



MINUTES

Historic District Commission Meeting

Monday, August 8, 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, August 8, 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 6:01 PM.

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

Commissioners Determan, Rephan, Brewer, Chair Hein, and Vice Chair Hoffman were present. Since a quorum was achieved, Alternate Member Daniel Filer was not required to attend.

6. REVIEW AND APPROVAL OF THE AGENDA

6.1. Commissioner Brewer made a motion to approve the agenda as presented. The motion was seconded by Commissioner Determan, a vote was taken, and the agenda was approved unanimously.

7. REVIEW AND APPROVAL OF THE MINUTES

- 7.1. Commissioner Hoffman made a motion to approve the minutes from the July 2022 meeting as presented. The motion was seconded by Commissioner Brewer, a vote was taken, and the minutes were approved unanimously.

8. PROJECT PRESENTATIONS

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

Presented by FrostburgFirst

Deirdre Robertson, Executive Director of FrostburgFirst, presented a proposal for a multi-faceted "Gateway Improvement" public art installation in the area of downtown where the Frostburg Train Depot meets Main Street. The proposal includes painting a mural on the "call box" near the Thrasher Carriage Museum staircase, a wall mural on the side retaining wall in the rear of 102 E. Main Street, and a painted sidewalk installation with a timeline of 10-12 milestones from Frostburg's history.

Artists were selected for the project through a contest, and the sidewalk timeline will be painted from stencils by FrostburgFirst staff using black outdoor acrylic paint. Commissioner Hoffman inquired whether the artwork would be protected by a clear top coat, and Ms. Robertson indicated that cement primer and an anti-graffiti top coat would be utilized to extend the life of the artwork. The estimated completion date is October 1, 2022.

Moved by Dr. Joseph Hoffman, seconded by Maureen Brewer

With no further discussion, 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."

The motion was seconded by Commissioner Brewer, a vote was taken, and the proposal was approved unanimously.

Carried

9. OLD BUSINESS

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

Bethany Fife, Community Development Planner, gave an overview of the closeout correspondence from the large-scale masonry repointing project at 14 W. Main Street initiated due to a structural collapse of the rear ground-level brick facade. While the masonry on a substantially large portion of the rear facade of the structure was repointed, the structural engineer contracted to implement a repair plan noted that the rest of the masonry should be repointed in the future in order to preserve the integrity of the facade.

10. NEW BUSINESS

10.1. **Staff Approval: FrostburgFirst Signage**

37 E. Main Street

Bethany Fife described an administrative approval issued to FrostburgFirst for updated signage at their 37 E. Main Street location. The new signage includes a flat, wall-mounted decal adhered to the wooden frieze, as well as a projecting sign with the organization's logo. It was noted that the projecting sign would be mounted to the frieze, rather than to the stone facade as indicated in the signmaker's proposal.

10.2. **45 Ormand Street Update**

Bethany Fife informed the Commissioners that 45 Ormand Street, located just inside the Historic District boundary, had been obtained by the City of Frostburg at tax sale. Upon acquisition, a land records error was discovered and is currently being negotiated from a legal standpoint. Staff will continue to update the Commission on the status of the property as more information becomes available.

11. ADJOURNMENT

Commissioner Determan made a motion to adjourn, which was seconded by Commissioner Brewer. With no further discussion, Chair Hein adjourned the meeting at 6:36 PM.

L.J. Bennett, Community
Development Director