



# City of Annapolis

Department of Planning & Zoning  
145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

## Historic Preservation Commission

January 14, 2020

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing on January 14, 2020 in City Council Chambers. **Chair** Leahy called the meeting to order at 7:01pm.

**Commissioners Present:** **Chair** Leahy, **Vice Chair** Collins, Zeno, Scott, Finch

**Commissioners Absent:** Williams

**Staff Present:** R. Laynor- Chief, Historic Preservation, Joel Braithwaite-Assistant City Attorney

**Other Staff Present** Mettie Smith-Commission Attorney

**Chair** Leahy introduced the commissioners and staff. He stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en masse to all persons intending to testify at the hearing.

### C. ANNOUNCEMENTS

There were none.

### D. APPROVAL OF MINUTES

#### 1. November 12, 2019 and December 10, 2019 Meeting Minutes

Dr. Scott moved approval of the November 12, 2019 meeting minutes as revised and December 10, 2019 meeting minutes as written. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 5-0.

### E. VIOLATIONS

Ms. Laynor reported that 93 East Street project is still underway and a grant application has been written to assist with financial assistance. There was no update on 101 East Street and 94 East Street.

### F. CONSENT DOCKET

There were no applications on the Consent Docket.

### G. OLD BUSINESS

1. **110 Compromise Street** – Leo A. Wilson AIA/Hammond Wilson Architects, P.C. – Revise existing Certificate of Approval #HPC2016-027 as follows: installation of six pivoting overhead doors and seven overhead garage type doors; new storefront entry door with new fixed storefront window; construct new exterior stair on the Southwest (Newman Street) side of the building; adjustments of storefront opening and removal and in-fill of select areas on the northwest (Donner Lot) side to accommodate code-required second egress; new door on the second floor northwest (Donner Lot) side; awnings to be installed above some first floor window and door openings; Spandrel glass in one window on the

second floor northwest (Donner Lot) side; moveable umbrellas and furniture for first and second floor along the dockside patio and rooftop; installation of light fixtures for rooftop, dockside dining, and new exterior stair. (HPC2016-027-Rev.)

**Chair** Leahy noted that this is a continuation of the application for 110 Compromise Street and suggested that the applicant's representative discuss the changes made since the last presentation.

Mr. Leo Wilson opened by stating that the applicant presentation is organized as a response to the comments made in the staff report that resulted from prior meetings. He then introduced Mr. Phillips, Owner, who in turn thanked the HPC for their comments on the application and introduced his wife Maxine.

Mr. Wilson went over the changes made to the application to address the comments received from staff as well as the HPC. He also discussed the changes made to the plan to include the exit ingress/egress and the hostess counter on the first floor. On the second floor changes include the second exit stair egress from the second floor as well as second bump out that includes an entry point that is still be evaluated. He addressed point by point the ten comments identified in the December 10, 2019 meeting staff report.

**Staff:** Ms. Laynor restated her written report and recommends conditional approval as noted in the updated staff report dated January 14, 2020.

**Commissioners:** Ms. Zeno believes that Mr. Wilson and his team did a good job addressing the HPC's concerns that relate to the windows, doors, etc. Ms. Finch concurs. Ms. Collins agrees but added that she concurs with the conditional approval. Dr. Scott also would approve the project.

**Vice Chair** Collins noted that whereas the application for 110 Compromise Street, Revision G complies with HPC guidelines A.1, A.3, B.2, B.3, B.4, C.8, C.9, C.12, D.1, D.17, D.19, D.30 and D.32, Sidewalk Café Guidelines, moved conditional approval as noted below.

1. Provide specifications for the rooftop mechanical equipment, provide plywood mockups on the roof of the mechanical equipment, and minor adjustments to accommodate the views may be reviewed by staff;
2. Staff shall review any additional exterior changes as a result of the Current Zoning, Inspections and Permits and Code Enforcement review;
3. Staff shall retain the right to request a Public Hearing for any exterior changes to the project and;
4. Provide sample of a second floor proposed glass on site so staff may do site visit and compare.

Dr. Scott seconded the motion. The motion passed unanimously in a vote of 5-0.

**Chair** Leahy accepted the following exhibits into the record.

<b>Exhibit Number</b>	<b>Exhibit Types</b>
<b>AA</b>	Revision/Supplemental Information Form dated 1/7/20
<b>BB</b>	Notice of Decision dated 12/12/19
<b>CC</b>	Updated Staff Report and Recommendation dated 1/14/20
<b>DD</b>	NSG Group Anti-Reflective Glass

## H. ADMINISTRATIVE BUSINESS

### 1. **2019 HPC Annual Report**

The draft 2019 HPC Annual Report was provided to the HPC for review and it will be provided to the City Clerk's Office as required.

**I. OTHER BUSINESS**

**1. Reappointments**

**Chair** Leahy briefly discussed his reappointment and believes that the reappointment should be on the agenda the last meeting of the month.

**2. Rules of Procedures**

**Chair** Leahy plans to submit another draft of the Rules of Procedures for members to review at the January 23, 2020 administrative meeting.

**3. Comprehensive Plan**

**Chair** Leahy noted that the HPC has been asked by the acting Planning and Zoning Director to comment on the Comprehensive Plan in order to draft some goals and strategies to achieving these goals. He asked members to come prepared to discuss at the January 23, 2020 administrative meeting.

**4. Budget Enhancement Requests:**

Ms. Laynor reported that the Department is requesting three budget enhancements as noted below.

- Curation of the archaeological artifacts;
- Increasing the tax credit program from \$150,000 to \$200,000;
- Request for a part-time Collections Manager for City-owned historic buildings.

**J. ADJOURNMENT**

With there being no further business, Ms. Zeno moved to adjourn the meeting at 9:54pm. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 5-0.

**The next meeting is scheduled for Thursday, January 23, 2020, at the City Council Chambers.**

Tami Hook, Recorder