

Historic District Commission Minutes

Thursday, March 4, 2021

The meeting was called to order by Chairman Leshner at 3:00 pm. Kimberly Weller was present monitoring the virtual meeting, the following members were present: Walda DuPriest, Glenn Fong, Jim Fulton, Lesley Potter, and staff Kim Shellem.

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.

REVIEW AND APPROVAL OF MINUTES

Chairman Leshner noted that the minutes of February 4<sup>th</sup> was distributed in advance of the meeting. Member Fulton moved to approve the minutes of February 4<sup>th</sup>, 2021 as submitted, seconded by Member Fong, and passed on a voice vote of 5:0 in favor.

NEW BUSINESS:

HD-21-724

TLQ LLC

Add a window to the North side of the building.

405 S. Talbot Street

Applicant Tracy Wagner is seeking approval to add a new composite exterior, casement, 6 lite (3/3) SDL window to the north facing wall, the window will match the style of the adjacent window.

Chairman Leshner noted the property is valued as a "C" on the National Register Map, referenced in Historic St. Michaels by Elizabeth Hughes, page 73 and page 36 of the Talbot Street Guidelines finding a strict standard of review appropriate. Members concurred.

Architect Tim Crosby and property owner Tracey Wagner provided details of the proposed window. The location of the window is in the second story rear addition.

Chairman Leshner referred to the 1941 San Borne Map finding a 1 story structure. Member Fulton referenced the Secretary of the Interior citing its' recommendation that windows should not be added... Member DuPriest opposed the request. Members Fong and Potter felt the addition of the window was not character changing. There was no public comment.

Chairman Leshner cited Chapter 14 New Construction page 27 of the guidelines.

Member Fong made a motion to approve application HD-21-724 as submitted. Motion seconded by Member Potter and carried on a vote of 4:1 in favor, Member DuPriest in opposition.

HD-21-725

CBMM

HVAC units

213 N. Talbot St

Higgins House

As CBMM is Mr. Leshner's employer, he recused himself and left the zoom meeting. Vice Chair Fulton commenced with the review of application HD-21-725.

Representing the applicant, Shaw Pritchett of C. Albert Mathews is seeking approval to install a ductless HVAC system to the rear of the Higgin's House. Brandon Meredith CFO of CBMM was also present, he noted that the grading is elevated at the location of the Higgin's house. He proposes placing the outdoor unit on a concrete pad behind the existing shrub.

Vice Chairman Fulton noted the property is valued as a "B" circa 1885 on the National Register Map finding a strict standard of review appropriate. Members concurred.

There was no public comment.

After a brief discussion Member Fong made a motion to approve application HD-21-725 as submitted. Motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-726

Bruce Davis                      Replace metal roof with metal roof, replace wood siding, repair decking.  
103 S. Fremont St.

Applicant is seeking approval to replace metal roof on the Fremont St. side with an imitation metal clipped imitation standing seam roof, replace a portion of the deteriorated decking and replace wooden siding on right side of building with 1” by 8” pine siding to match existing.

Chairman Leshar noted the property is valued as a “C” on the National Register Map and in the Historic St. Michaels by Elizabeth Hughes, page 124 finding a strict standard of review appropriate. Members concurred.

Members discussed options and styles of metal roofs and their concerns of how the metal would transition with the existing composite roofing material. Chairman Leshar referenced the 1941 San Born Map confirming a metal roof on the front with composite roofing on the remainder. It was clarified by Member Potter that the exhibit list should read clapboard and not shiplap siding. Mr. Davis agreed to investigate further and return with additional information to the April 1<sup>st</sup> meeting.

There was no public comment.

Chairman Leshar cited Chapter 4 Siding and 6 Roofs pages 13 and 36-37 of the guidelines.

Mr. Davis agreed to splitting the motions.

Member Fulton made a motion to approve application HD-21-726 for replacement of clapboard siding as submitted. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

Member Fulton made a motion to continue application HD-21-726 for metal roof replacement until the April 1<sup>st</sup> meeting. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-21-727

Bistro St. Michaels              Patio and patio canopy/cover, cedar fence, planters,  
403 S. Talbot St.                  shed demo.

Representing the property owners Jennifer Stevens is seeking approval to remove the shed, install an outdoor patio with concrete pavers, install a standalone aluminum louvered roof, open sided pergola type structure, install a cedar fence to enclose trash area and add cedar wood planters.

Chairman Leshar noted the property is valued as a “B” on the National Register Map and in the Historic St. Michaels by Elizabeth Hughes, page 73 and pages 36-37 of the Talbot Street Guidelines finding a strict standard of review appropriate. Members concurred.

Ms. Stevens and contractors involved in the project reviewed the list of 5 items. The proposed cedar fence is 1” by 6” spaced pickets. The choice of a dark colored powdered coating on the framing for the pergola, and lighting options were discussed.

Chairman Leshar cited Chapters 12 Fences and 11 Appurtenances pages 25 and 24 of the guidelines. Member Fulton cited chapter 14 New Construction page 27 of the Guidelines.

Member Fulton made a motion to approve application HD-21-727 as submitted. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-21-728

Corah’s Corner                      Patio canopy/cover  
105 N. Talbot St.

Applicants representative Josh Poore and Derek Dombrowski are seeking approval to install a standalone pergola on the existing deck (facing Mill Street). The pergola will consist of metal roofing, wood framing, removable isinglass curtains.

Chairman Lesher noted the property is valued as a “E” on the National Register Map finding a lenient standard of review appropriate. Members concurred.

Chairman Lesher suggested a different metal roof. Members discussed style, framing and whether the structure was to be permanent or a temporary improvement. Members felt the application was incomplete, requesting elevation drawings, specifics on attachment to the building, metal roof style and panel width, pitch etc.

Member Fong made a motion to continue application HD-21-728 to the April 1<sup>st</sup> meeting. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

**MATTERS FROM COMMISSION AND STAFF:**

Members approved draft language section 14.11 Demolition by Neglect language by Member Fulton.

Chairman Lesher requested the placement of Public Hearing on the revised Design Guidelines on the April 1<sup>st</sup> Agenda.

The meeting adjourned at 5:33.

Minutes approved as submitted on a vote of \_\_\_\_ in favor on 1<sup>st</sup> day of April 2021.

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Pete Lesher, Chairman