



City of Annapolis

Department of Planning & Zoning
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Historic Preservation Commission

January 23, 2020

The Historic Preservation Commission (HPC) of the City of Annapolis held its administrative hearing on January 23, 2020 in City Council Chambers. **Chair** Leahy called the meeting to order at 7:00pm.

Commissioners Present: **Chair** Leahy, **Vice Chair** Collins, Dr. Scott, Zeno

Commissioners Absent: Williams, Finch

Staff Present: R. Laynor- Chief, Historic Preservation Officer, J. Tower, Assistant Historic Preservation Officer, Harold Donovan-Public Works

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. PRE APPLICATION

Chair Leahy reminded those present that this is an informal discussion held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants. The applicants acknowledged that this is a pre application and nothing discussed at this pre application meeting would be binding on the applicants or the HPC.

1. 163 Duke of Gloucester Street/Maynard-Burgess House - Harold Donovan/Department of Public Works - Exterior Modifications

Mr. Donovan provided background explaining that he originally worked on the Maynard-Burgess House in 2013 with the intent of rehabilitating and preserving the house to bring some life into the house since it has been sat vacant. The original project was to do some interior and exterior renovations because in 2013/2014 funds were not available to complete the interior work so only the exterior work was completed to weatherproof the house. The exterior weatherproofing work included removal and updating of the weather boards to prevent water from getting into the house. Any boards that did not survive during the renovations were replicated and put back into place. He requested from MHT to continue the work to move into the interior of the building and received approval with some items to complete. There will be an exterior bathroom on the project and this was part of the original proposal in 2013 with dimensions of 6'x 8' at the rear of the building to also include an existing exterior door. The siding will remain and will become part of the wall on the restroom. This bathroom proposal will not match the house for differentiation purposes. He responded to the question as to why a restroom is needed noting that it is needed because the building is being used for offices so code requires a restroom to be provided.

Chair Leahy **summarized** that this is an application for an addition on a very important building and there are two guidelines that relate to differentiation and subordination. This is a highly significant and unique building in Annapolis with aspect to the building itself, materials as well as archaeology so requires the highest as well as strict standards. The exterior preservation of this project will need to

continue and any excavation will require archaeology monitoring especially on the rear of the building. Differentiation is important in terms of the structure and the weatherboard is different so seems to be compliant. Staff is recommending a simple roof material be applied. HPC is looking forward to more details on the exterior in terms of where the ductless HVAC will be located. **Chair** Leahy commented that there are architectural fragments on the interior of the building that will be evaluated and curated.

D. ADMINISTRATIVE BUSINESS

1. Rules of Procedures

The draft Rules of Procedures were provided to members for review. Members went through the document and made some edits.

Chair Leahy explained that Ms. Raftovich has requested 2020 Goals, Objectives, Benchmarks and Performance Measures from the HPC. He noted that Ms. Laynor provided some information that he will enhance and add to as an as response to this inquiry.

2. 2020 Comprehensive Plan

Chair Leahy noted that Dr. Nash has asked the HPC to contribute to the Comprehensive Plan and briefly discussed some possible goals. It was noted that there is nothing in the plan that addresses preservation and preservation should be in the plan.

Vice Chair Leahy met with Joel Braithwaite-Assistant City Attorney to discuss 2 Maryland Avenue.

K. ADJOURNMENT

With there being no further business, Dr. Scott moved to adjourn the meeting at 8:40pm.

Vice Chair Collins seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is scheduled for Tuesday, February 11, 2020 at the City Council Chambers.

Tami Hook, Recorder