



# City of Annapolis

Department of Planning & Zoning  
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## Historic Preservation Commission VIRTUAL PUBLIC HEARING July 14, 2020

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing as a virtual meeting on July 14, 2020. **Chair** Leahy called the meeting to order at 7:00pm.

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

**Staff Present:** R. Laynor- Chief, Historic Preservation, J. Tower, Assistant Chief, Historic Preservation, Joel Braithwaite-Assistant City Attorney

**Others Present:** Sheryl Wood-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

There were none.

### D. APPROVAL OF MINUTES

#### 1. May 12 and June 9, 2020 Meeting Minutes

Dr. Scott moved approval of the May 12, 2020 meeting minutes as revised and June 9, 2020 meeting minutes as submitted. **Vice Chair** Collins seconded the motion. The motion passed unanimously in a vote of 5-0. (Zeno abstained from the vote on the June 9<sup>th</sup> meeting minutes.)

### E. VIOLATIONS

Ms. Laynor reported a violation of the installation of French doors without approval and a partial replacement of a foundation on the property located at 3 Cathedral Street. The contractor is in the process of submitting a public hearing application.

### F. CONSENT DOCKET

#### 1. 94 Duke of Gloucester Street – Dave and Gail Groy – Replace the existing front step railing from a wrought iron railing to a wood railing (HPC2020-100) – **Approved as submitted.**

**Vice Chair** Collins moved to approve the application for 94 Duke of Gloucester Street on the Consent Docket. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 5-0.

### G. NEW BUSINESS

This was handled under the Consent Docket.

**H. PRE APPLICATIONS**

**Chair** Leahy 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. 65 East Street** – Terrence T. Averill Architect – Remove existing concrete patio and replace with new wood decking and landscaping.

Mr. Averill presented the applicant’s plan is to remove and replace the existing concrete patio with wood decking material to make the deck more livable. There is a wrought iron fence proposed for the area along the gate and new planter. He concluded that the applicants have proposed an awning if appropriate for the project.

**Chair** Leahy **summarized** that the application for 65 East Street to remove concrete patio and replace with a deck, install a new fence and planter along East Street is **feasible** as it complies with the HPC guidelines C.1, C.6, C.7, C.9, D.1 SOI #9, D.23, D.28, D.36 so look forward to a full application.

- 2. St. Mary’s Living Shoreline** – Don Jackson – Director of Facilities/St. Mary’s Parish and Jay Schwarz/ Alt Breeding Schwarz Architects, LLC

Mr. Williams recused himself from participating in the pre application.

Mr. Jackson discussed the living shoreline project located at 109 St. Mary’s Street explaining that it was developed by the Parish Environmental Stewardship Committee who was tasked with completing environmental projects to minimize the environmental impacts. He discussed the economic and environmental benefits of a living shoreline. The project has been under development for a year with DNR. He went over the partners of this project to include DNR, Chesapeake Bay Foundation, Anne Arundel Community College, Severn River Commission and the Spa Creek Conservancy.

Using maps, Mr. Schwarz went over the history of the site, the dates of when the house was built, when the gardens were created and when the seawall was built. Using an aerial map, he went over the location of the proposed living shoreline. He explained that the proposed work relates to the removal of the existing wooden bulkhead along Spa Creek and installing the dynamic living shoreline using indigenous plantings to naturalize the shoreline. The project will include water quality mitigation measures for the existing parking. Mr. Schwarz noted that the work will not interfere with the massing. The existing stone seawall will not be moved. He went over how the proposed work complies with HPC guidelines A.3, C.1, C.2, C.4, C.6, C.9, D.1, SOI #1-#9, D.3, D.28, D.29, and E.1. There will be a landscape plan and archaeological study submitted as well as an archaeologist at the site during construction.

**Chair** Leahy **summarized** that the application is for a living shoreline at the St. Mary’s property and the HPC unanimously believes the application is **not feasible** because it is not in compliance with a number of HPC guidelines as well as the Secretary of Interior standards.

The following written public comments were received during the public comment period.

Name	Address	In Favor	In Opposition	Commented On	Comment Type
Lee Mayer	1127 Short Street		X	X	7/14/20 Email
Marcie Taylor Thoma	800 Parkwood Ave.		X	X	7/14/20 Email
Todd Garfinkel	1131 Short Street		X	X	7/14/20 Email
Sharon Kennedy	9 Randall Street		X	X	7/14/20 Email

Name	Address	In Favor	In Opposition	Commented On	Comment Type
Shelley Rentsch	54 Southgate Ave.		X	X	7/14/20 Email
Robert Worden	30 Murray Ave.	X		X	7/14/20 Email
Rockford Toews	504 State Street		X	X	7/14/20 Email
Robert Clark and Nick Redding	18 Pinkney Street		X	X	7/14/20 Email

**I. ADMINISTRATIVE BUSINESS**

**Chair** Leahy noted that the HPC will have an administrative meeting on July 23, 2020 for the ethics training. He also announced that this is Ms. Zeno's last meeting and the HPC offered many thanks for her 12 years of service.

Ms. Zeno expressed concern regarding what is happening downtown during the pandemic and the lack of HPC oversight as it relates to the excessive of amount of signage contributing to the clutter.

**J. OTHER BUSINESS**

There were none.

**K. ADJOURNMENT**

With there being no further business, **Vice Chair** Collins moved to adjourn the meeting at 8:37pm. Dr. Scott seconded the motion. The motion passed unanimously in a vote of 6-0.

**The next meeting is scheduled for Thursday, July 23, 2020 as a virtual ethics training meeting.**

Tami Hook, Recorder