



MINUTES

Historic Preservation Commission

February 14, 2023 7:00 pm

Virtual Meeting

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing on February 14, 2023 as a virtual public meeting. **Chair** Leahy called the meeting to order at 7:01 pm.

Commissioners Present: **Chair** Tim Leahy, **Vice Chair** Bobbi Collins, Kevin Smith, Dr. Wil Scott, Kim Finch, William Williams

Commissioners Absent: Leslie Xavier

Staff Present: John Tower, Chief of Historic Preservation, Jacquelyn Rouse, Senior Planner, Office of Planning and Zoning

Others Present: Lisa Bell, Counsel to the Board

CALL TO ORDER

Chair Leahy introduced the commissioners and staff. He stated the Commission's purpose pursuant to the authority of the land use articles.

A. ANNOUNCEMENTS

Mr. Tower announced the Michael La Place, current Director of Planning & Zoning has announced his resignation effective March 1st.

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An Application for 80 Compromise Street will be heard tonight, and a second one is on the agenda for March 14th. Applications are coming in heavily now in response to the federal government's mandate to get 5G communications in place.

B. ADMINISTRATIVE BUSINESS

1. Approval of Minutes – January 10, 2023

Vice Chair Collins moved to approve the draft minutes from January 10, 2023 as written. Dr. Scott seconded the motion. The motion passed 6-0

2. Approval of Minutes – January 26, 2023

Vice Chair Collins moved to approve the draft minutes from January 26, 2023 as written. Dr. Scott seconded the motion. The motion passed 6-0.

C. NEW VIOLATIONS AND STATUS OF OLD VIOLATIONS

Mr. Tower reported two minor violations on Duke of Gloucester Street for which Stop Work Orders were issued, but there have been no serious violations. There are a couple of sidewalk cafes operating without approval. The City Clerk has instructed staff to use the liquor license renewal as leverage until business's violations are cleared up.

Chair Leahy mentioned that temporary holiday lighting remains on some downtown businesses, which is problematic because the lighting obscures the view, and the clips themselves are conspicuous.

D. CONSENT DOCKET

None.

E. NEW BUSINESS

1. 80 Compromise Street – Dish Wireless/c/o Samantha Eck-NB+C Master Holdco LLC – Install antenna mount, (3) antenna panels, (6) Remote Radio Units, and equipment cabinet on the rooftop of the building. (HPC2022-284)

Changes to this Application have been requested by staff and revisions are ongoing. **Chair** Leahy continued this item until after Pre-Application.

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F. OTHER BUSINESS

1. 80 Compromise Street – Dish Wireless/c/o Samantha Eck-NB+C Master Holdco LLC – Pre-App. #1 - Install antenna mount, (3) antenna panels, (6) Remote Radio Units, and equipment cabinet on the rooftop of the building. (HPC2022-284)

On behalf of the applicant, Christopher Schubert presented a proposal to add 4-6 cellular communication antennas to the roof of the hotel where several other antennas exist. Though they do add structural mass to a waterfront building, the design taken includes a reflective material which is designed to blend the silhouette of the object against the sky. This was considered preferable to screening the antennas, which would add even more mass. The locations comply with city code regarding setbacks and were selected to optimize signals down to the street level. The proposed design is considered feasible by all Commissioners.

2. 4 Church Circle – Ted Sheils/Hammond Wilson – Pre-App. #1 - Partial 3rd floor addition with rooftop deck, improvements to the existing ground floor storefront fenestration along Church Circle and West Street and other minor exterior improvements.

Architects Leo Wilson and Ted Sheils present proposed changes for two attached buildings at 4 Church Circle, which wrap around to West Street and extend in the rear to Northwest St. The buildings are contributing structures, one was built in the 1890s and the other in the early 20th century. Additional research on the building history was recommended. The project is adaptive reuse from an office building to a restaurant and hotel. Changes include complete redesign of the windows on the first floor on Church Circle and West Street, as well as the addition of a third floor structure to add space for hotel rooms. The window and door configuration on the first floor was not deemed to be original, so reconstruction was considered feasible by Commissioners. Windows and doors on the Northwest Street facade are going to remain in their current position. Simple moldings and details were recommended to avoid a false sense of history. On the second floor, no location changes are planned and restoration and rehabilitation is recommended. A window inventory and treatment plan is expected with the final application.

Regarding the third floor addition, the massing on the West Street side of the building is set back considerably from the facade, and was considered subordinate in accordance with guidelines. In reviewing the third floor addition on Northwest Street, there was concern about the scale of the massing. It was recommended that it be further set back and differentiated with material changes so that it did not appear to be part of the original

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structure. Regarding the rooftop deck which is planned for use as a seating area only, a condition was raised that no structure such as lighting or umbrellas be added to interfere with the important viewshed up West Street to St Anne's Church. With these comments, the commissioners consider the project to be feasible under HPC guidelines.

G. ADMINISTRATIVE BUSINESS

Chair Leahy reported having identified 6-8 potential vendors for the guidelines revision project. He will finalize the grant application, which is due by February 28th. The next step is to write the Request for Proposal.

H. ADJOURNMENT

With there being no further business before the Commission, Mr. Williams moved to adjourn. **Vice Chair** Collins seconded the motion. The motion passed 6-0 and the meeting adjourned at 9:15 pm.

The next meeting of the Historic Preservation Commission is scheduled for February 23, 2023 at 7:00 pm as a virtual meeting.

Kimberly Consoli, Recorder

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