

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
FEBRUARY 11, 2021**

Commissioners

Matthew Bonin, Chairman
Philip Bailey, Vice Chairman
Michael Seibert (not present)
Gregg Horner
Carrie Albee

Aldermanic Representative

Donna Kuzemchak (not present)

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 (not present)
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

There were no announcements from staff or the Commission.

III. Approval of Minutes

1. January 28, 2021 Hearing/Workshop Minutes

Motion: Matthew Bonin moved to approve the January 28, 2021 hearing and workshop minutes as written.
Second: Gregg Horner
Vote: 4 – 0

IV. HPC Business

- 2. Administrative Approval Report (16)
- 3. Request for Demolition Review – 518 Wilson Place

Motion: Matthew Bonin moved to not make an application to designate the structure at 518 Wilson Place given that the structure would not individually meet the criteria for designation in Section 423(d) of the Land Management Code.
Second: Carrie Albee
Vote: 4 – 0

V. Consent Items

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| 4. HPC21-58
Mural
<i>Lisa Mroszczyk Murphy</i> | 111 E. Patrick Street | Dante Liberatore
Yemi Fagbohun, agent |
| 5. HPC21-61
Replace metal roof with shingles
<i>Lisa Mroszczyk Murphy</i> | 365 W. Patrick Street | 365 W Patrick LLC
James A. Draper |

Motion: Matthew Bonin moved to approve the consent agenda as submitted.
Second: Carrie Albee
Vote: 4 – 0

VI. Continuances

There were no continuances.

VII. Cases to be Heard

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| 6. HPC20-1019
Demolish garage
<i>Christina Martinkosky</i> | 214 E. 7th Street | Anne Jacob |
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Ms. Martinkosky entered the entire staff report into the record.

Motion: Gregg Horner moved to approve the demolition of the garage at the rear of the property based on the oral and written testimony provided by the expert as well as the observation of the garages lack of structural integrity.

Second: Carrie Albee
Vote: 4 – 0

7. HPC21-11 Rooftop HVAC <i>Lisa Mroszcyk Murphy</i>	22 W. 4 th Street	Eric Hertting Josh Via, agent
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Ms. Murphy entered the entire staff report into the record.

Motion: Gregg Horner moved to deny the application to install rooftop mounted HVAC units because the units would be visible from the right of way, could not be appropriately screened, and there has been no case made for deviation from the Guidelines.

Second: Carrie Albee
Vote: 4 – 0

8. HPC21-13 Partial demolition <i>Christina Martinkosky</i>	358 W. Patrick Street	Sam Shi
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Ms. Martinkosky entered the entire staff report into the record.

Motion: Carrie Albee moved to approve the proposed demolition contingent upon an approved HPC replacement and rehabilitation plan on the grounds that its removal will not significantly impact the historic integrity of the structure.

Second: Matthew Bonin
Vote: 4 – 0

9. HPC21-16 Construct detached garage <i>Christina Martinkosky</i>	107 E. 7 th Street	Paul & Naomi Hemme Ben Bates, agent
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Ms. Martinkosky entered the entire staff report into the record.

Motion: Philip Bailey moved to approve the application with the following conditions:

- That product information is submitted for the “Classic Wood” Garage Door for staff-level review. The door shall not feature a faux texture.
- That product information is submitted for the driveway pavers for staff-level review.
- That the color of the Hardie siding and trim shall match the primary dwelling.

Second: Matthew Bonin
Vote: 4 – 0

10. HPC21-57 Mural	17 E. Patrick Street	Amaris Little Yemi Fagbohun, agent
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Lisa Mroszczyk Murphy

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

Motion: Matthew Bonin moved to approve the application with the condition that the setback from the façade is a minimum of six feet.
Second: Philip Bailey
Vote: 3 – 1, Gregg Horner opposed

11. HPC21-62 **100 W. All Saints Street** **Habitat for Humanity of Fred. County**
 Partial demolition **Forrest Popkin, agent**
Lisa Mroszczyk Murphy

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

Motion: Carrie Albee moved to find this property a contributing resource that contributes to the historical significance of the Frederick Town Historic District.
Second: Philip Bailey
Vote: 4 – 0

12. HPC20-684 **104 W. All Saints Street** **Habitat for Humanity of Fred. County**
 Partial demolition **Forrest Popkin, agent**
Lisa Mroszczyk Murphy

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

Motion: Gregg Horner moved to approve the demolition of the west wall and chimney subject to the approval of and permit application for a replacement plan.
Second: Matthew Bonin
Vote: 3 – 1, Carrie Albee opposed

Motion: Gregg Horner moved to deny the application to demolish the front stoop.
Second: Matthew Bonin
Vote: 4 – 0

13. HPC21-68 **108 W. All Saints Street** **Habitat for Humanity of Fred. County**
 Partial demolition **Forrest Popkin, agent**
Lisa Mroszczyk Murphy

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

Motion: Matthew Bonin moved to find the block retaining wall to be a non-contributing resource due to a lack of historical or architectural value.
Second: Gregg Horner
Vote: 4 – 0

Motion: Matthew Bonin moved to approve the demolition of the block retaining wall subject to the approval of an application for the replacement plan.
Second: Gregg Horner
Vote: 4 – 0

VIII. Citizen Comment

There was no citizen comment.

The meeting was adjourned at approximately 7:39 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant

APPROVED 2/25/2021