

Historic District Commission Minutes  
Thursday, August 5, 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: Glenn Fong, Walda DuPriest, Jim Fulton, and staff Kim Shellem. Lesley Potter was not in attendance.

REVIEW AND APPROVAL OF MINUTES

Chairman Leshar noted that the minutes of July 1<sup>st</sup> were distributed in advance of the meeting. Member Fong moved to approve the minutes of July 1<sup>st</sup>, 2021, as submitted. Motion seconded by Member DuPriest and passed on a vote of 4:0 in favor.

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.

CONSENT AGENDA:

HD-21-754

Jennifer Brown           Hanging signs  
404 S. Talbot Street

Applicant is seeking approval to replace the existing sign with 2 HDU material, double sided hanging signs.

Chairman Leshar noted the one consent agenda item and asked if any member would like to remove it from the consent agenda. Hearing none, Chairman Leshar called for a motion. Fong made a motion to approve HD-21-754 as submitted and as part of the consent agenda. The motion was seconded by Member DuPriest and carried by a vote of 4:0 in favor.

NEW BUSINESS:

HD-21-749

Arthur Webb           Tents  
400 S. Talbot St.

Mr. Webb is seeking approval to keep existing tents up until he finds a more permanent structure, i.e., Pergola.

Member Fulton requested applicant to provide a sketch concept plan.

Member DuPriest made a motion to approve the continuance of Application HD-21-749, seconded by Member Fulton and carried on a vote of 4:0 in favor.

HD-21-750

Christ Church           Pergola, wall, walkway, benches  
304 S. Talbot Street

Representing the Christ Church, Tim King is seeking approval to replace front walk & steps, add low brick walls, benches, new 12'x14' pavilion, ADA accessibility, and new site lighting and landscaping.

Chairman Leshar cited Page 77 of Historic St. Michaels circa 1878 finding a strict standard of review appropriate, members concurred.

Member Fulton disclosed that he has been a member of Christ Church and did not feel it necessary to recuse himself.

Mr. King presented details of the request. Several board members of the Church were also present. Historic members of the Board voiced concern regarding the proposed up-lighting. Member Fulton cited Chapter 6-Lighting page 32 of the guidelines, noting this type of lighting is not-recommended.

Mr. King is seeking conceptual approval and any recommendations to move forward with the application. It was suggested that the applicant return with an alternate of the proposed up-lighting.

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

Member Fulton made a motion to continue Application HD-21-750 to the September meeting, motion seconded by Member Fong and carried on a vote of 4:0 in favor.

HD-21-729 Addendum 1

Michael Greenberg      Windows (Change from approved 36" to 45")  
104 Grace Street

Applicant is seeking approval to amend the previously approved 36" by 36" casement window to install a set of casement windows measuring 45" by 36".

Chairman Leshar noted that although the main structure is contributing, the changes are to the modern rear addition.

Member DuPriest made a motion to approve Application HD-21-729 Addendum 1 as submitted, motion seconded by Member Fulton and carried on a vote of 4:0 in favor.

HD-21-751

Alabama Ave, LC  
Scott Mitchell              Metal roof, siding, windows, doors  
103 S. Fremont St.

Applicant Scott Mitchell and Architect Jennifer Martella are seeking approval to replace wood siding/doors/windows, shed roof with new standing seam metal pitch roof, k style gutters/round downspouts, steps, and deck. The job also includes installing a handicap ramp, retractable awning, and a French door with lever handle.

Chairman Leshar referenced Historic St. Michaels by Elizabeth Hughes page 124, also known as the Chaney house, circa 1860-1870; 1938, citing the contributing features of the property, finding a strict standard of review appropriate. Members concurred.

Mr. Mitchell stated the renovations will include an upstairs apartment with a restaurant remaining on the lower level. Ms. Martella presented the application answering the members clarifying questions. It was agreed to use half round gutters and round downspouts instead of K-style.

There was no public comment.

Chairman Leshar suggests preserving the roof shape, the existing windows on the front façade, weather board in place of shiplap siding on the parapet. Member Fong would like to see the shadow line of the cricket on the revised plans.

Member Fong made a motion to continue Application HD-21-751 to the September meeting, motion seconded by Member Fulton carried on a vote of 4:0 in favor.

Member Fulton left the meeting.

HD-21-752

Robert & Elizabeth Ryan      Replace garage structure  
112 E. Chestnut St.

Applicants representative Architect, Suzanne Brigham and owners presented the application. The project is to replace the existing garage structure with a functional garage and living space. Roofing, siding, gutters & downspouts to match existing, Marvin aluminum clad - double hung 6/6 windows with simulated divided lites and a 12 panel SDL casement window .

Chairman Leshar noted that the property is referenced in Historic St. Michaels by Elizabeth Hughes page 95, also known as the Levin Blades house, circa 1834: 1868, finding a strict standard of review appropriate. Members concurred.

Ms. Brigham noted a revision to the site plan is to move the side yard setback from 6' to the permitted 3. She also provided a spec sheet for the proposed wooden doors, included as exhibit #6.

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

Member Fong made a motion to approve Application HD-21-752 with modifications to the door style as presented and the building setback shifted to the side yard 3'. Motion seconded by Member DuPriest carried on a vote of 3:0 in favor.

HD-21-753

John Mautz                      Install 4 windows  
113 S. Talbot St.

Applicant and contractor Steve Fagan are seeking approval to install 4 Marvin 1/1 double hung wood windows.

Chairman Lesher noted that the property is referenced in Historic St. Michaels by Elizabeth Hughes page 82, also known as Dodson's Drugstore, 1874 and page 53 of the Architectural Guidelines, finding a strict standard of review appropriate. Members concurred.

Chairman Lesher cited Chapter 4.2 Doors and Windows, page 20 of the guidelines.

Member Fong made a motion to approve Application HD-21-753 as submitted. Motion seconded by Member DuPriest carried on a vote of 3:0 in favor.

**DISCUSSION:**

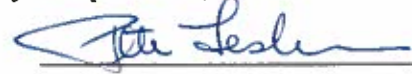
Member DuPriest brought attention to replacement in -kind of a previously approved application for 204 N. Talbot Street. Chairman Lesher noted that the previous owner received approval to replace the balusters.

**MATTERS FROM COMMISSION AND STAFF:**

Then next meeting date is Thursday, September 2<sup>nd</sup> at 3:00, with a special meeting to be held on Wednesday, September 15 at 3:00pm to review an application be the CBMM.

The meeting adjourned at 5:50pm.

Minutes approved as submitted on a vote of 3:0 in favor on the 2<sup>nd</sup> day of September 2, 2021.



Pete Lesher, Chairman