



MINUTES

Historic District Commission Meeting

Monday, April 10, 2023 - 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 10, 2023, 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

Chair Hein called the meeting to order at 6:01 PM.

2. PLEDGE OF ALLEGIANCE

3. Authority

The Maryland Land Use Article empowers Frostburg's Historic District Commission to implement the City's Historic Preservation Overlay District according to the regulations set forth in the Frostburg Zoning Ordinance. All meetings of this Commission are open to the public and are conducted in compliance with 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

Commissioner Hoffman made a motion to approve the April 2023 agenda as presented. The motion was seconded by Commissioner Determan, a vote was taken, and the motion passed unanimously.

7. REVIEW AND APPROVAL OF THE MINUTES

Commissioner Brewer made a motion to approve the March 2023 meeting minutes as presented. The motion was seconded by Commissioner Hoffman, a vote was taken, and the motion passed unanimously.

8. PROJECT PRESENTATIONS

8.1. 67 Frost Avenue - Addition

Property owner Norman DeRosa presented his request to remove an existing pantry on the rear of his home and rebuild it in a slightly larger footprint. This project is necessary, as the pantry floor has significantly deteriorated and is no longer structurally sound. The porch will have the same length as the existing pantry, but the depth will slightly increase to allow for easier basement access. The existing wood siding will be re-used, and the roofing material will be matched with the existing shingles on the structure's roof.

Moved by William Determan, seconded by Maureen Brewer

Commissioner Determan made a motion to approve the project, 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."

Carried

8.2. 147 E. Main Street - Façade Alterations (second review)

Property Owner Stephanie Wampler presented a proposal for replacing the glass portions of the front façade of the subject property with tongue-in-groove wood panels painted grey. Chair Hein noted that the building also has a small area of smaller wood paneling, and inquired whether it would be removed and replaced as well. Ms. Wampler indicated that only the glass was proposed for replacement, but she would be agreeable to replacing the existing wood paneling as well to create a more cohesive and unified appearance. Commissioner Hoffman inquired whether the existing street-level door would also be replaced, and Ms. Wampler clarified that it would remain in place.

Moved by Dr. Joseph Hoffman, seconded by Maureen Brewer

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.

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**

11. **ADJOURNMENT**

Commissioner Hoffman made a motion to adjourn, the motion was seconded by Commissioner Determan, and Chair Hein called the meeting to a close at 6:48 PM.

L.J. Bennett, Community
Development Director