



THE CITY OF FROSTBURG

Historic District Commission Meeting Agenda

Monday, June 09, 2025 at 6:00 PM

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

1. **Call to Order**
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**
6. **Approval of the Agenda**
7. **Approval of the Minutes**

A. Minutes from the May 2025 Meeting.

Motion and Second to Approve the Minutes for the May 2025 Meeting.

8. **Project Presentations**

A. 1 E. Main Street - Alteration

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/are not] compatible with the neighborhood because there [is/is not] a general compatibility of [exterior design/scale/proportion/arrangement/texture/materials to be used].

Based on these findings I move to [approve/disapprove] the proposal because the use of exterior materials [are/are not] closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c.

9. **Old Business**
10. **New Business**
11. **Adjournment**



THE CITY OF FROSTBURG

Historic District Commission Meeting Minutes

Monday, May 12, 2025 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

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4. Statement of Purpose

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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

Commissioner Rephan made a motion to approve the May 2025 agenda as presented. The motion was seconded by Commissioner Determan, a vote was taken, and the agenda was unanimously approved.

7. Approval of the Minutes

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

8. Project Presentations

A. 2 E. Main Street - Alteration

Thomas Ostendorf presented his proposal to replace several windows at the 2 E. Main Street building which he owns. He stated that the replacement windows will be white Reliabilt vinyl windows with white aluminum wrapping over the exterior trim and will be the same size and style as the original windows.

After discussion, Vice Chair Joseph 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 Determan seconded the motion, a vote was taken, and the project was unanimously approved.

9. Old Business

10. New Business

A. 86 E. Main Street - Nickel Building Demolition

Presentation by Hayden Lindsey, Acting City Administrator/Director of Public Works

Hayden Lindsey, Acting City Administrator/Director of Public Works, and Emily Weber, Public Works Assistant, discussed the proposed demolition of 86 E. Main Street, otherwise known as the Nickel Building, and most recently the Au Petit Paris Restaurant. Mr. Lindsey stated that despite efforts to save the building, he has deemed the structure to be unsafe and not structurally sound and will unfortunately need to be demolished.

Mr. Lindsey stated that the plan is to have the building demolished prior to the July 4th holiday and Derby Day. He also stated that the plan for the lot will be a small parklet on the Main Street side of the lot, with a parking lot likely being constructed to the rear of the lot. He stated that the City is hopeful of repurposing some material from the building to be used as part of the parklet.

Discussion was held between the Commissioners and Mr. Lindsey regarding the unfortunate need to demolish such a historic structure, and the desire to ensure adequate historic documentation of the structure. Discussion also included the desire to preserve historic features of the building, particularly the mural on the upper portion of the eastern side of the building, and the possibility of incorporating these features into the design of the parklet.

B. Administrative Approvals

- 68 E. Main Street - Installation of a mounted banner commercial sign

Staff gave an overview of the lone Administrative Approval issued since the Commission's April 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 6:49 P.M.

CITY OF FROSTBURG
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION



DEPARTMENT OF COMMUNITY DEVELOPMENT
FROSTBURG MUNICIPAL CENTER
37 BROADWAY, P.O. BOX 440
FROSTBURG, MD 21532

Applicant Name: Gravel Ridge LLC
Applicant's Address: 1176 Piney Run Rd, Frostburg
Phone Number(s): 240 580 6284
Property Owner Name: Gravel Ridge LLC
Property Address and Location: 1 E Main Street, Frostburg

- Type of Change:
- | | | |
|---------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Grading |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Repair | <input type="checkbox"/> Excavation |
| <input type="checkbox"/> New Building | <input type="checkbox"/> Sign | <input checked="" type="checkbox"/> Other: <u>Exterior Door Replacement</u> |

- Work to be performed:
- PLANS – Architect or Engineer: _____
 - DEMOLITION - Contractor: _____
 - RENOVATION/CONSTRUCTION – Building Contractor(s): _____

Scope of Work (describe project in detail, list materials and dimensions):

Replace 2 doors:
1 E Main Front door - It's set back inside recessed foyer.
Door replaced was 1960's vintage mauve-wood frame.

2 Broadway: Frame of door replaced was deteriorated - not repairable

Both doors replaced to enhance security - match styles seen on Main Street currently.

Is the property subject to an historic preservation easement? NO YES

Is the easement held by a third party organization other than the property owner? NO YES

If yes, please provide a copy.

**FROSTBURG HISTORIC DISTRICT
Historic Resource Inventory
2013**

Address: 1 East Main Street **Date of Construction:** c.1910 **Status:** C



Image Number: FHD-263; 264, 328, below



Former bank building located on a prominent corner lot, 3 stories in height and generally Neo-Classical Revival in style, with a remodeled first story. The second and third stories are 5 bays in width, with flat-topped windows enframed within stylized masonry surrounds. Capping the façade and west side elevation is a metal cornice with dentils and modillions; on the façade this feature is capped with a pedimented parapet. The west elevation has side entrance with paired Ionic columns *in antis* and a 2-story section at its 4-bay southern end.







MAIN

BO



MR TWO & DWOME

