



# THE CITY OF FROSTBURG

## Historic District Commission Meeting Minutes

Monday, February 10, 2025 at 6:00 PM

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

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### 1. Call to Order

Vice Chair Joseph Hoffman called the meeting to order at 6:04 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

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

### 6. Approval of the Agenda

Commissioner Maureen Brewer made a motion to approve the February 2025 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 minutes as presented. The motion was seconded by Commissioner Rephan, a vote was taken, and the minutes were unanimously approved.

### 8. Project Presentations

#### A. 20 Depot Street - The Tunnel Hotel & Trail Inn Cafe - Sign Replacement and Deck Construction

Adam Forshee, owner of The Tunnel Hotel & Trail Inn Cafe, presented his proposal to construct a 38' x 12' composite deck along the front of the existing hostel and bath house building which is adjacent to the original Trail Inn building. The deck project is part of a conversion of the hostel and bath house to a pizza shop, which will include a garage door entrance from the deck into the building, as well as a brick pizza oven to be placed in front of the building where the existing snack shed is located. The deck will be constructed with Trex Select composite decking and will utilize stainless steel cables for railings. The project will require the removal of the existing ramp which connects the entrance of the hostel/bath house to ground level. Mr. Forshee stated that the new deck will connect to the second story deck of the Trail Inn building. Commissioner Brewer commented that the hostel/bath house was a non-contributing resource to the Historic District. Furthermore, Commissioner Brewer questioned

the staff as to whether there were any stipulations on the type of materials used for deck construction projects, for which staff answered that it was up to the Commissioners to determine whether the proposed materials were consistent with the character of the Historic District. Additionally, Mr. Forshee stated that he plans to replace the existing "Trail Inn" sign with a 2' x 15' sign which replicates the original "Tunnel Hotel" sign.

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."

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

## **9. Old Business**

## **10. New Business**

### **A. Administrative Approvals**

- 58 S. Broadway - In-kind roof replacement
- 1 Standish Street - In-kind roof replacement
- 259 E. Main Street - In-kind porch roof replacement
- 49 Depot Terrace - Grading for driveway construction
- 287 E. Main Street - In-kind roof replacement
- 64 Frost Avenue - In-kind roof replacement
- 183 E. Main Street - Exterior paint selected from a historic palette
- 179 E. Main Street - Wooden shed construction not visible from main right-of-way
- 126 E. Main Street - Roof replacement to match existing rear roof

Staff gave an overview of the Administrative Approvals that have been issued since the Commission's July meeting.

## **11. Adjournment**

Commissioner Rephan made a motion to adjourn the meeting. This motion was seconded by Commissioner Brewer, and Vice Chair Hoffman officially adjourned the meeting at 6:42 P.M.