

Historic District Commission Minutes

Thursday, April 1, 2021 The meeting was called to order by Chairman Leshar 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 Kym Kudla.

OPENING STATEMENT

Chairman Leshar 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 Leshar noted that the minutes of March 4th was distributed in advance of the meeting. Member Fulton moved to approve the minutes of March 4, 2021 as corrected. Motion seconded by Member Fong and passed on a vote of 5:0 in favor.

OLD BUSINESS

HD -21-726

Bruce Davis Replace metal roof with metal roof.
103 S. Fremont St.

Applicant Bruce Davis has returned with details regarding the method of joining the membrane roof to the existing metal ridge. He clarified that he is proposing to replace the metal roof on the front of the building with an imitation standing seam and metal ridge cap as the method of transition with the flat membrane. The flat membrane will remain.

The application was reviewed in a strict standard as in the March 4th meeting. It was noted that exhibit #7 (smooth pavers) was entered by mistake.

There was no public comment.

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

Member Fulton made a motion to approve Application HD -21-726 for the roof portion as revised (not to include approval of the pavers). Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-21-728

Corah's Corner Patio cover/ pergola/lean-to structure
105 N. Talbot St.

Applicants' representative, Josh Poore submitted details as requested for the pergola, including elevation drawings showing wood columns, a vertical seam metal roof to match the surrounding buildings, and string lighting.

The application was reviewed with a lenient standard as at the March 4th meeting.

There was no public comment.

Chairman Leshar cited Chapter 6 – Roofs, Chapter 14 - New Additions, pages 18-19, and page 28 of the Guidelines.

Member Fong made a motion to approve Application HD -21-728 as submitted. Motion seconded by Member duPriest and carried on a vote of 5:0 in favor.

NEW BUSINESS:

HD-21-729

Michael Greenberg Remove window, install window, replace lights, replace front stoop,
104 Grace Street

Applicant is seeking approval to relocate and replace a window, replace 2 lights, add 1 light, and replace front concrete steps with brick and placement of a brick walkway.

Chairman Leshar noted that the property is valued as a "B" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes page 116, finding a strict standard of review appropriate. Members concurred.

Contractor, Ms. Lednum presented the application. Mr. Greenberg addressed the question of the replacement of concrete with brick. Member duPriest suggested replacing the existing metal handrails with something more appropriate. Applicant agreed to installing different handrails. This portion of the application continued to the May meeting. Installing 2 lights at the front door was discussed. Member Fulton asked if any proof of lighting on both sides of the door were present, if not he could not support installing a light where none had previously existed. Member Fulton spoke to the proposed windows and doors on the addition, Chairman Leshar referred to the San Born Atlas Map finding the non-contributing addition to the contributing structure. Chairman Leshar was supportive of the installation of the window and door.

There was no public comment.

Member duPriest and Member Potter supported installing lights to each side of the door.

Member Fong spoke to the front stoup finding antique brick appropriate. Should the applicant decide to replace handrails he would need to apply to the historic commission adding that the handrails should be compatible.

Chairman Leshar cited: Chapter 3 - Masonry, Chapter 5 - Windows and Doors, Chapter 16 - Lighting, pages 11, 17 and 32 of the Guidelines.

Member duPriest made a motion to approve Application HD-21-729 as submitted, motion seconded by Member Fong.

Member duPriest revised the wording and made a motion to approve Application HD-21-729 for windows as presented, including substituting old brick for the cement stoup. Motion seconded by Member Fong and carried on a vote of 5:0 in favor. Member duPriest made a motion to approve Application HD-21-729 for (3) lights as submitted. Motion seconded by Member Potter and carried on a vote of 4:1, with Member Fulton in opposition.

HD-21-730

William Thomas Replace front door.
107 Green Street

Applicant is seeking approval to replace front door with a mahogany 4 panel door with oil rubbed bronze hardware.

