

HISTORIC PRESERVATION COMMISSION
HEARING MINUTES

SEPTEMBER 9, 2010

Commissioners

Scott Winnette, Vice Chairman (not present)

Timothy Wesolek

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. Jones 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 the Commission took a consensus and agreed to appoint himself, Mr. Robert Jones, as the presiding officer. Mr. Jones announced that the Commissioners had scheduled the Election of Officers for the September 23, 2010 hearing when they anticipate having a full Commission in attendance. At that time a Chairman and a Vice Chairman will be elected.

Mr. Jones announced that the Historic Homes Trades Show will be held on September 11, 2010 from 9 AM to 5 PM at the Schifferstadt Architectural Museum located at 1110 Rosemont Avenue.

Brian Dylus announced he would need to recuse himself from case number HPC10-166 located at 112 W. Church Street.

II. Approval of Minutes

1. August 26, 2010 Hearing / Workshop Minutes

Motion: Timothy Wesolek moved to approve the August 26, 2010 hearing minutes and the August 26, 2010 workshop minutes as written.

Second: Gary baker

Vote: 5 - 0

- **II. HPC Business**

2. Administrative Approval Report

IV. Consent Items

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**3. HPC09-407
Landis-Bogush**

23 S. Market Street

Kathryn

Replace Vitrolite glass panels

Lisa Mroszczyk

Motion: Timothy Wesolek moved to approve the replacement of missing glass panel with two equally sized pieces from a remnant piece of midnight blue Vitrolite glass with a dark silicone sealant at the vertical joint similar to the installation of the panels across the top of the storefront.

Second: Gary Baker

Vote: 5 - 0

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•V. Cases to be Heard

4. HPC10-166

112 W. Church Street

John Laughlin

Landscaping in rear yard

Emily Paulus

Mr. Jones announced that the applicant did not attend so it would need to be continued until the September 23, 2010 hearing.

Motion: Timothy Wesolek moved to continue the application until the meeting in two weeks on September 23, 2010

Second: Gary Baker

Vote: 4 - 0

5. HPC10-242

111 W. 5th Street

Janice Martin

Replace front stoop

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 a new wood stoop at the front façade of a mid-late 19th century duplex. The stoop is constructed of pressure-treated wood and features non-integral balusters and plank flooring.

The existing stoop replaced an earlier pressure treated stoop that is visible in a 2002 photo on file with the Planning Department. The ca. 2002 stoop appears slightly more narrow and with a different railing system than the existing. A 1976 slide of the property shows yet another earlier, but non-original, wood stoop --with the steps running parallel with the building façade and an aluminum railing.

Following the July 22nd workshop, the applicant submitted revised plans that include the following modifications to the existing stoop:

- Removal of the flooring and its replacement with ¾" tongue-and-groove wood;
- Removal of the railings and their replacement with integral 1x1 square wood balusters with a round profile top rail;

- Removal of the visible pressure-treated wood trim and its replacement with a non-pressure treated painted wood.

The existing pressure-treated undercarriage, including joists and posts, would remain. According to the Plans Reviewer for the Building Department, a handrail is required on at least one side of the steps because there are more than 3 risers. The applicant is proposing a simple iron railing with lamb's tongue detail at both sides of the steps.

Applicant Presentation

Galen Martin, the applicant, stated that he spoke with Building Permits and since it is three steps it would need a rail and due to the fact that the bottom step is marble and he had no way of securing something in that he wanted to secure the rail into the last wooden step.

Commission Discussion Questioning

Mr. Baker asked if a 2x4 or the existing 4x4 post would stay at the end where there is a step down. Mr. Martin answered that it would be a 4x4. Mr. Baker asked if the railing was going to run into the posts or on top of them. Mr. Martin answered that it would run into the posts.

Mr. Jones asked if they were intending to put a cap on top or leave just the railing at the 4x4 post. Mr. Martin answered that the railing would but into the 4x4 post. Mr. Baker asked if he was going to put a fitting on top of the 4x4 post. Mr. Martin answered that if he would do anything he would put a brass cap on it. Mr. Baker asked if he would consider chamfering the top of the 4x4 post. Mr. Martin answered that he could do that.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends that the Commission approve the proposed modifications to the installed pressure treated stoop at the front façade of the property, because they comply with the Commission's *Guidelines* in terms of materials and design. As a condition of approval, all visible wood must be painted and the 4x4 posts should have a chamfered or pyramidal top.

Materials to be approved:

- Plan view, dated 8/23/10
- Side elevation, dated 8/23/10
- Front elevation, dated 8/23/10
- "Typical Porch Railing: Frederick Town Historic District Info Sheet No. 1" showing top rail detail

Motion: Brian Dylus moved to approve the application as recommended by staff with the following conditions:

- **All visible wood must be painted**
- **The 4x4 posts are to be chamfered or capped so the water can run off**

Second: Gary Baker

Vote: 5 - 0

The meeting was adjourned at 6:30 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant