

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, Lesley Potter, and staff Kym Kudla. Jim Fulton and Walda DuPriest were not in attendance.

#### REVIEW AND APPROVAL OF MINUTES

Chairman Leshar noted that the minutes of September 2<sup>nd</sup> & 15<sup>th</sup> were distributed in advance of the meeting. Member Fong moved to approve the minutes of September 2<sup>nd</sup> & 15<sup>th</sup>, 2021, as submitted. 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.

#### HD-21-758

Hilary Henry                                      Demo & rebuild ADU (Accessory Dwelling Unit)  
100 W. Chestnut Street

Applicant and Contractor Mr. Cooper (24610 St. Michaels Rd.) are seeking approval to replace the existing garage with a 2-story accessory dwelling unit. The proposed dwelling will have fibrous cement siding, k style gutters, architectural shingles, double hung casement windows, and metal doors.

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

Mr. Cooper noted that the existing garage structure is not historic nor readily visible from the public way.

Member Fong questioned the precedent of a 2-story structure on Harrison Alley. Mr. Cooper noted an existing 2-story structure located at 111 Chestnut Street. Due to technical difficulties participants were instructed to call in via phone connection.

Paulette Florio formerly a member of the Planning Commission, 701 S. Talbot Street spoke in support of accessory structures in the historic district as updated in the zoning code re-write, saying that this design fits.

Chairman Leshar cited Chapter 10 Accessory Structures, page 37 of the guidelines. He noted that the primary view is from W. Chestnut Street finding support for approval. Member Fong agreed to approve as submitted.

Member Potter made a motion to approve application HD-21-758 as submitted. Motion seconded by Member Fong and carried on a vote of 3:0 in favor.

#### HD-21-759

Bobbi Parlett                                      Replace windows, straighten building, rebuild chimney tops  
104 Railroad Avenue

Contractor Victor McSorley presented the proposal to straighten building, replace windows, and fix the chimney. The replacement windows are wood/aluminum clad, double hung 2/2, and since the chimney is out of plumb a proposed new brick (historic brick façade) top only.

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

Mr. McSorley noted the proposed chimney top will be comprised of (historic) brick veneer attached to a wooden frame. It was noted that the replacement windows are double hung, aluminum clad to match existing as noted in exhibit 4 (Signature Series).

There was no public comment.

Chairman Leshar noted that the windows being replaced are not original to the building, he then cited Chapter 4.5 Windows, page 20 of the guidelines.

Member Fong made a motion to approve application HD-21-759 as submitted. Motion seconded by Member Potter and carried on a vote of 3:0 in favor.

HD-21-760

Black Mountain Talbot LLC Side entry, windows, remove rear platform and steps  
207 S. Talbot Street

Representing the applicant Architect Lee Weldon is proposing to construct a new access to second floor from the side of the structure with a small landing and steps, railing to be in keeping with the front balusters, alter window pattern at side/rear and remove the existing rear platform and stairs. The proposal includes installation of a fiberglass ½ light 9 lite side entry door, Marvin (Elevate) double hung aluminum clad 6/6 windows on the rear, 4/4 lite awning style windows on the side elevation. Add a porch cover at rear service entry, asphalt shingle roof and k style gutters and down spouts to match existing.

Chairman Leshar 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. He added that the rear addition postdates 1947.

Members concurred.

Mr. Weldon said the main change to the street view is the addition of a side entrance to access the second-floor apartment.

There was no public comment.

Chairman Leshar commented that a single lite door would be more appropriate.

After some discussion Mr. Weldon agreed to change the side entry ½ light 9 lite to a single lite door. Chairman Leshar suggested turned balusters with narrower spacing as shown on the front porch the side entry handrail.

Member Fong made a motion to approve application HD-21-760 as modified to include changing the side entry door to a single lite door and closely spaced turned balusters on the side stoop. Motion seconded by Member Potter and carried on a vote of 3:0 in favor.

HD-21-761

Mark & Jody Huber Replace covered porch  
110 Grace Street

Applicants representative Architect Lee Weldon is seeking approval to replace the unsupported roof at entry porch and brick stoop with a more traditional covered front porch. The request also includes replacing the steel front door with a composite- 3 lite door, replace all vinyl windows with Anderson double hung - 3/1 windows, new window trims in place of shutters, porch roofing to match existing Architectural tab shingles and gutters and downspouts to match existing.

As the house is of newer construction (1992) Chairman Leshner finds a lenient standard of review appropriate. Members concurred.

Mr. Weldon reviewed details of the application.

There was no public comment.

Members discussed the appropriateness of the front porch.

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

Member Fong made a motion to approve application HD-21-761 as submitted. Motion seconded by Member Potter and carried on a vote of 3:0 in favor.

HD-21-762

William Carpenter & Patricia Slawinski Front door/sidelights, windows, garage doors  
412 Water Street

Applicants representative Contractor William Hughes is seeking approval to install round windows in the attic, replace the front door/sidelights/transom, and storm door with a stained wood door with sidelights, replace garage doors with stained wood garage doors, install a new roof structure over existing pergola, construct a roof extension on existing screened porch (materials to match existing). Note that the windows and garage doors have already been installed.

The garage doors are stained wood with lites in the top panel, the proposed front door is wood with sidelights, the two attic windows with pediments were replaced with new round windows.

Chairman Leshner noted that the property is valued as a "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.

Mr. Hughes apologized for moving forward prior to the approval of the application.

There was no public comment.

Pergola: Zoning Officer, Kym Kudla spoke to zoning issues (non-compliance) if the pergola/trellis is connected to the house from the garage, she offered options.

Windows: Members did not support the removal of the attic windows. Chairman Leshner cited Chapters: 4.5 windows, page 20 of the guidelines.

Mr. Hughes agreed to reinstall the 2 attic windows to the original design, he will provide a shop drawing noting material, dimensions, etc. for Chairman's approval prior to commencement of work.

Front door: The front door could be original.

Chairman Leshner cited Chapters: 4.3 Doors, page 18 of the guidelines.

After a lengthy discussion:

- Member Fong made a motion to approve application HD-21-762 as submitted for the garage doors as installed. Motion seconded by Member Potter and carried on a vote of 3:0 in favor.
- Member Fong made a motion to **withdraw** request for pergola and roof extension until remedied by Zoning. Motion seconded by Member Potter and carried on a vote of 3:0 in favor.
- Member Fong made a motion to deny the installation of the round windows on front facing and side gable; applicant required to submit shop drawings for Chairman's approval at time of Certificate of Appropriateness, then move forward to reinstall windows to original configuration and style, motion seconded by Member Potter and carried on a vote of 3:0 in favor.

- Member Fong made a motion to **withdraw** request for front door in application HD-21-762. Motion seconded by Member Potter and carried on a vote of 3:0 in favor.

MATTERS FROM COMMISSION AND STAFF:

The meeting adjourned at 5:17 pm.

Minutes approved as submitted on a vote of 4:0 in favor on the 4<sup>th</sup> day of November 2021.

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Pete Lesher, Chairman