

**HISTORIC PRESERVATION COMMISSION**  
**HEARING MINUTES**

**MAY 13, 2010**

**Commissioners**

Tim Daniel, Chairman

Scott Winnette, Vice Chairman (not present)

Timothy Wesolek

Robert Jones

Joshua Russin

Gary Baker

Shawn Burns

Brian Dylus, Alternate (not present)

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**Aldermanic Representative**

Michael O'Connor

**Staff**

Emily Paulus, 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**

Ms. Paulus announced that HPC10-90 at 112 N. Bentz Street was withdrawn by the request of the applicant, HPC10-105 at 114 N. Market Street requested a continuance to the June 10, 2010 hearing, and HPC10-106 at 201-205 Broadway Street requested a continuance to the May 27, 2010 hearing.

**II. Approval of Minutes**

**1. April 22, 2010 Hearing / Workshop Minutes**

**Motion:** Timothy Wesolek moved to approve the April 22, 2010 hearing minutes and the April 22, 2010 workshop minutes as written.

**Second:** Joshua Russin

**Vote:** 5 - 0

- **II. HPC Business**

**There was no HPC Business.**

**IV. Consent Items**

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**There were no consent items.**

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- V. Cases to be Heard**

**2. HPC10-57**

**116-118 E. Patrick Street**

**Anson Smith**

Demolish the rear 2 story part of the building

*Emily Paulus*

## **Presentation**

Ms. Paulus entered the entire staff report into the record and stated that the applicant is seeking approval to demolish a portion of a two-story wing on the rear of a three-story, mid-19<sup>th</sup> century contributing commercial building. The wing features brick walls, 6/6 wood windows with splayed brick lintels and wood sills, and metal roof. The structure appears to be in good condition and was determined to be contributing at the April 8, 2010 hearing. The demolition is being sought in order to construct a three-story addition that would measure approximately 99' by 36' (HPC #10-58).

Following the March 25, 2010 and April 22, 2010 workshops, the applicant modified the demolition plan to preserve more of the wing's south and east walls at both the first and second floors. In addition, both floors have been rendered more publicly visible: a largely glass wall has been introduced at the first floor directly in front of the addition and a balcony has replaced the solid masonry wall at the second floor - exposing the wing's south wall.

The height of the new construction at the third floor - above the wing - has been reduced in an effort to break up the massing of the new construction.

## **Discussion**

John Williams, representing the applicant, stated that on the first floor they are going to keep the wall in tact and open up the openings for people to pass through so it would be in the middle of the store and the glass wall would be in front of it. He went on to say that since they realized the technicality where they can go ten feet further back into the rear yard with a Mixed Use they maintained a unit but they cut the thing back so they can show the second floor. He also stated that they could take the doors out of the first floor and use them on the second floor. He stated that they could also use the windows from the second floor on the third floor. He added that they lowered the profile of the back addition working out the addition because the two story addition is so small that was the difficulty to meet egress.

**Public Comment - There was no public comment.**

### **Staff Recommendation**

Staff recommends approval of the proposal to demolish a portion of the building's rear wing, as per Drawings A1.1, A1.2, and A3.1, with the condition that all original openings and their corresponding windows and doors are preserved, for the following reasons:

- A sufficient amount of historic fabric is left - enough that the extent of demolition does not compromise the integrity of the streetscape, the integrity of any surrounding properties, or the contributing status of the building it is attached to;
- A significant portion of the wing would remain publicly visible; and
- The applicant has shown the beginning of an acceptable replacement plan.

**Motion:** Timothy Wesolek moved to approve the demolition of as per the drawings A1.1, A1.2, and A3.1 dated 5/3/10 with the following conditions that all original openings and their corresponding windows and doors be preserved and that final approval for the demolition will come once the replacement plan has been approved by the board.

**Second:** Joshua Russin

**Vote:** 4 - 0

**3. HPC10-103**

**2 N. Market Street**

**Anson Smith**

Replace awning roof with standing seam metal  
**McNeill, agent**

**Barry**

*Emily Paulus*

## **Presentation**

Ms. Paulus entered the staff report into the record and stated that the applicant is seeking approval to replace the asphalt shingle roofing at the shed roof awning located between the building's first and second floor. A portion of the roofing was damaged during the recent winter snowstorm and the applicant has assessed that the majority of the roofing is severely deteriorated and in need of replacement.

The applicant is open to either of the following approaches: replacement in-kind with new asphalt shingles or the installation of standing or flat seam metal.

## **Discussion**

Barry McNeill, representing the applicant, stated that it did not matter which one was approved.

Mr. Wesolek stated that after looking through the mock up pictures provided by staff his opinion was that the red standing seam metal looked the best.

Mr. Baker asked if snow birds were going to be installed as part of the standing seam metal. Mr. McNeill answered that was not their intention but if that was something the Commission wanted they would add them. Mr. Daniel asked if they would be amenable to snow rods if a flat seam metal were to be approved since the snow birds coordinate with the seams on the standing seam. Mr. McNeill stated that he would have to see a sample of a snow rod.

Mr. Daniel stated that he concurred with staff's recommendations although he agreed with Mr. Baker that this is not an ideal situation and given the history of the building he thought removal in it's entirety is the most correct route but that is not what the Commission can enforce so what the applicant was there to request of them he found that of the two options that staff supported the flat seam metal would be the most

appropriate for the reason that it is less visual texture and it is an upgrade from shingles.

Mr. Russin stated that even though the awning dates before the period of significance that they consider in the Historic District but because it is a prominent location in Downtown and it is unfortunate that previous owner's constructed that awning but he thought they should think about a neutral material. He thought a metal roof would be a little bit more ideal because it is better than what is already there without drawing too much attention to the awning itself.

