



HISTORIC PRESERVATION COMMISSION FREDERICK COUNTY, MARYLAND

30 North Market Street, Third Floor Frederick, Maryland 21701 (301) 600-1147



FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

July 6, 2022

7:00 PM

Virtual Meeting

Members Present: Gary Baker (Chair), Mary Thompson (Vice-Chair), 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
Beau Lockard, Historic Preservation Planner
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:

CALL TO ORDER

I) ROLL CALL

II) **APPROVAL OF MINUTES** – The HPC reviewed the Minutes of the June 1, 2022 meeting. Ms. Thompson MOVED that the HPC APPROVE the June 1, 2022 minutes as submitted. Mr. Davidson SECONDED the MOTION. The MOTION passed 4-0.

III) OLD BUSINESS

a) *Public Hearing:*
COA # 22-05

Crown Rose Estates

Jefferson

Continued from June 1, 2022: Applicant is seeking to pave and widen existing driveways, add parking spaces, and a walkway.

Staff presentation by Ms. Whitmore

Public Comment: One via WebEx
Warren Paire, 4017 Crow Rock Road, Myersville, MD 21773

Applicants Todd and Tara Lehtonen were present, as well as Bill Brennan, engineer.



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Following Ms. Whitmore's presentation, she shared the revisions the applicant submitted earlier in the day. She stated that staff's recommendation is to deny the application because of its impact to the character of the property, given the amount of asphalt that's being proposed. The Lehtonens responded to comments presented by the Commission members. Photographs included in HPC paperwork were viewed again by members. Mr. Brennan spoke to the issue of soil conservation and the large drainage area, as well as juggling a number of varying codes in Frederick County. Mr. Baker stated that the photographs showing different viewpoints are appreciated, but it's the entire site that is being reviewed.

Various materials were discussed. Mr. Davidson said he would like to find some kind of compromise and that the property has a lot of unique issues. He further said he would be willing to be more flexible about areas of the property that are not visible from the public road and are obscured with vegetation. Additional suggestions were offered and discussed. Mr. Davidson said he would be willing to conditionally approve just whatever the minimum needed to be in compliance with ADA, as far as the asphalt is concerned -- walking path and a few of the spaces, but keeping the two long driveways that connect to Md. 180 as gravel or tar and chip

Mr. Davidson MOVED that the HPC APPROVE the application for Case COA # 22-05 under the condition that the two driveways leading to the tenant house and to the barn be either gravel or tar and chip, and including approval of the walkway as proposed [asphalt]. Mr. Hoffmann asked to confirm that the motion includes asphalt on the walkway with driveway aprons also in asphalt, and parking spaces in an ADA approved material.

After additional discussion Mr. Davidson amended his motion to include concrete as a paving material for parking ADA compliance.

Mr. Hoffmann SECONDED the MOTION, restating that the aprons be asphalt, the driveways be gravel or tar and chip, the parking spaces be an ADA compliant material and the walkways be asphalt. Mr. Lynch commented that they were not addressing the area around the barn or parking there. Mr. Baker said not at this time -- there's not a clear design for that. Mr. Lynch asked for that to be noted in the record.

There was further discussion. Ms. Mitchell advised re-clarifying the motion. "The aprons would be asphalt, the driveways would be gravel or tar and chip, the ADA spaces would be pervious asphalt, walkways from ADA spaces would be impervious asphalt and driveway/area around the barn would be concrete or tar and chip." The MOTION passed 3-1 with Ms. Thompson voting against the MOTION.

IV) NEW BUSINESS

a) *Public Hearing:*
CR # 22-03

Carty – Miller House

Thurmont

Applicant is seeking to nominate the property to the County Register.



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Staff presentation by Mr. Lockard

Public Comment: None

Applicant Elizabeth Comer, President, Catoctin Furnace Historical Society Inc., was present. Ms. Comer shared additional history of the house, as well as, future plans. Commissioners shared positive comments regarding the proposed nomination.

Ms. Thompson MOVED that the HPC NOMINATE the Carty – Miller House Case CR # 22-03 to the County Register and that it is eligible to be listed under Frederick County codes 6B-1A, 6B-1D and 6B-2A. Mr. Davidson SECONDED the MOTION. The MOTION passed 4-0.

b) Public Hearing:

CR # 22-04

Collier's Log House

Thurmont

Applicant is seeking to nominate the property to the County Register.

