



# City of Annapolis

Department of Planning & Zoning  
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## Historic Preservation Commission VIRTUAL PUBLIC HEARING June 9, 2020

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing as a virtual meeting on June 9, 2020. **Chair** Leahy called the meeting to order at 7:13pm.

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

**Commissioners Absent:** Zeno

**Staff Present:** R. Laynor- Chief, Historic Preservation, J. Tower, Assistant Chief, Historic Preservation, D. Harold, J. Braithwaite-Counsel to the Commission,

**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 any changes related to the outdoor dining are considered temporary under the state of emergency.

### D. APPROVAL OF MINUTES

#### 1. May 12, 2020 Meeting Minutes

The HPC deferred voting on the May 12, 2020 meeting minutes to its July 14, 2020 public meeting.

### E. VIOLATIONS

Ms. Laynor reported that there are no updates on the violations because a number of the violations are being postponed due to their court dates being postponed.

### F. CONSENT DOCKET

1. **189 Prince George Street** – Alex Mewshaw/Oasis Landscape Group, LLC – Landscaping of rear yard to include a new paver patio and walkway, planter box, garden beds, fire table, trellis, lighting, shade sails and plantings. (HPC2020-008) – **Approved as conditioned in the staff memorandum dated June 2, 2020.**

**Vice Chair** Collins moved to approve the application for 189 Prince George Street as conditioned on the Consent Docket. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 5-0.

**G. NEW BUSINESS**

**2. 163 Duke of Gloucester Street/Maynard Burgess House** – Donovan Harold/Department of Public Works – Rear addition and exterior modifications. (HPC2019-251)

Mr. Harold explained that the proposal is to continue the work that was scheduled in 2013 that was discontinued due to lack of available funding. He described the proposed work includes renovating the first floor, construction of a unisex restroom on the first floor, the addition will be differentiated from the historic portions of the building, there will be the installation of an HVAC mechanical equipment and electrical lighting as well as a power strip for the receptacles in the building. The restroom will have a TPO membrane roof and the historic addition will have a standing seam metal roof.

Ms. Giguere discussed the detailing and design of the addition explaining that it will have a 2' x 6' wall framing, simple wood frame rafters and ceiling joists on a concrete block foundation. The addition is aligned to use the existing door that has access to the exterior as the entry door to the restroom to not impinge on the existing window. There are some archaeological resources in the vicinity that need to be verified as the project proceeds and if necessary will have modify the foundation to bridge over these resources. She added that there will be some insulation along with the HVAC and in the crawl space. The addition will have cedar siding similar to the siding on the house.

**Staff:** Ms. Laynor restated her written report and recommends conditional approval of the application as noted in the staff memorandum dated June 2, 2020. She provided the history of the house using a PowerPoint presentation. Mr. Tower added that the house is a precious resource and should be preserved. He is glad that it will have an adaptive use but need to use caution when incorporating the changes.

**Public:** Public testimony opened at 7:20pm and those submitting comments on the application are noted below.

Name	Address	In Favor	In Opposition	Commented On	Comment Type
Karen Theimer-Brown	Historic Annapolis	X		X	6/9/20 Email

No one else from the public submitted comments in favor or opposition so **Chair** Leahy declared the public testimony closed at 7:20pm.

**Commissioners:** **Chair** Leahy supports moving the application forward with staff recommendations. Dr. Scott and Mr. Williams concurs. **Vice Chair** Collins commended staff for the well written staff memorandum. Ms. Finch supports the application and appreciates the work that has been put into it.

**Vice Chair** Collins noted that whereas the application for 163 Duke of Gloucester Street complies with HPC guidelines B.1, B.6, B.8, B.9, C.1, C.2, C.9, D.1(SOI-1-10), D.2, D.3, D.4, D.5, D.6, D.7, D.13, D.14, D.15, D.16, D. 18, D.20, D.28a, D.28b, D.29, D.32 and E.1, moved approval subject to the following conditions:

- a) Applicant shall consider a revised HVAC plan and present such plan to staff at the time of the Building Permit application;
- b) Applicant shall include Historic Preservation staff in the decision-making for contractors and subcontractors to ensure that all trades have extensive preservation experience in their respective crafts;
- c) Applicant shall coordinate pre-construction and site meetings with all trades to include Historic Preservation staff;
- d) Applicant shall submit detailed proposals for repair or removal of historic materials for review and approval by Historic Preservation staff;
- e) Applicant shall schedule archaeological monitoring with the City's consulting archaeologist for any new excavations prior to the commencement of the work;

- f) Applicant shall submit specifications and a sample panel for review and approval by Historic Preservation staff for any repointing of original stonework and also arrange for a site visit for Historic Preservation staff as work commences to ensure the technique will match the color, texture, and tooling of the original mortar;
- g) Applicant shall submit revised fire sprinkler connection and alarm specifications after consulting with the Fire Marshall and Historic Preservation staff;
- h) Applicant shall submit a final landscaping plan, including planting and grading improvements for final review and approval by Historic Preservation staff, the City stormwater engineer, and the zoning planner;
- i) Applicant shall submit an HPC Revision Form for staff review and approval of all exterior alterations not specifically approved with this application.

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

The following Commissioners made a site visit on this application.

Name
Leahy, Collins, Williams, Scott, Finch

Chair Leahy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Public Hearing Application for Certificate Approval dated 2/24/20
B	Maynard Burgess House Draft Field Evaluation dated 6/1/20
C	Staff Report and Recommendation dated 6/2/20
D	HA Karen Theimer-Brown Email dated 6/9/20

**H. ADMINISTRATIVE BUSINESS**

There was none.

**I. OTHER BUSINESS**

There were none.

**J. ADJOURNMENT**

With there being no further business, **Vice Chair** Collins moved to adjourn the meeting at 8:37pm. Mr. Williams seconded the motion. The motion passed unanimously in a vote of 5-0.

**The next meeting is scheduled for Thursday, June 25, 2020 as a virtual meeting.**

Tami Hook, Recorder