

Historic District Commission Minutes
Thursday, June 3, 2021

The meeting was called to order by Chairman Leshner at 3:05 pm. Kimberly Weller was present monitoring the virtual meeting, the following members were present: Glenn Fong, Walda DuPriest, Lesley Potter, and staff Kim Shellem. Jim Fulton 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 May 6th were distributed in advance of the meeting. Member Fong moved to approve the minutes of May 6th, 2021 as submitted. Motion seconded by Member DuPriest and passed on a vote of 4:0 in favor.

OLD BUSINESS

HD-21-729

Michael Greenberg Front step handrails
104 Grace Street

Mr. Greenberg confirmed via email that he will be using the existing handrails on the new and approved front stoop.

Member Fong made a motion to approve the withdrawal of handrails, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

NEW BUSINESS:

HD-21-737

St. Luke's Church Free standing sign
304 S. Talbot Street

Pastor Sherwood is seeking approval to replace/repair the rotted wood letterboard sign using a frame made of a composite material.

Chairman Leshner noted that the property is valued as an "A" on the National Register Map and referenced in Historic St. Michaels by Historic St. Michaels by Elizabeth Hughes circa 1871, finding a strict standard of review appropriate. Members concurred.

There was no public comment.

Chairman Leshner cited Chapter 7 - Signs, page 33 of the 2021 Guidelines.

Member Fong made a motion to approve Application HD-21-737 as submitted, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-21-738

Donna Archambault Wall sign
104 N. Talbot Street

Applicants representative Heather Callahan is seeking approval to install a flat wall sign made of HDU (High Density Urethane) which will be attached to the wall on the left side of the entry door.

Chairman Leshner noted that the property is valued as a "C" on the National Register Map and referenced as the "Rebecca West House" page 87 in Historic St. Michaels by Elizabeth Hughes, finding a strict standard of review appropriate. Members concurred.

Chairman Leshner cited Chapter 7 - Signs, page 33 of the 2021 Guidelines.

There was no public comment.

Members discussed the option of a wood sign, concluding that the composite material is acceptable.

Member Fong made a motion to approve Application HD-21-738 as submitted, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-739

Jennifer Shatwell ½ round gutters and downspouts
104 Locust Street

Applicants representative Justin Robbins of All Exteriors is seeking approval to install ½ round gutters and round downspouts.

Chairman Leshar noted that the property is valued as a “C” on the National Register Map and referenced page 120 in Historic St. Michaels by Elizabeth Hughes, noted as circa 1800 - 1810, finding a strict standard of review appropriate. Members concurred.

There was no public comment.

Chairman Leshar cited Chapter 4.11 Gutters and Downspouts, page 28 of the 2021 Guidelines.

Member DuPriest made a motion to approve Application HD-21-739 as submitted, motion seconded by Member Fong and carried on a vote of 4:0 in favor.

HD-21-741

Robert & Karen Douglass Screened porch addition with a second story balcony.
212 E. Chestnut Street

Contractor Jeff Knapp, property owner Rob Douglas, and Architect Helen Herman were present.

Applicant is seeking approval to construct a screened porch with a second story balcony to the rear of the existing structure.

Mr. Knapp noted that due to required side yard setback the elevation plans need to be revised to show the changes when submitting the building permit application.

Chairman Leshar noted the property is valued as a “C” on the Nation Register Map and referenced page 98 as the “Blades Valliant house circa 1842/1910 in Historic St. Michaels by Elizabeth Hughes, finding a strict standard of review appropriate. Members concurred.

Member Fong suggest the addition of ½ round gutters and round downspouts to the balcony. Applicant agreed.

Chairman Leshar cited Chapter 4.12 - Porches, page 28-29 of the revised 2021 guidelines.

A typographical error was noted by Chairman Leshar on page 28.

Member Fong made a motion to approve Application HD-21-741 as submitted with the modification to include ½ round gutter system applied to the long edge of the porch and round downspouts, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

Mr. Knapp asked for guidance on the replacement of K style gutters with a copper material. Members were in support of the change.

MATTERS FROM COMMISSION AND STAFF:

Member DuPriest gave an update from the June 2nd Commissioners meeting regarding lighting at the Boy Scout Cabin. Members discussed ADA requirements.

The meeting adjourned at 3:56pm.

Minutes approved as submitted on a vote of 4:0 in favor on 1ST day of July 2021.

Pete Leshar, Chairman