Mr. Daniel stated that he would ask sample pieces of which ever material is approved be submitted to staff before the full installation because having real material samples would be critical. Mr. Daniel then stated that in terms of color he concurred with staff that a more muted such as a subdued green and grey would be best.

Mr. McNeill stated that it seemed to him the Commission was leaning more towards a mill finish metal so he suggested a mill finish or grey colored standing seam. Mr. Baker stated that he knew of a company that makes a turn coated metal and it ultimately turns into a muted grey color.

**Public Comment - There was no public comment.**

### **Staff Recommendations**

Staff recommends approval of either:

1. Replacement of the roofing on the building's shed awning in-kind, with a grey-toned 3-tab asphalt shingle product. The applicant should submit a cut sheet for staff review prior to obtaining the final approval, or
2. Replacement of the roofing on the building's shed awning with flat-seamed metal in a slate grey or green color. The applicant should submit a cut sheet for staff review prior to obtaining the final approval.

**Motion:** Robert Jones moved to the replacement of the roofing on the building's shed awning with a flat seam metal in a slate grey color with the condition that the applicant submit a cut sheet and material samples with an on-site conference with staff and any available Commissioner's prior to obtaining a final approval.

**Second:** Timothy Wesolek

**Vote:** 4 - 0

**4. HPC10-105**                                      **114 N. Market Street**                                      **Clara Reyes**

Install artwork in transoms

*Emily Paulus*

Mr. Daniel announced that the applicant requested a continuance to the June 10, 2010 hearing.

**Motion:** Timothy Wesolek moved to continue the application to the June 10, 2010 hearing.

**Second:** Joshua Russin

**Vote:** 5 - 0

**5. HPC10-106**                                      **201-205 Broadway Street**                                      **William Wood**



Replace wooden door with metal door on shed

*Emily Paulus*

Mr. Daniel announced that the applicant requested a continuance to the May 27, 2010 hearing.

**Motion:** Timothy Wesolek moved to continue the application to the May 27, 2010 hearing.

**Second:** Joshua Russin

**Vote:** 5 - 0

**6. HPC10-114**

**131 W. 2<sup>nd</sup> Street**

**Robert Biser**

Install illuminated changeable message cabinet

*Emily Paulus*

### **Presentation**

Ms. Paulus entered the entire staff report into the record and stated that the applicant is seeking approval to replace an existing free standing sign with a new six-foot free standing sign that would include an illuminated changeable message cabinet that incorporates the existing etched base.

### **Discussion**

Michael Proffitt, representing the applicant, stated they had went through 8 or so options before they arrived at this one and spent a lot of time working with the church

on trying to make the most sensitive design they could for the corner. He went on to say that they certainly will work with staff on the lighting and his concern is the contrast between the lettering and the background being as muted as possible and still be able to read the lettering when it is finished.

Mr. Baker thought it was a well done sign.

**Public Comment - There was no public comment.**

### **Staff Recommendations**

Staff recommends the approval of the proposed free-standing sign as submitted with the following condition:

- a. Final approval on lighting impact will be determined at installation in conjunction City preservation staff.

**Motion:** Timothy Wesolek moved to approve staff recommendation for the proposed free-standing sign as submitted with the condition that the lighting impact be determined at the installation in conjunction with City preservation staff.

**Second:** Joshua Russin

**Vote:** 5 - 0

**7. HPC10-115  
Comer**

**45 E. 3<sup>rd</sup> Street**

**Elizabeth**

Replace rear porch in-kind

*Emily Paulus*

## **Presentation**

Ms. Paulus entered the entire staff report into the record and stated that the applicant is seeking approval to reconstruct an existing three-story porch on the rear of a contributing duplex. According to the applicant, repair was considered but determined infeasible due to a combination of structural issues and the extent of severely deteriorated wood. The existing roof would remain.

While the existing configuration includes an internal staircase that cuts through the porch floors and supports, the proposed replacement places the stairs on the exterior - similar to the profile next door at 47 East 3<sup>rd</sup> Street. The existing footprint would be maintained. Posts and railings would be replaced to match the original. Floors would be wood tongue and groove and ceilings would be tongue and groove on the top floor and bead board on the lower floors. Pressure treated wood would be used for all non-visible components; visible wood would be a non-pressure treated, painted wood.

## **Discussion**

Joel Anderson, representing the applicant, stated that the balusters on the porch railing now are not 1 by 1 they are 1 ¼ by 1 ¼ so he would like to put them back the way they are. He also stated that some of the posts are larger than 4 by 4 and he would like to those back the same way as well. He went on to say that he could duplicate the wood used on the lower ceiling exactly so he didn't see a need in salvaging the original wood. He added that they need the staircase to meet egress.

Mr. Baker stated that he thought the design looked good but the cantilevered portion of the porch worried him since the number of beams was decreased due to the staircase.

**Public Comment - There was no public comment.**

### **Staff Recommendations**

Staff recommends approval of the reconstruction and reconfiguration of the porch and stairs, with the condition that surviving original features and materials be salvaged and reused to the greatest extent possible.

Materials to be approved:

- North and west elevation drawings
- Non-pressure treated, painted wood for all visible components
- Standard Frederick porch railing system with 1x1 square wood balusters with 4x4 posts (2 main posts to be 6x6)
- Tongue and groove flooring
- Tongue and groove ceiling at top floor and bead board ceiling at lower floors

**Motion: Gary Brooks moved to approve the application with the addendums provided by staff.**

**Second: Joshua Russin**

**Vote: 5 - 0**

The meeting was adjourned at 7:27 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant