

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
NOVEMBER 13, 2014**

**Commissioners**

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

**Aldermanic Representative**

Donna Kuzemchak

**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 (not present)

**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.

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**I. 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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**II. Announcements**

Ms. Murphy announced that application HPC14-883 at 101 S. Market Street was withdrawn by the applicant.

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**III. Approval of Minutes**

**1. October 23, 2014 Hearing/Workshop Minutes**

**Motion:** Scott Winnette moved to approve the October 23, 2014 hearing and workshop minutes as written.  
**Second:** Timothy Wesolek  
**Vote:** 5 - 0

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**IV. HPC Business**

- 2. Administrative Approval Report**
  - 3. Code Enforcement Report**
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**V. Consent Items**

There were no consent items.

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**VI. Cases to be Heard**

<b>4. HPC14-385</b>	<b>11 W. 6<sup>th</sup> Street</b>	<b>Dehnad Gasemy</b>
Rehabilitate existing building and construct addition		<b>Rhonda McLaughlin, agent</b>
<i>Lisa Mroszczyk Murphy</i>		

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

**Motion:** Rebecca Cybularz moved to approve the application with the following conditions:

- Existing wood siding on the front of the building shall be retained and preserved.
- A limited area of the non-historic siding shall be removed to determine the condition of any underlying historic siding with staff approving the final replacement.
- All new siding on the existing structure shall be wood to match the existing siding on the front of the building.
- Windows at the front second floor shall consist for four-light by four-light sliding sash windows and final cut sheet shall be approved by staff.
- The window sizes and locations in the gable ends shall not be modified.
- The existing 6/6 double hung window at the rear ell shall be retained and preserved.
- All new windows shall have an all wood exterior with true or simulated divided lights that include 5/8” or 7/8” grilles with a putty profile permanently affixed to the exterior and interior of the window with a non-metallic spacer bar with cut sheet being submitted for staff approval.
- All mortar shall be lime-based and match the color, composition, texture, and finish of the historic mortar as closely as possible.
- Deteriorated mortar or parging shall be removed using hand tools only.

- The siding on the addition shall be fiber cement siding with a smooth finish.
- Standing seam metal roofing on the addition shall have seams not to exceed 1 inch and any factory finish shall be galvanized, red, or green.
- The porch roof shall be an extension of or integral to the roof over the addition.
- No visible pressure-treated wood shall be used on the porch.
- The porch shall include tongue-and-groove wood flooring, beaded wood ceilings, and an inset picket wood railing in accordance with Frederick Town Historic District Info Sheet No. 1 “Railing Detail” or a comparable detail provided by the applicant and approved by staff.
- All new wood elements shall be painted or stained with a solid color opaque stain.
- The scope of work, drawings, and product information are revised as necessary and submitted for final staff approval.

**Second:** Timothy Wesolek  
**Vote:** 5 - 0

**5. HPC14-765 Mullinex Alley City of Frederick**  
 Install metal fence and gates and light fixtures Cpl. Charles A. Anyder, agent  
*Lisa Mroszczyk Murphy*

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

**Public Comment**

Peter Samuel, resident at 102 W. 3<sup>rd</sup> Street, stated that he wondered what the legal right was to close off a public right of way. He said that he loves Frederick’s alleys and he was concerned that the police can decide it is more convenient for them if an alley is closed off.

**Motion:** Timothy Wesolek moved to approve the light fixtures as submitted since they are “acorn” style and they are a part of the Guidelines as listed on page 131.

**Second:** Stephen Parnes  
**Vote:** 5 - 0

**Motion:** Robert Jones moved to deny the request to install aluminum fencing and gates because the style does not mimic wrought iron fencing as closely as possible.

**Second:** Timothy Wesolek  
**Vote:** 3 – 2, Scott Winnette & Rebecca Cybularz opposed

**6. HPC14-775 214 E. 6<sup>th</sup> Street Lori Duke**  
 Cover concrete stoops with brick, install railing  
*Lisa Mroszczyk Murphy*

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

**Motion:** Scott Winnette moved to continue this application with the applicant’s consent to the December 11, 2014 hearing.

**Second:** Timothy Wesolek  
**Vote:** 5 - 0

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| <b>7. HPC14-798</b> | <b>227 E. 2<sup>nd</sup> Street</b>       | <b>Lindsay Newcomb</b>      |
|                     | New door opening, rebuild one-story porch | <b>Michael Moran, agent</b> |
|                     | <i>Lisa Mroszczyk Murphy</i>              |                             |

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

**Public Comment**

Lindsay Newcomb, owner of 227 E. 2<sup>nd</sup> Street, stated that they specifically bought the property thinking that any structure that was not visible from public access could be altered to allow her mother-in-law to get in and out of the building. She went on to say that the side door that was mentioned is a historic door as well which was actually part of the earlier plans which as no longer on the table. She said that they have measured the door numerous times and the area to the left when facing the door does not have an inch space on either side because of the window sill/window access and the door handle would actually hit the window if the door was moved in that direction and in the other direction there is an exterior wall so space wise it is very tight.

- Motion:** Scott Winnette moved to approve the refinishing of the non-historic one-story porch with Azek Traditional Trim; the removal of the non-historic door (door1) from the rear north wall and install a new 2'-8" x 4'-6" double hung window and painted brick infill according to the north elevation plans dated 11/3/2014 with the condition that the window is all wood (non-clad); the installation of a concrete slab and ramp at the rear one-story porch per the plans dated 11/ 3/ 2014; and the creation of a new opening at the first floor of the historic two-story extension providing access and accessibility with the condition that door be wooden and the cut sheet and particular be provided to staff for staff approval.
- Second:** Timothy Wesolek
- Vote:** 5 - 0

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| <b>8. HPC14-818</b> | <b>115 E. 2<sup>nd</sup> Street</b> | <b>St. John the Evangelist Church</b> |
|                     | Demolish rear vestibule             | <b>Michael Moran, agent</b>           |
|                     | <i>Lisa Mroszczyk Murphy</i>        |                                       |

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

- Motion:** Robert Jones moved to find the one-story vestibule to be non-contributing because it does not add historical or architectural value to the district, nor does it contribute to the character of this building.
- Second:** Stephen Parnes
- Vote:** 5 - 0
- Motion:** Robert Jones moved to approve the demolition subject to the approval of a replacement plane because it will not compromise the integrity of the streetscape, the integrity of any surrounding historic properties or the overall building.
- Second:** Timothy Wesolek
- Vote:** 5 - 0
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