Historic Preservation Commission  
March 28, 2019

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled administrative hearing on March 28, 2019 in City Council Chambers. Chair Zeno called the meeting to order at 7:08 pm.

Commissioners Present:  Chair Zeno, Vice Chair Leahy, Collins, Kelly, Finch

Commissioners Absent:  Phillips, Dr. Scott

Staff Present:  R. Laynor- Chief, Historic Preservation

Chair Zeno 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

There were none.

D.  VIOLATIONS

There were none.

E.  PRE APPLICATION

Chair Zeno reminded those present that the pre application discussion 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 meeting. 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.  126 Market Street – Ed Piasecki – Construct driveway/curb cut at side yard.

Vice Chair Leahy disclosed that he is acquainted with the current owner of this property so recused himself from participating on this application.

Mr. Piasecki explained that they made an agreement of sale on the property and hope to close in April but it will be contingent on whether this application would be approvable. He noted that parking is an issue on the street so are proposing to construct a driveway/curb cut using the side yard. He will also be placing a gate on the property and removing a tree. The HPC reviewed and discussed the proposal to give recommendations.

At the conclusion, Chair Zeno summarized that a majority of the Commissioners present believe the application for 126 Market Street to construct a driveway/curb cut is feasible. She noted that in
reviewing the full application, the HPC would like to see the dimensions of the project; a report from Public Works; samples of materials; brick patterns; what is recommended for the tree replacement and location; and the applicant should consider addressing stormwater issues for the property so there are no impacts to the surrounding property owners.

2. **123 Charles Street** – John Payn/Ivan Paulin – Raise rear roof 2’6”.

Mr. Paulin explained that the existing structure was built in 1920 and the original structure included a shed roof dormer. The rear of the house currently has 5.6-foot head room so are proposing to raise the rear roof 2.5-feet to increase to 8-foot head. He further explained that two of the windows in the sitting room will be replaced with six over one windows. The entire roof from the ridge down will be replaced. There will be a rail and gate added to match the existing railing on the steps.

The HPC reviewed and discussed the proposal to give recommendations. At the conclusion, **Chair Zeno summarized** that a majority of the Commissioners present believe the application for 123 Charles Street to be a feasible project as it complies a number of guidelines so welcome a full application.


Ms. Lisa Grieco, Project Manager, described the project as a flood mitigation project but noted that this iteration of the project will focus on the Newman Plaza. She provided background on the overall project that involves installation of a wet well and a pump station control building that houses the electrical panels that control the three pumps/wet well and also there will be a back-up generator on the site. They have been working with BGE to receive power off of the school property. She provided an update on the archaeology monitoring noting that they have completed Phase 1A that was the assessment and applied to the Maryland Historical Trust for Phase 1B for the geophysical survey component of the project. She provided a concept drawing and went over the new proposal that include turf over the wet well, a splash pad and the Freedom of the Press Memorial. Mr. Romain Kessecker described the proposal for the green space specifically there will be the installation of turf and the splash area to be complimented with tables and chairs. He went over the proposed materials. Mr. Jay Brown discussed the landscaping plan for the memorial space.

The HPC reviewed and discussed the proposal to give recommendations. At the conclusion, **Chair Zeno summarized** that a majority of the Commissioner present believe the application by the City of Annapolis, Department of Public Works continue to be feasible. The HPC would welcome the applicant’s ideas for the lighting; want to see a maintenance plan for the turf installation; a simple design for the splash pad; like the idea of stabilized granite or a permeable surface; guidelines the HPC will look at when the application is presented are C.1, C.9, C.11, C.12, the E guidelines, D.29, and there were some concerns about the height of the brick wall.

**G. ADMINISTRATIVE BUSINESS**

1. **Recommendations/Findings on proposed Sidewalk Sign Ordinance #O-42-18**

Dr. Nash explained that the purpose of Ordinance #O-42-18 is to define a new type of sign called the sidewalk sign that will be a temporary free standing sign that will display or advertise the permit holder’s business related information. This sign type will be permitted in all nonresidential districts of the City and will be unregulated so the intent of the ordinance is to ensure that the signs are placed in a way that it does not impede pedestrian traffic or ADA access. She explained that the indemnification language is still being developed. The signs cannot be illuminated; are limited to a 4.5’ maximum height limitation and 7 square feet per face on the sign size. The applicant must acquire sign approval and if the sign is located in the historic district then it will have to receive approval from the HPC.
The HPC went through the Ordinance and made specific amendments and agreed to draft in recommendations that there should be a 4-ft height limitation in the historic district from the ground to the top of the sign; there should be particular materials as per #8 of the ordinance; and there be a reference to Section 21.70.090 so that signs in the historic district will be reviewed under the historic guidelines.

I. OTHER BUSINESS

There were none.

J. ADJOURNMENT

With there being no further business, Ms. Collins moved to adjourn the meeting at 10:00pm. Ms. Finch seconded the motion. The motion passed unanimously in a vote of 4-0. (Vice Chair Leahy not present at vote)

The next meeting is scheduled for Tuesday, April 9, 2019 at the City Council Chambers.

Tami Hook, Recorder