

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
JANUARY 10, 2019**

Commissioners

Matthew Bonin, 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 (not present)
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

Ms. Murphy announced that HPC18-920 located at 119 E. 3rd Street and HPC18-1056 located at 400 E. Church Street would not be heard due to public notice requirements not being met.

III. Approval of Minutes

1. December 13, 2018 Hearing/Workshop Minutes

Motion: Matthew Bonin moved to approve the December 13, 2018 hearing and workshop minutes as written.
Second: Peter Regan
Vote: 6 – 0

2. December 13, 2018 Field Trip Minutes

Motion: Matthew Bonin moved to approve the December 13, 2018 field trip minutes as written.
Second: Peter Regan
Vote: 6 – 0

IV. HPC Business

3. Administrative Approval Report

V. Consent Items

There were no consent agenda items.

VI. Continuances:

There were no continuances.

VII. Cases to be Heard

4. HPC18-920 **119 E. 3rd Street** **Sally Lockhart**
Remove shutters
Lisa Mroszczyk Murphy

Ms. Murphy announced that this application could not be heard due to all public notice requirements not being met.

5. HPC18-987 **200 E. 2nd Street** **O2J Visitation, LLC**
Partial demolition
Lisa Mroszczyk Murphy **Anne-Herbert Rollins, agent**

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

Motion: Jessica Underwood moved to find the sunroom, balcony stair, egress stair on the main building, the 1 ½ brick ell in the row fronting Church Street, select portions of the brick perimeter wall, and a freestanding brick courtyard wall non-contributing resources as described in the January 3, 2019 staff report.

Second: Peter Regan
Vote: 6 – 0

Motion: Jessica Underwood moved that the sunroom, balcony stair, egress stair on the main building, the 1 ½ brick ell in the row fronting Church Street, select portions of the brick perimeter wall, and a freestanding brick courtyard wall as delineated in the January 3, 2019 staff report be approved for demolition due to the fact that they were voted and found to be lacking in historic and architectural significance.

Second: Peter Regan
Vote: 6 – 0

<p>6. HPC18-989 Rehabilitation <i>Lisa Mroszczyk Murphy</i></p>	<p>200 E. 2nd Street</p>	<p>O2J Visitation, LLC Anne-Herbert Rollins, agent</p>
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Ms. Murphy entered the entire staff report into the record.

Public Comment

Larry Attanasio, resident at 223 E. 2nd Street, stated that he had concerns about the potential for a lot of traffic in and out and particularly the headlights at night coming out of the exit.

Motion: Matthew Bonin moved to approve that they determine as a commission that this building meets all three criteria for adaptive reuse.

Second: Peter Regan
Vote: 6 – 0

Motion: Matthew Bonin moved to approve the application for the rehabilitation work to include the updated documents dated December 21, 2018 with the following conditions:

- The “overflow” parking area as depicted on the site plan adjacent to building “B” is a grass-surfaced parking system or grass paver that maintains the appearance of “green space” and the final product is submitted for staff approval prior to applying for a permit.
- The new fence around the cemetery shall be a wooden picket fence with the finished side facing outward.
- The product information or a detail drawing for the new gates in the perimeter wall shall be submitted for staff approval prior to applying for a permit.

Second: Peter Regan
Vote: 6 – 0

<p>7. HPC18-990 Level 1 New Construction <i>Lisa Mroszczyk Murphy</i></p>	<p>200 E. 2nd Street</p>	<p>O2J Visitation, LLC Anne-Herbert Rollins, agent</p>
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Ms. Murphy entered the entire staff report into the record.

Public Comment

Audrey Mulholland, resident at 237 E. 2nd Street, stated that she had concerns with the height of the buildings and how far above the wall they would extend. She questioned what the square footage and bedroom configuration would be for the largest unit.

Motion: Peter Regan moved to grant Level 1 approval for the drawing set with a revision date of December 21, 2018 finding that the location, footprint, massing, height, setback, scale, façade, roof form, materials, and plot plan are consistent with the Frederick Town Historic District Design Guidelines as further described in this report.
Second: Stacey Streett
Vote: 6 – 0

8. HPC18-1047 **360 W. Patrick Street** **SGIP, LLC**
 Install vinyl windows
Lisa Mroszczyk Murphy

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

Motion: Peter Regan moved to deny the application.
Second: Thomas Hornyak
Vote: 6 – 0

9. HPC18-1056 **400 E. Church Street** **400 East Church Street, LLC**
 Alterations for adaptive reuse of site
Christina Martinkosky **Benjamin Keeney, agent**

Ms. Murphy announced that this application would be moved to the workshop agenda.

10. HPC18-1133 **100 E. Patrick Street** **Anson Smith Management**
 Masonry repairs and infill basement opening
Lisa Mroszczyk Murphy **Byron Hawkins, agent**

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

Motion: Peter Regan moved to approve the application as submitted.
Second: Stacey Streett
Vote: 6 – 0

11. HPC18-1140 **8 ½ W. 5th Street** **DRMK, LLC**
 Demolish stoop
Lisa Mroszczyk Murphy

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

Motion: Thomas Hornyak moved to find the front stoop a contributing resource due to the age of the property.

Second: Peter Regan
Vote: 5 – 1, Jessica Underwood opposed

VIII. Citizen Comment

Stephan Parnes stated that he would like to thank the Commission for being his colleagues and City staff. He said that he had incredible belief in the competence of this group. He added that while sitting in the audience for the first time in 7 years and seeing the work that they did has shown him the important work that they do and have done together.

The meeting was adjourned at approximately 7:51 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant

APPROVED 1/24/2019