



THE CITY OF FROSTBURG

Historic District Commission Meeting Minutes

Monday, September 14, 2026 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 6:01 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, Robert Rephan, and Maureen Brewer were present. Vice Chair Joseph Hoffman, William Determan, and Alternate Member Daniel Filer were absent.

6. Approval of the Agenda

A. Motion and Second to Approve the Agenda for the September 2026 Meeting.

Commissioner Rephan made a motion to approve the September 2026 agenda as amended, to include corrections to the addresses under the Administrative Approvals section. The motion was seconded by Commissioner Brewer, a vote was taken, and the agenda was unanimously approved.

7. Approval of the Minutes

A. Minutes from the June 2026 Meeting.

Motion and Second to Approve the Minutes for the June 2026 Meeting.

Commissioner Brewer made a motion to approve the June 2026 meeting minutes as presented. The motion was seconded by Commissioner Rephan, a vote was taken, and the minutes were unanimously approved.

8. Project Presentations

A. 35 Frost Avenue - Alteration

Les and Molly Laraway presented their proposal for a renovation of the front porch of their home at 35 Frost Avenue. Their proposal included the replacement of the existing deck boards and steps with Trex composite decking material. Additionally, they plan to remove the front and side porch panels so that they can be stripped and painted, and then reattached to the porch.

Mr. and Mrs. Laraway asked if they would be allowed to replace the existing metal-pipe handrail at some point in the future, to which Chair Hein stated that there would be no problem replacing that because it's not historically accurate in any form or fashion, but they would need to have it approved by the Historic District Commission when they choose to do the replacement.

After additional 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, and arrangement of 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 Rephan seconded the motion, a vote was taken, and the project was unanimously approved.

9. Old Business

Commissioner Brewer brought up the topic of a communication plan to provide various information to residents in the Historic District. Chair Hein stated that she was also thinking that it would be good to reach out again to realtors and contractors to provide them with a map of the Historic District so that they are aware of the District boundaries. Staff stated that they would need to look into the best way we can distribute this type of information.

10. New Business

A. Administrative Approvals

- 1 E. Main Street - Installation of a Commercial wall sign

Staff gave an overview of the lone Administrative Approval that was issued since the Commission's June 2026 meeting.

11. Adjournment

Commissioner Brewer made a motion to adjourn the meeting. This motion was seconded by Commissioner Rephan, and Chair Hein officially adjourned the meeting at 6:23 P.M.