

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
JUNE 27, 2019**

Commissioners

Matthew Bonin, Chairman
Peter Regan, Vice Chairman
Philip Bailey (not present)
Thomas Hornyak
Michael Seibert
Gregg Horner
Carrie Albee
Jes Smith, Alternate

Aldermanic Representative

Donna Kuzemchak

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner
Christina Martinkosky, Historic Preservation Planner
Brandon Mark, Division Manager for Community Development & Urban Design
Saundra Nickols, 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

Mr. Bonin announced that the Frederick County Landmarks Foundation is currently accepting applications for the Preservation Awards and nominations are due July 12, 2019. He added that more information is available on the Frederick County Landmarks Foundation website.

III. Approval of Minutes

1. June 13, 2019 Hearing Minutes

Motion: Matthew Bonin moved to approve the June 13, 2019 hearing minutes as written.
Second: Peter Regan
Vote: 6 – 0

IV. HPC Business

There was no HPC business.

V. Consent Items

There were no consent items.

VI. Continuances

There were no continuances.

VII. Cases to be Heard

2. HPC19-502 **16 W. 3rd Street** **Bernard & Krista Davisson**
Repointing with the use of mechanical equipment
Lisa Mroszcyk Murphy

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

Motion: Peter Regan moved to approve the application to use the Arbortech AS170 power tool for scraping out masonry on the horizontal joints only with the condition that the vertical joints are scraped out manually.
Second: Gregg Horner
Vote: 6 – 1, Thomas Hornyak opposed

3. HPC19-525 **208 W. Patrick Street** **Scott Trexler**
Replace window
Christina Martinkosky **Steven Blank, agent**

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

Motion: Peter Regan moved to approve the application as submitted.
Second: Michael Seibert
Vote: 7 – 0

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- 4. HPC19-605** **154 N. Market Street** **Avison Young**
 Repointing, masonry cleaning, gutters **Julie Butler, agent**
Christina Martinkosky

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

- Motion:** **Gregg Horner moved to approve the application with the condition that only hand tools are used for the repointing work and that new mortar will be color matched to the existing.**
Second: **Peter Regan**
Vote: **7 – 0**

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- 5. HPC19-611** **35 E. All Saints Street** **Maxwell Place Condominiums, Inc.**
 Replace windows **Chris Wivel, agent**
Lisa Mroszczyk Murphy

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

- Motion:** **Gregg Horner moved to approve the application with the condition that the windows are replaced with the Series 400 Anderson Wood Rite 1/1 double hung windows with fibrous composite exterior.**
Second: **Peter Regan**
Vote: **6 – 1, Carrie Albee opposed**

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- 6. HPC19-627** **11 W. Patrick Street** **RFR, LLC**
 Demolition of storefront and stair landing **Andrew Welker, agent**
Lisa Mroszczyk Murphy

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

- Motion:** **Peter Regan moved to find the enclosed frame walkway at the rear of the property to be a non-contributing given that it is of obvious modern construction and adds no historical or architectural value to the building or district.**
Second: **Matthew Bonin**
Vote: **7 – 0**
- Motion:** **Peter Regan moved to approve the demolition of the enclosed frame walkway subject to the approval of and permit application for the replacement plan.**
Second: **Matthew Bonin**
Vote: **7 – 0**

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- 7. HPC19-613** **11 W. Patrick Street** **RFR, LLC**
 Rehabilitate storefront **Andrew Welker, agent**
Lisa Mroszczyk Murphy

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

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

- The storefront shall have clear glass.
- Any new door hardware shall be submitted for staff approval.
- New shutters shall be installed with operable hardware.
- Repointing and the removal of parging shall be completed using hand tools. New mortar shall be lime based and match the existing in color, texture, and tooling as closely as possible.
- The new porch railing shall have inset pickets.
- All new wood elements shall be painted or stained with a solid color opaque stain.

Second: Peter Regan

Vote: 7 – 0

VIII. Citizen Comment

Steve Jakubczyk, representing NAC 11, stated that they wanted to update the Commission on some of the things that NAC11 is doing to handle the blight situation in downtown. He stated that NAC 11 has taken a close look at all the surrounding towns to what type of procedures and rules and regulations that they have in place to see if they would work for the City of Frederick. He added that they are tentatively scheduled to present this information at the Mayor and Board of Aldermen hearing on August 1st and he asked the Commission to have a voice in this.

The meeting was adjourned at approximately 7:04 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant