

HISTORIC PRESERVATION COMMISSION
HEARING MINUTES

JANUARY 28, 2010

Commissioners

Tim Daniel, Chairman

Scott Winnette, Vice Chairman

Timothy Wesolek

Robert Jones

Joshua Russin (not present)

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Aldermanic Representative

Michael O'Conner

Staff

Emily Paulus, Historic Preservation Planner

Lisa Mroszczyk, Historic Preservation Planner

Nick Colonna, Comprehensive Planning

Scott Waxter, Assistant City Attorney

Shannon Albaugh, HPC Administrative Assistant

•I. Call to Order

Mr. Daniel called the meeting to order at 6:00 P.M. He stated that the technical qualifications of the Commission and the staff are on file with the City of Frederick and are made a part of each and every case before the Commission. He also noted that the Frederick City Historic Preservation Commission uses the Guidelines adopted by the Commission and the Secretary of the Interior's Standards for Rehabilitation published by the U. S. Department of the Interior, National Park Service, and these Guidelines are made a part of each and every case.

All cases were duly advertised in the Frederick News Post in accordance with Section 301 of the Land Management Code.

Announcements

There were no announcements from staff or the Commission.

II. Approval of Minutes

1. January 14, 2010 Hearing / Workshop Minutes

Motion: Timothy Wesolek moved to approve the January 14, 2010 Hearing minutes and the January 14, 2010 Workshop minutes as written.

Second: Scott Winnette

Vote: 4 - 0

- **II. HPC Business**

2. Election of Officers

Chairman

Motion: Scott Winnette moved to elect Mr. Tim Daniel as the Chairman.

Second: Timothy Wesolek

Vote: 3 - 0

Vice Chairman

Motion: Tim Daniel moved to elect Mr. Scott Winnette to serve as Vice Chairman.

Second: Timothy Wesolek

Vote: 3 - 0

•3. Historic Preservation Awards Committee

Discussion

Ms. Mroszczyk stated that staff had the Historic Preservation Awards committee and awards ceremony last May and staff is getting started this year with looking for a committee. They are looking for one or two Commission members that would be interested in serving on that committee. Mr. Winnette stated that he was willing to serve on the committee. Mr. Wesolek stated that he would be happy to serve as well.

4. Request for Reconsideration HPC09-487, 18 West Patrick Street

Discussion

Ms. Mroszczyk stated that there was no presentation of this case except that someone who voted in the majority must make the motion to reconsider the case. Mr. Winnette stated that he was not able to change his vote. Mr. Daniel stated that for the purpose of looking back at the Guidelines and Rules of Procedure to sum up some of the criteria for a motion of reconsideration "a written petition for reconsideration should state fully the reasons for seeking the reconsideration and state whether the reason is based on mistake, inadvertence, surprise, fraud or other good cause. These considerations or provisions do not apply to non-regulatory matters." He went on to say that the request for reconsideration is well articulated however he did not think this application meets the criteria relative to the Guidelines. Mr. Daniel stated that in the absence of a motion the Commission should move to the the next item on the agenda.

IV. Consent Items

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There were no consent agenda items.

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•V. **Cases to be Heard**

5. HPC07-421	433 N. Market Street	Richard Hudson
Repair front windows		Jody Rood, agent
<i>Emily Paulus</i>		

Ms. Paulus announced that this case had been approved administratively. She added that the applicant revised the scope of work to be limited to repair of the steel store front framing and replacement of the glass only.

6. HPC09-483	15-17 E. Patrick Street	Jeff Rajaski
Pave rear yard with asphalt		
<i>Lisa Mroszczyk</i>		

Ms. Mroszczyk announced that the applicant requested a continuance and a copy of that e-mail is in the file.

Motion: Scott Winnette moved to continue HPC09-483 at 15-17 E. Patrick Street to the February 11, 2010 Hearing.

Second: Robert Jones

Vote: 4 - 0

7. HPC10-05

415 S. Market Street

Victoria Robertson

Demolish garage / shed

Lisa Mroszczyk

Presentation

This application concerns the demolition of a 12' by 24' frame garage and shed structure at the rear of the lot. The replacement includes paving and a fence (HPC10-014).

Discussion

Victoria Robertson, the applicant, stated that she disagreed with staff because the building is not in very good condition. She added that the building is leaning and the roof is galvanized tin which is not in very good condition either. She stated that she can't afford to fix the building so that is why she would like to demolish it. Ms. Robertson added that her insurance company has told her that the building can not be used because it is not structurally sound. She went on to say that she has applied to demolish the structure before and the Commission found it to be a contributing factor.

Mr. Jones asked what the interior of the building looked like. Ms. Robertson answered that it has a dirt floor and is unfinished.

Mr. Daniel asked if she has had the structure assessed by a structural engineer who could outline a scope of work to have the structure repaired. Ms. Robertson answered that she had a scope of work for taking it down but not for repairing it.

Mr. Winnette stated that he agreed with the staff report based upon the Guidelines as well as the Secretary for Interior Standards and eh found it contributing.

Mr. Daniel stated that if it were to be voted contributing that is not particularly a definate no for the case however every property is considered on a case by case basis.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends the Commission find the garage/shed structure at the rear of the lot to be contributing to the significant of the Frederick Town Historic District because it fulfills all three of the criteria for a contributing resource.

Motion: Scott Winnette moved to find the garage structure at the rear of the lot to be contributing to the significance of the Frederick Town Historic District because it fulfills three of the criteria for contributing resource as detailed in the staff report.

Second: Robert Jones

Vote: 4 - 0

The meeting was adjourned at 6:33 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant