



# 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 9, 2023

6:30 PM

Virtual Meeting

Members Present: Mary Thompson (Chair), Jack Lynch, Jonathan Burns

Members Absent: None

Staff Present: Amanda Whitmore, Historic Preservation Planner  
Beau Lockard, Historic Preservation Planner  
Kimberly Gaines, Livable Frederick Director  
Kathy Mitchell, Senior Assistant County Attorney  
Karen James, Administrative Specialist

Ms. Thompson brought the meeting to order at 6:30 PM and declared that a quorum was present. The following are summary minutes:

#### I) ROLL CALL

#### II) APPROVAL OF MINUTES – July 5, 2023

The HPC reviewed the Minutes of the July 5, 2023 meeting. Mr. Burns MOVED that the HPC APPROVE the July 5, 2023 Minutes as written. Mr. Lynch SECONDED the MOTION. The MOTION passed 2-0-0-0.

#### III) ELECTION OF OFFICER

##### a) Election of Vice-Chair

Elected position is effective immediately. **COMMISSION DECISION**

Ms. Thompson NOMINATED Mr. Lynch to serve as Vice-Chair. Mr. Burns SECONDED the MOTION. Mr. Lynch said he would accept the NOMINATION.

#### IV) OLD BUSINESS

##### a) *Public Hearing:* COA # 23-02

Samuel Fleming House

Frederick

Applicant is seeking approval to install a fence. Continued from 6/7/2023 meeting for additional information. **COMMISSION DECISION** (*Beau*)

Staff Presentation: Mr. Lockard

Applicant Eric Gleysteen, present.

Following Mr. Lockard's presentation, HPC members asked questions of applicant and staff. Questions included the topic of vegetation and screening of the fence. Mr. Lynch said he found the new material and modern style problematic. An open picket style was discussed but would increase the cost. Discussion continued.

Public Comment: None

Mr. Burns MOVED The Historic Preservation Commission APPROVE COA # 23-02 for the Samuel Fleming House and the proposed fence. Mr. Lynch said he didn't think he would vote in favor of it, but SECONDED the MOTION so it could move forward. The MOTION passed 2-1-0-0 with Mr. Lynch voting nay.

## V) NEW BUSINESS

### a) *Public Hearing:*

Emmitsburg Historic District (F-6-102)      National Register Expansion      Emmitsburg

Multiple properties are being considered for inclusion into the existing National Register of Historic Places boundary for Emmitsburg. **COMMISSION DECISION** (Amanda)

Staff Presentation: Ms. Whitmore

Applicant Elizabeth Comer, present.

Following Ms. Whitmore's presentation, Ms. Comer provided additional background.

Public Comment: 1 Najila Ahsan, Emmitsburg Town Planner, via WebEx

Mr. Lynch MOVED The Historic Preservation Commission RECOMMEND the boundary increase to the Emmitsburg National Register District to the County Executive and the State Historic Preservation Officer. Mr. Burns SECONDED the MOTION. The MOTION passed 2-0-0-0.

### b) *Public Hearing:*

DOE 23-01/CR # 23-02      Steven's/Pearre-Metcalf House      Unionville

Applicant is seeking County Register designation **COMMISSION DECISION** (Amanda)

Staff Presentation: Ms. Whitmore

Brief discussion followed.

Applicant not present.

Public Comment: None

Mr. Burns MOVED The Historic Preservation Commission RECOMMEND DOE 23-01/CR # 23-02, the Steven's/Pearre-Metcalf House, for designation to the Frederick County Register of Historic Places pursuant to 6B(2A) as described in Section 1-23-6B of the County Code. Mr. Lynch SECONDED the MOTION. The MOTION passed 2-0-0-0.

c) *Public Hearing:*

DOE 22-03/CR # 23-06

William Draper House

Myersville

Applicant is seeking County Register designation. **COMMISSION DECISION** (Amanda)

Staff Presentation: Ms. Whitmore

Brief discussion followed, including questions about the summer kitchen.

Applicant not present.

Public Comment: None

Mr. Lynch MOVED The Historic Preservation Commission RECOMMEND DOE 22-03/CR # 23-06, the William Draper House, for designation to the Frederick County Register of Historic Places pursuant to 6B(1A), 6B(2A), AND 6B(2D) as described in Section 1-23-6B of the County Code. Mr. Burns SECONDED the MOTION. The MOTION passed 2-0-0-0.

d) *Public Hearing:*

COA # 23-03

Crown Rose Estate

Jefferson

Applicant is seeking retroactive approval for the construction of a stoop and installation of additional paving. **COMMISSION DECISION** (Amanda)

Staff Presentation by Ms. Whitmore, which included history of prior recommendation(s) and approval(s) and recent actions taken by the owners.

Applicants Todd and Tara Lehtonen, present.

At the conclusion of the staff presentation, staff recommendations were made. Mr. Lehtonen stated he was extremely unhappy with the characterization the County provided and in the back of his mind is "considering what it would take to apply to revoke the historic status of the property altogether because of the actions of the historical committee." He and Ms. Lehtonen described the paving work that was done and their reasoning for the work. He said he felt the work done was in compliance, and it is not visible from the road. He also cited needing to be in ADA compliance. He also described the stoop and the rotting of wood that had taken place.

