

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
MARCH 12, 2015**

Commissioners

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

Aldermanic Representative

Donna Kuzemchak

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner (not present)
Christina Martinkosky, Historic Preservation Planner
Jackie Marsh, Planner II
Scott Waxter, Assistant City Attorney
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

There were no announcements.

III. Approval of Minutes

1. February 26, 2015 Hearing Minutes

Motion: Scott Winnette moved to approve the February 26, 2015 hearing minutes as written.
Second: Timothy Wesolek
Vote: 7 – 0

IV. HPC Business

- 2. Administrative Approval Report**
- 3. Code Enforcement Report**
- 4. Review and Vote on a Letter of Support for the FFY2015 Certified Local Government Subgrant Application**

Motion: Timothy Wesolek moved to allow the chairman to sign the letter on behalf of the HPC.
Second: Stephen Parnes
Vote: 7 – 0

5. Request for Demolition Review – 419 W. South Street

Motion: Scott Winnette moved to initiate the historic preservation designation of 419 W. South Street.
Second: Carrie Albee
Vote: 5 – 2, Timothy Wesolek and Stephen Parnes opposed

V. Consent Items

There were no items on the consent agenda.

VI. Cases to be Heard

6. HPC15-30	604 N. Maxwell Avenue	Gideon Propeties, LLC
Construct addition		Michael Green, agent
<i>Christina Martinkosky</i>		

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

Motion: Stephen Parnes moved to approve the two-story rear addition with the following details:

- 1/1 or 2/2 all wood windows to be approved by staff
- 6 paneled smooth fiberglass door (Model 45661)
- Juno Venetian bronze entry knob and single deadbolt
- 1-light outdoor black wall lantern by Hampton Bay

- Cement board siding with smooth finish by Nichiha
- Standing seam metal roof with a galvanized finish and ridge cap

Also the approval of the in-kind replacement of the existing chimney with the condition that final cut sheets and final product information is submitted for staff approval.

Second: Timothy Wesolek
Vote: 7 – 0

<p>7. HPC15-92 Demolish portion of side porch and wall <i>Jackie Marsh</i></p>	<p>118 W. Church Street</p>	<p>118 W. Church Street, LLC Gary Baker, agent</p>
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Ms. Marsh entered the entire staff report into the record.

Public Comment

Harry Rosenstock, owner of 120 W. Church Street, stated that he was just finding out about this proposal so he was a little in the dark about what was being proposed. He said that the back portion of the building right now measures 13’ wide and with the porch it makes it a little bit wider and he asked if the new addition would be 16’ wide.

Motion: Timothy Wesolek moved to approve the proposed demolition of a portion of the three story addition because its removal will not compromise the integrity of the streetscape of surrounding historic properties. Further, its removal will not alter the overall building, such that it will no longer be contributing also the demolition of the three story porch because its removal will not compromise the integrity of the streetscape or surrounding historic properties. Further, its removal will not compromise the design integrity of the overall building.

Second: Stephen Parnes
Vote: 7 – 0

<p>8. HPC14-1062 Construct addition <i>Jackie Marsh</i></p>	<p>118 W. Church Street</p>	<p>118 W. Church Street, LLC Gary Baker, agent</p>
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Ms. Marsh entered the entire staff report into the record.

Motion: Scott Winnette moved to approve an addition that is 24’ by the width of this building because the addition will not destroy, damage, or conceal historic fabric that is essential to the character-defining nature of the building. Although historic walls should not be removed for the construction of an addition, the materials are mainly non-historic in nature, and the existing door openings will be converted to windows. The addition is on the rear of the building and the addition will not be visible from the front public way. The addition will be compatible with the existing building in terms of building design, massing, and materials, however it will be differentiated from the original structure with the material change from Hardiplank siding to the brick veneer. The new bay window structure will be wood paneling. Also the approval of the materials, windows, and roof forms. The addition will feature the following materials:

- **HardiePlank lap siding (smooth)**
- **Brick Veneer**
- **Wood railings**
- **Wood paneling**
- **Wood one-over-one window by Marvin with aluminum cladding**

With the following conditions:

- **The diagrams being used for this approval were given to the Commission on March 12, 2015 and from all of the pages the references to the penthouse, opening in roof line for the stairwell, the stairwell to the roof, and the railings be removed for future consideration.**
- **Final brick veneer details be submitted to staff should include a color photograph and/or product information.**
- **The wood paneling surface should be painted or stained with a solid color opaque stain that resembles a paint finish and conceals the wood grain.**
- **Final wood railing details should be submitted for staff approval.**

Second: Timothy Wesolek
Vote: 7 – 0

9. HPC15-108	334 W. Patrick Street	Brown Brothers Land Company, LLC
Install K style gutters and downspouts		Tom Shapiro, agent
<i>Christina Martinkosky</i>		

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

Motion: Rebecca Cybularz moved to approve the proposed K-Style gutters as presented in this application because their installation will not destroy the integrity of the streetscape or compromise any surrounding historic properties or the resource or its setting will not be so altered that is would no longer be contributing.

Second: Timothy Wesolek
Vote: 7 – 0

The meeting was adjourned at approximately 7:15 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant