



City of Annapolis

Department of Planning & Zoning
145 Gorman Street, 3rd Fl
Annapolis, MD 21401-2535

PlanZone@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Historic Preservation Commission VIRTUAL PUBLIC HEARING May 12, 2020

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing as a virtual meeting on May 12, 2020. **Chair** Leahy called the meeting to order at 7:03pm.

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

Staff Present: R. Laynor- Chief, Historic Preservation

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

Ms. Laynor announced that the National Alliance of Historic District Commission's annual conference is now being offered in virtual sessions. He explained that the HPC took HPC100 and HPC101 last year and hope to take HPC102 Ethics this year.

D. APPROVAL OF MINUTES

1. April 14, 2020 Meeting Minutes

Ms. Zeno moved to approve the April 14, 2020 meeting minutes as submitted. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 6-0.

E. VIOLATIONS

Ms. Laynor reported a new violation of a landscaping project behind a house located on Market Street that required a stop work order. She reminded those attending the virtual meeting that any exterior alterations taking place on historic district property requires an application, even landscaping projects.

F. CONSENT DOCKET

New Business

1. **144 Conduit Street** – First Presbyterian Church/John Jamieson – Replace twelve aluminum framed windows. (HPC #2020-050) – **Approved as submitted.**

Old Business

1. **130 Prince George Street** – Laura Smith – Revisions to the existing Certificate of Approval #HPC2020-025 for a change in the size of the parking pad and the addition of a turning apron – **Approved as conditioned in the staff report dated May 5, 2020.**

Vice Chair Collins moved to approve the application for 144 Conduit Street as submitted and 130 Prince George Street as conditioned on the Consent Docket. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 6-0.

2. 110 Compromise Street – Request for administrative review of alterations.

Chair Leahy provided background on the application explaining that there were several pre applications and an approval of the project was made in April 2016. This approval evolved to another application in January 2017. In April 2018 there were some additional changes so a condition was placed on the application that required any changes to fenestration needed to return to the HPC for review. The final application was approved in December 2018 and the applicant is now requesting that this approval be lifted so that there could be additional changes.

In response to a question regarding the special exception process, Mr. Dales explained that a special exception application is required because the restaurant is located in the WMC zoning district. He noted that the special exception application was filed in late January 2020 and because there were changes to the application; the application was resubmitted and should be heard at the Board of Appeals June 2, 2020 meeting.

Mr. Wilson went over the interior/exterior noting that plan A1.2 proposes to change the bump out on the existing exit stair; plan A2.0 provides clarification on the placement of the first floor storefront door nearest to the new exterior stair. The existing configuration is to remain unchanged; plan A2.1 shows the reconfiguration of the interior exit stair that no longer requires a new single storefront exit door, it has been removed and the existing exterior storefront configuration is to remain. Similarly, the spandrel glazing is no longer needed on the second floor and the existing storefront windows will remain unchanged; and plan A2.3 is the single exterior storefront door that is no longer needed so the existing storefront window will remain unchanged.

Ms. Laynor commented on the increase in seating change and how it impacts the view shed and focal points. She explained that there is seating where there was not seating previously so this needs to be addressed. She also questioned how the lighting might change with the seating change. Mr. Wilson went over the seating changes and noted that the furniture and umbrella designs were approved. Also there will be opportunity for public input on the seating increase. Mr. Dales added that the seating will be part of the Board of Appeals approval. Mr. Wilson said that there will be no changes to the lighting.

Chair Leahy summarized that a majority of the HPC believes that in the current revision changes to the fenestration and rearranging the seating can be administratively approved. Altering previously-approved designs for furniture (such as umbrellas as well as their locations) and lighting cannot be approved administratively. Also any future changes to the application need to continue to be approved by the HPC at a Public Hearing.

Vice Chair Collins moved to remove the condition placed on the revised application for 110 Compromise in April 2018 to allow the changes defined in the drawings dated March 27, 2020 that includes the building elevation and proposed seating arrangements to be approved administratively. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 6-0.

I. ADMINISTRATIVE BUSINESS

Chair Leahy proposed hosting the HPC 102: Ethics training at the July 23, 2020 administrative meeting.

J. OTHER BUSINESS

There were none.

K. ADJOURNMENT

With there being no further business, Dr. Scott moved to adjourn the meeting at 8:26pm. Ms. Finch seconded the motion. The motion passed unanimously in a vote of 6-0.

The next meeting is scheduled for Tuesday, June 9, 2020 as a virtual meeting.

Tami Hook, Recorder