

Historic District Commission Minutes

Tuesday June 30, 2020

The meeting was called to order by Chairman Lesher at 3:03 pm. Kimberly Weller was present monitoring the virtual meeting, the following members were present: Glenn Fong, Walda DuPriest, and staff Kim Shellem. Jim Fulton and Lesley Potter were not in attendance.

OPENING STATEMENT

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

REVIEW AND APPROVAL OF MINUTES

Chairman Lesher noted that the minutes of May 18th and 21st were distributed in advance of the meeting and staff had changed a few grammar errors. Member Fong moved to approve the minutes of May 18 & 21, 2020 as amended, seconded by Member DuPriest, and passed on a voice vote of 3:0 in favor.

HD-20-692

Tracey Wagner Fence
203 Cherry Street

Chairman Lesher 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 be located on the left (west) side of the property running from the front to the rear of the property. The proposed metal fence is hollow with an ornate top as noted by Ms. Wagner (page 4 of the application).

Members discussed the appropriateness of the metal as opposed to wood fences.

There was no public comment.

Chairman Lesher cited Chapter 12 – Fences, page 25, of the guidelines finding support of the proposed metal fence.

Member Fong made a motion to approved application HD-20-692 as submitted with the stipulation that the fence has the top “detail” as shown in the illustration page 4 of the application. Motion seconded by Member DuPriest and carried on a vote of 3:0 in favor.

HD-20-701

Dennis Byrne Fence
202 Mulberry Street

Applicant is seeking approval to install a pressure treated wooden gothic style 6’ privacy fence on rear and right side of property. Mr. Byrne added that the pickets will be spaced slightly and painted in the future.

Chairman Lesher cited Chapter 12 - Fences, page 25 of the guidelines.

There was no public comment.

Member DuPriest made a motion to approve application HD-20-701 as submitted, seconded by Member Fong, and carried on a vote of 3:0 in favor.

HD-20-702

Jane Crawford Replace: metal roof, gutters, and downspouts
214A S. Talbot Street

Applicant is seeking approval to replace the standing seam metal roof on the main structure with a standing seam (hand crimped), ridge cap and replace k-style gutters and downspouts.

Chairman Leshar moved on to the next application until Ms. Crawford and Contractor Brian Faulkner could sign into the meeting.

Member Potter then joined the meeting.

HD-20-703

Jane Crawford

214 S. Talbot Street Sign

Applicant is seeking approval to install a hanging sign above the entry to the porch. The sign measures 2" deep, 22" by 72" wide, made of matte metal with acrylic lettering to be hung from existing hooks with stainless steel wire and hoop and hook.

There was no public comment.

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

Member Potter expressed concern for the possibility of the sign falling. Chairman Leshar noted that with proper installation he had no safety concerns.

Member Fong made a motion to approve application HD-20-703 as submitted, seconded by Member Potter, and carried on a vote of 4:0 in favor.

HD-20-702

Jane Crawford

Replace: metal roof, gutters, and downspouts

214 S. Talbot Street

Applicant is seeking approval to replace the standing seam metal roof on the main structure with a standing seam (hand crimped), ridge cap and replace k-style gutters and downspouts.

Chairman Leshar 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.

Ms. Crawford and contractor Brian Faulkner were in attendance. Mr. Faulkner clarified that he would manufacture the 16" center panels standing seam panels, hand crimp all the seams, crimped and locked into a V closure and that the ridge cap will be of a single seam not a broad cap.

There was no public comment.

Chairman Leshar cited Chapter 6 -Roofs, pages 18-19 of the guidelines.

Member DuPriest made a motion to approve application HD-20-702 as submitted, seconded by Member Potter, and carried on a vote of 4:0 in favor.

HD-20-704

Alfred Mercier

Renovations to main house and an addition

105 Cherry Street

Chairman Leshar 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.

Mr. Mercier and Architect, Lee Weldon presented the application based on feedback from the February discussion. The applicant is proposing to complete a rear and side addition.

Overview of the proposed changes to the property include the following:

- 1 ½ story addition on the west side (Talbot Street) of existing house – Expanded kitchen and new mud room
- 1 story addition to the east side (Cedar Street) of the main house- Living room.
- Garage addition - contiguous carriage house – proposed 1 ½ story addition (3 bay garage with new master suite above) and expanded kitchen annex – the proposed addition is in proportion to the main house, with a similar hip roof with dormers in keeping with the original style.
- Proposed breezeway
- The plan is to relocate the existing historic windows, if possible, from the current side of the house to the side of the new addition facing Cedar Street a new window will face Cherry Street, and a patio door will be installed at the rear of the addition.

Chairman Leshar reviewed the existing/proposed features item by item.

Proposed shutters – Timberlane composite louvered sized with hardware and hinges, doors ThermaTru 12 lite door, new garage door, windows-new Marvin sdl, double 6/6, retain storm windows on existing, ½ round gutters, repair in place existing chimneys, relocate hvac to the west side of house with landscaping to conceal, remove vinyl siding to restore main house wood siding and trim, new addition use Hardie plank siding and trim, roofing – raised seam hand crimped, asphalt shingle on accessory structure, brick steps in breezeway with black iron railings, brick pavers in walkway, stone driveway, wood 36” picket fence, brick foundation, dormers on addition to follow style and proportions of existing, colonial lighting style.

Mr. Mercier noted that a large tree on the left side of property will need to be removed for safety reasons and that the neighbor is aware. It was also noted that the large tree on the right side of the property would remain.

Marian Brown of Water Street asked for a view of the plans which were sent via email.

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

Members supported the design.

Member Fong made a motion to approve application HD-20-704 as submitted, seconded by Member Potter, and carried on a vote of 4:0 in favor.

MATTERS FROM COMMISSION AND STAFF:

HD-20-699 Front Porch discussion – 106 Grace Street

Melissa Jones request a letter dated June 6 to Pete Leshar be read into the record.HD-20-692.

Chairman Leshar read the attached document into the record. The discussion item that followed, with four members present, there was a consensus to revisit the unequivocal language in the guidelines that precludes a front porch addition where one did not historically exist.

The meeting adjourned at 5:00 pm.

Minutes approved as submitted by 4:0:1 vote in favor on 29th day of July 2020.

Pete Leshar, Chairman