Discussion continued with Ms. Thompson saying that the black asphalt sticks out like a sore thumb. Mr. Burns agreed. Ms. Lehtonen said the asphalt was strictly the ADA walkway. Bill Brennan, B&R Design Group, joined the meeting and added to the discussion. Mr. and Ms. Lehtonen continued defense of the work done including requests they said were made by their insurance company.

Ms. Thompson thanked the Lehtonens for their comments. Mr. Lynch expressed appreciation for their stewardship of the property. Mr. Lynch also said that vinyl steps

would not be acceptable, nor would the amount of asphalt. Mr. Burns echoed appreciation for stewardship of the property. However, HPC needs to see in application form why work needs to be done, rather than told.

Ms. Thompson provided clarity to what had been presented to them and what was approved. The previously approved paving work under COA #22-05 was not in dispute. Discussion continued. Mr. Lehtonen exited the meeting. Mr. Lynch suggested a possible compromise including a change of color to avoid tearing up the asphalt.

Public Comment:

1 Live call-in:

Pastor Tamaro Hudson 4313 St. Marks Road, Knoxville, MD

6 Recorded messages:

Theressa LaSov, 145 Sun Brook Lane, Hagerstown, MD

Estelle (did not give last name or address)

Matthew (did not give last name or address)

Johnny Garth (did not give address)

Jill Hudson (did not give address)

David DeMarco (did not give address)

Following additional discussion, Mr. Lynch MOVED The Historic Preservation Commission CONTINUE the case and for the applicant to return with either the compromise suggested (coloring the asphalt) or some other solution. It was further determined to address the stoop in a separate motion. Mr. Burns asked that the continuance on the additional paving be presented in application form including the color of the asphalt. Mr. Lynch agreed. Mr. Burns SECONDED the MOTION. The MOTION passed 2-0-0-0.

Discussion returned to the stoop. Mr. Lynch repeated that vinyl would not be acceptable. Mr. Burns agreed and asked Ms. Whitmore to confirm that to receive administrative approval on the stoop the applicant would have to present to staff a drawing showing that it will replicate exactly what was taken out -- those simple wooden steps that were there before and the materials that the applicant proposes to use. Anything that is beyond an in-kind replacement would be sent to HPC for all to review and make a decision.

Mr. Lynch MOVED to continue the review and discussion of the stoop and how it will be completed with designs, drawings and whatever else needed. Mr. Burns SECONDED the MOTION. The MOTION passed 2-0-0-0.

e) Rural Historic Preservation Grant Initial Disbursement

The Commission will determine the initial disbursement percentage for grant awardees Buckeystown African American School and Steiner Wolfe Smith Farm. **COMMISSION DECISION** (*Beau*)

Staff presentation: Mr. Lockard

The awarded projects are ready to receive the initial disbursement of grant funding. The first project is associated with the Buckeystown African American School, (CR# 22-05), replace the roof in-kind, window trim painting, and repair and replace front stairs, grant award \$45,135.00; and the other is associated with Steiner Wolfe Smith Farm (CR# 22-02), replacement of bank barn roof, grant award \$32,629.00. Staff recommended that the Commission approve one-third or 33% of the grant awards to the awardees as this amount should meet the initial deposit required by most contractors.

Applicants not present.

Mr. Burns MOVED to APPROVE the staff recommended amounts of 33% (Buckeystown African American School, \$15,045.00; Steiner Wolfe Smith Farm, \$10,876.00). Mr. Lynch SECONDED the MOTION. The MOTION passed 2-0-0-0.

## **VI) ADMINISTRATIVE BUSINESS**

### **a) Administrative updates for July COMMISSION INFORMATION (Beau)**

Staff Presentation by Mr. Lockard

Staff has reviewed and approved administrative Certificate of Appropriateness applications for Buckeystown African American School (CR#22-05) and Steiner Wolfe Smith Farm (CR#22-02)

The Buckeystown African American School administrative Certificate of Appropriateness application was filed on January 9, 2023 and accepted as complete on July 11 for the replacement of the roof in-kind; replacement of the k-style gutters with half round gutters; replacement in-kind of the wood window trim, fascia and soffit boards; repair the wooden balustrade on the brick steps; repoint spot areas on the stone foundation; repair the brick chimney; and reconstruct the brick front steps.

Staff found that the proposed work will not destroy historic materials that characterize the property, is in keeping with the Secretary of the Interior's Standards for Rehabilitation, is minimal in nature, and will not affect historic, archeological, or architectural significance. Staff approved the Buckeystown African American School application on July 12, 2023 (A-COA #23-01).

The Steiner Wolfe Smith Farm administrative Certificate of Appropriateness application was filed and accepted as complete on July 7, 2023 for the in-kind replacement of bank barn's metal roof and deteriorated wooden supports.

Staff found that the proposed work will not destroy historic materials that characterize the property, is in keeping with the Secretary of the Interior's Standards for Rehabilitation, is minimal in nature, and will not affect historic, archeological, or architectural significance. Staff approved the Steiner Wolfe Smith Farm application on July 12, 2023 (A-COA #23-09)

## **VII) ADJOURN:**

The upcoming NACP training scheduled for August 24 and 25 was announced. HPC members and staff will be registered to attend.

Members discussed changing the meeting time to begin at 6:30. All agreed with the change of

time.

Meeting adjourned at 9:22 p.m.

**2023 Meeting Schedule:**

*All meetings held at 6:30 p.m.  
virtually unless otherwise  
advertised*

Sept. 6

Oct. 4

Nov. 1

Dec. 6

Approved