

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
DECEMBER 8, 2011**

Commissioners

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

There were no announcements.

II. Approval of Minutes

1. November 22, 2011 Hearing Minutes

Motion: Gary Baker moved to approve the November 22, 2011 hearing minutes as written.
Second: Shawn Burns
Vote: 5 - 0

II. HPC Business

2. Administrative Approval Report

IV. Consent Items

a. Cases to be Approved

b. Cases to be Continued

V. Cases to be Heard

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| <p>3. HPC11-737
 Install handicap ramp
 <i>Christina Martinkosky</i></p> | <p>106 W. Church Street</p> | <p>All Saints Episcopal Church
 Thomas Momberg, agent</p> |
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Staff Presentation

Ms. Martinkosky entered the entire staff report into the record and stated that this application concerns alterations to an existing brick walkway that connects the western-most entry on the front elevation to a public sidewalk parallel to West Church Street. Proposed work also includes the construction of an ADA accessible brick ramp. The proposed ramp will connect the pre-existing brick walkway to a concrete path that is located along the west (side) of the church.

NOTE: The applicant recently received approval to reconstruct the concrete steps at the secondary entrance (west stair) in kind and to reinstall the original metal railing in the same manner as the existing. (HPC11-706) The steps and railing leading to the entry are not part of this application.

Applicant Presentation

Bruce Fleming, representing All Saints Episcopal Church, stated that there would be a great likelihood that they would lose the shrubs at the northwest corner of the site because of the depth of excavation adjacent to them so they are ready to replace them with adequate screening vegetation.

Commission Questioning/Discussion

Mr. Baker asked what was going on with the 8" CMU block and the stone above it since the plans do not clearly show what the intent is. Mr. Fleming answered that the intent is for the concrete CMU to be used below grade and everything above grade will be brick which will be topped with a brick rowlock. Mr. Baker stated that they may want to extend the stone or brick past the pavers and down a little bit further since the ground tends to settle. Mr. Fleming stated that he would respond to that in writing. He added that the general contractor is very aware of the fact that the soil should be compacted when it is replaced.

Mr. Baker asked if they would be able to provide more details on the railing as staff has staff suggested. Mr. Fleming answered that they could use some guidance because he was not sure if the Historic Preservation Guidelines or life and safety codes would be compatible. They are reviewing catalog of available iron railing sections and they will do what the Commission thinks is best for both railings on either side of the walkway and up both stairways. Mr. Winnette asked how much of the railing would be reused. Mr. Fleming stated that they salvaged it all but the existing rail has 1" square columns that are maybe 4 to 6" apart and one horizontal rail so the question is whether that would be acceptable from a codes perspective. Mr. Winnette stated that they do not really trump each other when it comes to code versus HPC because they try to create a good compromise between the two but code ends up winning if one is going to trump the other on heights and such dimensions. It would be possible for the Commission to defer those details to staff for final approval before the railing is installed. Ms. McConnell asked if the

railing was only on one side of the steps. Mr. Fleming stated that at the west most steps had railing on both sides which continued down the walkway. Ms. McConnell asked if they would prefer to re-install the salvaged railing. Mr. Fleming answered yes.

Ms. McConnell asked if there was a sample of the brick that would be used on the walls submitted to staff. Ms. Martinkosky answered no.

Mr. Baker asked if there was an elevation drawing showing the view from Church Street. Mr. Fleming answered no. He added that it would certainly have less of a profile from the existing because the ramp will slope down from there. Mr. Baker asked how far the ramp would slope down. Mr. Fleming answered about 12 inches.

Mr. Winnette asked if they had any concerns with replacing the brick pattern with a herringbone pattern as opposed to the original pattern applied for. Mr. Fleming stated that they could certainly oblige to that request.

Ms. McConnell asked how the brick would be finished on the sides of the second landing. Mr. Fleming answered that there would be a rowlock on either side of that landing similar to the pathway that leads up to it. Ms. McConnell asked if the sides of the new steps that they were proposing would have the brick wall. Mr. Fleming answered that the walkway to them will have brick walls on either side and the side of the steps would be exposed concrete. Mr. Baker stated that you should not stack a bunch of row locks on top of each other because it is a common joint all the way through and there would be nothing to interlock. It could either be built up into something that would create more of an architectural feature capped with something else or brick that would be turned and maybe interlocked into the new. Mr. Fleming stated that they would clarify that detail. Mr. Baker stated that they could defer that detail to staff as well.

Ms. McConnell asked if they were planning to use the same coping that is on the concrete wall that they are going to partially replace in-kind on the new brick and retaining walls by the ramp. Mr. Fleming stated that he thought the thing that would be most appropriate aesthetically is there is an existing sidewalk/walkway on the east side of the building that does have the comparable brick walls and a rowlock cap on it.

Ms. McConnell stated that she would prefer a soldier end on end edging for the walkway.

Public Comment – There was no public comment.

Staff Recommendation

Staff recommends approval for the proposed alterations to the existing brick walkway and the construction of an ADA accessible brick ramp with the following conditions

- That the original brick of the existing walkway is relayed in a herringbone pattern rather than a running bond;
- That the existing opening in the concrete retaining wall located at the west property line will be infilled with new concrete that matches the color, texture, and design of the rest of the wall; and
- That the landscaping located in the northwest corner should be retained if possible. If the shrubs cannot be preserved, then they are to be replaced with an evergreen species that must be at least two feet in high when planted.

Motion: **Kate McConnell moved to approve the application with the following conditions:**

- **That the original brick of the existing walkway is relayed in a herringbone pattern rather than a running bond;**
- **That the existing opening in the retaining wall located at the west property line will be infilled with new concrete and/or brick that matches the color,**

texture, and design of the rest of the wall;

- **That the landscaping located in the northwest corner should be retained if possible. If the shrubs cannot be preserved, then they are to be replaced with an evergreen species that must be at least two feet in height when planted;**
- **Staff is provided details showing how the original wrought iron railing will be reinstalled for approval;**
- **Any new brick and mortar match the existing in size, color and texture and that a sample be submitted to staff for approval;**
- **The exposed portion of the brick walls and rowlock cap be constructed with whole bricks and not brick facing or 8" CMU;**
- **The design for finishing the top of the 4' 10" step be submitted to staff for approval; and**
- **Any brick without walls along the side be finished with an end on end soldier course.**

Second: Gary Baker
Vote: 5 - 0

The meeting was adjourned at approximately 7:00 PM.

Respectfully Submitted,

Shannon Albaugh,
Administrative Assistant