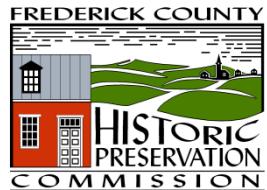




# HISTORIC PRESERVATION COMMISSION FREDERICK COUNTY, MARYLAND

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



## FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

### MEETING MINUTES

August 3, 2022

7:00 PM

Virtual Meeting

Members Present:

Mary Thompson (Vice-Chair), Blaine Hoffmann, Jack Lynch, Alec Davidson

Members Absent:

Gary Baker (Chair)

Staff Present:

Amanda Whitmore, Historic Preservation Planner

Kathy Mitchell, Senior Assistant County Attorney

Beau Lockard, Historic Preservation Planner

Karen James, Administrative Specialist

Ms. Thompson 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 July 6, 2022 meeting.

Mr. Davidson MOVED that the HPC APPROVE the July 6, 2022 minutes as submitted. Mr. Hoffmann SECONDED the MOTION. The MOTION passed 3-0.

There was discussion to table item **IV, b**, Subcommittee Ordinance Update and Recommendations until the September meeting, when there would be more time available for this topic. Mr. Hoffmann MOVED that the HPC TABLE the Subcommittee Ordinance Update and Recommendations until the September meeting. Mr. Davidson SECONDED the MOTION. The MOTION passed 3-0.

### III) NEW BUSINESS

a) Bill 22-12                    "Facilities for Functions"                    (Information Only)

An Act to create a new Special Exception use category in the Zoning Ordinance (Chapter 1-21 of the County Code) – “facility for functions” – applicable to historic structures or sites, and specifying the conditions that apply to this Special Exception use, and clarifying the approval processes for uses within historic structures or sites.

Council Member Jessica Fitzwater gave a brief presentation on Bill 22-12, explaining its purpose and answered HPC member's questions.

Public Comment: None

b) *Public Hearing:*

COA # 22-07                    Henry Brandenburg House  
Myersville

Applicant is seeking to make repairs to front porch columns and rails.

Staff presentation by Ms. Whitmore

Public Comment: None

Applicant Scott Winnette was present. Following questions and discussion between HPC members and Mr. Winnette, Mr. Lynch MOVED to APPROVE COA # 22-07, seeing that the project will not have a significant impact on the historic property's character and meets the Secretary of the Interior's Standards for Rehabilitation numbers 2, 6 and 9. Mr. Davidson SECONDED the MOTION. The MOTION passed 3-0.

c) *Public Hearing:*

COA # 22-08                    Petersville M.E. Church                    Petersville

Applicant is seeking to replace front porch roof.

Staff presentation by Mr. Lockard

Public Comment: None

The applicant was not present. Mr. Lockard responded to questions about the materials to be used.

Mr. Hoffmann MOVED to APPROVE COA # 22-08, as the project does not have a significant impact on the character of the historic property, pursuant to guidelines 4B3, 4B4, 8A2 and 4B2. Mr. Lynch SECONDED the MOTION. The MOTION passed 3-0.

d) *Public Hearing:*

Applicant is seeking to replace the roof on the house and demolish solarium.

Staff presentation by Mr. Lockard

Public Comment: None

Applicant Eric Gleysteen was present. Mr. Gleysteen explained different approaches considered for the repairs and what was chosen. He also talked about what might be next after the solarium is removed. Following additional discussion, Mr. Gleysteen gave a brief history of the property's prior ownership.

Mr. Lynch MOVED to APPROVE COA # 22-09, as the project does not have a significant impact on the historic features of the property, and meets the Secretary of the Interior's guidelines and standards for rehabilitation. Mr. Davidson SECONDED the MOTION. The MOTION passed 3-0.

**e) Public Hearing:**

CR #22-05/DOE #21-03 Buckeyestown African American School Buckeyestown

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

Staff presentation by Ms. Whitmore

Public Comment: None

Applicant Gelda Ortega was present.

Mr. Lynch commented about all the changes in the structure and that designation would then probably require investment in any future changes. He added that designation would prevent a future owner from tearing it down. Ms. Ortega said she has tried to keep as much as possible from the building, including pieces of the walls for the blackboards. She also said it would be sad to not keep this historical site for the future generations.

Mr. Lynch MOVED to APPROVE Case CR # 22-05, also known as DOE 21-03 to the Frederick County Historic Preservation Register under the criteria of 6B (1A). Mr. Hoffmann SECONDED the MOTION. The MOTION passed 3-0.

**f) Public Hearing:**

CR #22-06/DOE #22-01

Dr. James Long House

Frederick

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

Staff presentation by Ms. Whitmore

Public Comment: None

Applicant Ruqaiya Asad was present.

Mr. Davidson felt this application was pretty cut and dry, but did have questions about interpretation of criteria.

Mr. Hoffmann MOVED to APPROVE Case CR # 22-06 also known as DOE 22-01 to the Frederick County Register of Historic Places under the criteria of 6B (1A), 6B (1B), 6B (1D), 6B (2A), 6B (2B) of the County Code. Mr. Lynch SECONDED the MOTION. The MOTION passed 3-0.

**g) Rural Historic Preservation Grant Initial Disbursement Percentages (HPC Decision)**

The Commission will determine the initial disbursement percentage for grant awardees Elisha Beall and Petersville M.E. Church.

Staff presentation by Mr. Lockard

Mr. Lockard shared numbers based on 25% and 33% of each of the grant amounts.

Mr. Davidson MOVED a 1/3 initial disbursement of \$16,500.00 for Elisha Beall. Mr. Hoffmann SECONDED the MOTION. The MOTION passed 3-0.

Mr. Lynch MOVED a 1/3 initial disbursement of \$9,000.00 for Petersville M.E. Church. Mr. Davidson SECONDED the MOTION. The MOTION passed 3-0.

**IV) ADMINISTRATIVE BUSINESS**

**a) Administrative Approval Updates**

Mr. Lockard provided an update of administrative approvals done in July per the Frederick County Historic Preservation Commission Rules and Proceedings Section 13.4C.

**b) Subcommittee Ordinance Update and Recommendations. TABLED**

**V) ANNOUNCEMENTS/REMINDERS**

**a) Upcoming Conferences/Events:**

**(i) PastForward National Preservation Conference Online November 1-4, 2022**

Ms. Whitmore said funds are available to pay registration fees for HPC members who wish to participate.

**VI) ADJOURN**

Meeting adjourned at 8:44 p.m.

**Upcoming Meetings:** Sept. 7  
Oct. 5  
Nov. 2