

HISTORIC PRESERVATION COMMISSION
HEARING MINUTES

AUGUST 12, 2010

Commissioners

Tim Daniel, Chairman

Scott Winnette, Vice Chairman

Timothy Wesolek (not present)

Robert Jones

Joshua Russin (not present)

Gary Baker

Shawn Burns

Brian Dylus, Alternate

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Aldermanic Representative

Michael O'Connor

Staff

Emily Paulus, Historic Preservation Planner

Lisa Mroszczyk, Historic Preservation Planner

Scott Waxter, Assistant City Attorney

Nick Colonna, Division Manager of Comprehensive Planning

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 Mayor and Board of Aldermen 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

Mr. Jones announced that he would have to recuse himself from HPC10-244 at 77 S. Market Street.

Mr. Daniel recused himself from HPC10-173 located at 613 N. Market Street.

Ms. Mroszczyk announced that a survey of historic signs had been placed in the Commissioners packets. It is something that staff prepared and identified over 40 signs with a brief summary of those signs. She stated that if they could look it over before the next hearing to give staff any comments or identify signs that staff missed at that hearing. She added that this is something that will be going to the Mayor and

Board hopefully at a workshop. Mr. Daniel asked if once the document has been finalized would it be available on the website. Ms. Mroszczyk answered that the draft form is on the website.

II. Approval of Minutes

1. July 22, 2010 Hearing / Workshop Minutes

Motion: Gary Baker moved to approve the July 22, 2010 hearing minutes and the July 22, 2010 workshop minutes as written.

Second: Scott Winnette

Vote: 6 - 0

- **II. HPC Business**

2. Administrative Approval Report

IV. Consent Items

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There were no consent items.

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•V. Cases to be Heard

**3. HPC10-173
Authority of the**

611-613 N. Market Street

Housing

Paint murals on side of building
Frederick

City of

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns a mural which will be painted on an expanse of solid painted brick and block wall along the north side 613 North Market Street, facing Lord Nickens Street, which was recently exposed after the demolition of 615 North Market Street (HPC05-93). The applicant has provided two options for the mural:

Option 1: A single mural measuring 15'-6" by 44'-6" (Photos A and B)

Option 2: Three murals evenly spaced that measure 15'-6" by 13'-2" each (Photos C and D)

In each case, the murals will be set back 2'-6" feet from the edges of the wall and the previously painted gray wall will be painted red to match the brick in the gable section.

Applicant Presentation

Evan Owens, with the Housing Authority of the City of Frederick, stated that the most recent packet showed all of the things that were requested. There were two options with one being one large mural that would extend across the whole area that they were going for and the second one, which is most popular, is three murals together that are evenly spaced out.

Public Comment

Commission Discussion Questioning

Mr. Dylus asked which sketch out of A, B, C, and D is option one and which is option two. Ms. Mroszczyk answered that option one is the photos labeled A and B and option two is the photos D and C. Mr. Dylus asked if photo A did not comply with the staff recommendation. Ms. Mroszczyk answered that that her recommendation would be to first approve the single mural but reduce the height and if the Commission were to support the second option of three murals it would also be her recommendation to reduce the height. Mr. Owens asked if the recommendation was just on the brick portion of the wall or would that also include the cinder block portion that is past the brick. Ms. Mroszczyk answered that primarily the concern is with the main block of the building so that if there was some way to step it up towards the back of the building she would be supportive of something like that. Mr. Owens asked if that would mean there would be two murals or one large "L" shaped mural. Ms. Mroszczyk answered that staff could support two separate murals. One mural lower on the brick portion of the building and one that is larger on the block portion of the building. Mr. Winnette thought that would be a good compromise between the two options.

Alderman O'Connor wanted to clarify if there were two murals so that one would be on the main portion of the building and one on the back block what type of gap would they want between them. Ms. Mroszczyk thought that some separation at the seam would be good to differentiate between the two phases of the building.

Mr. Winnette stated that would be inclined to go with the staff report in that it be measured below the sill of the top floor and to go with two murals. Mr. Baker thought the idea was good and he did not mind the mural going up to window header height.

Staff Recommendation

Staff recommends approval of option one with the height being reduced to the sill of the second floor window. Staff would also recommend approval of another option that would have two murals, one on the main block of the building that would not go any higher than the sill of the second floor windows with a space at the joint between the main block and the rear wing with a separate mural on the block portion of the wall that goes to the height as shown in the materials submitted by the applicant.

Motion: Brian Dylus moved to amend sketch C which would revise the three separate murals to two. One mural filling up the brick portion of the gabled portion of the building and one mural filling up the CMU portion of the back of the building with the offsets that the staff has recommended from the edge with the full height as shown in option C.

Second: Gary Baker

Vote: 4 - 0, Scott Winnette abstained

4. HPC10-203

38 E. Patrick Street

Jon Harden

Paint sign on side of building with associated mural
Norman, agent

Kara

Emily Paulus

Mr. Daniel announced that the applicant requested a continuance to the next scheduled hearing.

Motion: Scott Winnette moved to continue HPC10-203 at 38 E. Patrick Street until the next scheduled meeting on August 26, 2010.

Second: Gary Baker

Vote: 6 - 0

**5. HPC10-206
Simpkins**

134 W. 3rd Street

Edwards

Repoint brick and apply limewash paint
agent

Bill Castle,

Emily Paulus

Mr. Daniel announced that the applicant requested a continuance to the next scheduled hearing.

