



City of Annapolis

Department of Planning & Zoning
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Historic Preservation Commission

March 10, 2020

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing on March 10, 2020 in City Council Chambers. **Chair** Leahy called the meeting to order at 7:00pm.

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

Staff Present: R. Laynor- Chief, Historic Preservation, J. Braithwaite-Assistant City 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 was none.

D. APPROVAL OF MINUTES

1. January 14, January 23, and February 11, 2020 Meeting Minutes

Ms. Zeno moved to approve the January 14, January 23 and February 11, 2020 meeting minutes as revised. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 6-0.

Chair Leahy gave a shout out to Ms. Hook for the very detailed minutes provided over the past 15 years and thanked her for a job well done. The remaining Commissioners echoed the sentiment. Kudos Tami!

E. VIOLATIONS

Ms. Laynor reported that work is underway at 93 East Street noting that all of the debris has been removed from the yard. The next step is for the roofing contractor to begin applying plywood on the roof before additional work begins of rebuilding the chimney.

F. CONSENT DOCKET

2. 60 College Avenue – J.R. Pappas/St. John's College – Remove and replace an existing transformer with a new transformer, sectionalizing cabinet, and associated new brick retaining wall. **(Approved as conditioned in the staff report.)**

Ms. Zeno moved to approve the application for 60 College Avenue on the Consent Docket as submitted. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 6-0.

Dr. Scott noted for the record that it is his recommendation that the application for 110 Compromise Street should have been heard on the Consent Docket as well.

G. NEW BUSINESS

1. 110 Compromise Street – Eric Bradley/Oasis Marinas, LLC – Placement of a standalone solar powered pay on foot terminal.

Mr. Bradley explained that Oasis Marinas, LLC is a management company and will eventually have offices at 110 Compromise Street so as part of the contract agreement will manage the parking. He clarified that as part of those responsibilities, have applied to install a standalone solar powered pay on foot terminal that is 5.5’ feet tall and 15” wide and doesn’t require any permanent installation because it is freestanding. He noted that the owner agrees to comply with the City’s requirements of approval. He explained that the owner will place planters on the property to differentiate the marina’s lot from the City’s lot.

Staff: Ms. Laynor restated her written report and recommends conditional approval of the application as noted in the staff memorandum dated February 11, 2020.

Public: Public testimony opened at 7:20pm and no one from the public spoke in favor or opposition so

Chair Leahy declared the public testimony closed at 7:20pm.

Commissioners: Ms. Finch believes that staff has done a good job at clarifying some of the issues and the recommendations were good so support the application. Dr. Scott concurs. The remaining Commissioners agree so moved right into the vote.

The following Commissioners made a site visit on this application.

Name
Leahy, Collins, Williams, Scott, Finch, Zeno

Chair Leahy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Public Hearing Application for Certificate Approval dated 1/23/20
B	HPC Certificate of Approval Revision Submittal Form dated 2/26/20
C	Staff Report and Recommendation dated 3/3/20
D	Photograph of Notice of Public Hearing dated 2/14/20

Vice Chair Collins noted that whereas the revised application for 110 Compromise Street complies with HPC guidelines A.3, C.6, C.8, C.9 and D.1 (SOI #9), moved approval of the application subject to the following conditions:

- Approval of this application is for one terminal with sign only. The Applicant shall reduce the size of the sign attached to the terminal to 18 square feet. The height of the sign and terminal shall not exceed 7-feet. Protective bollards and base shall be painted a muted color. No video use is allowed at the terminal;
- The Applicant shall remove all parking signs other than the sign attached to the top of the terminal;
- The Applicant shall remove the posts and chains and install all previously-approved planters;
- The approval of this application does not include any signs or pay terminals for boat slip rentals.

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

H. 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. 137 Prince George Street – Fred Sieracki – Exterior Modifications

Mr. Fred Sieracki provided photographs of this small commercial property that is located at the corner of Randall and Prince Georges Streets. He provided background noting that this location has been the site of several restaurants over the years that have all seemed to fail because they were not allowed to cook food onsite. Mr. Mark Abrams added that restaurants are not allowed to cook at the site because there are no grease traps. He briefly described his proposal to install a 1,000-gallon grease trap to allow for cooking. Mr. Sieracki explained that this is an older building and Mr. Abrams will be purchasing the building next door to be used as a kitchen. He added that the applicant is also proposing to replace the two modern bay windows with large fold out windows and to install a bench along the Prince George Street side to include chairs. He further explained that there will be new bricks installed in the patio, the fence will be replaced and install a pergola over the patio. There will be mechanical equipment and air ventilation ducts installed.

Chair Leahy summarized that the application for 137 Prince George Street exterior modifications is **feasible** explaining that the HPC discussed the windows on both Randall Street on Prince George Street that were replacing the commercial storefronts and the HPC had no concerns; the replacement windows were a topic of concern specifically the two alternate designs so the HPC would like to see more detail on the alternative designs; the HPC advises the applicant to be consistent with the street guidelines as it relates to the bench along the Prince George Street side but also noted that there were some concerns regarding the ADA requirements; the height of the fence will be determined by the fence guidelines and materials should consist of wood; the applicant is encouraged to use existing bricks for the brick patio in the rear; the material for the pergola should be wood and governed by the same guideline as the fence which is C.6; the walk-in cooler closet which will have HVAC on the roof specifically any shielding of the HVAC will be governed by guideline D.29; the last aspect was the vent of the new grease trap that runs along the roof could be the same color as the roof to be compliant with guideline D.29; and the HPC looks forward to the design of the railings.

I. ADMINISTRATIVE BUSINESS

Chair Leahy placed into the record the Administrative Approvals issued from July-September 2019 and October-December 2019.

J. OTHER BUSINESS

1. City Dock Action Plan Update

Dr. Scott provided an update on the City Dock Action Plan presentation to the Planning Commission held on March 5, 2020 noting that each of the subcommittees briefly discussed their portion of the plan. He noted that the Planning Commission endorsed the plan unanimously with the condition that the traffic circle be removed. **Chair Leahy** will ask the Chair of the City Dock Action Committee to make a presentation to the HPC.

The HPC had a round table discussion regarding a number of items of concern in the historic district.

K. ADJOURNMENT

With there being no further business, **Vice Chair Collins** moved to adjourn the meeting at 8:53pm. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 6-0.

The next meeting is scheduled for Thursday, March 26, 2020, at the City Council Chambers.