



AGENDA

Historic District Commission Meeting

6:00 PM - Monday, August 8, 2022

Frostburg Municipal Center Meeting Room - 37 Broadway

Page

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. AUTHORITY

Frostburg's Historic District Commission implements the City's Historic Preservation Overlay, Section 4, of the Zoning Ordinance, adopted in 2014. This authority is granted by the Maryland Land Use Article, Section 8, of the Annotated Code of Maryland, adopted in 2012. This meeting is open to the public, and is conducted in compliance with the State of Maryland's Open Meetings Act.

4. STATEMENT OF PURPOSE

The Frostburg Historic District Commission is charged with the preservation of historic structures and the surroundings within the designated district in order to safeguard the heritage of the City, stabilize and improve property values, strengthen the local economy and foster civic beauty.

5. ROLL CALL

Chair Dawn Hein, Vice Chair Joseph Hoffman, William Determan, Robert Rephan, Maureen Brewer, Alternate Member Daniel Filer

6. REVIEW AND APPROVAL OF THE AGENDA

7. REVIEW AND APPROVAL OF THE MINUTES

7.1. [07.July 2022 HDC Minutes](#)

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8. PROJECT PRESENTATIONS

8.1. **Depot Gateway Public Art - Stretch of Sidewalk between Frostburg Depot and 102 E. Main Street**
Presented by FrostburgFirst

6 - 9

I have studied the application and all relevant documents and presentation related to this case, and I am familiar with the property in question. I find that:

- The proposed changes [are/are not] compatible with the neighborhood because there [is/is not] a general compatibility of exterior design, scale, proportion, arrangement, texture, and materials to be used.

Based on these findings I move to [approve/disapprove] the proposal because the use of exterior materials [are/are not] closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c.

[Gateway Project Public Art Mockups](#)

9. OLD BUSINESS

9.1. **14 W. Main Street Wall Repair Update**

10 - 13

[14 West Main Wall Collapse - Closeout Correspondence](#)

10. NEW BUSINESS

10.1. **Staff Approval: FrostburgFirst Signage**
37 E. Main Street

14 - 16

[FrostburgFirst Sign Mockups](#)

10.2. **45 Ormand Street Update**

11. ADJOURNMENT



MINUTES

Historic District Commission Meeting

Monday, July 11, 2022 - 6:00 PM

Frostburg Municipal Center Meeting Room - 37 Broadway

The Historic District Commission Meeting of the City of Frostburg was called to order on Monday, July 11, 2022, at 6:00 PM, at the Frostburg Municipal Center, 37 Broadway, with the following members present:

PRESENT: Dawn Hein,
Maureen Brewer,
William Determan,
Joseph Hoffman, Dr.
Robert Rephan

EXCUSED: Daniel Filer

1. CALL TO ORDER

1.1. Chair Hein called the meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

3. Authority

The Frostburg Historic District Commission implements the City's Historic Preservation Overlay District, of the Frostburg Zoning Ordinance, Section 4, as adopted in 2014, pursuant to the authority granted by the Maryland Land Use Article, Section 8, as adopted in 2012, of the Annotated Code of Maryland. This meeting is open to the public and is conducted in compliance with the State of Maryland's Open Meetings Act.

4. STATEMENT OF PURPOSE

The Frostburg Historic District Commission is charged with the preservation of historic structures and the surroundings within the designated district in order to safeguard the heritage of the City, stabilize and improve property values, strengthen the local economy and foster civic beauty.

5. ROLL CALL

Commissioners Hoffman, Determan, Rephan, and Chair Hein were present, and Commissioner Brewer arrived at 6:03, just after roll was taken. Since a quorum was present, Alternate Member Daniel Filer was not required to attend.

6. REVIEW AND APPROVAL OF THE AGENDA

Commissioner Rephan made a motion to approve the agenda as presented. Commissioner Hoffman seconded the motion, a vote was taken, and the motion passed unanimously.

7. REVIEW AND APPROVAL OF THE MINUTES

Commissioner Hoffman made a motion to approve the minutes from the June 2022 meeting as presented. The motion was seconded by Commissioner Determan, a vote was taken, and the motion passed unanimously.

8. PROJECT PRESENTATIONS

8.1. 52 S. Broadway (St. John's Episcopal Church) - Louver and Window Replacement

Kit Pepper presented this project on behalf of St. John's Episcopal Church, located at 52 S. Broadway. Ms. Pepper explained that the bell tower on which the four louvers and eight windows are located was added to the existing church structure in the 1930s, and the wooden louvers and wood-frame lancet windows are original to the bell tower addition. The bell tower is closed off to the rest of the structure and is only accessible through a small interior ceiling entry, and, as such, the windows are purely for aesthetic purposes. The louvers are intended to accommodate the church bell.

The existing windows have deteriorated significantly, and one has already fallen out and been boarded up. Ms. Pepper indicated that the others are in danger of meeting the same fate, and time is of the essence in completing this project. The proposal prepared by Houck Services in Harrisburg, PA, indicates that the existing wooden louvers will be replaced with .040 aluminum Kynar 500 finish, painted white, and that the existing windows will be replaced with new Marvin windows. The new windows will have standard clear glass rather than the existing textured glass, as textured glass lancet windows are no longer available. The proposal states that Houcks intends to make their best attempt to match the existing fixtures as closely as possible.

Commissioners had few questions and were satisfied with the proposal. With no further discussion, Commissioner Hoffman made a motion to approve the proposal as presented. The motion was seconded by Commissioner Brewer, a vote was taken, and the motion passed unanimously.

Moved by Dr. Joseph Hoffman, seconded by Maureen Brewer

Commissioner Hoffman made a motion to approve the proposal as presented, stating, "I have studied the application and all relevant documents and presentation related to this case, and I am familiar with the property in question. I find that the proposed changes are compatible with the neighborhood because there is a general compatibility of exterior design, scale, proportion, arrangement, texture, and materials to be used. Based on these findings I move to approve the proposal because the use of exterior materials are closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c, and 4.1.J.2.g.

Carried

9. OLD BUSINESS

There was no old business to discuss at this month's meeting.

10. NEW BUSINESS

10.1. Staff Approval: Temporary Vinyl Window Cling Installation at 59 E. Main Street

Planner Bethany Fife described a staff approval that was issued to Frostburg State University for the application of temporary vinyl window clings in the first-floor interior windows of the building the University is in the process of purchasing at 59 E. Main Street. The window clings are intended to be temporary in nature and will be removed once the building interior is finished being prepped for renovation.

11. ADJOURNMENT

With no further discussion, Commissioner Determan made a motion to adjourn. The motion was seconded by Commissioner Brewer, and Chair Hein adjourned the meeting at 6:26 PM.

L.J. Bennett, Community
Development Director

Frostburg Gateway Public Art Project: Visitor Kisok



Artist Description: The phone booth will be given a base layer of paint on the interior and exterior to provide a backdrop for the mural panels. The artist will install 5 exterior panels, each approximately 1.5ft x 6 ft. Each panel will depict different scenes representing the Depot. Along the bottom of the booth they will paint the vibrant State Flower, black-eyed susans. Each of the five panels of the booth will be a train-related subject in a sepia or muted color pallet to keep with the historic feel, to give the viewer an experience of stepping back in time, like when traveling by train was a main source of transportation or to a time when phone booths were ubiquitous. Above the phone booth “Frostburg Information” will advertise the brochures and other tourist information available to the public in the interior. The top and the border of the phone booth will be painted in a dark brown with the three Frostburg First colors striped around the top for a pop of color(Golden, Aqua, Crimson).

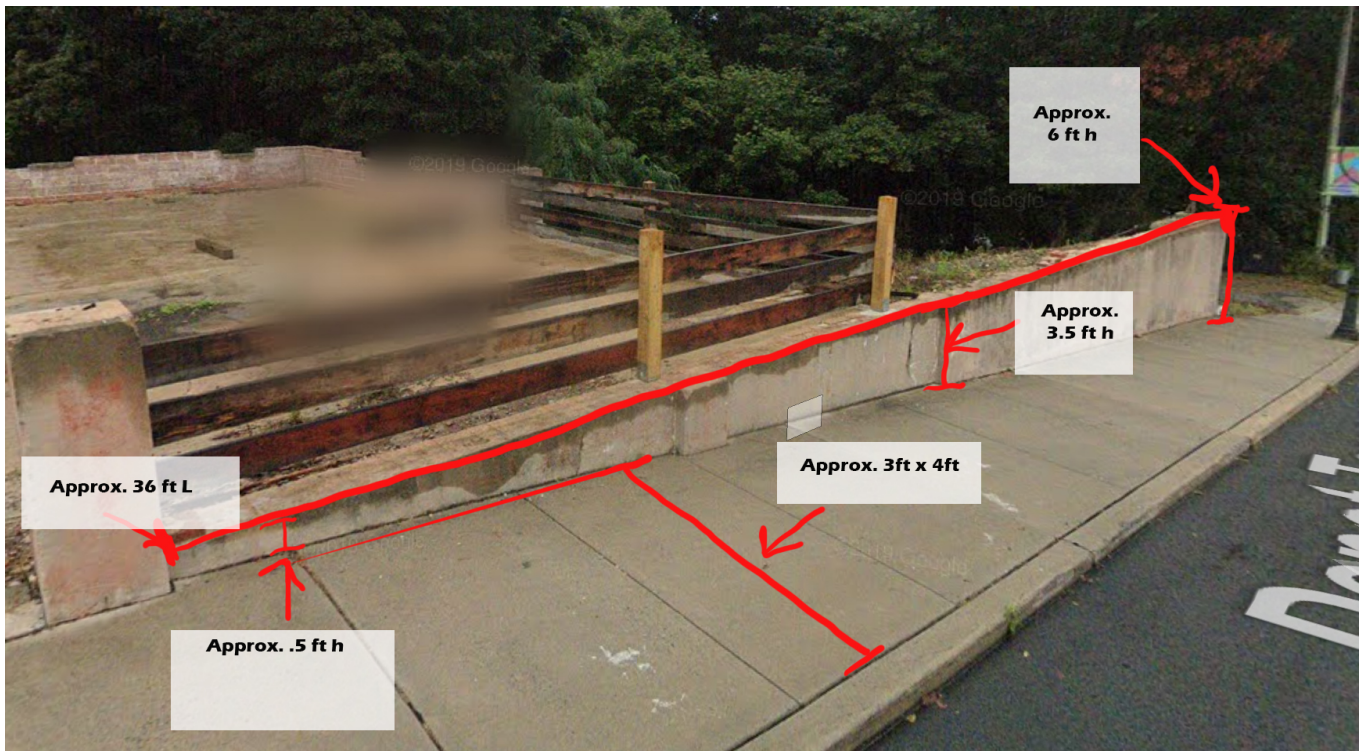
Panel Description (left to right)

Additional note: The panel portraits can be in any order.

1. Train station clock with brick wall and train platform.
2. Railroad Crossing sign with black-eye susans at the bottom.
3. Front of Phone Booth with “ Frostburg Information” painted brown with bright golden yellow flowers.
4. Lady walking away with her luggage ready to board the train.
5. Vintage looking train conductor.
6. Railroad tracks leading to a tunnel in the mountains.



Frostburg Gateway Public Art Project: Wall Mural & Sidewalk Timeline



Wall Mural:

Lower wall estimates:

Top= 64'

Tall End= 6.58'

Bottom= 64.375'

Front facing surfaces Sq. Ft. = 211.8

Upper wall estimates:

Top=26.275'

Tall End= 3'1"

Bottom= 26.458'

Front facing surfaces Sq. Ft. = 39.4

Total Sq Ft. Estimate: 265 sq ft

Sidewalk Timeline:

Each sidewalk section is approximately 3ft x 4ft, and there will be 15 laser-cut stencils with text and scroll design including 2 - 3 lines of text on 15 sidewalk sections leading up the hill to the base of the wall where the mural begins.

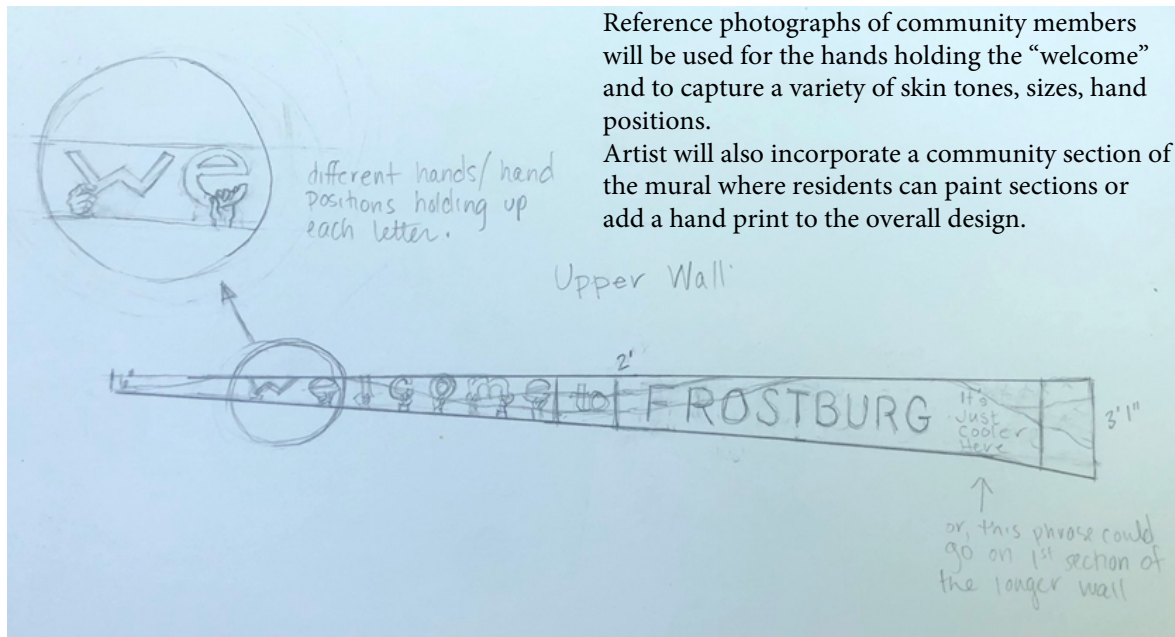


Color and style will be consistent with the initial proposal on the left. Please see adapted, scaled drawings below.

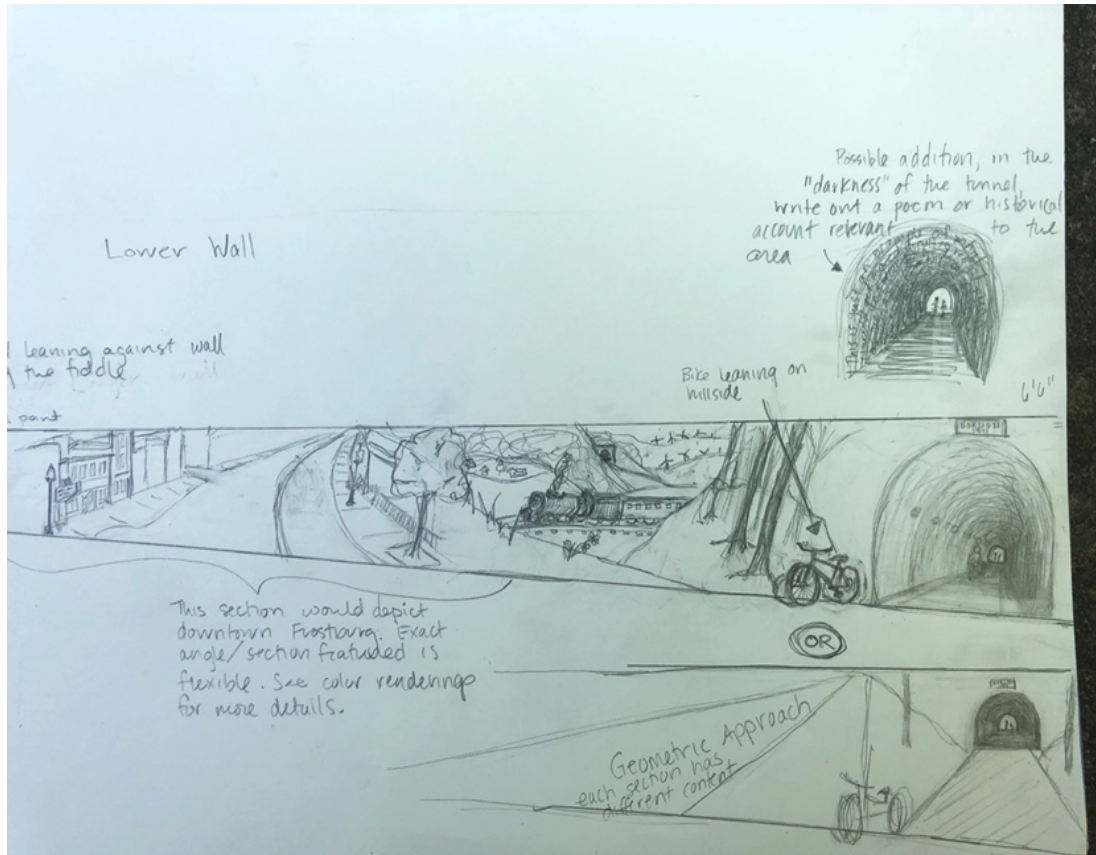
-Aspects of the design are meant to be interactive; hidden things to draw viewers closer (hidden bobcat and wildlife within trees, possible use of text within the shadows of the tunnel, etc.) and a Selfie op in front of the GAP tunnel and propped bike.

