



MINUTES

Historic District Commission Meeting

Monday, March 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, March 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.
Daniel Filer, Mr.

EXCUSED:

1. CALL TO ORDER

Chair Hein called the meeting to order at 5:59 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

5.1.

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

7. REVIEW AND APPROVAL OF THE MINUTES

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

8. PROJECT PRESENTATIONS

8.1. 126 E. Main Street - ADA Accessibility Ramp

Contractor: Lowell Broadwater, White Horse Construction

****Please note that Commissioner Rephan recused himself from the discussion of this presentation****

Lowell Broadwater, the contractor who has been hired to complete the project, offered two possible construction materials/styles, and requested the Commission's recommendation for which materials would be more appropriate. The Commissioners agreed that the white vinyl would be more sensitive to the existing architecture, and that the white vinyl would better match the existing railings on the upper-story balcony. The Commissioners expressed concern that the construction of the ADA ramp would block access from the fire escape and recommended that Mr. Broadwater send a copy of his plans to the Office of the State Fire Marshal for a review by their office.

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

With no further discussion, Commissioner Hoffman made a motion to approve the proposal, contingent upon a review by the Office of the State Fire Marshal, 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.b, c, and d." The motion was seconded by Commissioner Brewer, a vote was taken, and the motion carried with a vote of 3-0-1.

Carried

9. OLD BUSINESS

- 9.1. Commissioner Brewer requested an update on alterations that were made prior to obtaining permission from the Historic District at 89 W. Main Street. Community Development Director L.J. Bennett indicated that progress has been made and is expected to continue once the worst of the winter weather has passed.

Commissioner Brewer also asked if an application had been received from the owner of 70 W. Main Street, who removed the front porch roof without first obtaining the Commission's approval. Director Bennett indicated that staff are working with the property owner to achieve compliance and obtain a set of plans which detail the extent of the proposed alterations.

Commissioner Hoffman asked for an update on the renovation of the Nickel Building, located at 86 E. Main Street, and Director Bennett indicated that the interior is being prepped for renovation and is almost ready to move into the renovation phase.

10. NEW BUSINESS

- 10.1. No new business was presented.

11. ADJOURNMENT

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

L.J. Bennett, Community
Development Director