

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: Lesley Potter, Walda DuPriest, and staff Kim Shellem. Jim Fulton and Glenn Fong were not in attendance.

#### REVIEW AND APPROVAL OF MINUTES

Chairman Leshar noted that the minutes of August 5<sup>th</sup> were distributed in advance of the meeting. Kim Shellem made a typographic correction as noted by Chairman Leshar. Member DuPriest moved to approve the minutes of August 5<sup>th</sup>, 2021, as amended. Motion seconded by Member Potter and passed on a vote of 3:0 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-21-756

Craig Mahler                    Add a single step to the front entry  
417 Water Street

Applicants are seeking approval add a single step to the front entry.

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.

Member DuPriest made a motion to approve Application HD-21-756 as submitted, motion seconded by Member Potter and carried on a vote of 3:0 in favor.

#### NEW BUSINESS:

HD-21-749

Arthur Webb                    Pergola, curtains, fans, and lights  
400 S. Talbot St.

Mr. Webb is seeking approval to construct a pergola in place of the existing tents.

It was determined a strict standard of review is appropriate.

After a lengthy discussion Mr. Webb said he would prefer keeping the existing tents, lighting, fans, and curtains. Zoning Officer, Kym Kudla joined the meeting to clarify what the next steps would be to maintain the tents as a permanent structure saying Mr. Webb will need to apply for a building permit. Mr. Webb amended his request to seek approval for the tents.

Chairman Leshar made a motion to approve application HD-21-749 with the modification to keep the existing tents et. al. as submitted, motion seconded by Member Potter and carried on a vote of 3:0 in favor.

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

HD-21-750

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

Representing the Christ Church, Tim King has returned with additional information requested at the August 5<sup>th</sup> meeting, specifically the proposed up-lighting. Several board members of the Church were also present.

Additional discussion items include sand finished brick; type C light (warm light) focused onto the Church. There was not public comment.

Chairman Leshar cited Chapter 6 Lighting, page 32 and Chapter 10 Accessory Structures, page 36 of the guidelines.

Member Potter made a motion to approve Application HD-21-750 as submitted, motion seconded by Member DuPriest and carried on a vote of 3:0 in favor.

HD-21-751

Alabama Ave, LC

Scott Mitchell                      Metal roof, siding, windows, doors

103 S. Fremont St.

Architect Jennifer Martella of 8817 Cummings Road, Wittman presented the additional information as requested at the August 5<sup>th</sup> meeting.

Members continued with a strict standard of review.

Applicant Scott Mitchell is seeking approval to replace siding with smooth shiplap siding, doors with Marvin French door/lever handles, windows with double hung wood windows, install of a new hand crimped standing seam metal 3/12 pitched roof to raise the second floor, add k style gutters/round downspouts, wooden steps, and install a deck on the rear of the second story, install a handicap ramp, retractable awning, and a fence to screen the hvac unit. Ms. Martella confirmed metal standing seam roof, wood: balusters, post handrails, corner trim, fascia, eaves as noted on the plans page 6-1.

There was no public comment.

Chairman Leshar noted that the Fremont Street façade dated @ 1938 is the contributing side of the structure. Chairman Leshar cited Chapter 4 section 4.9 Siding and Trim page 24, and section 4.10 Roofs, page 27 of the guidelines.

Member DuPriest made a motion to approve Application HD-21-751 as submitted, motion seconded by Chairman Leshar and carried on a vote of 3:0 in favor.

HD-21-755

Jane Virgil

Replace garage door

103 Cherry Street

Applicants' representative Jennifer Pagoda is seeking approval to replace the garage door with a steel garage door.

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 126, also known as the as the Edward Dodson house, circa 1880, finding a strict standard of review appropriate. Members concurred.

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

Member DuPriest made a motion to approve Application HD-21-755 as submitted, motion seconded by Member Potter and carried on a vote of 3:0 in favor.

HD-21-757

Bonnie Camarata

Addition on first floor structure and rear porch

Adam Flinchbaugh

109 Green Street

Applicants are seeking approval to add a secondary elevation to the existing first floor in the rear of the home. All proposed materials to match existing.

Chairman Lesher noted that the property is valued as a “B” on the National Register Map and referenced in Historic St. Michaels by Elizabeth Hughes page 118, also known as the Joseph Harrison house, circa 1800, finding a strict standard of review appropriate. Members concurred.

The transition of brick to wood on the right-side elevation was discussed, Chairman Lesher amended page A5 and A6 showing a 6’ setback of the roof line. Mr. Flinchbaugh agreed to the revision and will provide a revised elevation drawing.

Chairman Lesher cited Chapter 5 New Construction and Additions, page 31 of the guidelines.

Chairman Lesher made a motion to approve Application HD-21-757 as modified: to include stepping in the roof line 6”, on the left side elevation, 2<sup>nd</sup> story, on the original footprint of the structure, motion seconded by Member Potter and carried on a vote of 3:0 in favor.

**MATTERS FROM COMMISSION AND STAFF:**

Member Potter mentioned that the renovations at 209 N. Talbot Street does not have a handicapped ramp, staff to follow-up.

Member DuPriest noted that there are 2 neon signs in store fronts in Town, staff to follow up.

The meeting adjourned at 5:00pm.

Minutes approved as submitted on a vote of 3:0 in favor on the 7<sup>th</sup> day of October 2021.

---

Pete Lesher, Chairman