Frostburg Gateway Public Art Project: Wall Mural

Upper Wall (Smaller section)



Lower Wall (larger section)



Frostburg Gateway Public Art Project: Wall Mural



Wall Prep: The wall needs repaired in multiple locations. There are areas where it is cracked and also crumbling. Additionally, moisture seems to collect at the bottom. (see pics above). The budget includes materials to ensure the wall is clean, patched, and with smooth surface. The artist will then apply a double coat of masonry/cement primer with time between coats before beginning the grid and basic design.

Artist Description: Frostburg is an interesting place in the context of the 2020's. It's easy to see history, to feel history, when walking up Main Street, attending a bluegrass concert at the Palace Theatre or watching the train arrive at the Depot. But it's also not difficult to see history in the making, to feel progress. FSU college students from throughout the region and beyond bring a vital pulse of youth, culture and diversity to this Appalachian town. Local and visiting recreationists – paddlers, hikers, bikers, climbers, fishers, hunters, photographers, birders, etc.- stop by during their adventures, sometimes again and then hopefully again. The town and region are also rich in quality artists, musicians and writers too. Cultural events like the Appalachian Festival, literature festivals, art walks to name a few, celebrate and hopefully build this community of creatives and their fans. Not to be overlooked are the small businesses that line downtown. True gems in a world bulging with big box stores. Shopping, dining, getting any kind of service really, in downtown Frostburg feels special. These attributes are truly worth celebrating and building on. They are already part of the present of this town, but they definitely are the ingredients to the brightest future for it.



June 21, 2022

14 West Main Street, LLC
c/o Mr. Thomas Dodd
6 South Water Street
Frostburg, MD 21532

**RE: Inspection of Wall Damage
Final Inspection
14 West Main Street
SPECS Project No. 5563**

Dear Mr. Dodd:

At your request your contractor, Mr. Rick Gornall, I performed a final walkthrough of the property to review the repair work started in April. I was accompanied by Rick Gornall of Gornall Construction, Inc., and Chris Schott of C&S Pyramid Builders, Inc. The work was completed in a professional manner and should add many years to the building. It appears to be consistent with the directives provided in our previous report. Attached are some photos of the final work for documentation purposes.

In addition to today's inspection, I also met on-site with Mr. Gornall on April 29th.

You are encouraged to develop a plan for pointing the remaining masonry. The contractors limited their work to the area of the collapse. Repointing the masonry will extend the serviceable life of the structure.

If you have any additional questions, please contact me at 301.777.2510x15 or by email at rrase@specseng.com.

Sincerely,
SPECS, Inc.

A handwritten signature in blue ink that reads 'Raymond C. Rase'.

Raymond C. Rase, PE, PLS
Project Manager

Cc: Rick Gornall, Gornall Construction
LJ Bennett, City of Frostburg

Z:\jobs\5563 Gornall Const The Deep End Wall Collapse Frostburg\correspondence\5563 14 West Main Wall Collapse closeout 2022-06-21.docx

	105 S. CENTRE ST., SUITE 100 • CUMBERLAND, MD 21502	
	PHONE: 301.777.2510 • FAX: 301.777.8419	



Photo 1. Completed work on rear of structure.



Photo 2. Completed work inside next to steps. The area of collapse was to the right. The corner on the right corresponds to the corner in the previous photograph.



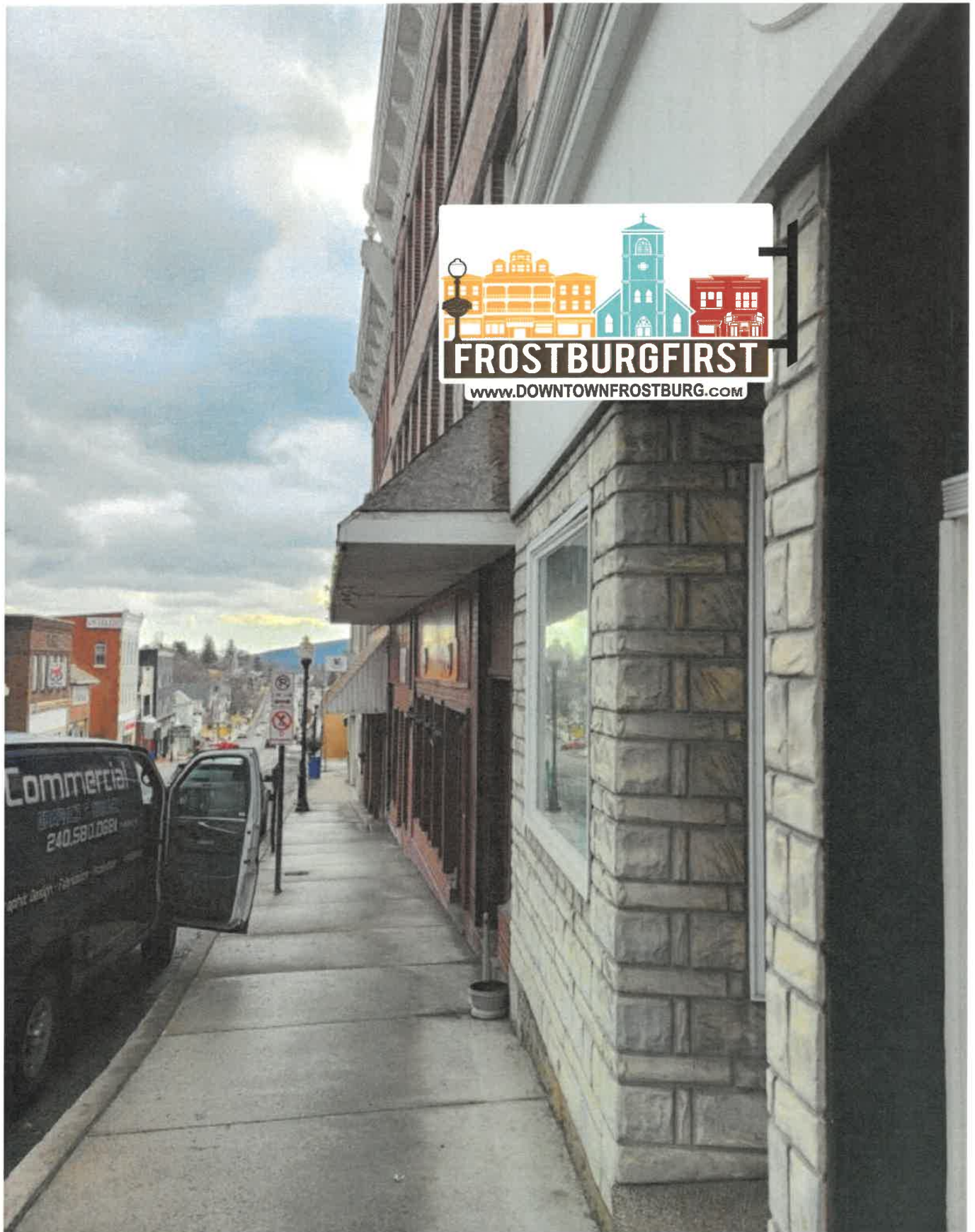
Photo 3. Repair work done in basement under collapsed wall included fixing damaged joists, supporting beam (essential for supporting upper levels while work was ongoing) and repointing the stone foundation.

A
✓



B
✗





**Commercial Graphics &
Signage
25 Centennial St.
Frostburg, Md. 21532
1-240-580-0681**

Estimate

Date	Estimate #
8/1/2022	339

Name / Address
Frostburg First Main St. Frostburg, Md. 21532 1-301-689-6900

Description	Qty	Rate	Total
Estimate for facade signage as per supplied estimate. Signs will be constructed from 1/2" PVC sign panels with full prints. Main sign will be approx 33" x 96". Double-sided sign will be 16" x 24" mounted on steel brackets to building. Allow 3-4 weeks for fabrication/installation after approved estimate.			
Set-up/Design/Layout	1	175.00	175.00
33" x 96" 1/2" Printed PVC sign	1	575.00	575.00
16" x 24" Double-sided /printed sign	1	175.00	175.00
Sign mounting brackets/hardware	1	89.50	89.50
In shop fabrication/assembly	1	325.00	325.00
On site installation	1	250.00	250.00

shawn@commercialgraphicsandsignage.com	Subtotal	\$1,589.50
	Sales Tax (6.0%)	\$0.00
	Total	\$1,589.50