

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
DECEMBER 13, 2018**

Commissioners

Matthew Bonin, Chairman
Stephen Parnes, Vice Chairman
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
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.

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 from staff of the Commission.

III. Approval of Minutes

Christina Martinkosky

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

Motion: Philip Bailey moved to find both the shed and exterior stair a non-contributing resource.
Second: Peter Regan
Vote: 7 – 0

Motion: Philip Bailey moved to approve the application for the demolition of the shed and exterior stair conditioned upon an approved replacement plan as neither are contributing resources and the removal will not compromise the integrity of the streetscape.
Second: Peter Regan
Vote: 7 – 0

<p>7. HPC18-996 Garage renovation & addition <i>Christina Martinkosky</i></p>	<p>28 E. 6th Street</p>	<p>Canons Roar LLC Ben Bates, agent</p>
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Ms. Martinkosky entered the entire staff report into the record.

Motion: Matthew Bonin moved to approve the application as submitted with the following conditions:

- An archeologist shall monitor the excavation of gravel areas located on the property (in accordance to the archeological assessment review performed in accordance with Section 603 of the Land Management Code).
- When rehabilitating the east elevation of the workshop the replacement doors shall be of solid wood construction that matches the original design featuring the cross buck detail. Product details are to be submitted to staff for final approval.
- The new window opening on the east (left) elevation of the historic workshop should feature a solid wood (not metal clad window) or a salvaged window from elsewhere on the building. Product details are to be submitted to staff for final approval.
- The site plan shall be amended to clarify the location, orientation, and notes of the privacy wall for staff-level review.
- Product details shall be submitted for the gray brick used for the privacy wall along with product details on the gate and metal details showing a simplified design to be reviewed by Staff.
- The standing seam metal roof capping the large addition to the former workshop shall feature a traditional color (galvanized, green and red) and 1” seams. The panels should be no wider that 18” and not feature ribbed detailing.
- An elevation drawing is needed of the carport that clearly shows measurements (including height) roof form, materials).
- Product information is to be submitted for the courtyard paving material for staff-level review.

Second: Jessica Underwood
Vote: 7 – 0

8. HPC18-1004 **201 S. Market Street** **JR Capital Broadway, LLC**
 Demolish rear shed **Jessica Underwood, agent**
Lisa Mroszczyk Murphy

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

Motion: **Peter Regan moved to find the attached frame shed at the rear of the building to be a non-contributing resource as it lacks architectural or historical value.**
Second: **Stacey Streett**
Vote: **6 – 0**

Motion: **Peter Regan moved to approve the application for the demolition of the one-story attached frame shed at the rear of the building as it will not negatively impact the significance of the property as a whole, surrounding properties or the streetscape with the condition that an application that addresses the treatment of the underlying openings and masonry repairs be submitted, approved, and a building/zoning permit application made concurrent with the demolition work.**
Second: **Stacey Streett**
Vote: **6 – 0**

9. HPC18-1038 **255 E. 4th Street** **H&P Properties, LLC**
 Install ramp, awning, door, vents, and mechanical equipment
Lisa Mroszczyk Murphy

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

Motion: **Stephen Parnes moved to approve the application in accordance with revised sheets A100 and A 200 with the following conditions:**

- **New metal railings shall have welded or internal connections.**
- **Replacement door at the east entrance shall be the vertical planked style by Pella or comparable and at least one side light shall be a vertical plank panel to match the door.**
- **No pressure-treated wood shall be used for the new canopies.**
- **All new wood features shall be painted or stained with a solid color opaque stain.**
- **Concrete repairs shall be in-kind.**
- **All manufacturer’s product information and updated drawings shall be submitted for staff approval prior to applying for a permit.**

Second: **Jessica Underwood**
Vote: **7 – 0**

10. HPC18-1045 **39 S. Market Street** **Otho J. Keller V**
 Replace roof
Lisa Mroszczyk Murphy

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

- Motion:** Jessica Underwood moved to approve the application with the following conditions:
- The replacement material is standing seam metal at the main block.
 - Shingles may be permitted where they are currently on the building which the applicant has specified as the wing.
 - The width of the standing seam panels are between 12” to 18”.
 - The factory finish on the roof for the standing seam is red, green or galvanized.
 - The standing seam panels are flat.
 - A rolled or crimped ridge not a cap shall be used on the standing seam portion only.
- Second:** Stephen Parnes
Vote: 6 – 1, Matthew Bonin opposed
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VIII. Citizen Comment

There was no citizen comment.

The meeting was adjourned at approximately 7:06 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant