

Historic District Commission Minutes
Thursday, May 6, 2021

The meeting was called to order by Chairman Leshner at 3:00 pm. Jean Weisman was present monitoring the virtual meeting, the following members were present: Glenn Fong, Jim Fulton, Lesley Potter, and staff Kim Shellem. Walda DuPriest was not in attendance.

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 April 1st was distributed in advance of the meeting. Member Fulton moved to approve the minutes of April 1st, 2021 as submitted. Motion seconded by Member Fong and passed on a vote of 4:0 in favor.

Member Fulton made a motion to continue application HD-21-729 (104 Grace Street-handrails) to the June meeting. Motion seconded by Member Fong and carried on a vote of 4:0 in favor.

OLD BUSINESS

HD-21-731

Erkiletian Dev. Amended freestanding sign and up-lighting.
209 N. Talbot

Applicant has revised the previously approved sign and is seeking approval to install 1 business sign: 1) free standing ground mounted sign (48" by 18") with up-lighting. The free-standing painted wood/composite sign will sit on a 15" brick base. The proposed lighting is Model 5105 Landscape Series with a warm light.

Architect, Charles Goebel provided details to the members. The lighting consists of 4 ground mounted lights measuring approximately 3" by 4". Members discussed the lumens and brightness of the lights. There was no public comment.

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

Member Fulton made a motion to approve Application HD -21-731 as submitted. Motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-729

Michael Greenberg

104 Grace Street Handrails

As no documents were received, Member Fulton made a motion to continue Application HD-21-729 to the June meeting. The motion was seconded by Member Fong and carried on a vote of 4:0 in favor.

NEW BUSINESS:

HD-21-733

Ilene Morgan Enclose HVAC unit located on 2nd story deck.
305 S. Talbot Street

Applicant, Ilene Morgan is seeking approval to install a lattice screen around the HVAC unit located on the second-floor deck.

There was no public comment.

Chairman Leshar cited Chapter 14 – New construction, page 28 of the Guidelines.

Member Fulton made a motion to approve Application HD -21-733 as submitted. Motion seconded by Member Fong and carried on a vote of 4:0 in favor.

HD-21-734

Scott Mitchell 6’ wood picket fence
100 Grace Street

Applicant is seeking approval to install a 6’ wood picket privacy fence on the right side of the property.

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

Chairman Leshar cited Chapter 12 – Fences, page 25 of the Guidelines, “ Most older fences in St. Michaels had pickets that were spaced to allow passage of light and air, and few were higher than 3 or 3 1/2 feet above grade”. He then asked Mr. Mitchell his rationale for seeking a 6’ fence.

Deborah Colbourn, adjacent property owner opposed the 6’ height of the fence.

Member Fulton noted that 6’ privacy fencing has been approved previously by the historic district to screen a commercial property from a residential property. Member Fulton added that Commissions charge is to preserve the streetscape, finding the fence inappropriate.

Mr. Mitchell agreed to the change in height and style of fencing.

Member Fong made a motion to approve Application HD -21-734 with the modification that the fence height does not exceed 42” and pickets are a minimum of 1” apart. Motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-735

Michael Gombola Replace 3 windows
209 E. Chestnut St.

Applicant is seeking approval to replace 3 windows on the right side of the house with Marvin double hung, 6/6, simulated divided light, fiberglass exterior-wood interior windows.

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

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

Member Fong made a motion to approve Application HD -21-735 as submitted. Motion seconded by Member Fulton and carried on a vote of 4:0 in favor.

HD-21-736

SMCC Complete building renovation
103 Railroad Ave.

Applicant is seeking approval to do a complete renovation of the existing building. The existing heavy timber structure and foundation to be retained. Overhead roof and timber structure to be extended toward

Railroad Avenue, new second level accommodated by a new large central clerestory roof monitor. Fencing 1' by 2' battens to match new siding made of fiber-cement panel and poly-ash batten. SMCC Board President Langley Shook and Architect Chris Boyd of McInturff reviewed the project.

Chairman Leshner noted that the property is valued as a "E" on the National Register Map finding a lenient standard of review appropriate. Members concurred.

Members applauded the design of the detailed application.

Chairman Leshner cited Chapter 14 - New Additions, page 27 of the Guidelines.

Member Fong made a motion to approve Application HD -21-736 as submitted. Motion seconded by Member and carried on a vote of 4:0 in favor.

MATTERS FROM COMMISSION AND STAFF:

Discussion: Review of other items, compliance with Certificate of Approval, etc.

Vice Chair Fulton mentioned a few observations of items new to properties (weathervane, lighting, free library) in the historic district. Members spoke to of temporary vs. permanent and what is to be considered reviewable. On another note, members would like staff to follow up regarding compliance of certificate of appropriateness and building permits. Lastly the issue of approval of lighting at the Boy Scout Cabin at St. Mary's Square and a status update.

Commission members will utilize the newly revised and approved Historic District Commission Guidelines (2021) at the July 1st meeting.

The meeting adjourned at 5:00pm.

Minutes approved as submitted on a vote of 4:0 in favor on 3rd day of June 2021.

Pete Leshner, Chairman