

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
NOVEMBER 22, 2011**

**Commissioners**

Scott Winnette, Chairman  
Robert Jones, Vice Chairman (not present)  
Timothy Wesolek  
Gary Baker  
Shawn Burns  
Kate McConnell  
Stephen Parnes  
Brian Dylus, Alternate (not present)

**Aldermanic Representative**

Michael O'Connor

**Staff**

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

**I. 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.

**Announcements**

Ms. McConnell announced that at a previous meeting the HPC established a Historic Preservation Designation Committee and they had the initial meeting prior to the hearing.

**II. Approval of Minutes**

**1. November 10, 2011 Hearing/Workshop Minutes**

**Motion:** Kate McConnell moved to approve the November 10, 2011 hearing and workshop minutes as written.  
**Second:** Shawn Burns  
**Vote:** 5 - 0

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## II. HPC Business

Mr. Waxter announced that there is a litigation going on that involves the City. It is a personal injury case where someone slipped and fell in the Historic District and as part of that litigation they have been served with a deposition notice for a designee of the Historic Preservation Commission. This is a project that would have been approved before any of the current members were on the board. He asked if the Commission could appoint a member, which would most likely be the Chair to be the Historic Preservation Commission, to serve as an HPC representative should the deposition go through.. Mr. Winnette stated that he would be willing to serve on to that capacity.

**Motion:** Shawn Burns moved to appoint Scott Winnette to be the designee for this particular case if needed.  
**Second:** Timothy Wesolek  
**Vote:** 5 - 0

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## IV. Consent Items

### a. Cases to be Approved

### b. Cases to be Continued

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## V. Cases to be Heard

- 2. HPC11-650** **624-626 N. Bentz Street** **Housing Auth. of City of Fred.**  
 Amendments to Level II approval  
*Lisa Mroszczyk*

### **Staff Presentation**

Ms. Martinkosky entered the entire staff report into the record and stated that the applicant is seeking to amend their Level 2 approval by replacing the approved duplex at the north corner of Bentz and Lord Nickens Streets (lots 6 and 7) with a new single family building and a 6'-6" tall brick and metal garden wall.

### **Applicant Presentation**

Sue Creamer, from Nexus Energy Homes, stated that they did everything they could to make this agreeable. They put the garden fence in with a brick bottom and metal on the top with brick pillars in the corners. They continued that between the single family house and the next house.

### **Commission Questioning/Discussion**

Mr. Winnette asked if they would be willing to modify the application to reduce the height of the fence by 6 inches. Ms. Creamer answered yes. Mr. Baker asked if they were going to plan on reducing the height of the brick or the metal. Ms. Creamer answered that they would reduce the brick coursing. Mr. Baker stated that they could add more columns to give it some rhythm and proportion as well as support. Mr. Baker asked if they could provide more detail on the fence so the Commission could understand what they would like to do. Mr. Winnette suggested deferring the fence to staff for approval. Ms. Creamer stated that they would be willing to reduce the height of the brick fencing to meet the 6' height limitation as suggested as well as putting a concrete pier faced with brick in the center of the long wall. They could also bring the steel down without the gap at the bottom so that it is very close to the top of the brick.

Mr. Baker asked if they were adding a soldier course to the bottom. Ms. Creamer stated that it is the way



**Commission Questioning/Discussion**

Mr. Baker asked if the downspouts would go down into the sidewalks. Ms. Creamer answered yes.

Mr. Baker asked if the ridge cap on the main roof was shingle or standing seam metal. Ms. Creamer answered shingle.

Mr. Baker stated that there may be a code issue for the front porch railing since the space between the bottom of the balustrade and porch floor cannot exceed 4”.

**Public Comment – There was no public comment.**

**Staff Recommendation**

Staff recommends approval of the application according to the drawing set stamped “Received Nov 16 2011” with the following conditions:

- The basement windows, soldier course and all other details as approved in HPC11-110 are retained.
- All materials must match those previously approved for the individual lots.
- The number, location and configuration of solar panels remain the same as previously approved for the individual lots.

**Motion:**           **Kate McConnell moved to approve the application according to the drawing set stamped “Received Nov 16 2011” as amended on Nov. 22, 2011 with the following conditions:**

- **The basement windows, soldier course and all other details as approved in HPC11-110 are retained.**
- **All materials must match those previously approved for the individual lots.**
- **The number, location and configuration of solar panels remain the same as previously approved for the individual lots.**
- **The downspouts will go into the sidewalk.**
- **The ridge caps on the main roof are shingle.**
- **The space beneath the front porch balustrade not exceed 4”.**

**Second:**           **Timothy Wesolek**

**Vote:**               **6 - 0**

The meeting was adjourned at approximately 7:00 PM.

Respectfully Submitted,

Shannon Albaugh,  
Administrative Assistant