

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
SEPTEMBER 27, 2018**

**Commissioners**

Matthew Bonin, Chairman  
Stephen Parnes, Vice Chairman (not present)  
Peter Regan  
Jessica Underwood  
Philip Bailey  
Thomas Hornyak  
Stacey Streett, 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, Administrative Assistant

**Call to Order:**

Mr. Bonin 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**

There were no announcements from staff or commissioners.

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**III. Approval of Minutes**

**1. September 13, 2018 Hearing/Workshop Minutes**

**Motion:** Matthew Bonin moved to approve the September 13, 2018 hearing and workshop minutes as written.  
**Second:** Peter Regan  
**Vote:** 7 – 0

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**IV. HPC Business**

- 2. Draft Amendments to the Frederick Town Historic District Design Guidelines:**
- a. Public Comment
  - b. Vote on a Recommendation to the Board of Aldermen

**Motion:** Matthew Bonin moved to recommend the most recent version of the draft amendments to Frederick Historic District Design Guidelines to the Mayor & Board of Aldermen.  
**Second:** Jessica Underwood  
**Vote:** 7 – 0

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**V. Consent Items**

HPC18-601 located at Carroll Creek Linear Park was removed from the consent agenda and heard under the regular hearing agenda.

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**VI. Continuances:**

There were no continuances.

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**VII. Cases to be Heard**

<b>3. HPC18-601</b>	<b>Carroll Creek Linear Park</b>	<b>City of Frederick</b>
Install memorial sundial		<b>Kara Norman, agent</b>
<i>Lisa Mroszczyk Murphy</i>		

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

**Motion:** Jessica Underwood moved to approve this application.  
**Second:** Stacey Streett  
**Vote:** 7 – 0

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<b>4. HPC16-746</b>	<b>10 E. 4<sup>th</sup> Street</b>	<b>Anne Warnock</b>
Construct stairs and landings		

*Lisa Mroszczyk Murphy*

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

**Motion:** Peter Regan moved to approve the application to include the removal and replacement of the non-historic pressure-treated wood landing and stairs on the west side of the building with the following conditions:

- The railing shall be non-pressure-treated painted wood to match the railing of the existing ramp approved in 2013.
- Pressure-treated shall be limited to only the structural elements that can be concealed with non-pressure-treated trim and those elements that are in direct contact with the ground.
- All visible wood surfaces shall be painted or stained with a solid color opaque stain.

**Second:** Philip Bailey

**Vote:** 7 – 0

<p><b>5. HPC18-757</b> Construct new stair bulkheads, rooftop bar and pergola <i>Lisa Mroszczyk Murphy</i></p>	<p><b>2 E. Patrick Street</b></p>	<p>Fredrock Real Estate, LLC Hannah Weikel, agent</p>
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Ms. Murphy entered the entire staff report into the record.

**Motion:** Peter Regan moved to approve the application as submitted.  
**Second:** Philip Bailey  
**Vote:** 4 – 1, Jessica Underwood opposed & Thomas Hornyak ineligible

<p><b>6. HPC18-758</b> Construct new stair bulkhead <i>Lisa Mroszczyk Murphy</i></p>	<p><b>20 N. Court Street</b></p>	<p>Pythian Castle Condominiums LLC Brandon Mark, agent</p>
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Ms. Murphy entered the entire staff report into the record.

**Motion:** Philip Bailey moved to approve the application with all elevations shall be submitted for staff approval and that the siding shall be standing seam metal and product details submitted for staff approval specifically the Taylor metal products using the accent ribs.  
**Second:** Jessica Underwood  
**Vote:** 6 – 0, Thomas Hornyak ineligible

<p><b>7. HPC18-768</b> Install K-style gutters <i>Christina Martinkosky</i></p>	<p><b>119 E. 5<sup>th</sup> Street</b></p>	<p>Erma Lee</p>
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Ms. Martinkosky entered the entire staff report into the record.

**Motion:** Stacey Streett moved to approve the installation of the K-style gutters which matches its neighbors and will not significantly impact the integrity of the streetscape or surrounding historic properties not will it alter the building to the point that it is no longer contributing.

**Second:** Peter Regan

**Vote:** 7 – 0

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<b>8. HPC18-840</b>	<b>126 S. Market Street</b>	<b>South Market Street, LLC</b>
Partial demolition		Brian Bradfield, agent
<i>Christina Martinkosky</i>		

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

**Motion:** Matthew Bonin moved to find the portion of the roof capping at the rear ell to be a contributing resource.

**Second:** Peter Regan

**Vote:** 7 – 0

**Motion:** Matthew Bonin moved to find the rear block of the structure a non-contributing resource due to the fact that it has significant loss of historic integrity and it does not help define the historic district nor add any historic or architectural value to this site.

**Second:** Peter Regan

**Vote:** 7 – 0

**Motion:** Matthew Bonin moved to approve the demolition of the rear block of the structure conditioned upon an approved replacement plan.

**Second:** Peter Regan

**Vote:** 7 – 0

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#### **VIII. Citizen Comment**

There was no citizen comment.

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The meeting was adjourned at approximately 7:05 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant