



AGENDA

Historic District Commission Meeting

6:00 PM - Monday, May 9, 2022

Frostburg Municipal Center Meeting Room - 37 Broadway

Page

1. CALL TO ORDER

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

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. [04.April 2022 HDC Minutes](#)

3 - 6

8. PROJECT PRESENTATIONS

8.1. **81 W. Main Street - Slate Roof Replacements & Addition of "Snowbirds"**

7 - 13

Presented by Kevin Moroney

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.

[81 W. Main - Frostburg Historic Dist Cert Appl](#)

[81 W. Main Street - Home Inspection Photos](#)

[81 W. Main Street - Snowbird Photo](#)

[81 W. Main Street HD Inventory Sheet](#)

9. OLD BUSINESS

10. NEW BUSINESS

10.1. **14 W. Main Street Wall Repair Update**

14 - 23

[Specs Report on Collapsed Wall 14 W Main](#)

[Brick Bond - Wythes](#)

11. ADJOURNMENT



MINUTES

Historic District Commission Meeting

Monday, April 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, April 11, 2022, at 6:00 PM, at the Frostburg Municipal Center, 37 Broadway, with the following members present:

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

EXCUSED: Daniel Filer, Mr.

1. CALL TO ORDER

1.1. Chair Hein called the meeting to order at 5:57 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

Chair Dawn Hein, Vice Chair Joseph Hoffman, William Determan, Robert Rephan, and Maureen Brewer 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, Commissioner Hoffman seconded the motion, a vote was taken, and the motion passed unanimously.

7. REVIEW AND APPROVAL OF THE MINUTES

- 7.1. Commissioner Brewer made a motion to approve the minutes from the March 2022 meeting as presented, Commissioner Determan seconded the motion, a vote was taken, and the motion passed unanimously.

8. PROJECT PRESENTATIONS

8.1. Public Art Proposal - 115 E. Main Street

Presented by Jamison Odone (Associate Professor of Illustration and Drawing, Frostburg State University)

****Please note that Chair Hein recused herself from the discussion of this presentation****

Jamison Odone, Associate Professor of Illustration and Drawing at Frostburg State University, described his proposal to paint a mural on the side of 115 E. Main Street with colorful birds. The project would invite community members and local schoolchildren to make their mark on the building as well. Commissioner Hoffman inquired what kind of paint would be used, and Mr. Odone explained that a high-quality spray paint would be used for the bodies of the birds, and Krink, a paint marker with highly durable ink, would be used for the detail work. Mr. Odone further explained that the trees lining the building will not be altered. Chair Hein inquired how the project will be funded, and Mr. Odone indicated that he has applied for a public art grant through Frostburg State University and also has obtained funding from the City's public art budget.

Moved by Mrs. Maureen Brewer, seconded by Mr. William Determan

With no further discussion, Commissioner Brewer 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 new to the neighborhood but are compatible 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 new but closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c. and will be compatible with other features in the City's Arts and Entertainment District.

Carried

8.2. Public Art Proposal - W. Mechanic Street Parking Lot

Presented by L.J. Bennett (Director of Community Development, City of Frostburg)

Due to the scheduled presenter's illness, Community Development Director L.J. Bennett presented this public art proposal on their behalf. Director Bennett explained that this proposal originated from a call for artists released by FrostburgFirst, the managing entity of Frostburg's Arts & Entertainment and Historic Downtown business districts, which included a monetary prize and the installation of the winning design in a prominent downtown location. The winning design, a sculptural work titled "A Trellis to Remember" by artist Frank Asher, is made from two treated wooden railroad ties and a large simulated piece of "coal" connected to the posts with rebar and copper tubes. The sculpture is intended to honor Frostburg's railroad and coal mining heritage and will be outfitted with a small garden of native plants and solar up-lighting for nighttime illumination.

Commissioner Determan asked whether a interpretive plaque will be installed, and Director Bennett said she would determine whether the project budget has allowed for this.

Moved by Dr. Joseph Hoffman, seconded by Mrs. Maureen Brewer

With no further discussion, Commissioner Hoffman made a motion to approve the proposal, 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, including native plants. 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.

Carried

9. OLD BUSINESS

10. NEW BUSINESS

Community Development Planner Bethany Fife described two Administrative Approvals that were issued for vinyl window signage at 22 E. Main Street and for painted commercial signage at 82 E. Main Street. The colors for the painted signage at 82 E. Main Street were selected from Sherwin Williams' historic palette.

- 10.1. Staff Approval: Vinyl Window Signage at 22 E. Main Street
FYI Fingerprints

- 10.2. Staff Approval: Routine Maintenance & Upkeep Improvements & Painted
Commercial Signage at 82 E. Main Street
Baker Babes

11. ADJOURNMENT

- 11.1. Commissioner Determan made a motion to adjourn, the motion was seconded
by Commissioner Brewer, and Chair Hein officially adjourned the meeting at
6:49 PM.

L.J. Bennett, Community
Development Director

CITY OF FROSTBURG

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION



DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY HALL

59 E. MAIN STREET, P.O. BOX 440

FROSTBURG, MD 21532

Applicant Name: _____

Applicant's Address: _____

Phone Number(s): _____

Property Owner Name: _____

Property Address and Location: _____

Type of Change:	Alteration	Demolition	Grading
	Addition	Repair	Excavation
	New Building	Sign	Other: _____

Work to be performed:

PLANS – Architect, Engineer, or Other: _____

DEMOLITION - Contractor: _____

RENOVATION/CONSTRUCTION – Building Contractor(s): _____

Scope of Work *(describe project in detail, list materials and dimensions):*

Is the property subject to an historic preservation easement? NO YES

Is the easement held by a third party organization other than the property owner? NO YES

If yes, please provide a copy.

Requirements for Complete Application (TO BE DETERMINED BY STAFF; IF CHECKED INCLUDE AS AN ATTACHMENT):

SITE PLAN OR ACCURATE SCALED DRAWING DEPICTING PROPORTIONS AND DISTANCES

CLEAR AND LEGIBLE SKETCH OF EXTERIOR DETAILS OR AREA TO BE CHANGED

PHOTOGRAPH(S) OF AREA TO BE CHANGED

MANUFACTURER'S SAMPLES OR TEAR SHEETS OF MATERIAL(S) PROPOSED TO BE USED

FOR NEW CONSTRUCTION:

SITE PLAN TO SCALE

ELEVATION DRAWINGS

MATERIAL SAMPLES/TEAR SHEETS

CURRENT PHOTOGRAPHS OF PROPERTY

OTHER: _____

Optional Attachments:

HISTORIC PHOTOGRAPHS OR OTHER DOCUMENTATION

You are encouraged to attend the Frostburg Historic District Commission meeting. The next meeting is _____, at 4:15 pm at the Frostburg Library, 65 E. Main St., Frostburg, Maryland. Failure to provide sufficient information for review may result in an unfavorable recommendation by the Historic District Commission.

PLEASE READ AND SIGN BELOW

I hereby certify that I am the owner of the property or I have advised to owner of the property in regard to the proposed work. Further, the information provided by this application represents an accurate description of the proposed work and nothing has been intentionally omitted that would be necessary for the Historic District Commission's decision making process.

I understand that a favorable review finding by the Frostburg Historic District Commission does not constitute approval of other require land use or building permits obtained by a separate application.

Signature

Date

FOR CITY USE ONLY

Approval to be granted by:

FROSTBURG HISTORIC DISTRICT

STAFF

Staff Review:

APPROVED

NOT APPROVED

Staff Reviewer: _____ Date: _____

SIGNATURE

Condition of gutters, downspouts and extensions: Appeared serviceable


8)  Substandard repairs were found at one or more locations on the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair per standard building practices.



Photo 8-1


9)  Many slate roof tiles were broken, chipped and/or missing. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4



Photo 9-5



Photo 9-6



Photo 9-7


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- 10)  One or more roof flashings were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 10-1


-
- 11)  Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit: <https://www.reporthost.com/?MOSS>



Photo 11-1



Photo 11-2


- 12)  Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.



Photo 12-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Brick


Wall covering: Solid brick (not veneer)

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space, Unfinished basement, Daylight basement

Foundation/stem wall material: Poured in place concrete, Stone

Footing material (under foundation stem wall): Not determined (inaccessible or obscured)