Staff presentation by Mr. Lockard

Public Comment: None

Applicant Elizabeth Comer, President, Catoctin Furnace Historical Society Inc., was present. Ms. Comer expressed her gratitude to the HPC for considering the property for nomination to the County Register and shared additional background on this property.

Mr. Hoffmann MOVED that on item number CR # 22-04, the Collier's Log House, the HPC RECOMMEND that it be listed on the Frederick County Register of Historic Places pursuant to Criteria 6B-1A, 6B-1D and 6B-2A as described in section 1-236 of the County Code. Mr. Lynch SECONDED the MOTION. The MOTION passed 4-0.

c) Public Hearing:

COA # 22-06

Henry Brandenburg House

Myersville

Applicant is seeking to make repairs to side entry door, springhouse/wash house, and smokehouse roof.

Staff presentation by Ms. Whitmore

Public Comment: None

Applicant Scott Winnette was present. Mr. Winnette shared what had already been accomplished with the property and described the upcoming needed repairs.

Ms. Thompson MOVED to APPROVE Case COA #22-06, the Harry Brandenburg property, with the staff recommendation for the proposed repairs to the wood siding should use patching, piecing in, and/or consolidation techniques as recommended by the



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guidelines, including replacing the porch step, side entry door, the smokehouse roof and repairs to the spring wash house, and railing. Both Mr. Hoffmann and Mr. Davidson SECONDED the MOTION. The MOTION passed 4-0.

d) Rural Historic Preservation Grant Initial Disbursement Percentages (HPC Decision)

The Commission will determine the initial disbursement percentage for the grant awardee Henry Brandenburg House.

Staff presentation by Mr. Lockard

Public Comment: None

Staff recommends the HPC approve one-third of the grant award to the awardee as that amount should meet the initial deposit required by most contractors.

Mr. Davidson MOVED that the HPC approve one-third of the grant award, (\$16,500) for the Henry Brandenburg House, CR # 21-04. Ms. Thompson SECONDED the MOTION. The MOTION passed 4-0.

e) Reappointment of Blaine Hoffmann

Commissioner Hoffmann reapplied for another three-year term with the Historic Preservation Commission. Members raised their hands in support of Mr. Hoffmann, saying he's been a great addition.

V) ADMINISTRATIVE BUSINESS

a) Maryland Historical Trust Non-Capital Survey Grant Projects and Letters of Support Request

Staff presentation by Ms. Whitmore

Public Comment: None

Ms. Whitmore explained the two projects represented in the letters to the Maryland Historical Trust -- The first in partnership with the Frederick County African American Resources Cultural and Heritage Society (AARCH Society) and the second, funding for a Historic Structures Report (HSR) for the George Markell Farmstead.

Members reviewed the letters. Mr. Davidson MOVED that the HPC APPROVE the letters of support. Mr. Lynch SECONDED. The MOTION passed 4-0.

b) Re-establish membership subcommittee (*Amanda Whitmore*)



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Ms. Whitmore explained that there were members of the subcommittee who are no longer serving on the Commission. Because of this, there is a need to seek out new subcommittee members. The subcommittee reviews nominations for new Commission members, conducts interviews with them and makes recommendations to the full Commission as to whether or not to approve them for County Council consideration. Mr. Baker confirmed he is serving on the subcommittee. Mr. Davidson volunteered to serve. Ms. Thompson said she would fill in when needed, should Mr. Davidson be absent.

Mr. Davidson asked if there were prospective members to consider. Ms. Whitmore said there is one application and she is waiting for additional information from the applicant.

VI) ANNOUNCEMENTS/REMINDERS

a) Upcoming Conferences/Events:

- (i) National Alliance of Preservation Commissions Conference July 13-17, 2022

Ms. Whitmore shared information and deadlines for the conference. Members would be reimbursed for registration fees.

VII) ADJOURN

Meeting adjourned at 9:45 p.m.

Upcoming Meetings: Aug. 3
Sept. 7
Oct. 5