

Historic District Commission Minutes  
Thursday, December 2, 2021

The meeting was called to order by Chairman Leshner at 3:00 pm. Kimberly Weller was present monitoring the virtual meeting, the following members were present: Glenn Fong, Lesley Potter, Walda DuPriest and staff Kim Shellem. Jim Fulton was not in attendance.

REVIEW AND APPROVAL OF MINUTES

Chairman Leshner noted that the minutes of November 4, 2021 was distributed in advance of the meeting. Member DuPriest moved to approve the minutes of November 4, 2021, as submitted. Motion seconded by Member Fong and passed on a vote of 5:0 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.

CONSENT AGENDA

HD-21-767

Larry & Sharon Poore            2 Hanging Signs  
111 S. Fremont Street

Applicant Kim Simpson is seeking approval to install (2) hanging signs from a bracket located at the left side of the building. The signs will be wooden, painted and stained, no vinyl lettering,

HD-21-770

Aida Leisure                        2 Wall Signs  
Kyle Poore  
112 N. Talbot

Applicants are seeking approval to install two wall signs.

Chairman Leshner noted the two consent agenda items and asked if any member would like to remove them from the consent agenda. Hearing none, Chairman Leshner called for a motion. Member DuPriest made a motion to approve Application HD-21-767 and HD-21-770 as submitted, motion seconded by Member Fong and carried on a vote of 4:0 in favor. Chairman Leshner cited Chapter 7 Signs, page 33 of the guidelines.

OLD BUSINESS:

HD-21-765

COSM                                 Comfort Station  
Fremont St.

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. Mr. Gilmore has returned seeking the same metal roof as approved on the Mill Street comfort station having a ridge cap. It was noted that the proposed station location is stand alone and not adjacent to any structure with a metal standing seam roof.

Chairman Leshner cited Chapters: 4.10 Roofs, page 26-27 of the guidelines adding that the structure is non-contributing.

Member Fong made a motion to approve application HD-21-765 as submitted. Motion seconded by Member Potter and carried on a vote of 4:0 in favor.

#### NEW BUSINESS

HD-21-768

Daniel Spiegel

Replace brick wall with an iron fence 200 Mulberry Street

Mr. and Mrs. Spiegel along with Nick Reis, and Bob Ruby landscape architects presented the application seeking approval to replace the brick wall with an iron fence (3' to 4' in height) on the Mulberry Street. The proposed black metal fence design Exhibit #7 was entered into the record however it is not the final design.

Chairman Lesher noted that the property is valued as an "A" on the National Register Map circa 1805 and referenced in Historic St. Michaels by Elizabeth Hughes finding a strict standard of review appropriate. Members concurred.

Mr. Spiegel spoke to the possible the design/style/height of the proposed fence offering several options but nothing specific.

Members requested the applicants return with a concept drawing (elevation) including details regarding height, design, location and spacing. Applicants agreed to the continuance.

There was no public comment.

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

Member DuPriest made a motion to approve application HD-21-768 for the demolition of the brick wall, motion seconded by Member Fong and carried on a vote of 4:0 in favor.

Member Fong made a motion to continue application HD-21-768 to the January meeting, applicants to submit a scale rendering of the fence, posts, dimensions of the cap with options and no greater than 36" in height. Motion seconded by Member Potter and carried on a vote of 4:0 in favor.

Mr. Crosby suggested members move forward with the last application, members and applicant agreed.

HD-21-771

Michael & Sherry Foster

Rear addition & second floor balcony & patio

119 W. Chestnut St

Applicant Mr. Foster and contractor James Cooper presented the application, they are seeking approval to construct of a rear addition, materials to match existing features. Details include a 15 lite rear door, double hung windows, k style gutters (to match existing), wood 6" 5 1/2" reveal siding, vinyl walkable roofing, 24" brick foundation and bluestone patio pavers.

It was determined to apply a strict standard of review as in previous applications.

Chairman Lesher clarified that the only change to the historic part of the house is a window on the second floor to a dormer.

There was no public comment.

Chairman Lesher cited Chapter 5 New additions, page 30-31 of the guidelines.

Member Fong made a motion to approve application HD-21-771 as submitted, motion seconded by Member DuPriest and carried on a vote of 4:0 in favor.

HD-21-769

Mark and Tracy Miller  
502 S. Talbot Street-

Demo, addition, renovations

Architects Tim Crosby and Pete Alexander, and Mark & Tracy Miller presented the application. 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, replacing the missing historic chimney, installation of a handicap ramp, modifications to the existing site for additional parking and landscape area.

Chairman Lesher noted that the property is noted as contributing on the National Register Map finding a strict standard of review appropriate. Members concurred.

The proposed use of the building is commercial business on the 1<sup>st</sup> and 2<sup>nd</sup> floor with an addition of two one-bedroom residential units to the rear of the building. Mr. Crosby noted that the fence, pool, and hardscape as shown in the renderings are not part of the request at this time.

Members Potter and Fong expressed concern with the exterior staircase from the second floor on the north side of the building and the faux balcony on the south elevation of the building. Mr. Crosby agreed to removing approval of these two items under review tonight and will submit options at the January meeting. A summary of improvements are made a part of these minutes.

There was no public comment.

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

Chairman Lesher cited Chapters: 4.5 Windows, page 18 of the guidelines.

Chairman Lesher cited Chapters: 4.8 Awnings, page 23 of the guidelines.

Chairman Lesher cited Chapter 4.9 Siding and trim (German lap), page 25 of the guidelines.

Chairman Lesher cited Chapter 4.10 Roofs (crimped seams), page 26-27 of the guidelines.

Chairman Lesher cited Chapter 4.11 Gutters and downspouts, page 28 of the guidelines.

Chairman Lesher cited Chapter 5 New construction and Additions, page 30 of the guidelines.

Chairman Lesher noted the omissions from the application: the north facing staircase, the west rear facing staircase, and the south facing second-floor projection balcony.

Member Fong made a motion to approve application HD-21-769 except for the (north/west) staircases and balcony, and all other elements as submitted, motion seconded by Member Potter and carried on a vote of 4;0 in favor.

Member Fong made a motion to continue the north and west staircase and review with zoning the balcony to the January 6<sup>th</sup> meeting, motion seconded by Member Potter and carried on a vote of 4:0 in favor.

#### MATTERS FROM COMMISSION AND STAFF:

Staff noted that property owner of 412 Water Street will return to the January meeting. Mr. Gilmore has contacted the contractor seeking drawings of the two windows which were removed without approval by the historic commission.

ADJOURNMENT      The meeting adjourned at 5:15 pm.

Minutes approved as submitted on a vote of 4:0 in favor on the 6<sup>th</sup> day of January 2022.

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Jim Fulton, Chairman