- 13)  The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



**FROSTBURG HISTORIC DISTRICT
Historic Resource Inventory
2013**

Address: 81 West Main Street

Date of Construction: c. 1850 **Status:** C



Image Number: FHD-397; below, 398



This is a 2½-story Federal-derived common-bond red brick house with a 3-bay façade and a front-gable roof with the pediment finished in weatherboard and containing a sliding glass window. The main entrance is offset on the easternmost bay of the façade, with a single-leaf entry door with a transom, enframed within pilasters. A shallow hip-roofed front porch extends across the façade, supported by attenuated Doric columns and corresponding pilasters. The windows on the first story of the façade are characteristically larger than those on the second story. Some replacement 1/1 sash are present. The hip-roofed rear section, also of two stories, is a c. 1890 addition. It has segmental-arched window openings with flat-topped windows, including two set as a pair on the first story of the west elevation and two sets of three windows on the east. Windows on the original section have jack-arch lintels while those on the later portion have two courses of brick voussoirs. An interior corbeled brick chimney penetrates the roof on the west elevation of the original section. The roof is of slate and is broken by hipped dormers with imbricated wood shingle finishes on the side elevations.



April 15, 2022

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

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

Dear Mr. Dodd:

At your request, on April 5, 2022, I performed a visual inspection of the structure at 14 West Main Street specifically to look at a wall collapse in the rear of the building. I was accompanied by Rick Gornall of Gornall Construction, Inc., and Chris Schott of C&S Pyramid Builders, Inc. The structure is a multi-level brick building built in the early 1900's. It is my understanding that on the weekend prior, the wall collapsed during a wind event. See Photos 1 and 2. No one was injured.

The building is constructed of composite multi-wythe masonry laid in an American common bond with headers every six rows. There were three wythes of masonry at the point of failure. See Photo 3. It is my understanding that there was a window at the point of failure. The masonry wall showed signs of water intrusion. Photo 4, taken at the corner of the building next to the downspout, shows delaminated interior brick, missing or compromised mortar joints and disintegrating interior brick. The exterior brick appears to be harder than the interior wythes as was typical for brick buildings of this era. There was staining and eroded mortar on the wall next to the downspout on the wall above. See Photo 5.

Wind gusts exceeding 40 mph were reported in Frostburg on April 2, 2022. (Local Conditions.Com, 2022) This correlates with the report you received from the tenant regarding the collapse.

The back wall adjacent to the collapse appears to have been recently painted. It also appears to have been parged. See Photo 6. Painting and parging historic brick walls is not recommended as the finish traps water in the wall and prevents it from escaping.

It is my opinion that the wind caused the already weakened wall to fail. The damage witnessed on the interior brick wythes is indicative of long-term water intrusion. However, the documented wind bursts played a significant part in the wall's demise.

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

RECOMMENDATIONS

The repair of the wall will require temporary shoring because the apartment above is occupied. The wall at this time appears to be in equilibrium but further exposure to severe weather could change this status. Shoring will need to begin in the basement. I recommend pouring a 6-8" thick mud slab with 3000 psi concrete on the existing floor in the basement just clear of the existing terracotta sewer pipe. From there, heavy 6x6 timbers or screw jacks should be placed on 6' centers along the damaged wall. All timbers shall be rough cut oak or stronger. Use a header of 8x8 timber placed under the floor joists. Add blocking between the header and floor above. The second story should be shored in a similar fashion. Instead of a mud pad, it is recommended that a 3" thick sill plate be installed on the floor. The columns should line up with the solid blocking below. This will need repeated to the third floor. The roof will not need shored unless additional cracking or loosening of the bricks below the roof joists are observed.

Once the shoring is in place, the mason should be able to work on the brick on the first floor. It is recommended that the existing first floor windows be eliminated. The exterior brick can be cleaned and reused. The existing mortar should be tested to determine type and composition. Caution on the sampling, as it appears modern Portland based mortar was used at one time to repoint part of the wall. The brick should also be tested for hardness. The mortar should not be harder than the brick used. Most likely the mortar is lime based. Depending on testing, lime-based mortar shall be used with any joints using existing brick. The interior bricks can either be laid with a common bond with headers or with concrete masonry units (cmu's) at the owner's discretion. If cmu's are used, then install false header bricks and use brick ties to secure the face brick. Note, interior brick should not be interchanged with face brick. It is recommended that the repair be extended at least four feet around the corner of the building for the first floor. Actual repair may vary. The intent would be to get past the zone of deteriorated interior bricks. Work around the corner should not proceed until the first area is repaired to minimize loose brick above. It is also recommended that the wall face above the corner near the downspout as shown in Photo 5 be repointed.

If the wall begins to move, or additional brick is lost beyond what would normally be lost to arching action, contact the engineer immediately. It may be necessary to cut in angles to temporarily shore the brick to prevent further loss. It is recommended that the contractor have eight-foot minimum lengths of 4x4x1/4-inch steel angle painted and ready for installation if needed.

