

The meeting was called to order by Chairman Lesher 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 Lesher noted that the minutes of October 7th was distributed in advance of the meeting. Member DuPriest moved to approve the minutes of October 7th, 2021, as submitted. Motion seconded by Member Fong and passed on a vote of 4:0 in favor.

OPENING STATEMENT

Chairman Lesher determined a quorum was present, he then read the opening statement into the record and swore in persons intending to testify.

NEW BUSINESS

HD-21-764

Talbot RE Holdings LLC Rear addition, windows, ADA ramp, two signs, lights,
310 S. Talbot St.

Property owner Michael Hannon and Architect Dustin Watson presented an application proposing: add an addition at the rear of the building, new painted siding and 2 new windows at the Talbot Street ground level, repaint existing siding, replace 2 non-historic windows on the upper level with new windows that match original windows in size and type, an ADA ramp along the driveway side, new signage on the front wall and sidewalk light pole, new exterior lights and light pole.

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 75, also known as the Mary Morris House, circa 1881. Chairman Lesher also cited pages 73-77 of the Talbot Street Historic Area Guidelines finding a strict standard of review appropriate. Members concurred.

There was no public comment.

Chairman Lesher cited Section 4.5-Windows, Section 4.9 – Siding and Trim, Section 4.10 Roofs, 4.11 Gutters and downspouts, Chapter 5 – New construction and additions, Chapter 6 – Lighting and Chapter 7 – Signs of the guidelines.

Michael Hannon amended proposed sign material to plywood or MDO.

Member Fulton made a motion to approve application HD-21-764 as submitted, with one modification to a change in materials for the signs from pvc to plywood or MDO. (Modified-density-overlay), motion seconded by Member Fong and carried on a vote of 4:0 in favor.

HD-21-765

COSM

Fremont St. Comfort Station

Commissioners representative Bill Gilmore-Assistant to Planning and Zoning Officer is seeking approval to construct a new Comfort Station on the southwest corner of the municipal parking facility located behind Pemberton Pharmacy on Fremont Street. The facility will replicate the Mill Street Comfort Station which was constructed in 2012. All materials will be identical to those in the construction of the Mill Street Comfort Station.

The roofing system was discussed regarding ridge vent, ridge vent cap, and height of the metal seams. There was no public comment.

Member Fulton made a motion to continue the review of the roofing system to the December 2nd meeting, motion seconded by Member Fong and carried on a vote of 4:0 in favor.

Member Fulton made a motion to approve application HD-21-765 as submitted except for the roofing system to be reviewed at the December 2nd meeting, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

Mr. Gilmore and Commissioner Khalil questioned the approval of two signs at 310 S. Talbot Street. Issue clarified and resolved.

HD-21-766

Joe & Helen Milby Gutters, siding, chimney, light and shed
104 Carpenter Street

Applicant Joe Milby and Contractor Victor McSorley are proposing to replace asphalt roof with standing seam or cedar shingles, 1/2 round gutters- round downspouts, replace asbestos shingles with 6” hardi-plank lap siding, restore chimneys, relocate light at front door, and construct an 8’ by 8’ garden shed in the rear of the property.

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.

5” reveal clapboard siding and cedar sawn shingles were the preferred option.

Chairman Leshar cited Section 4.2-Chimney, Section 4.9 – siding, 4.10- Roofs, Section 4.11 – Gutters and Downspouts, Chapter 6 – Lighting and Chapter 10 – Accessory Structures of the guidelines.

Member Fong made a motion to approve application HD-21-766 as submitted with the following modification: siding to be 5” clapboard reveal of wood and roof be cedar sawn shingles, motion seconded by member Fulton and carried on a vote of 4:0 in favor.

Members suggest applicant research Section 1.4-Historic Preservation Tax Credits, page 7 of the guidelines.

DISCUSSION:

502 S. Talbot Street- Property owners Mark & Tracy Miller, and Architect Tim Crosby presented the application, applicants are seeking approval of the concept plan. The scope of the project includes exterior renovation/restoration of the building, demolition of a rear, non-contributing modern, one-story addition to the original building and a new two-story addition in its place, modifications to the existing site for additional parking and landscape area. The proposed use of the building is commercial business on the 1st and 2nd floor with an addition of 2 ADU to the rear of the building.

Members were supportive of the plans. Applicants to return to the December meeting with a formal application.

MATTERS FROM COMMISSION AND STAFF:

Definition of the public way was discussed, staff to provide clarification. Concerns were raised regarding conforming to and follow-up on historic approvals, enforcement, and property owners not seeking historic approval prior to making improvement.

ADJOURNMENT

The meeting adjourned at pm.

Minutes approved as submitted on a vote of _____ in favor on the 2nd day of December 2021.

Pete Leshar, Chairman