

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
APRIL 23, 2020**

**Commissioners**

Matthew Bonin, Chairman  
Peter Regan, Vice Chairman  
Philip Bailey  
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  
Scott Waxter, Assistant City Attorney  
Shannon Pyles, Administrative Assistant (not present)

**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.

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**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.”*

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**II. Announcements**

Ms. Murphy announced that the tax credit application deadline for any work completed in 2019 was extended to April 30, 2020.

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**III. Approval of Minutes**

**1. March 12, 2020 Hearing/Workshop Minutes**

**Motion:** Matthew Bonin moved to approve the March 12, 2020 hearing and workshop minutes as written.  
**Second:** Philip Bailey  
**Vote:** 7 – 0

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**IV. HPC Business**

**2. Administrative Approval Report (19)**  
**3. Request for Demolition Review – 615 W. Patrick Street**

**Motion:** Peter Regan moved to not make an application for designate the structure given that it would not meet the eligibility criteria for designation.  
**Second:** Gregg Horner  
**Vote:** 7 – 0

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**V. Consent Items**

There were no consent agenda items.

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**VI. Continuances**

There were no continuances.

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**VII. Cases to be Heard**

**4. HPC18-872                      226 W. South Street                      Thomas Trott**  
Demolition of detached garage & garden walls                      **Ron Hemby, agent**  
*Christina Martinkosky*

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

**Motion:** Peter Regan moved to deny the request to demolish the garage and associated garden walls as these are contributing resources and the proposal does not meet the standards established by the design guidelines for complete demolition of a contributing resource.  
**Second:** Thomas Hornyak  
**Vote:** 5 – 2, Matthew Bonin & Gregg Horner opposed

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**5. HPC20-58                      110 W. South Street                      Gary L. Rollins**  
Rehabilitation                      Angie Liddiard, agent  
*Christina Martinkosky*

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

- Motion:** Gregg Horner moved to approve the application with the following conditions:
- HVAC equipment is installed to the ground rather than mounted to the wall;
  - Any conduit or related hardware be installed in the mortar joint rather than damage historic brick work;
  - New aluminum clad windows with simulated divided lights feature a dark spacer bar;
  - All exterior light fixtures attached to masonry walls are connected through the mortar joint rather than damage historic fabric;
  - Light fixtures have a color temperature of 4500 K or less so that it does not project cool, blue tones;
  - Product literature is submitted for the recessed lighting to obtain staff level review and approval;
  - The section of solid board fence that directly fronts W. South Street is reduced in height to 4' or 5'. The “beauty” or finished side shall face outward;
  - Pneumatically-powered chisels can be used around this historic stonework with the condition that a 2’x2’ test panel is performed for staff-level review and approval before the project moves forward;
  - A 4” grinder can be applied to horizontal joints in limited areas around the brickwork where there is Portland cement. A 2’x2’ test panel shall be performed for staff-level review and approval before the project moves forward; and
  - Any address numbers affixed to the building either through numbers individually or via plaque be attached to the mortar joints and not into the brick.

**Second:** Carrie Albee  
**Vote:** 7 – 0

<p><b>6. HPC20-60</b>                  Rehabilitation  <i>Christina Martinkosky</i></p>	<p><b>126-128 W. South Street</b></p>	<p>Gretchen Stanton                  Angie Liddiard, agent</p>
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Ms. Martinkosky entered the entire staff report into the record.

- Motion:** Matthew Bonin moved to approve the application as submitted with the following conditions:
- That pneumatically-powered chisels can be used around this historic stonework with the condition that a 2’x2’ test panel is performed for staff-level review and approval before the project moves forward.
  - That a 4” grinder can be applied to horizontal joints in limited areas around the brickwork where there is Portland cement. A 2’x2’ test panel shall be performed for staff-level review and approval before the project moves forward.
  - That the T1-11 siding on the rear of 128 W South Street is replaced with wood siding with material details to be submitted for staff-level review and approval.