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

Mr. Thomas clarified that the photo (exhibit #5) of 406 Water Street is the proposed paneled door. Member Fulton suggested installing a storm door, Mr. Thomas was not interested.

Chairman Leshar cited Chapter 5 - Doors, page 15 of the Guidelines.

Member Fulton made a motion to approve Application HD-21-730 as submitted. Motion seconded by Member Fong and carried on a vote of 5:0 in favor.

HD-21-731

Erkiletian Dev. Freestanding sign with up-lighting for the Inn
209 N. Talbot Building-mounted sign for the Restaurant

Mr. Goebel representing the applicant, is seeking approval to install 2 business signs: 1) free standing ground mounted sign (42" by 60") with external up-lighting and plantings at the base and 2) a wood/composite hanging sign from black iron bracket (22" by 14"). The free-standing painted wood/composite sign will sit on a 12" brick base.

Chairman Leshar noted the property is valued as a "B" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes finding a strict standard of review appropriate. Members concurred.

Members discussed the details of the free-standing sign. Mr. Goebel added that the sign would be lighted. Members were concerned about the zoning issues/requirements on lighting. Applicant will return with specifics on lighting.

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

Member Fulton made a motion to approve Application HD -21-731 as submitted for both signs, (omitting the lighting). Motion seconded by Member duPriest and carried on a vote of 5:0 in favor.

Member Fulton specifically cited Chapter 16 – lighting, page 32 of the Guidelines, “Nighttime lighting should not produce inappropriate glare or misdirected lighting. Up-lighting is generally inappropriate in the historic district”, he then made a motion to continue review of the proposed lighting to the May meeting. Motion seconded by Member Potter and carried on a vote of 5:0 in favor.

HD-20-715 Addendum 1

Dan Spiegel Revised plans- Porch extension at Accessory Building in lieu of
200 Mulberry Street previously approved free-standing Pergola

Mr. Goebel spoke on behalf of the applicants’ Mr. & Ms. Spiegel, they are seeking approval to extend the porch from the accessory structure in lieu of a free-standing pergola as approved at the November 5, 2020 historic District Commission meeting.

Chairman Leshar noted the property is valued as a “A” on the National Register Map, referenced in Historic St. Michaels by Elizabeth Hughes, page 112 known as the “Cannonball House” finding a strict standard of review appropriate. Members concurred.

Mr. Goebel gave a brief review of the amended application/elevation drawings H01-H08. The proposed porch will have screens which can be rolled up when not in use and the new proposed roofing is standing seam metal. As the application was detailed and complete there were no further question from the Members.

There was no public comment.

Chairman Leshar cited Chapter 11 - Accessory Structures, page 24 of the Guidelines.

Member Fong made a motion to approve Application HD -21-715 Addendum 1 as submitted. Motion seconded by Member duPriest and carried on a vote of 5:0 in favor.

HD-21-732

Sara McCafferty Replace 14 windows.
115 S. Fremont Street

Applicant is seeking approval to replace windows with “in-kind” wood 1/1 double hung windows.

Chairman Leshar noted that he had worked with Ms. McCafferty and feels no conflict of interest in reviewing the application.

Chairman Leshar suggested a lenient standard of review based on lack of historic evidence (non-contributing). It was clarified that the picture window on the front will not be replaced.

Chairman Leshar cited Chapter 5 Doors and Windows, page 15 of the Guidelines.

Member Fulton made a motion to approve Application HD -21-732 as submitted. Motion seconded by Member duPriest and carried on a vote of 5:0 in favor.

Staff, Kim Shellem joined the meeting at 4:45.

MATTERS FROM COMMISSION AND STAFF:

Member Fulton gave a brief presentation of the revised Historic District Design Review Guidelines. Chairman Leshar moved to make a formal recommendation to the Commissioners for review and approval, motion seconded by Member Fong and carried on a vote of 5:0 in favor.

The meeting adjourned at 5:15.

Minutes approved as submitted on a vote of 4:0 in favor on 6th day of May 2021.


Pete Leshar, Chairman