



# THE CITY OF FROSTBURG

## Historic District Commission Meeting Minutes

Monday, June 09, 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

Chair Dawn Hein called the meeting to order at 6:02 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, William Determan, and Robert Rephan were present. Maureen Brewer and Alternate Member Daniel Filer were absent.

### 6. Approval of the Agenda

### 7. Approval of the Minutes

- A. Vice Chair Hoffman made a motion to approve the May 2025 minutes as presented. The motion was seconded by Commissioner Rephan, a vote was taken, and the minutes were unanimously approved.

### 8. Project Presentations

#### A. 1 E. Main Street - Alteration

Ben Harman, an owner and representative of Gravel Ridge, LLC, presented his proposal to replace two exterior doors at his property located at 1 E. Main Street, which is part of a larger renovation project throughout a majority of the structure. The proposed doors, one at the main entrance fronting on E. Main Street and the other at the entrance fronting on S. Broadway, would be plain metal doors, to replace the existing, non-original doors. As part of his presentation, Mr. Harman also provided additional historic photos of the building to the Commissioners.

In addition to the presentation by Mr. Harman, Deirdre Robertson, Executive Director of FrostburgFirst, also made comments on the businesses that will be occupying the newly renovated spaces in the building, and discussed the impact of the project and stated how the renovation of 1 E. Main Street will help transform what was once a vacant building into an active and vibrant area in downtown.

After discussion, Commissioner Determan 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, proportion and texture 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 current 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**

- 157 E. Main Street - In-kind roof replacement

Staff gave an overview of the lone Administrative Approval issued since the Commission's May 2025 meeting.

**11. Adjournment**

Vice Chair Hoffman made a motion to adjourn the meeting. This motion was seconded by Commissioner Determan, and Chair Hein officially adjourned the meeting at 6:25 P.M.