- That the windows located on the second-story rear elevation (26L, 26M, 26,N and 26O) will be replaced with 1/1 wood windows.
- That the windows located on the one-story additions at the rear (26E, 26F and 26Q) are replaced with wood windows.
- That the deteriorated CMU wall located at the rear of the building (Item #13, illustrated on page 3 of exhibit C) is rebuilt using CMU to match existing.
- That HVAC equipment is installed on the ground rather than mounted to the wall and that any conduit or related hardware be installed into the mortar joint rather damage historic brickwork.
- That all exterior light fixtures attached to masonry walls are connected through the mortar joint rather than damage historic fabric and that light fixtures have a color temperature of 4500 K or less so that it does not project cool, blue tones.
- That numbers affixed directly to the structure or via plaque shall be mounted into mortar joints as opposed to brick.
- That all new wooden elements are made on non-pressure-treated wood that is painted.

Second: Carrie Albee  
 Vote: 7 – 0

7. HPC20-61 Rehabilitation <i>Christina Martinkosky</i>	130-136 W. South Street	James Hudson Angie Liddiard, agent
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Ms. Martinkosky entered the entire staff report into the record.

- Motion:** Thomas Hornyak moved to approve the application with the following conditions:
- That material details shall be submitted for staff-level review and approval for the wood siding to be installed on the dormers.
  - That pneumatically-powered chisels can be used around this historic stonework with the condition that a 2’x2’ test panel is performed for staff-level review and approval before the project moves forward.
  - That a 4” grinder can be applied to horizontal joints in limited areas around the brickwork where there is Portland cement. A 2’x2’ test panel shall be performed for staff-level review and approval before the project moves forward.
  - That all new wooden elements are made on non-pressure-treated wood that is painted.
  - That the new 6/6 wood windows on the rear of 130-132 W South Street feature simulated divided lights with a dark spacer bar.
  - That HVAC equipment is installed to the ground rather than mounted to the wall and that any conduit or related hardware be installed into the mortar joint rather damage historic brickwork.
  - That all exterior light fixtures attached to masonry walls are connected through the mortar joint rather than damage historic fabric and that light fixtures have a color temperature of 4500 K or less so that it does not project cool, blue tones.



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

- Motion:** Gregg Horner moved to approve the application with the following conditions:
- That a color copy showing the final design of the community sign facing Broadway is submitted for staff-level review and approval. The brick supporting posts and base shall be faced in the same brick as approved for the buildings.
  - That the applicant reduces the height of the light poles where possible so that the fixtures are pedestrian in scale and that the updated light plan with explanation is submitted to Staff for review and approval.
  - That all light fixtures with permanent bulbs must have a color temperature of 4500 K or less so that it does not project cool, blue tones.
- Second:** Michael Seibert  
**Vote:** 6 – 1, Thomas Hornyak opposed

<b>11. HPC20-194</b>	<b>130 W. South Street</b>	<b>James Hudson</b>
Level 2 New Construction		Angie Liddiard, agent
<i>Christina Martinkosky</i>		

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

- Motion:** Peter Regan moved to approve the application with the following conditions:
- That a color copy showing the final design of the community sign facing Broadway is submitted for staff-level review and approval. The brick supporting posts and base shall be faced in the same brick as approved for the buildings.
  - That the applicant reduces the height of the light poles where possible so that the fixtures are pedestrian in scale and that the updated light plan with explanation is submitted to Staff for review and approval.
  - That all light fixtures with permanent bulbs must have a color temperature of 4500 K or less so that it does not project cool, blue tones.
- Second:** Philip Bailey  
**Vote:** 6 – 1, Thomas Hornyak opposed

<b>12. HPC20-195</b>	<b>203 Broadway</b>	<b>William Wood</b>
Level 2 New Construction		Angie Liddiard, agent
<i>Christina Martinkosky</i>		

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

- Motion:** Gregg Horner moved to approve the application with the following conditions:
- That a color copy showing the final design of the community sign facing Broadway is submitted for staff-level review and approval. The brick supporting posts and base shall be faced in the same brick as approved for the buildings.
  - That the applicant reduces the height of the light poles where possible so that the fixtures are pedestrian in scale and that the updated light plan with explanation is submitted to Staff for review and approval.





**20. HPC20-303**

**10 W. All Saints Street**

**Lafayette Square Condominiums**

Replace existing pressure-treated porch feature in-kind

**Danielle Reap, agent**

***Lisa Mroszczyk Murphy***

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

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**VIII. Citizen Comment**

There was no citizen comment.

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The meeting was adjourned at approximately 10:45 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant

APPROVED 5/14/2020