

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
DECEMBER 11, 2014**

Commissioners

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

Aldermanic Representative

Donna Kuzemchak

Staff

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

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.

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.”

II. Announcements

Ms. Murphy announced that last week the mayor and Board of Aldermen approved some amendments to the Historic Preservation Property Tax Credit Program so the credit has increased from 10% to 25% and the minimum amount that needs to be spent in a year has decreased from \$1000.00 to \$500.00 and the maximum credit amount that the owner would be eligible for has increased from

\$5000.00 to \$7500.00. She went on to encourage any property owners that completed any eligible work in 2014 to get their receipts together and make an application which are due by April 1, 2015.

III. Approval of Minutes

1. November 13, 2014 Hearing/Workshop Minutes

Motion: Scott Winnette moved to approve the November 13, 2014 hearing and workshop minutes as written.
Second: Timothy Wesolek
Vote: 6 - 0

IV. HPC Business

- 2. Administrative Approval Report**
- 3. Code Enforcement Report**
- 4. Request for Demolition Review – 8415 Gas House Pike**

Motion: Carrie Albee moved to initiate preparation of a designation application on these properties because there is no information showing the date of these buildings while some of them are in poor condition, 1 or 2 of them are fully extant, and they are related to dairy farming which has historical significance in the area.
Second: Scott Winnette
Vote: 4 – 3, Rebecca Cybularz, Stephen Parnes and Timothy Wesolek opposed

V. Consent Items

- 5. HPC14-899 101 N. Market Street Tod Salisbury**
Replace doors, light fixtures & trim Mike Tauraso, agent
Lisa Mroszczyk Murphy

Motion: Scott Winnette moved to approve the consent agenda which includes HPC14-899 at 101 N. Market Street.
Second: Chase Tydings
Vote: 7 - 0

VI. Cases to be Heard

- 6. HPC14-775 214 E. 6th 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 deny the request to cover the concrete stoops with brick because it is inconsistent with the Guidelines regarding porches and stoops as outlined on pg. 81.

Second: Carrie Albee

Vote: 6 – 1, Timothy Wesolek opposed

Motion: Scott Winnette moved to approve the installation of a new railing on the right side of the front stoop at number 214 to match the existing railing.

Second: Timothy Wesolek

Vote: 7 - 0

7. HPC14-882

410 Chapel Alley

Better World Builders, LLC

Level 1 New Construction

Brian Bradfield, agent

Lisa Mroszczyk Murphy

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

Public Comment

Kurt Suller, resident at 213 E. 4th Street, stated that the backside of his house would face the construction zone and he asked if the construction would interfere with them accessing the back side of their house.

Chris Howl, stated that there is a concrete retaining wall on the east side of the property that in his opinion is failing and he asked if that would be handled in the plan and how that would be repaired.

Marcie Handrick, resident at 218 E. 5th Street, stated that she was concerned as well about whether they would be able to access a parking space that they have which they were told when they purchased their home that the City had given permission for them to access.

Motion: Stephen Parnes moved to designate Level 1 approval according to the site diagram dated 11/24/2014 and the drawing set dated 11/20/2014 to include the following materials: fiber cement siding or brick veneer, asphalt shingles on the main roofs with standing seam metal on awnings and bay windows, aluminum clad windows, cellular PVC trim, flush glazed fiberglass half-light and French doors, and wood garage doors with the final product details to be approved during the Level 2 review.

Second: Timothy Wesolek

Vote: 7 - 0

8. HPC14-884

107 Record Street

Jennifer Weinberg

Install patio in front yard and railing at front porch stairs

Lisa Mroszczyk Murphy

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

Motion: Timothy Wesolek moved to continue the patio portion of this case until the February 12, 2015 hearing.

Second: Chase Tydings

Vote: 7 - 0

Motion: Timothy Wesolek moved to approve the installation of a decorative metal railing on the front porch steps in accordance with drawings by Sanders Design.

Second: Rebecca Cybularz

Vote: 7 - 0

9. HPC14-901 Replace door <i>Lisa Mroszczyk Murphy</i>	401 N. Market Street	Frederick 1886, LLC Yanni Nguyen, agent
---	-----------------------------	---

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

Motion: Carrie Albee moved to deny this application because it is inconsistent with the guidelines for replacement doors within the historic district as outlined on pages 74-75.

Second: Chase Tydings

Vote: 7 - 0

10. HPC14-942 Replace roof and siding <i>Lisa Mroszczyk Murphy</i>	25 E. 4th Street	East Fourth Street, LLC Jo Bowersox, agent
---	------------------------------------	--

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

Motion: Rebecca Cybularz moved to approve this application as submitted.

Second: Timothy Wesolek

Vote: 7 - 0

11. HPC14-991 Demolish rear wing <i>Lisa Mroszczyk Murphy</i>	20 W. 4th Street	City of Frederick
--	------------------------------------	--------------------------

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

Public Comment

Michael Williams stated that he was concerned about the application for demolition. He said that he is very familiar with the building and has examined it from the outside and has watched it deteriorate over the years. He went on to say that the building is restorable and it should be restored. He stated that the attached property on the alley side has had a considerable amount of energy, time and money put into making it a very desirable place to live. He said that this is not a building unto itself that can just be demolished and forgotten about. He went on to say that he does realize the application is not to demolish the entire building but he thought that it was important to make a valid attempt to restore the southeast corner of the building to its earlier configuration. He stated that there were indications that the rear was not as old as the front but it is part of the building and it is natural desirable to have it there to make it complimentary to the adjoining property. He said that he was in the building recently and the roof has been leaking to the point where the floor joists have rotted out but he was not able to go through the entire

building because it is not sufficiently safe. He said that in the process of demolition the fate of this building will be sealed to be butchered up into some inappropriate configuration.

Harry McLaughlin, owner of 22 W. 4th Street, stated that he would like to see something done because if the back of that building falls off it is going to take half of his building in the back since his roof is connected to that roof. He went on to say that he hired a contractor to put a new roof on his building and he was going to put slate roofing on it but he cancelled it until he finds out what the situation is going to be with next door. He said that he is not going to make the expense of putting a slate roof on and then the rear of 20 W. 4th Street is torn off.

Motion: Scott Winnette moved to continue HPC14-991 at 20 W. 4th Street to the January 8, 2015 hearing with the applicant's consent.

Second: Rebecca Cybularz

Vote: 7 - 0

The meeting was adjourned at approximately 7:40 PM.

Respectfully Submitted,

Shannon Pyles,
Administrative Assistant