

Historic District Commission Minutes
Thursday, July 1, 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.

REVIEW AND APPROVAL OF MINUTES

Chairman Leshner noted that the minutes of June 3rd were distributed in advance of the meeting. Member DuPriest moved to approve the minutes of June 3rd, 2021, as submitted. Motion seconded by Member Fong and passed on a vote of 4:0 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.

NEW BUSINESS:

HD-21-740

Craig Mahler Replace 6 exterior lights.
417 Water Street

Applicant Craig Mahler is seeking approval to replace six exterior lights which differ in size, mounting and styles with Bransford outdoor wall lights.

Chairman Leshner noted that the property is valued as an "B" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes page 109, also known as the Oliver Fairbank house, circa 1880, finding a strict standard of review appropriate. Members concurred.

Members discussed the Kelvin range 2,000 to 3,250, which would give a warm light. Chairman Leshner cited Chapter 6 Lighting, page 32 of the guidelines.

Member Fong made a motion to approve Application HD-21-740 with the condition that the bulb (Kelvin) range be within the guidelines recommendation as stated 2,000-3,250 Kelvin, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-742

Canton Row Replace storage shed & install fence to screen the trash cans.
216 S. Talbot Street

Applicant Jay Brown is seeking approval to replace an 8' x 8' wooden shed with a custom-built cedar woodshed and a 48' tall cedar plank (sawtooth top) fence to enclose trash cans.

Chairman Leshner noted that the property is valued as an "B" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, page 77 also known as the James LeCompte building circa 1870, finding a strict standard of review appropriate. Members concurred.

Chairman Leshner cited Chapters: 9 Fences/10 Accessory Structures, page 35 - 37 of the guidelines.

Member DuPriest made a motion to approve Application HD-21-747 as submitted, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-744

Fluid Edge Holdings, LLC Replace existing fences & remove 3 outbuildings.
104 N. Talbot Street

Applicant Shawn Archambault is seeking approval to: remove 3 outbuildings and replace three sides of existing fencing with a 6' tall pressure treated, stockade fence with a gate.

Chairman Leshner noted that the property is valued as an "C" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, page 84 also known as the Rebecca West house circa 1883, finding a strict standard of review appropriate. Members concurred.

There was no public comment.

Chairman Leshner cited Chapter 9 Fences, page 35 of the guidelines.

Chairman Leshner noted that 6' tall fencing had previously been approved to properties located adjacent to commercial entities, adding that the guidelines recommend a lower fence height with spaced pickets. Mr. Archambault agreed to change the design to a 4' tall, spaced pickets with a flat top or gothic picket style.

Mr. Archambault gave a description of the condition of the 3 outbuildings finding the wood not usable nor salvageable. Members questioned the age and conditions finding that little historic significance remains.

Chairman Leshner cited Chapter 13 , page 40 of the guidelines.

Member Fong made a motion to approve Application HD-21-744 for the demolition of the outbuildings as submitted and motion to approve the 48" tall wood fence having spaced pickets (1-1/2"), a flat or gothic picket top, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-21-745

Phyllis Kennedy New 1 story ADU attached shed.
406 St. Mary's Sq. Phyllis Kennedy

Applicant Phyllis Kennedy is seeking approval to construct a new one story ADU (accessory dwelling unit) and adjacent shed. Architect Catherin Curtin presented the application as follows: an insulated wood framed structure on a concrete slab with Hardie siding, PVC trim, metal roof to match existing house and rear sunroom. She included 2 options for the windows for review, to use either double sash or casement windows.

Chairman Leshner noted that the property is valued as an "C" on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, page 103 also known as the Elanor Black house, finding a strict standard of review appropriate. Members concurred.

There was no public comment.

Chairman Leshner cited Chapter 10 Accessory Structures, page 36 of the guidelines.

Member Fong made a motion to approve Application HD-21-745 with casement windows as submitted, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-746

TLQ Investments, LLC Add a window.
405 S. Talbot St.

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

Architect Peter Alexander presented the application.

Chairman Lesher noted that the property is valued as an “C” on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, page 73 also known as the Benjamin Blades Carpenter Shop house circa 1880, finding a strict standard of review appropriate. Members concurred.

There was no public comment.

Chairman Lesher cited Chapter 5 Doors and Windows, page 31 of the guidelines.

Member Fong made a motion to approve Application HD-21-746 as submitted, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-21-747

Tim Law Hanging Sign.
207 S. Talbot St.

Applicant is seeking approval to install a painted wooden hanging sign on the existing post.

Tim Law was not in attendance however the commission reviewed the application.

Chairman Lesher noted that the property is valued as an “B” on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, page 79 also known as the Alexander Hambleton house circa 1852, finding a strict standard of review appropriate. Members concurred.

Chairman Lesher cited Chapter 7 Signs, page 33 of the guidelines.

Member DuPriest made a motion to approve Application HD-21-747 as submitted, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-748

Brian Moore & Theresa Jolivette Second floor addition & new front porch
200 E. Chestnut St.

Applicant Theresa Jolivette is seeking approval to construct a second-floor addition, extend turret area to first floor, and add a new front porch.

Chairman Lesher noted that the property is valued as an “B” on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes, page 96 circa 1860, finding a strict standard of review appropriate. Members concurred.

Charles Goebel presented the application giving details of materials and design: the new windows will match those existing (Kolbe) wood double hung with 6/6 SDL pattern in place of the door, window on the first floor at turret to be as above with 4/4 SDL pattern, square balusters, aluminum K-style gutters and rectangular downspouts.

Member DuPriest asked if the front steps and porch would meet setbacks. Mr. Goebel agreed to discuss with the zoning officer Kym Kudla.

Marian Brown of 407 Water Street cited the guidelines noting, no porch should be added to a structure where none existed previously. It was also noted that other requests for a front porch had been denied by the historic commission based on the guideline recommendations.

Mr. Goebel added a change to the proposed brick decking on the front porch to wood decking.

Member DuPriest said that based on the guidelines she could not support the approval of the front porch. Member Potter and Member Fong also could not support the approval of the front porch.

Mr. Goebel modified the application and rescinded the front porch request.

Chairman Leshner cited Chapter 5 New construction and additions, page 30 of the guidelines.

Member DuPriest made a motion to approve Application HD-21-748 as submitted, with the withdrawal of the front porch, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-21-749, Arthur Webb-Tents: Applicant will be on the August 5th meeting date.

DISCUSSION: 113 S. Talbot Street John Mautz- John Mautz and Contractor Steve Fegan briefed the members on the status of renovations to the second-floor room. They are seeking guidance on replacing the (4) boarded-up windows on the south side of the building. They proposed the option of clear or smoked glass windows. Member Fong suggest a clear glass window with an interior shade. Chairman Leshner felt it would be welcome change. Members preferred a 1/1 wood window as supported by the guidelines.

MATTERS FROM COMMISSION AND STAFF:

Staff Approval: D. Conway 103 Mulberry St. Replace roof (in-kind)
Fluid Edge Holdings 104 N. Talbot Replace piers

The meeting adjourned at 5:03pm.

Minutes approved as submitted on a vote of 4:0 in favor on 5th day of August 2021.

Pete Leshner, Chairman