While outside of the scope of the wall repair due to the collapse, the following recommendations are made to help extend the life of the current brick:

1. Repoint all mortar faces with appropriate mortar.
2. Examine the wall for points of water entry. These include window and other openings, the roof, and damaged brick above.
3. Remove or vent parging and painting on the exterior walls. Parging and painting can trap moisture and prevent the porous brick and mortar from drying out.
4. Verify roof drain is working. Consider adding heat trace to drains.

Note the contractor will need to coordinate repair with the City of Frostburg.


14 West Main Street, LLC
c/o Mr. Thomas Dodd
Inspection of Wall Damage
14 West Main Street
SPECS Project No. 5563

Page 3

The intent of this inspection was to determine the cause of wall failure. The results and recommendations provided are based on the best available information and are not intended to convey any representation regarding latent or concealed defects that may exist, and no warranty or guarantee is expressed or implied. No destructive testing has been performed. SPECS reserves the right to modify these recommendations based on revised information as it is presented to us. Additional digital photographs were taken and are available upon request.

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, reading "Ray C. Rase", is displayed on a light gray rectangular background.

Raymond C. Rase, PE, PLS
Project Manager

Bibliography

Local Conditions.Com. (2022, April 16). Retrieved from Frostburg, MD Past Weather:
<https://www.localconditions.com/weather-frostburg-maryland/21532/past.php>

Z:\jobs\5563 Gornall Const The Deep End Wall Collapse Frostburg\correspondence\5563 14 West Main Wall Collapse 2022-04-15.docx



Photo 1. View of rear wall at collapse. Note window to the left of collapse.



Photo 2. Another view of collapsed wall.



Photo 3. This view shows the side of the existing window. It is my understanding that there was a second window adjacent to it. Notice the delamination in the interior wythe.



Photo 4. Detail of brick at corner. Interior brick fell apart at the touch. The arrow points to severely damaged brick. Note loss of mortar in exterior brick circled in blue.



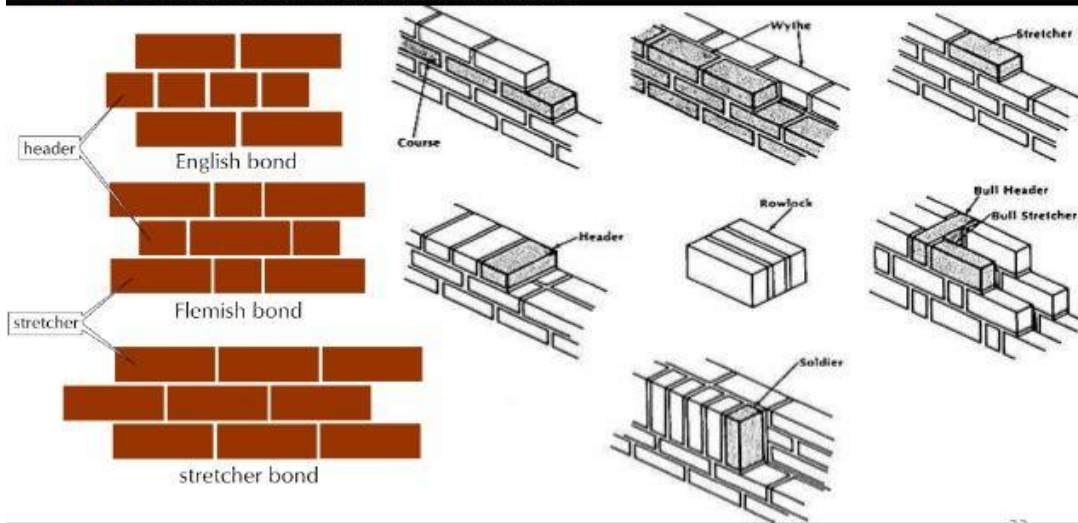
Photo 5. Note loss of mortar and staining at the corner of the wall near the downspout.



Photo 6. Rear of building adjacent to collapsed wall. Note wall was recently painted and appears to have been parged.

BRICK BOND

- Bond – the arrangement of bricks in rows (courses).
- Bonds are designed for:
 - Appearance
 - To tie together a structural or outer wall (wythe) to an inner wall
- **Wythe** – a vertical section of wall one brick thick



BLD62003_MAK_STONES AND ROCKS