

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
AUGUST 28, 2014**

Commissioners

Scott Winnette, Chairman
Robert Jones, Vice Chairman
Stephen Parnes
Tim Wesolek
Michael Simons (not present)
Rebecca Cybularz
Chase Tydings, Alternate

Aldermanic Representative

Donna Kuzemchak

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner
Christina Martinkosky, Historic Preservation Planner
Scott Waxter, Assistant City Attorney
Matt Davis, Manager of Comprehensive Planning
Shannon Pyles, HPC Administrative Assistant

I. Call to Order

Mr. Winnette 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.

II. Public Hearing – Swearing In

“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Historic Preservation Commission will be the whole truth and nothing but the truth? If so, answer “I do.”

III. Announcements

There were no announcements.

IV. Approval of Minutes

1. August 14, 2014 Hearing/Workshop Minutes

Motion: Scott Winnette moved to approve the August 14, 2014 hearing and workshop minutes as written.
Second: Timothy Wesolek
Vote: 6 - 0

2. August 20, 2014 Special Hearing Minutes

Motion: Scott Winnette moved to approve the August 20, 2014 special hearing minutes as written.
Second: Timothy Wesolek
Vote: 6 - 0

V. HPC Business

There was no HPC business.

VI. Consent Items

3. HPC14-679 **50 Citizens Way** **Charles & Marjorie Rosenswieg**
Replace windows
Christina Martinkosky

Motion: Scott Winnette moved to approve the consent agenda which includes HPC14-679 at 50 Citizens Way.
Second: Timothy Wesolek
Vote: 6 - 0

VII. Cases to be Heard

4. HPC14-202 **206 E. 5th Street** **Karen Reed**
Construct addition
Lisa Mroszczyk Murphy

Ms. Murphy entered the entire staff report into the record.

Motion: Chase Tydings moved to approve the application with the following conditions;

- **Windows shall be wood, aluminum clad wood, or a wood composite.**
- **Fiber cement siding and trim must have a smooth finish.**
- **The roof over the main part of the addition shall be integral with the porch roof.**
- **All porch materials shall be non-pressure-treated wood that is painted or stained with a solid color stain.**
- **The railing shall have inset pickets and a detail drawing shall be submitted for staff approval.**

- The ceiling of the porch shall be beaded wood or beaded fiber cement.
- The lattice under the new porch shall have a simple wood frame.
- Product information and/or catalog cut sheets for the siding, trim, ceiling, roofing, and windows shall be submitted for final staff approval.

Second: Rebecca Cybularz
Vote: 6 - 0

<p>5. HPC14-517 Modify garage <i>Lisa Mroszczyk Murphy</i></p>	<p>115 E. 2nd Street</p>	<p>St. John the Evangelist Church Joe Lubozynski, agent</p>
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Ms. Murphy entered the entire staff report into the record.

Public Comment

Peter Samuel, resident at 102 W. 3rd Street, stated that he was interested that the staff report did not raise the issue of whether this is really a contributing resource or not because when it is judged to be a contributing resource then they apply the guidelines much more rigidly than if it is non-contributing. He said that he seemed to him that it was very apparent that the alley façade is not contributing because it doesn't have historical integrity and has been rebuilt with T1-11 siding and fake wood grain metal panel doors both of which are materials that are barred by the Commission's guidelines. He went on to say that 9 and 10 foot doors are normal now because they are much safer as well as more convenient.

Motion: Chase Tydings moved to approve the application as submitted tonight because the façade of the garage is non-contributing due to the rhythm and pattern of the six doors on the façade and the subsequent changes to the streetscape on that alley have changed the turning radius making that façade difficult to use as it is as a result he moved to approve the 10' doors which will differ from the façade in now there will four doors instead of six with the condition that it fit the traditional wood garage doors as identified in the cut sheets and to be submitted for staff approval.

Second: Timothy Wesolek
Vote: 4 – 2, Rebecca Cybularz & Stephen Parnes opposed

<p>6. HPC14-696 Demolish roof <i>Lisa Mroszczyk Murphy</i></p>	<p>129 E. Patrick Street</p>	<p>Dennis Hoffman & Paul Tinney Gary Baker, agent</p>
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Ms. Murphy entered the entire staff report into the record.

Motion: Timothy Wesolek moved to find this structure be a non-contributing resource because the low slope roof does not contribute to the historic district and does not help to define the character of the garage nor does the historical or architectural value of this historic district.

Second: Chase Tydings
Vote: 5 - 0

Motion: Timothy Wesolek moved to approve the demolition of the roof because it was labeled as a non-contributing resource and does not compromise the integrity of the streetscape or any surrounding historic properties or the design and integrity of the

building but this cannot be done until there is an approved replacement plan.
Second: Rebecca Cybularz
Vote: 5 - 0

7. HPC14-519 129 E. Patrick Street Dennis Hoffman & Paul Tinney
Infill garage door openings, construct new raised roof Gary Baker, agent
Lisa Mroszcyk Murphy

Ms. Murphy entered the entire staff report into the record.

Motion: Robert Jones moved to approve the application to construct the wall in the existing opening in accordance with the front elevation drawing marked 129 E. Patrick Street Front Elevation End Wall Section and approval of the new roof with a 7” overhang on the north elevation of the building and approval of gutters and downspouts with the final design being submitted for staff approval.

Second: Stephen Parnes
Vote: 5 - 0

8. HPC14-628 629 N. Market Street Housing Auth. of the City of Frederick
Modify previously approved mural design
Lisa Mroszcyk Murphy

Ms. Murphy entered the entire staff report into the record.

Motion: Rebecca Cybularz moved to approve this application as presented with the photographs that were included with the staff report.

Second: Chase Tydings
Vote: 5 - 0

9. HPC14-670 22 W. 7th Street Monica Ajlouny
Post construction approval for stockade fence
Christina Martinkosky

Ms. Martinkosky entered the entire staff report into the record.

Public Comment

Dave Willis, friend of applicant, stated that as far as the quality of the wood it is not a thick quarter inch wood the stockade fence is made with but they put four stains on it so it is not going to deteriorate anytime soon. He went on to say that is the Commission recommends cutting the teeth off the top and putting a top rail on the top it would be doable and a lot cheaper for the applicant as opposed to tearing it down and rebuilding the fence from scratch.

Motion: Timothy Wesolek moved to approve the fence with the condition that the top of the pickets are cut off and replace them with a piece of wood so that it more closely replicates what was originally approved in HPC14-287.

Second: Stephen Parnes
Vote: 6 - 0

10. HPC14-673

15 W. South Street

Dennis McQuiston

Install wood railing

Christina Martinkosky

Ms. Martinkosky entered the entire staff report into the record.

Public Comment

Courtney Nicodemus, resident of 22 W. South Street, stated that the house that the applicant is working on was owned by an individual in this City that was more interested in the bottom line on the rent than he was on fixing anything up. He said that the applicant has made some major improvements and he did not want to see him get shut down for the improvements that he is making.

Motion: **Scott Winnette moved to approve no railing if that is indeed appropriate considering the City codes or a simple metal railing to be placed on the front stoop to be approved by staff and in accordance with City codes.**

Second: **Chase Tydings**

Vote: **6 - 0**

The meeting was adjourned at approximately 7:50 PM.

Respectfully Submitted,

Shannon Pyles,
Administrative Assistant