Motion: Scott Winnette moved to continue HPC10-206 at 134 W. 3rd Street until the next scheduled meeting on August 26, 2010.

Second: Gary Baker

Vote: 6 - 0

**6. HPC10-208
Memorials**

500 S. Market Street

Lough

Enclose entryway, modify roof form and replace siding materials

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the following alterations to a non-contributing resource dating from the 1960s:

- The infill of an existing overhang at the front entrance with fixed aluminum storefront windows and aluminum doors;
- Replacement of the diagonal wood siding with fiber cement panels and battens;
- Wrapping the existing columns with square fiberglass columns.

The application also includes the following two options for alterations to the roof:

- Option 1 maintains the general form of the flat parapet with a slightly raised section over the entryway. Materials will primarily be fiber cement shingle (staggered edge) siding and trim with fiber cement panels at the entrance.
- Option 2 includes a slightly raised flat parapet over the entrance and a mansard parapet with asphalt shingles on the remainder of the building.

The new signage and lighting is not included as part of the application and will be submitted as part of a future application.

Applicant Presentation

Bruce Mahlandt, with CMW Group, stated that they looked at three different options and came back with two. He went on to say that one of the options was masonry on the lower portion of the building and the owner chose not to do that but to mainly stick with the Hardi-Plank panels on the lower sections. The owner did agree that

option one would be preferably as far as he would be concerned but they could do either option.

Public Comment - There was no public comment.

Commission Discussion Questioning

Mr. Baker asked if a sample of the smooth Hardi-Plank siding and trim was submitted to staff. Mr. Mahlandt answered no but it could be submitted.

Mr. Daniel asked if the material at the front entry bay behind the sign was a Hardi-panel as well. Mr. Mahlandt answered that it was.

Mr. Baker thought that the dimensions of the Hardi-Plank and trim needed to be submitted to staff. Mr. Daniel stated that he would be comfortable, as long as it is stated in the motion, to defer confirmation of those things to staff.

Staff Recommendation

Staff recommends approval of Option 1-drawings A-1, A-2, A-3 and A-4 stamped "Received July 30, 2010" with the condition that all fiber cement panel, trim and batten materials have a smooth finish because the integrity of the streetscape and any surrounding historic resources will not be compromised.

Motion: Brian Dylus moved to approve the staff recommendation with the following modification that staff is to document the dimensions of all columns, trim and battens during the permit approval process.

Second: Scott Winnette

Vote: 6 - 0

7. HPC10-244

77 S. Market Street

David Lingg

Replace all windows
LLC

United Plaza,

Lisa Mroszczyk

Mr. Daniel announced that the applicant did not attend the meeting so the case would need to be continued to the next scheduled hearing.

Motion: **Scott Winnette moved to continue this application to the next scheduled meeting on August 26, 2010**

Second: **Gary Baker**

Vote: **6 - 0**

8. HPC10-252

227 E. Church Street

Michael Mallon

Replace two basement windows

Emily Paulus

Staff Presentation

Ms. Paulus entered the entire staff report into the record and stated that the applicant is seeking post-construction approval for the replacement of two basement windows on the front façade of a mid-19th century house. The installed windows are Pella aluminum clad wood windows with a single vertical muntin between the glass. The

window jambs were reconstructed with pressure-treated wood that has been painted; the original wood lintel remains.

Applicant Presentation

Michael Mallon, the applicant, apologized to the Commission for coming before the Commission after the fact and since he has moved into the Historic District he has learned quite a few things through this process. Mr. Mallon brought one of the windows that had been removed for the Commission to view. Mr. Winnette asked if the window brought in was the left or right window. Mr. Mallon answered the right window. Mr. Mallon went on to say that water would come into the basement during storms with the rain falling from the south so he was trying to find a way to water proof the house. He added that the window would not shut without the entire frame moving with it. He tried putting caulk around it but nothing has seemed to work well.

Public Comment - There was no public comment.

Commission Discussion Questioning

Mr. Baker asked if the replacement windows were asymmetrical. Mr. Mallon answered yes.

Mr. Winnette asked if the applicant had removed the window wells or if they had been removed before he purchased the house. Mr. Mallon answered that there were no window wells when he moved in.

Mr. Winnette asked if the current windows could open or if they were sealed. Mr. Mallon answered that they can open just a little bit for air.

Mr. Winnette asked if the applicant would be open to putting the old windows back in place. Mr. Mallon said that he would be, but the other window is in even worse shape.

Mr. Mallon then asked if there were window makers in Frederick that could repair or make similar windows. Ms. Paulus stated that staff could provide him with the names of people that have done other window repair rehab work with in the Historic District.

Mr. Winnette stated that the applicant could seek to put the original window back in the right side and have it sealed to help with the water issues and with the left window have it replaced with a window that has been built.

Mr. Daniel asked if the applicant would like amend the application to replace the right window with a new frame and on the left side have a complete reconstruction from a manufacturer which would have to be submitted to staff. Mr. Mallon answered yes.

Staff Recommendation

Staff recommends that the Commission approve the replacement in-kind of the left hand basement window to fit the original masonry opening, be all wood and have a true divided light mutton and repair the right window if feasible and if not replace in-kind

Motion: Scott Winnette moved to approve the amendments as offered by the applicant with any replacement materials or fabricated windows for replacement in-kind be submitted to staff for review and for the left hand side window be submitted to staff to see if it would be salvageable.

Second: Gary Baker

Vote: 6 - 0

The meeting was adjourned at 7:03 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant