

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
OCTOBER 9, 2014**

**Commissioners**

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

**Aldermanic Representative**

Donna Kuzemchak (not present)

**Staff**

Lisa Mroszczyk Murphy, Historic Preservation Planner  
Christina Martinkosky, Historic Preservation Planner (not present)  
Scott Waxter, Assistant City Attorney  
Matt Davis, Manager of Comprehensive Planning  
Shannon Pyles, 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.

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**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.”*

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**III. Announcements**

There were no announcements.

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**IV. Approval of Minutes**

**1. September 25, 2014 Hearing/Workshop Minutes**

**Motion:** Stephen Parnes moved to approve the September 25, 2014 hearing and workshop minutes as written.  
**Second:** Rebecca Cybularz  
**Vote:** 5 - 0

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**V. HPC Business**

- 2. Administrative Approval Report**
- 3. Code Enforcement Report**
- 4. Request for Demolition Review – 300 Upper College Terrace (Garage)**

**Motion:** Stephen Parnes moved to not pursue the designation as the garage individually would not meet the City’s criteria for designation in keeping with the staff report.  
**Second:** Rebecca Cybularz  
**Vote:** 5 - 0

**5. Request for Demolition Review – 423A E. Patrick Street (Wayside)**

**Motion:** Stephen Parnes moved to not pursue designation since the structure does not have historical or architectural value and would not meet the City’s criteria for designation.  
**Second:** Rebecca Cybularz  
**Vote:** 5 - 0

**6. Review and Approval of 2015 Historic Preservation Commission Schedule**

**Motion:** Rebecca Cybularz moved to approve the 2015 Historic Preservation Commission schedule as presented with two changes of the HPC hearing for July 11<sup>th</sup> should be July 9<sup>th</sup> and the resubmission deadline for 11:00 am instead of 12:00 pm.  
**Second:** Timothy Wesolek  
**Vote:** 6 - 0

**7. Approval of Amendments to the Administrative Approval Authority**

**Motion:** Stephen Parnes moved to approve the amendments to the Administrative Approval Authority.  
**Second:** Chase Tydings  
**Vote:** 6 - 0

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**VI. Consent Items**

There were no consent agenda items.

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## VII. Cases to be Heard

- 8. HPC14-680**                      **Maxwell Square**                      **Comstock Maxwell Square, LLC**  
 Amendments to previous approval                      **Brian Bradfield, agent**  
*Lisa Mroszczyk Murphy*

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

- Motion:**            **Chase Tydings moved to approve the application according to drawings E-1, E-2, E-3, E-4, E-5, E-6, F-1, F-2, F-3, F-4, F-5, and F-6 dated 9/18/2014 to include all materials as approved for buildings A, B, C, and D as outlined in HPC14-162 and HPC14-199.**
- Second:**           **Timothy Wesolek**
- Vote:**                **6 - 0**

- 9. HPC14-704**                      **526 N. Market Street**                      **John Kirby Pontiac, Inc.**  
 Replace storefront and doors                      **Carl Clingan, agent**  
*Christina Martinkosky*

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

### Public Comment

David Quinn, resident of the neighborhood, stated that there is importance of revitalization in this particular part of North Market Street. He added that he is nor familiar with the history of this property but he suspected that based upon the posters posted at the property this is not the first time this property has been reviewed. He went on to say that this property is a dump and it is not the only one in that neighborhood and if the economy and the beauty of the City of Frederick is near and dear to your heart he wondered if this application is approved would it still remain a dump or would it be sufficient enough to comply with the objectives that were set out by the Commission.

- Motion:**            **Chase Tydings moved to approve this application to include the following work and materials:**
- **Rehabilitation of two historic doors located in the northernmost bay of the façade with the existing hardware because the work follows the standards established on pages 74 and 75 of the design guidelines.**
  - **Repointing of deteriorated mortar joints at the bottom southwest and northwest corners of the building and a section located between the first and second floors on the north elevation. Work will also include repairs to the plaster located at the bottom section of the recessed entry on the northernmost bay of the façade because the work follows the standards established on page 48 of the guidelines.**
  - **Rehabilitation of the storefront that follows the standards established on pages 95 and 96 of the design guidelines so that it reflects the building's original design. Storefront rehabilitation includes the following details:**
    - **Reconstruct glass storefront with recessed entry**
    - **Restore window opening on south (side) elevation**
    - **Install metal window framing in a bronze finish**

- Install a custom-made wood and glass door to replicate the design of the original door located in the northernmost bay featuring bronze hardware from Baldwin
- In the southeast upper corner, to repair and replace the existing siding in-kind.
- The storefront assembly specifications sheets to be submitted to staff for approval.

**Second:** Timothy Wesolek  
**Vote:** 6 - 0

<p><b>10. HPC14-741</b>                  Install signage  <i>Lisa Mroszczyk Murphy</i></p>	<p><b>629 N. Market Street</b></p>	<p>Housing Authority of the City of Frederick                  Heather Bodnar, agent</p>
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Ms. Murphy entered the entire staff report into the record.

**Motion:** Timothy Wesolek moved to approve the application according to the sign drawings and renderings stamped “Received September 29, 2014” with the condition that the panel sign maintains 8 feet of clearance between the bottom of the sign and the sidewalk and the graphic that is 28” tall on both of the front doors be removed and also the approval of the CSI-500 Series Flag Mount Bracket by Component Signage, Inc.

**Second:** Stephen Parnes  
**Vote:** 6 - 0

<p><b>11. HPC14-768</b>                  Install fiber cement siding  <i>Lisa Mroszczyk Murphy</i></p>	<p><b>235 W. South Street</b></p>	<p>Way Station, Inc.                  Kevin Lunsford, agent</p>
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Ms. Murphy entered the entire staff report into the record.

**Motion:** Stephen Parnes moved to approve the application with the following conditions:

- Existing beaded wood siding be retained and preserved.
- All fiber cement siding and trim have a smooth finish and product information and/or catalog cut sheet be submitted for staff approval.

**Second:** Timothy Wesolek  
**Vote:** 6 - 0

<p><b>12. HPC14-788</b>                  Removal of graffiti  <i>Lisa Mroszczyk Murphy</i></p>	<p><b>36 S. Market Street</b></p>	<p>Vik Bansal</p>
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Ms. Murphy entered the entire staff report into the record.

**Motion:** Rebecca Cybularz moved to approve the request to remove graffiti from the south side of the building using Taginator Graffiti Removal for Masonry by Tagaway with the following conditions:

- **Successful completion of a test patch will be reviewed by staff; and**
- **Water rinsing is completed using the lowest pressure possible not to exceed 300 psi.**

**Second:** Timothy Wesolek  
**Vote:** 6 - 0

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**13. HPC14-789**                      **110 N. Market Street**                      **110 N. Market Street, LLC**  
Replace door in-kind.  
*Lisa Mroszczyk Murphy*

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

**Motion:** Timothy Wesolek moved to approve the in-kind replacement of the double metal doors on the rear of the building due to the location of the doors and the previous modifications to the structure and setting finding that the integrity of the streetscape and any surrounding historic properties will not be compromised and that the deviation will not cause the resource to become non-contributing based on the Guidelines stated on page 17.

**Second:** Chase Tydings  
**Vote:** 6 - 0

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**14. HPC14-795**                      **10 S. Bentz Street**                      **Curt Schreffler**  
Amendments to previous approval                      **Kevin Kneer, agent**  
*Lisa Mroszczyk Murphy*

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

**Motion:** Michael Simons moved to approve the application with the following conditions:

- **The fiber cement siding has a smooth finish and product information is submitted for staff approval.**
- **The window frames and sills at the rear basement windows are retained in place.**
- **The vents are finished to correspond with the wall or trim color.**
- **Product information or a detail drawing of the vents is submitted for staff approval.**
- **The north wall vent is installed in a previously approved door infill.**

**Second:** Rebecca Cybularz  
**Vote:** 6 - 0

The meeting was adjourned at approximately 7:20 PM.

Respectfully Submitted,

Shannon Pyles,  
Administrative Assistant