

The Town of New Market



Historic District Commission/Architectural Review Commission

40 South Alley, New Market, MD 21774

In-Person Meeting

March 10, 2026, 7:00 p.m.

The Historic District Commission/Architectural Review Commission (HDC/ARC) of New Market held a regular in-person meeting on March 10, 2026. Chair Kevin Witmer presided over the meeting, with attendees including Larry Wrinn, John Farrell, and Town Council Liaison Howard Wilson. Commissioner Steve Pippin was absent. Zoning Administrator and Town Planner Pat Faux was also present.

CALL TO ORDER: The meeting was called to order at 7:06 p.m.

ADMINISTRATIVE BUSINESS

APPROVAL OF MINUTES

Motion: Commissioner Farrell made a Motion to approve the February 10, 2026, minutes as written.

Second: Commissioner Wrinn

Public Comment: None

Vote: For – 3 (Witmer, Wrinn, Farrell)
Against – 0
Abstain – 0
Absent – 1 (Pippin)
The Motion passed.

HDC NEW BUSINESS

Permit #2087 – Certificate of Appropriateness – Fence and Deck – 98 E Main Street

The applicant, Michael Broadwater, and the contractor, Matthew Fridley, were sworn in. A discussion followed involving the applicant, the contractor, and the Commissioners. For additional information, please refer to the Staff Report dated March 10, 2026.

Chairperson Initials: KW

Motion: Commissioner Farrell made the following Motion, having reviewed the materials submitted with Application# 2087 (fence and deck) and having considered the applicable guidelines for a Class 3 building as stated in the 2021 Historic District Guidelines, I move that the HDC make the following finding:

- The proposed design meets the required design criteria and is compatible with the character of the district and existing buildings nearby.

Based on these findings, I move that the HDC approve the application with the following conditions of approval:

- Adding a stain to the fence (darkish/grayish stain within 6 months).
- Installing closed risers on the steps.

Second: Commissioner Wrinn

Public Comment: None

Vote: For – 3 (Witmer, Wrinn, Farrell)

Against – 0

Abstain – 0

Absent – 1 (Pippin)

The Motion passed.

Request for HDC Recommendations to the Board of Appeals Case No. NM-B-26-01/Permit #2084B – 78 West Main Street

The applicant, Phil Gamble, and the tenant, Keith Marcoux, were sworn in. A discussion ensued between the applicant, the tenant, and the Commissioners. For further information, please refer to the staff report dated March 10, 2026.

Commissioner Wrinn recommended that the HDC approve the Special Exception to the BOA with no further comment from the Board. The recommendation was seconded by Commissioner Farrell.

Staff Briefing on Calumet

Ms. Faux provided an update on Calumet. She mentioned that the Calumet PPD homebuilders, NV Homes and Ryan Homes are currently preparing a full prototypical package for ARC review. She expects that the Town will soon receive a preliminary package along with a request to make an informal pre-submittal presentation.

Commissioner Farrell inquired about the status of the commission vacancy. Chair Witmer made a formal request: "We, the members of the Architectural Review Committee (ARC), formally petition the Town Council to fill the vacant seat on this Board in a timely manner with a qualified member of the Planning Commission, as required by the Town Land Development Ordinance (LDO), Article 6.0, subsection 6.4."

Chairperson Initials: Kw/mc

Additionally, there was a discussion regarding the appearance of 48 E Main Street, and staff will follow up on this matter.

ADJOURNMENT

Motion: Commissioner Wrinn made a Motion to adjourn the meeting.

Second: Commissioner Farrell

Vote: For – 3 (Witmer, Wrinn, Farrell)

Against – 0

Abstain – 0

Absent – 1 (Pippin)

The Motion passed.

The meeting adjourned at 8:27 p.m.

Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: Kw|me