

Historic District Commission Minutes
Wednesday July 29, 2020

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

REVIEW AND APPROVAL OF MINUTES

Chairman Leshner noted that the minutes of June 30, 2020 were distributed in advance of the meeting. Member Fong moved to approve the minutes of June 30, 2020 as submitted, seconded by Member Fulton, and passed on a voice vote of 4:0:1 in favor.

OPENING STATEMENT

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

HD-20-705

Dennis Byrne Screened porch addition
202 Mulberry Street

Applicant is proposing to construct a screened-in porch at the rear of the dwelling, located on the existing brick patio. The proposed siding will match existing vinyl siding and the shed roof will be made of metal panels.

Contractor Danny Schultz noted that the porch is on grade with the footings below grade. Member Fulton added that the screened porch is not visible from the public way.

Member Fulton noted the property is designated as a "C" on the National Register Map (circa 1912-1920), finding a strict standard of review appropriate. Members concurred.

Chairman Leshner cited Chapter 7 – Porches, page 20, and Chapter 14 – New Construction, page 28 of the guidelines.

There was no public comment.

Member Fong made a motion to approve application HD-20-705 as submitted, seconded by Member Fulton, and carried on a vote of 4:0:1 in favor.

HD-20-706

Commissioners of St. Michaels Accessory Structure
407 St. Mary's Square

Applicant is proposing to construct a 12' by 16' shed made up of split logs, wood casement/awning windows and architectural shingle roofing. The design will mimic the Boy Scout Cabin.

Chairman Leshner noted the property is noted in Historic St. Michaels circa 1938 and was previously reviewed with a strict standard of review as a contributing structure. Members concurred.

Contractor Jeff Knapp of 101 Miles Avenue gave a brief description of the proposal.

Chairman Leshner for full disclosure stated that he is a Boy Scout leader in another location. Chairman Leshner cited Chapter 11- Accessory Structures, page 24, of the guidelines. Size and location were discussed by Members.

Member Fulton made a motion to approve application HD-20-706 as submitted, seconded by Member Fong, and carried on a vote of 4:0:1 in favor.

HD-20-707

Daniel Saur's Addition of 2 columns

107 W. Chestnut St.

Applicant is proposing to add two wood columns to the front porch.

Member Fulton noted the property is designated as a "C" on the National Register Map finding a strict standard of review appropriate, adding that this is the only bungalow style in the historic district. Members concurred.

Contractor Jeff Knapp of 101 Miles Avenue gave a brief description of the proposal. The intent is to enhance the building as well as perform structural repairs to the porch roof line which has sagged 4". Due to the span of the 2 existing columns (32'). He does not have any evidence that 4 columns existed previously.

Member Fulton opposed the addition of the 2 columns where none had previously existed. Chairman Leshar asked if the application were approved how would he replicate in texture and color of the cinder blocks.

Member Fulton cited Chapter 7 - Porches, page 20, of the guidelines. He finds the change substantial and could not support the request.

Member Fong said he could support the request if there was evidence that piers and footing were removed. Chairman Leshar said that the bungalow style and design elements diminish the height of the structure finding the addition of columns not character changing and could support the request.

Member Fulton cited page 20, Historic District Commission Policy: "If a porch needs to be replaced Should be rebuilt to its original configuration."

Member DuPriest felt the change to be substantial and could not approve the request.

Chairman Leshar then asked Mr. Knapp how he would like to proceed.

Mr. Knapp withdrew application HD-20-707.

Member Fulton made a motion to accept the request to withdraw application HD-20-707, seconded by Member DuPriest and carried on a vote of 4:0:1 in favor.

HD-20-708

Robert Lepczyk Replace brick walk/patio pergola & fence ac units

203 Mulberry Street HD-20 -701

Applicant is proposing to replace/enlarge brick walk/patio, install fencing around air handlers, and replace/enlarge pergola all located in the back yard. The proposed pergola and fencing will be constructed of Azek material.

Contractor Tim Dobson of Dobson Lawn presented the application.

Chairman Leshar noted the property is designated as an "E" on the National Register Map and is not in Historic St. Michaels, finding a lenient standard of review appropriate. Members concurred.

The height of the pergola was discussed. Member Fulton noted that he is usually opposed to the use of Azek however this is a non-contributing structure and changes are located in the rear of the property.

Member DuPriest as a neighboring property owner agrees with the proposal.

Chairman Leshner cited Chapter 11 - Appurtenances, page 24 of the guidelines.

Member Fulton made a motion to approve application HD-20-708 a submitted, seconded by Member Fong and carried on a vote of 4:0:1.

MATTERS FROM COMMISSION AND STAFF:

Member Fulton noted he would try to finalize the draft by end of the week.

Commission Members thanked Member Fulton for his time and efforts spent on drafting a new set of historic guidelines.

Next meeting dates were discussed. Staff instructed to pole members for their preference of meeting time and day.

The meeting adjourned at 4:15 pm.

Minutes approved as submitted on a vote of 5:0 in favor on 3rd day of September 2020.

Pete Leshner, Chairman