Historic Preservation Commission
March 12, 2019

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing on March 12, 2019 in City Council Chambers. Vice Chair Leahy called the meeting to order at 7:00pm.

Commissioners Present: Vice Chair Leahy, Phillips, Collins, Dr. Scott, Finch
Commissioners Absent: Chair Zeno, Kelly
Staff Present: R. Laynor- Chief, Historic Preservation, G. Elson

Vice Chair Leahy introduced the commissioners and staff. She stated the Commission’s purpose pursuant to the authority of the land use articles and administered the oath en mass to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Ms. Laynor announced that she and Ms. Phillips participated in the NASA Sea Level Change Annual meeting. She explained that a team of 60 scientists studying sea level change reached out to Annapolis. The scientists discussed shaping their reports to assist end users like our City so there will be some follow up.

D. APPROVAL OF MINUTES

1. February 12, 2019 Meeting Minutes
Dr. Scott moved approval of the February 12, 2019 minutes as revised. Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 5-0.

E. VIOLATIONS

Ms. Phillips asked about the status of the building at City Dock that was painted specifically if the owners have completed painting the gable end of the building that faces the water and if not, would it be their intention to complete it. Ms. Laynor agreed to follow up with them and added that the applicant has applied for a permanent sign for the project.

F. CONSENT DOCKET

There are no items for the consent docket.

H. NEW BUSINESS

1. 29 Franklin Street – Vincent Iazzetta – Construct shed in rear yard.

Mr. Vincent Iazzetta is proposing to construct a wood storage shed in the rear of his property to include a metal roof and plans to use any salvaged materials that are available.
**Staff:** Ms. Laynor restated her written report and recommends approval of the application as it complies with the guidelines.

**Public:** Public testimony opened at 7:11pm and no one from the public spoke in favor or opposition to the application so **Vice Chair** Leahy declared the public testimony closed at 7:11pm.

**Commissioners:** The HPC moved right into the vote.

Ms. Phillips noted that whereas the application for 29 Franklin Street complies HPC guidelines B.1, B.2, B.3, B.4, B.8, D.1 (SOI #3, #9, #10), D.10b, D.19 and D.28c, moved approval of the application as conditioned that the applicant work with staff on any salvaged material that will be incorporated into the project. Dr. Scott seconded the motion. The passed unanimously in a vote of 5-0.

The following Commissioners made a site visit on this application.

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<tbody>
<tr>
<td>Leahy, Scott, Collins, Phillips, Finch</td>
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Vice Chair Leahy accepted the following exhibits into the record.

<table>
<thead>
<tr>
<th>Exhibit Number</th>
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<tbody>
<tr>
<td>A</td>
<td>HPC Public Hearing Application for Certificate of Approval dated 3/12/19</td>
</tr>
<tr>
<td>B</td>
<td>Staff Report and Recommendation dated 3/5/19</td>
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**G. OLD BUSINESS**


   Mr. Andrew Fox explained that the front entrance wall was adjusted to be lower to accommodate a wrought fence; the opening was widened from 3’ to 4’ to accommodate a more consistent opening; kept the handicap access on the right and added the fence on the left to block the service alley and trash area, removed the awnings and green roof as recommended by the HPC. He concluded that all other components of the project remain the same. Mr. Fox responded to a question regarding the sidewalks explaining that the wall cannot be rebuilt until the work on the sidewalk is addressed.

   **Staff:** Ms. Laynor restated her written report and recommends conditional approval of the application as noted in the staff report.

   **Public:** Public testimony opened at 7:26pm and no one from the public spoke in favor or opposition so **Vice Chair** Leahy declared the public hearing closed at 7:26pm.

   **Commissioners:** Commissioner Phillips appreciates the applicant’s efforts to make the wall transparent and to reduce the height making it show better in the streetscape to meet the guidelines. **Vice Chair** Leahy concurs. There were no concerns regarding the patio and the gate was changed per the HPC’s recommendation. She also noted that the simplicity of the wrought iron for the railing above the brick and gate complies with guidelines D.26.

   Ms. Phillips noted that whereas the application for 25 State Circle complies HPC guidelines C.1, C.2, C.3, C.6, C.9, C.12, D.1 (SOI #1, #2, #5, #9, #10), D.3, D.4, D.5, D.10, D.13, D.16, D.23, D.26, D.28b and D.36, moved approval of the application conditioned the applicant submit a masonry sample panel for review and approval of the mortar formula and tooling for both mortar repairs on the building and brick wall; any exterior changes, such as lighting, mechanical equipment, gate, and code required changes as revisions to the COA be submitted for administrative review; and the applicant shall contract with an archaeologist to monitor the site during the project. Dr. Scott seconded the motion. The passed unanimously in a vote of 5-0.

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<tr>
<td>E</td>
<td>Staff Report and Recommendation dated 3/12/19</td>
</tr>
<tr>
<td>F</td>
<td>Details and Patio Seating Plan – A300 dated 3/7/19</td>
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I. PRE APPLICATION

Vice 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. **48 Maryland Avenue** – Thomas D. Davies – Extend entrance landing and construct handicap ramp.

   Mr. Davies explained that the applicants are proposing to extend the existing entrance landing by 5’; construct a ramp with hand rails and also to reconstruct two of the steps to the new landing on the property located at 48 Maryland Avenue.

   Vice Chair Leahy summarized that this is a feasible project given the fact that it is a noncontributing building and it is designed in a way that it does not have an adverse impact on its surroundings. The HPC had a discussion regarding the materials for the ramp so this should be included in the full application.

2. **11 Shipwright Street** – Moraleigh Design Building/Gretchen Lehigh Stacey – Construct shed dormer with small deck in attic space on rear of house.

   Ms. Gretchen Stacey, Interior Designer, explained that the applicant found that the head room in the attic space was not livable at the time the house was purchased so are proposing to add a shed dormer to the attic space to incorporate a bedroom and a bathroom. The square footage of the space is about 1,000 square feet.

   Vice Chair Leahy summarized that the application for 11 Shipwright is for a shed dormer on the top floor and there was discussion regarding the size of the dormer so recommend scaling back the dormer for compliance to guideline D.6 so it will be subordinate and differentiated from the existing structure. There was also discussion regarding scaling back the window sizes to be consistent with guideline D.18. In order to address guidelines A.3, the applicant should consider the views from the water as it relates to their neighbors. There are no concerns regarding the demolition as it relates to removing materials. He concluded that the applicant has some work left to do.

3. **37 Franklin Street** – T. Averill Architect, LLC – Replace existing basement door; create new opening in the rear of the house to install a new door; and relocation/removal of the existing 6’ fence along the street.

   Mr. Averill explained that the applicants are proposing to remove and relocate a 6’ high fence on the rear of the property. The proposal includes a request to create a new opening for a new door on the rear of the property and replacement of the existing basement door.
Vice Chair Leahy summarized that this is a feasible project and there is no problem with changing out the door to the basement in order to comply with guideline D.17 for the new opening. The applicant should provide wood specifications for the door at the final application but overall the HPC finds that the fence design is compliant.

J. OTHER BUSINESS

Vice Chair Leahy noted that the administrative meeting will begin at 6:00pm to accommodate an interactive community discussion. He will ensure that the Commissioners receive communication regarding this discussion.

K. ADJOURNMENT

With there being no further business, Dr. Scott moved to adjourn the meeting at 8:32pm. Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is scheduled for Thursday, March 28, 2019 at the City Council Chambers.

Tami Hook, Recorder