



THE CITY OF FROSTBURG

Historic District Commission Meeting Minutes

Monday, July 08, 2024 at 6:00 PM

Frostburg Municipal Center Meeting Room 100
37 S. Broadway, Frostburg, MD 21532

1. Call to Order

Chair Dawn Hein called the meeting to order at 6:00 P.M.

2. Pledge of Allegiance

3. Authority

The Maryland Land Use Article empowers Frostburg's Historic District Commission to implement the City's Historic Preservation Overlay District according to the regulations set forth in the Frostburg Zoning Ordinance. All meetings of this Commission are open to the public and are conducted in compliance with Maryland's Open Meetings Act.

4. Statement of Purpose

The Frostburg Historic District Commission is charged with the preservation of historic structures and the surroundings within the designated district in order to safeguard the heritage of the City, stabilize and improve property values, strengthen the local economy and foster civic beauty.

5. Roll Call

Chair Dawn Hein, Vice Chair Joseph Hoffman, Robert Rephan, Maureen Brewer were present. Commissioner William Determan and Alternate Member Daniel Filer were absent.

6. Approval of the Agenda

Vice Chair Joseph Hoffman made a motion to approve the July 2024 agenda as presented. The motion was seconded by Commissioner Robert Rephan, a vote was taken, and the agenda was unanimously approved.

7. Approval of the Minutes

A. Commissioner Brewer made a motion to approve the July 2024 agenda as presented. The motion was seconded by Commissioner Rephan, a vote was taken, and the minutes were unanimously approved.

8. Project Presentations

A. 287 E. Main Street - Fence Installation

Property owners, Adam and Julie Forshee, constructed a 4-foot tall white vinyl fence around the perimeter of their home. The purpose of this fence is to contain the owners' dog. Commissioner Rephan raised objections to the fencing, citing lack of other existing front-facing vinyl fences along the street. Adam Forshee argued that both of Commissioner Rephan's neighbors have vinyl fencing on their property and that he had found 20 vinyl fences during a 10 minute drive. Julie Forshee argued that the vinyl fence materially matches the vinyl siding of the home. Commissioner Hoffman expressed concern regarding the height of the fence, though, understanding that its purpose is to contain animals.

With no further discussion, Commissioner Brewer made a motion to approve the proposal, stating, "I have studied the application and all relevant documents and presentation related to this case, and I am familiar with the property in question. I find that the proposed changes are

compatible with the neighborhood because there is a general compatibility of exterior design, scale, proportion, arrangement, texture, and materials to be used.

Based on these findings, I move to approve the proposal because the use of exterior materials are closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c.”

Vice Chair Hoffman seconded the motion, a vote was taken, and the project was approved by a vote of 3-1; Commissioner Rephan dissented.

B. 64 Frost Avenue - Shed Construction

Resident Casey Roberts placed a prefabricated wooden shed on his property. Roberts expressed that he had misunderstood the rule regarding “new constructions,” claiming that he did not believe that a prefabricated shed constituted a “new construction.” Roberts stated that he believes his house is the only one on Frost Avenue without alley access and that the purpose of this shed was to store strollers and other accessories for his small children as well as provide a place for loading and unloading of the children other than the street.

With no further discussion, Vice Chair Hoffman made a motion to approve the proposal stating, “I have studied the application and all relevant documents and presentation related to this case, and I am familiar with the property in question. I find that the proposed changes are compatible with the neighborhood because there is a general compatibility of exterior design, scale, proportion, arrangement, texture and materials to be used.

Based on these findings, I move to approve the proposal because the use of exterior materials are closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c.”

Commissioner Brewer seconded the motion, a vote was taken, and the project was unanimously approved.

9. Old Business

10. New Business

A. Administrative Approvals

- 47 S. Broadway - In-kind replacement of asphalt shingle roof

Staff gave an overview of the lone Administrative Approval issued since the Commission's June meeting.

11. Adjournment

Vice Chair Hoffman made a motion to adjourn the meeting. This motion was seconded by Commissioner Rephan, and Chair Hein officially adjourned the meeting at 6:39 P.M.