HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
FEBRUARY 14, 2019

Commissioners

Matthew Bonin, Chairman
Peter Regan, Vice Chairman
Philip Bailey
Thomas Hornyak
Michael Seibert
Gregg Horner
Carrie Albee, 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

Ms. Murphy announced that the deadline for Historic Preservation Property Tax Credit applications is April 1, 2019 and this id for work that was completed in 2018. She added that all the applications forms and information are on the website.

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III. Approval of Minutes

1. January 24, 2019 Hearing/Workshop Minutes

Motion: **Matthew Bonin moved to approve the January 24, 2019 hearing and workshop minutes as written.**
Second: **Peter Regan**
Vote: **7 – 0**

IV. HPC Business

2. Administrative Approval Report
3. Election of Vice Chairman

Motion: **Philip Bailey moved to nominate Commissioner Regan as Vice Chairman.**
Second: **Thomas Hornyak**
Vote: **7 – 0**

V. Consent Items

There were no consent agenda items.

VI. Continuances:

There were no continuances.

VII. Cases to be Heard

4. HPC18-575 **8 W. 4th Street** **Steven Buckingham**
Demolish rear addition
Christina Martinkosky

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

Motion: **Peter Regan moved to approve the proposed demolition as outlined in the application since the integrity of the overall site, surrounding historic structures, and the streetscape will not be significantly impacted with the condition that this approval is contingent to the approval and permit application for the replacement plan.**
Second: **Gregg Horner**
Vote: **7 – 0**

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5. HPC18-576 **8 W. 4th Street** **Steven Buckingham**
Construct addition
Christina Martinkosky

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

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

- **Updated drawings of A-4 and A-5 are submitted to correctly illustrate the proposed windows labeled S4 and E2.**
- **That the door panel size for the corner doors on the first floor be of equal width. Updated product information for door labeled S5 shall be submitted to Staff for review and approval to confirm the doors match.**
- **That the width of the wood transom window over the salvaged door match. If an aluminum clad window is to be used, product details shall be submitted to Staff for review and approval.**
- **That all wood features on the addition, including the wooden elements of the porch railing and decking, are painted or stained with a solid, opaque stain.**
- **That the awning structure shall not rise above the floorboards of the second-story porch.**
- **That product information for the fence is submitted for Staff-level review and approval.**

Second: **Peter Regan**
Vote: **7 – 0**

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6. 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: **Matthew Bonin moved to approve the demolition of the stoop conditioned upon the approval of an accepted replacement plan because it is his belief that the stoop is not original and the integrity of the streetscape will not be compromised nor does he feel the integrity of the surrounding historic properties will be compromised in the loss of the stoop. He added that he does not believe the removal of the stoop itself would so alter that structure that it would no longer be contributing in and of itself.**
Second: **Thomas Hornyak**
Vote: **4 – 3, Peter Regan, Philip Bailey & Michael Seibert opposed**

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7. HPC18-1141 **8 ½ W. 5th Street** **DRMK, LLC**
Modify entrance, replace doors
Lisa Mroszczyk Murphy

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

Motion: **Thomas Hornyak moved to approve the application with the following conditions:**

- **The replacement door matches the panel on the opposite side of the garage entrance and be without a transom.**
- **The garage door opening may not be further reduced in size but may be expanded to the historic opening.**

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- **The new garage door shall be Trifold "Westwood" or "Dedham" in the Charles River series by Everite or a comparable door approved by staff.**
- **Specific light fixture locations shall be submitted for staff approval prior to applying for a permit.**
- **All new wood elements shall be painted or stained with a solid color opaque stain.**

Second: **Matthew Bonin**
Vote: **5 – 2, Peter Regan & Philip Bailey opposed**

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8. HPC19-08 **200 W. 5th Street** **S&R Management Group, LLC**
Adaptive reuse, replace roof, windows & doors **Ryan Zaluski, agent**
Lisa Mroszczyk Murphy

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

Motion: **Peter Regan moved to find that the property meets all three criteria for adaptive reuse under Section 804 of the Land Management Code.**
Second: **Philip Bailey**
Vote: **7 – 0**

Motion: **Peter Regan moved to approve the application with the following conditions:**

- **That any brick cleaning be done using the gentlest means possible. Soft bristle brushes, mild detergents and rinsing using standard City pressure as opposed to pressure washing.**
- **All repointing shall be conducted using hand tools only and using a lime-based mortar that matches the color, texture, and tooling of the historic mortar.**
- **Any brick repair work resulting from the removal of non-historic features from walls shall be made with a color-matched restoration mortar or selective replacement of brick with details submitted for staff approval.**
- **Work at the two storefront windows shall be limited to removal of the plywood. Any additional work shall be submitted for staff approval subject to the underlying condition.**
- **All new wood elements shall not be pressure-treated and shall be painted or stained with a solid color opaque stain.**
- **Mounting blocks shall not be used in the installation of new light fixtures.**
- **Photographs showing the door openings underlying the garage and product information for the half light doors shall be submitted for staff approval.**
- **The location of the fence on the south side of the property shall be submitted for staff approval.**
- **All staff items shall be approved prior to applying for a permit.**

Second: **Philip Bailey**
Vote: **7 – 0**

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9. HPC19-37 **400 E. Church Street** **400 East Church Street, LLC**
Partial demolition **Benjamin Keeney, agent**
Christina Martinkosky

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

Motion: **Philip Bailey moved to find the small portico located on the west elevation and a shed roof structure situated on the north courtyard of the structure to be non-contributing because neither appear on a 1960 Sanborn map or a 1964 aerial image.**
Second: **Peter Regan**
Vote: **7 – 0**

Motion: **Philip Bailey moved to approve the proposed demolition as outlined in the application.**
Second: **Peter Regan**
Vote: **7 – 0**

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10. HPC19-50 **112 W. 3rd Street** **Julie & Daniel Ebersole**
Construct board on board fence
Lisa Mroszczyk Murphy

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

Motion: **Carrie Albee moved to approve the application as proposed.**
Second: **Matthew Bonin**
Vote: **7 – 0**

VIII. Citizen Comment

There was no citizen comment.

The meeting was adjourned at approximately 7:56 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant

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