



## HISTORIC PRESERVATION COMMISSION FREDERICK COUNTY, MARYLAND

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### FREDERICK COUNTY HISTORIC PRESERVATION

### COMMISSION

## MEETING MINUTES

March 2, 2022

7:00 PM

Virtual Meeting

Members Present:

Gary Baker (Chair), Mary Thompson (Vice-Chair), Tyler Bastian (absent at time of roll call, entered meeting at 7:14 p.m.), Hettie Ballweber, Blaine Hoffmann, Jack Lynch, Alec Davidson

Members Absent:

None

Staff Present:

Amanda Whitmore, Historic Preservation Planner  
Kimberly Golden Brandt, Director Livable Frederick  
Kathy Mitchell, Senior Assistant County Attorney  
Martha Berkheimer, Historic Preservation Intern  
Karen James, Administrative Specialist

Mr. Baker brought the meeting to order at 7:00 PM and declared that a quorum was present. The following are summary minutes:

**I) ROLL CALL**

**II) APPROVAL OF MINUTES – February 2, 2022**

The HPC reviewed the Minutes of the February 2, 2022 meeting. Mr. Hoffmann MOVED that the HPC APPROVE the February 2, 2022 minutes as submitted. Mr. Davidson SECONDED the MOTION. The MOTION passed 5-0-1 (Mr. Bastian absent at time of vote).

**III) NEW BUSINESS**

**a) Public Hearing:**

COA # 22-01

Rocky Springs School House

Frederick, MD

Applicant is seeking to make repairs to the stone wall, brick cornice, and chimney.

Staff presentation by Ms. Whitmore.

Public Comment: None

Debby Moone, representing Historic Rocky Springs Chapel, Inc., addressed the HPC, and answered their questions regarding replacement brick. Ms. Thompson said that this is a great

project. There was discussion about future plans, including Phase III-Roof and the educational opportunities this project presents.

Mr. Davidson MOVED to APPROVE COA # 22-01 Rocky Springs School House under the condition that applicant submit photographs of brick and mortar for staff to review and administratively approve. Ms. Thompson SECONDED the MOTION. The MOTION passed 6-0.

**b) Public Hearing:**

COA #22-02

Elisha Beall Property

Urbana, MD

Applicant is seeking to install an in-ground pool and associated landscaping and modify vehicular circulation.

Staff presentation by Ms. Whitmore.

Public Comment: None

Dusty Rood, applicant, addressed the members of the HPC and gave a brief history of the property. Kimmel Studio LLC provided additional information for the plans to install an in-ground pool and landscaping.

Members discussed the plans. Some were not in favor of the proposed realignment of the driveway, leading to further discussion. Staff had recommended denying this realignment. Pool and landscaping designs were well received. Parking and parking pad were also discussed. Members asked if there would be fencing around the pool. Response was there would be a retractable cover in place. There were also concerns expressed about possibly finding human remains or artifacts. Ms. Whitmore provided guidance should that occur.

Ms. Ballweber MOVED to APPROVE COA # 22-02 Elisha Beall Property. After further discussion Ms. Ballweber amended her MOTION to approve COA # 22-02 Elisha Beall Property for the following work: installation of an in-ground pool, the installation of pool equipment to the north of the pool and east of the future pool building, installation of landscaping and hardscaping, installation of a gravel driveway around the north elevation of the garage, excluding the driveway relocation [as recommended in the staff report], and excluding the parking pad. Mr. Lynch asked that the amended motion include giving the applicant three locations for the pool equipment to include north of the pool and east of the future pool building or west of the pool on either side of the lawn stairs. Mr. Lynch SECONDED the MOTION. The MOTION passed 6-0.

**c) Rural Historic Preservation Grant Initial Disbursement Percentages (HPC Decision)**  
Commission to determine the initial disbursement percentage for the grant awardee Rocky Springs School House.

Ms. Whitmore explained that previous grant disbursements were approved at 33% initial disbursement. Mr. Baker asked about the construction schedule, Ms. Moone said that based on past experience that the contractor was timely and finished quickly. She indicated that the project is extensive, but probably no more than six months from start to finish.

Public Comment: None

Mr. Bastian MOVED the initial grant disbursement for the Rocky Springs School House be 1/3 of the grant amount. Mr. Hoffmann SECONDED the MOTION. The MOTION passed 6-0.

#### **IV) ADMINISTRATIVE BUSINESS**

##### **a) Discussion with Commission on single building nominations.**

Ms. Whitmore explained that she was looking for discussion and feedback from the HPC, having received a few inquiries from people wanting to nominate a single structure on their property. Ms. Whitmore expressed concerns over that method. Currently there are no single structures on the County Register. She mentioned National Register nominations that have included a single structure – suggesting the last rare example in the county be demonstrated or that it has some unique construction or building method. She recommended getting a subject matter expert on barn construction to talk to the Commission and staff to better understand what they are looking at when getting these type of nominations.

Members discussed both the pros and cons of single building nominations. Mr. Lynch said he liked the “rare and unique qualities” expressed by Ms. Whitmore. Mr. Davidson asked if this could lead to a significant increase in the number of applications. Ms. Ballweber said that the Commission should not encourage to accommodate this type of nomination but could see it in some circumstances. She said that this type of nomination could be appropriate if it was the only building left or the other structures had lost their integrity due to modernization. Mr. Baker suggested that it be done on a case by case basis and generally discouraged to have just a solitary building and that anything within the context, with multiple buildings and setting that it’s in, should be included. Ms. Whitmore concluded that the Commission had given her good feedback and that generally everyone was in agreement that a single nomination would be a special circumstance so long as it could demonstrate how it meets at least one of the criteria.

##### **b) Update on Recovering Identity Survey Project**

Ms. Whitmore provided an update on the Northern Frederick County Survey Project, including partnerships and applying for a Maryland Historical Trust non-capital survey grant. There has been awarded a \$50,000 grant through MHT and an additional \$25,000 from CLG grant funds to do the work in the Northern County. An architectural historian is currently doing architectural survey work for this phase. The draft historic context is nearly complete as well. Work is ongoing.

Mr. Baker reminded all of the upcoming NAPC meeting/conference this summer and other educational opportunities.

#### **V) ADJOURN: 9:25 p.m.**

Upcoming meetings:

April 6 at 7 p.m.

May 4 at 7 p.m.

June 1 at 7 p.m.