



**CITY OF WESTMINSTER
HISTORIC DISTRICT COMMISSION
MEETING SUMMARY**

**Wednesday, June 5, 2019, at 7:00 PM
City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157**

A meeting of the City of Westminster Historic District Commission was held at City Hall, 1838 Emerald Hill Lane in Westminster, Maryland 21157, on June 5, 2019, at 7 PM.

I. Call to Order

Chair Kristen McMasters read the statement of authority into the record.

Chair Kristen McMasters, Vice-Chair Dean Camlin, Commissioner Suzanne Albert, and Commissioner Kevin Wagman were present. City staff Andrew Gray was also present.

II. Approval of Minutes

Commissioner Wagman moved to accept the meeting summary as written. Vice-Chair Camlin seconded. The motion passed unanimously.

III. New Business

Chair McMasters introduced New Business Item A – Application for Historic Rehabilitation Property Tax Credits TC #19-01. Mr. Gray provided background information on the application with a staff recommendation that the Commission consider approval of the proposed window replacement with an estimated cost of \$28,000.00 and an estimated tax credit of \$2,800.00, conditioned on whether the Commission finds that the proposed windows are historically compatible.

Vice-Chair Camlin mentioned, for the record, that Tracey Smith, the property owner, used to be the staff liaison to the Commission. Commissioners inquired if refurbishment was considered first to save the historic fabric and to clarify if the windows are divided. Commissioner Wagman mentioned that the applicant should be present to answer questions from the Commission. The Commission talked to Andrew Richardson, the

property owner, over the phone and he mentioned that he tried to repair the windows in the past, but they still do not function correctly. Vice-Chair Camlin inquired if the window would be one glass pane.

Commissioner Albert made a motion to approve TC #19-01. Vice-Chair Camlin seconded. The motion passed.

Chair McMasters introduced New Business Item B – Application for Historic Rehabilitation Property Tax Credits TC #19-02. Mr. Gray provided background information on the application with a staff recommendation that the Commission consider what work would be considered eligible work as described in the project narrative and as specified in § 143-5 of the City Code. The Commission should also determine what amount of tax credit would be applicable. Please note per § 143-5 of the City Code, qualified expenses must be \$5,000 or greater.

Loretta Spangler, the property owner, went through the list of proposed improvements in each room and explained the current conditions of the house. Discussion ensued.

Vice-Chair Camlin made a motion to approve the application under the following conditions:
Study: finish and paint interior of skylights and re-caulk windows. Living Room: paint walls; retain shiplap on non-shelved walls; paint all trim – door, window, molding, baseboards; re-caulk windows; repaint mantle; repaint trim around fireplace. Front Hall: refinish/restore hard wood underneath, and will discuss with MHT regarding - removal of wallpaper and painting walls. Dining Room: refinish/restore hard wood underneath, and re-caulk windows. Kitchen: refinish/restore hard wood underneath, and re-caulk windows. Stairwell/Landing: will discuss with MHT regarding - removal of wallpaper, painting walls, and re-painting the railing to match trim. Upstairs Bathroom: re-caulk windows. Master Bedroom: re-caulk windows, and will discuss with MHT regarding - removal of wallpaper and painting walls. Sewing Room (Bedroom #2): re-caulk windows, and will discuss with MHT regarding - removal of wallpaper and painting walls. Commissioner Albert seconded. The motion passed.

Chair McMasters introduced New Business Item C – Section 106 Review of Modifications to Telecommunications Equipment at 2 College Hill Drive (AT&T.) Mr. Gray provided background information on the proposed Section 106 request with a staff recommendation that the Historic District Commission review the attached information and provide feedback and/or questions regarding the proposal.

Vice-Chair Camlin mentioned that the equipment within the fenced enclosure does not have any heights labeled and the antennas are not a problem.

Vice-Chair Camlin made a motion to concur with the Section 106 finding of no significant adverse impact to the National Register Historic District of Westminster on the condition that the new radio heads be screened below the fence line. Commissioner Albert seconded. The motion passed.

Chair McMasters introduced New Business Item D – National Preservation Month Proclamation. Mr. Gray presented the Commission with copies of the Proclamation, signed by Mayor Dominick.

IV. Historic District Commission and Public Comments

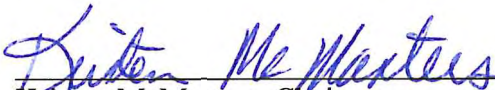
Chair McMasters mentioned Grace Kelly has interest in being on the Commission.

Commissioner Albert mentioned contacting Mayor Dominick about Lori Welsh-Graham being on the Commission.

Mr. Gray asked the Commission if they would consider moving the July Commission meeting to July 10 due to the July 4 holiday. Commissioner Albert made a motion to defer the July 3 meeting to July 10 at 7:00 P.M., as needed. Vice-Chair Camlin seconded. The motion passed.

V. Adjournment

Vice-Chair Camlin made a motion to adjourn. The Commission adjourned at 8:47 PM.



Kristen McMasters, Chair
Westminster Historic District Commission