding changes to the elevation and flooding of her property. Mr. Erickson noted that there are no plans to grade the property at this time.

Chairman Knapp suggest the review include the whole property.

Chairman Leshar cited Chapter 14 - New Additions, page 27, and Chapter 11- Accessory Structures page 24, of the guidelines.

Marian Brown commented that the building is more important than the members are giving it credit for. Member Fulton felt the changes were not character changing.

Member Fulton made a motion to approve application HD-20-693 as submitted. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-20-694
Back Porch, LLC Signage
105 N. Talbot Street

Applicant is seeking approval to install 3 signs: 1)front window decal, 2)existing post, and 3)individual letters flued to the fascia. Signage material is Azek, acrylic, vinyl with stainless steel attachments.

Chairman Leshar noted property is list as an "E" on the National Register Map and pages 62-63 of the Architectural Guidelines finding a lenient standard of review appropriate. Members concurred.

Applicant was not present. Chairman Leshar attempted to complete a review of the application. Members needed further details. Member Fulton made a motion to table review of the application. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-20-695
Bill Sohan Fencing
205 Green Street

Applicant is seeking approval to replace a picket fence with a 5' wood gothic picket fence painted white to match neighboring fences.

Chairman Leshar noted the property is designated as a "C" on the National Register Map finding a strict standard of review appropriate. Members concurred.

Member Fong made a motion to approve application HD-20-695 as submitted. Motion seconded by Member Potter and carried on a vote of 5:0.

Chairman Leshar cited chapter 12-Fences, page 25 of the guidelines.

HD-20-696
Mark & Jody Huber Re-roof & k style gutters
110 Grace street

Applicant is seeking approval to replace a 3-tab shingle roof with architectural shingles, a new plastic baffled cap-over ridge vent and replace K style gutters with same.

Applicants were not in attendance.

Chairman Leshar noted the property is a recent build (1986) finding a lenient standard of review appropriate. Members concurred.

Member Fong made a motion to approve application HD-20-696 seconded by Member DuPriest and carried on a vote of 5:0 in favor.

Chairman Leshar cited Chapter 6 – Roofs, page 18 of the guidelines.

HD-20-697

Maureen Nentwig Demolish potting shed

121 W. Chestnut Street

Applicants are proposing to demolish a small shed located at the rear of the property. Based on research the shed is not shown on the 1912 San Borne Map finding it non-contributing or significant to the historic district.

Chairman Leshar noted the main structure is contributing therefore a strict standard of review is appropriate. Members discussed the age of the potting shed.

There was no public comment.

Chairman Leshar cited Chapter 11 – Accessory Structures, page 24 of the guidelines.

Member Fulton made a motion to declare the small potting shed at 121 W. Chestnut Street as non-contributing structure in the historic district. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

Member Fong made a motion to approve application HD-20-697 as submitted. Motion seconded by Member Potter and carried on a vote of 5:0 in favor.

HD-20-698

Jon Eugenio

213 S. Talbot Street Unit D Replace windows, Shutters, Gutters & Downspouts

Applicant is seeking approval to replace (7) wood dormer windows,(2) wood windows with like in kind (SDL) in size and material (wood), replace (2 pair) wood window shutters (louvered, sized correctly, with like in kind materials (wood – attached with screws) and replace existing K style aluminum gutters with new half round 6” aluminum gutters and downspouts.

Chairman Leshar noted property is list as an “E” on the National Register Map and pages 48-49 of the Architectural Guidelines finding a lenient standard of review appropriate. Members concurred.

There was no public comment.

Chairman Leshar cited Chapter 5-Doors/Windows, page 16 of the guidelines.

Member DuPriest made a motion to approve application HD-20-698 as submitted. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-20-699

Melissa Jones

106 Grace Street

Replace front porch & front door & add full view storm door

The applicant is proposing to replace front door and extend porch the length of the house and replace front door with custom wood Oxford style door (same as existing) with antique brass knob and deadbolt and a glass (full) view storm door.

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

Applicant described the amended proposed plans which were discussed at the February meeting.

Chairman Leshar referenced discussion items and suggestions citing the guidelines Chapter 7 page 20, “Porches should not be added to the primary façade where they did not historically exist”. Member Fulton added that the guidelines state, “...radically changing the building’s front porch can diminish the historic character of the entire building, Member DuPriest agreed. Member Fong supported the request adding that safety is an issue.

There was a brief discussion regarding alternate design, evidence of a prior porch, etc.

Public comment: Marian Brown of Water Street is opposed the changes to the front porch.

Member Fong made a motion to approve application HD-20-699 for the front door as presented. Motion seconded by Member Potter and carried on a vote of 5:0 in favor.

Chairman Leshar cited Chapter 5- Doors, page15 of the guidelines.

Member Fulton noted 121 W. Chestnut Street and 102 Locust Street are houses with porches that are historically compatible in character.

