The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled administrative hearing on April 25, 2019 in City Council Chambers. Chair Zeno called the meeting to order at 7:00pm.

**Commissioners Present:** Chair Zeno, Vice Chair Leahy, Phillips, Kelly

**Commissioners Absent:** Dr. Scott, Finch, Collins

**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. PRE APPLICATION**

Chair Zeno 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. **15 Maryland Avenue** – Pete Miller/Fourth Street Design Studio – Construct Garage.

Mr. Christhilf noted that the HPC is familiar with this property because they approved the removal of the hyphen behind the garage that is the subject of this application. He explained that the garage was originally part of 15 Maryland Avenue but the property was subdivided in 2005 with 220 King George Street so the garage was added to this property. He noted that it has been determined that the garage was built in 1939. There was a variance approval from the Board of Appeals to allow the lot to be subdivided back to its original configuration so the garage is now back at the rear of 15 Maryland Avenue. He concluded that the amount of traffic on King George Street makes it unsafe for a vehicle to back out of the garage. The purpose for the pre application is to get comments from the HPC on the demolition of the existing garage and the construction of another garage at the rear of the property.

Chair Zeno summarized that a majority of the Commissioners present believe the application for 15 Maryland Avenue for demolition and possible construction a garage is a feasible project. She noted that the applicant should address how the application meets guideline C.10 as it relates to driveways, garages and off street parking. The applicant should focus on guideline D.2 as it relates to demolition that includes consideration for public safety. The applicant should make reference to the history and significance of 220 King George Street and should make the argument for the streetscape. The HPC
made a recommendation that the garage design come back for a pre application.

E. ADMINISTRATIVE BUSINESS

Recommendations/Findings on Proposed Sidewalk Sign Ordinance #O-42-18
Chair Zeno noted that the Planning Commission reviewed the ordinance extensively and made recommendations. She explained that the HPC made recommendations at the last meeting that the sidewalk signs in the historic district shall not exceed a height of 4-feet and the choice of materials and design for the sidewalk signs should relate to the quality of the historic architectures within the historic district. Chair Zeno agreed to discuss with Mr. Elson the possibility of moving the language to 21.70.090 rather than in 21.70.050. The HPC gave Chair Zeno flexibility to work with the Law Office to make the decision of where the language will be located if they do not believe 21.70.090 is the appropriate place.

Referrals to the Annapolis Heritage Commission
Chair Zeno noted that there was a request from Chair Mack of the Annapolis Heritage Commission that the HPC place in their Rules of Procedure that any historic markers that come before the HPC be referred to the Annapolis Heritage Commission for review. She noted that she believes that it is already in the Rules so is already being done but will discuss the request with Mr. Elson.

HPC Training at the May and June Administrative Meetings
Chair Zeno reminded the HPC that the May and June administrative meetings will be mandatory training so it’s important that everyone plan to attend. She will ask Ms. Pippen to send out a reminder.

K. ADJOURNMENT

With there being no further business, Ms. Phillips moved to adjourn the meeting at 8:07pm. Ms. Kelly seconded the motion. The motion passed unanimously in a vote of 4-0.

The next meeting is scheduled for Thursday, May 14, 2019 at the City Council Chambers.

Tami Hook, Recorder