



# 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

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### 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, 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 Reliablilt 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.