Member Fulton made a motion to continue applicant’s request for the front porch. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

The meetings allotted time expired, the following applications were continued to May 21st at 5:00p.m. Applicant’s gave permission to continue their applications to the next meeting date.

HD-20-700

Rick Beavers

202 Cherry Street Landscape plan, Storm door and Stand-alone Deck expansion (water side)

Member Fulton made a motion to continue HD-20-700, Rick Beavers, 202 Cherry Street, Landscape plan, Storm door and Stand-alone Deck expansion (water side). Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

Member Fulton made a motion to continue HD-20-692, Tracey Wagner, Fencing, 203 Cherry Street Fencing. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

Member Potter made a motion to continue HD-20-694, Back Porch, LLC Signage, 105 N. Talbot Street For signage. Motion seconded by Member DuPriest and carried on of a vote of 5:0 in favor.

Member DuPriest made a motion to continue the virtual historic district commission meeting to Thursday May 21st at 5:00. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

Historic District Commission Minutes
Thursday, May 21, 2020

The meeting was called to order by Chairman Leshner at 5:00 pm. Chris Thomas was present monitoring the virtual meeting, the following members were present: Jim Fulton, Walda DuPriest, Lesley Potter, staff Kim Shellem and Bill Gilmore. Glenn Fong was not in attendance.

Member Fulton made a motion to approve the March 5th minutes as submitted. Motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

OPENING STATEMENT

Chairman Leshner read the opening statement into the record. It was decided that members will raise hands to vote on each application.

HD-20-692

Tracey Wagner Fencing
203 Cherry Street

Applicant is proposing a 3.5' black aluminum metal fence to replace the deteriorated wood fence. The fence will be located on each side front to back of property.

Chairman Leshner noted the property is designated as a "B" on the National Register Map as well as Historic St. Michaels, finding a strict standard of review appropriate. Members concurred.

Member Fulton preferred a solid metal fence. Jeff Knapp provided letters of concern regarding the large tree on the property line of 203/205 Cherry St. Letters were added as exhibit #8 into the record.

Member Fulton asked if the applicant planned to remove the large tree located on the property line of 203/205 Cherry Street. Ms. Wagner said an arborist is evaluating the condition of the tree for safety issued.

Member DuPriest asked if the applicant considered a wood picket fence, applicant prefers the proposed aluminum fence.

Member Fong joined the meeting at this time.

Members of the public voiced their concerns during public comment. Mr. B. Mullaney, Attorney representing the neighboring property owner at 205 Cherry Street, Ada Khalil. He asked for a condition of approval be stated in the motion.

Ms. Khalil suggest the use of white pickets matching the existing fence at 205 cherry Street.

Member DuPriest cited the guidelines regarding the removal of trees, she also opposed the style of proposed fence citing Chapter 12 of the guidelines.

There was no further public comment.

Ms. Wagner amended her request to place the metal fence on the left side of the property.

Chairman Leshner cited chapter 12-Fences, page 25 of the guidelines.

Ms. Wagner said she will apply for a survey of the property.

Member Fong made a motion to continue application HD-20-692. Motion seconded by Member Potter and carried on a vote of 5:0 in favor.

HD-20-694
Back Porch, LLC Signage
105 N. Talbot Street

Applicant is seeking approval to install 3 signs: 1) front window decal, 2) existing post, and 3) individual letters adhered to the fascia. Signage material is Azek, acrylic, vinyl with stainless steel attachments.

Chairman Leshar noted property is listed as an "E" on the National Register Map and pages 62-63 of the Architectural Guidelines finding a lenient standard of review appropriate. Members concurred.

Member Fulton expressed concern with the installation of individual letters screwed into the fascia and suggested gluing the letters to a board then onto the fascia. Members discussed the proposed materials, Chairman Leshar added that there is adequate precedent for MDO, wood or Azek. Applicant agreed to use wood instead.

There was no public comment.

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

Member Fulton made a motion to approve application HD-20-694 with the following modifications: Individual letters must be screwed to the fascia and the hanging sign is deferred to a later date for review. The motion was seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-20-700
Rick Beavers
202 Cherry Street Landscape plan, Storm door and Stand-alone Deck expansion (water side)

Applicants are seeking approval to: 1) install a full view Larsen storm door to the upper level porch door, 2) install a detailed door surround to the main entrance door, 3) expand existing deck area located near the water and 4) landscape plan (6' Evergreen screening on Cherry Street).

There was no public comment.

Chairman Leshar cited Chapter 11-Appurtenances and Chapter 14 New Construction pages 25 and 27 of the guidelines.

Member Fong made a motion to approve application HD-20-700 as submitted. Motion seconded by Member Fulton 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 amended by 3:0 vote in favor on 30th day of June 2020.

Pete Leshar, Chairman