The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing on June 11, 2019 in City Council Chambers. Chair Zeno called the meeting to order at 7:00pm.

Commissioners Present: Chair Zeno, Vice Chair Leahy, Phillips, Dr. Scott, Collins, Finch

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

Ms. Laynor reported that the Department is nearing the fiscal year end so if any Commissioners require reimbursement then they should submit receipts to either Maria Brown or Shari Pippen for processing. Ms. Zeno announced that Ms. Kelly resigned because she is no longer a City resident.

D. APPROVAL OF MINUTES

1. May 14, 2019 Meeting Minutes

Vice Chair Leahy moved approval of the May 14, 2019 meeting minutes as revised. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 6-0.

E. VIOLATIONS

Ms. Laynor reported that the property owner at 102 South has complied and must submit an application by July 1, 2019. She reported that there was a second roof removal at 93 East Street so is now working with the Contractor to prepare an application for the replacement roof.

F. CONSENT DOCKET

There were none.

H. NEW BUSINESS

1. 48 Maryland Avenue - Thomas D. Davies - Extend entrance landing and construct handicap ramp. (HPC 2019-020)

Mr. Davies explained that the building at 48 Maryland Avenue is a modern two story structure that appears on Maryland Avenue but in the rear has a four story tower with an elevator, fire stairs, sand sprinkler that leads to the different floors in Opera House except for the basement. The owner holds an easement to the road property in the rear that leads to the Bordley Randall House and there is currently
no handicap access to the Opera House except for the proposal of access through 48 Maryland Avenue. He described the alcove that is on the property specifically requesting to maintain the two glass cases on the side.

**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 Chair Zeno declared the public hearing closed at 7:37pm.

**Commissioners:** Ms. Phillips had no comments and Ms. Collins concurs. Ms. Finch does not see any inconsistencies in the application. **Vice Chair** Leahy would approve the application as submitted. He believes that the applicant was successful in differentiating the building. Dr. Scott agrees with the Applicant Architect that the proposal will be an improvement so would approve the application as presented.

The following Commissioners made a site visit on this application.

<table>
<thead>
<tr>
<th>Name</th>
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<tr>
<td>Leahy, Scott, Finch, Zeno, Collins, Phillips</td>
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Chair Zeno accepted the following exhibits into the record.

<table>
<thead>
<tr>
<th>Exhibit Number</th>
<th>Exhibit Types</th>
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<tbody>
<tr>
<td>A</td>
<td>HPC Public Hearing Application for Certificate of Approval dated 3/28/19</td>
</tr>
<tr>
<td>B</td>
<td>Staff Report and Recommendation dated 6/4/19</td>
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**Vice Chair** Leahy noted that whereas the application for 48 Maryland Avenue complies HPC guidelines B.1, C.3, D.1 (SOI #9 and #10), D.3 and D.14, moved approval of the application as submitted. Ms. Collins seconded the motion. The motion passed in a vote of 6-0.

I. **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 - Construction of a new accessory building at the rear of 15 Maryland Avenue with an extension of the existing brick fence and piers along King George Street at the side property line of 15 Maryland Avenue.

Mr. Chrishill, Attorney for the Applicant, explained that the HPC heard this pre application for demolition of the garage on April 25, 2019 and the HPC asked that the applicant look at guideline D.2 as well as the guideline that relates to safety. He referred to the Lehart Traffic Consulting report that addresses the safety concern. The HPC asked that the applicant also look at guideline C.10 that deals with curb cuts and there is an existing curb cut that would be reduced in width and no off street parking would be lost with the proposal. The HPC asked that the applicant also look at guideline D.13 that relates to new garages/driveway that Mr. Schwerzler will discuss. The proposal garage will be located in the rear and not visible to the public and this is a noncontributing building so would meet the standard for demolition.

Using an existing conditions drawing, Mr. Schwerzler discussed the location of the existing garage that sits in front of 220 King George Street. He explained that the proposed accessory structure sits at the
rear of the property with a courtyard in front so the new structures sit back from the street. There will be two off-street parking space. The new building is 28-feet and the existing building is 20-feet. There is a tree on the site that will be protected.

Chair Zeno summarized that Commissioners present believe this is a feasible project. The HPC will be looking at guidelines A.1, B.1, B.2, B.3, D.4, B.10, B.13, C.1, C.6, C.9, C.10, D.1 (SOI #9 and #10), D.2, D.10b, D.14, D.19, D.28c, D.30, E.1 when a full application is submitted. She clarified that the applicant has demonstrated good evidence on the need to demolish the garage.

**J. **OTHER BUSINESS

Chair Zeno announced that the Old Line State Summit through Preservation Maryland is scheduled for July 24, 2019 the annual historic preservation state conference. She asked if it was eligible for reimbursement and Ms. Laynor explained that meeting attendance is eligible for reimbursement. Ms. Finch explained that the next fiscal year starts on July 1, 2019.

Chair Zeno announced that the HPC will be discussing metal roofs and Ms. Laynor briefly discussed materials that could replace the standing seam metal and referred to a sample roof located on Prince George Street.

Chair Zeno announced that the June 27, 2019 administrative meeting will be the second part of the preservation training specifically on Preservation Law scheduled to begin at 6:00pm.

**K. **ADJOURNMENT

With there being no further business, Ms. Phillips moved to adjourn the meeting at 8:32pm. Ms. Collins seconded the motion. The motion passed unanimously in a vote of 6-0.

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

Tami Hook, Recorder