



MINUTES

Historic District Commission Meeting

Monday, February 14, 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, February 14, 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. The meeting was called to order at 6:06 PM. The delayed start time was due to technical difficulties.

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

- 5.1. Chair Dawn Hein, Vice Chair Joseph Hoffman, William Determan, Robert Rephan, and Maureen Brewer were present. With all Commission members, Alternate Member Daniel Filer was excused from attending the meeting.

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 Vice Chair Hoffman, a vote was taken, and the motion passed unanimously.

7. REVIEW AND APPROVAL OF THE MINUTES

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

8. PROJECT PRESENTATIONS

8.1 **23 E. Main Street - Façade Repairs**

Matt Brewer: Bennett, Brewer, & Associates

****Please note that Commissioner Brewer recused herself from the discussion surrounding this project presentation.****

Matt Brewer, proprietor of Bennett, Brewer, & Associates and owner of 23 E. Main Street, described his proposal to replace the existing sign band above the storefront facades, replace two upper-story windows, and complete cosmetic touch-ups near the street-level entryway.

Chair Hein inquired whether the glass block would be replaced, or only the one-over-one aluminum frame windows that are currently boarded up. Mr. Brewer clarified that only the aluminum frame windows would be replaced. Chair Hein also asked what material is currently on the sign band, and Mr. Brewer indicated that he believes it is a thin concrete material that has significantly deteriorated. He proposes replacing it with a flat aluminum material, in matte black, with flat lettering to denote the businesses that occupy the storefront spaces.

Mr. Brewer further noted that the building was constructed around 1940 (the City's Historic Inventory sheet for the property states it was constructed in 1930), after a large portion of that block of East Main Street was destroyed by fire. Commissioner Rephan shared a photo of the previous building at that location which was destroyed.

No public comment was received, and without further discussion, Vice Chair Hoffman made a motion to approve the project as presented. The motion was seconded by Commissioner Determan, a vote was taken, and the motion passed unanimously. Please note that Commissioner Brewer recused herself from the discussion and did not vote on this presentation.

Moved by Dr. Joseph Hoffman, seconded by Mr. William Determan

Vice Chair Hoffman 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, J.2.c, and J.2.g."

	For	Against	Abstained	Absent
Mrs. Dawn Hein				
Mrs. Maureen Brewer			x	
Mr. William Determan (Seconded By)	x			

Dr. Joseph Hoffman (Moved By)	x			
Mr. Robert Rephan	x			
Mr. Daniel Filer				x
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Carried

9. OLD BUSINESS

- 9.1. Although this item was not listed on the agenda, Community Development Director L.J. Bennett reminded the Commissioners that the Mayor and Council would be holding a public hearing at the Mayor and Council meeting this Thursday, February 16, regarding proposed text amendments to Section 4.1 of the City's Zoning Ordinance pertaining to the Historic Preservation Overlay District. If the motion passes, the updated Zoning Ordinance text will go into effect mid-March.

10. NEW BUSINESS

- 10.1. **Staff Approval - Commercial Sign Installation**
167 E. Main Street, DeDi's Kitchen

Director Bennett gave an overview of an Administrative Approval that was issued for a commercial sign installed for DeDi's Kitchen, located at 167 E. Main Street. According to the rubric adopted by the HDC in November 2021, commercial sign installations are eligible for Administrative Approvals as long as they conform to all sign regulations outlined in Section 7 of the Zoning Ordinance.

11. ADJOURNMENT

- 11.1. Commissioner Determan made a motion to adjourn, the motion was seconded by Commissioner Brewer, and Chair Hein adjourned the meeting at 6:29 PM.

L.J. Bennett, Community
Development Director