

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
SEPTEMBER 23, 2021**

**Commissioners**

Matthew Bonin, Chairman  
Philip Bailey, Vice Chairman  
Michael Seibert  
Gregg Horner (not present)  
Carrie Albee  
Iva Saller (not present)  
Jeff DiPietro, Alternate (not present)

**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

**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. Martinkosky announced that the applicant for HPC21-975 located at 604 N. Maxwell Avenue requested a continuance to the October 14, 2021 hearing. She also announced that the applicant for HPC21-982 located at 47 E. 3<sup>rd</sup> Street has withdrawn the application.

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### III. Approval of Minutes

#### 1. September 9, 2021 Hearing Minutes

**Motion:** Matthew Bonin moved to approve the September 9, 2021 hearing minutes as written.  
**Second:** Michael Seibert  
**Vote:** 4 – 0

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### IV. HPC Business

There was no HPC Business.

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### V. Consent Items

There were no consent agenda items.

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### VI. Continuances

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|----|--|---------------------------------|-----------------------------------|
| 2. | <b>HPC21-63</b><br>Rehabilitation<br><i>Lisa Mroszczyk Murphy</i>            | <b>100 W. All Saints Street</b> | Evan Owens<br>Timothy Bain, agent |
| 3. | <b>HPC21-965</b><br>Level 2 New Construction<br><i>Lisa Mroszczyk Murphy</i> | <b>100 W. All Saints Street</b> | Evan Owens<br>Timothy Bain, agent |
| 4. | <b>HPC21-66</b><br>Rehabilitation<br><i>Lisa Mroszczyk Murphy</i>            | <b>104 W. All Saints Street</b> | Evan Owens<br>Timothy Bain, agent |
| 5. | <b>HPC21-966</b><br>Level 2 New Construction<br><i>Lisa Mroszczyk Murphy</i> | <b>104 W. All Saints Street</b> | Evan Owens<br>Timothy Bain, agent |
| 6. | <b>HPC21-967</b><br>Level 2 New Construction<br><i>Lisa Mroszczyk Murphy</i> | <b>108 W. All Saints Street</b> | Evan Owens<br>Timothy Bain, agent |
| 7. | <b>HPC21-69</b><br>Rehabilitation<br><i>Lisa Mroszczyk Murphy</i>            | <b>108 W. All Saints Street</b> | Evan Owens<br>Timothy Bain, agent |

**Motion:** Philip Bailey moved to these applications to the October 14, 2021 hearing agenda.  
**Second:** Matthew Bonin  
**Vote:** 4 – 0

**VII. Cases to be Heard**

|                              |                              |                      |
|------------------------------|------------------------------|----------------------|
| <b>8. HPC21-762</b>          | <b>423 E. Patrick Street</b> | <b>Andrew Hanson</b> |
| Rehabilitation               |                              | Emily Lally, agent   |
| <i>Christina Martinkosky</i> |                              |                      |

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

**Motion:** Carrie Albee moved to approve the application with the following conditions:

- If the soffit is replaced that the rear porch rafters will be covered in a traditional bead board soffit.
- That the cement board used to infill the area beneath new window openings feature trim work so that the panel simulates the traditional appearance of a jib door, and the updated detail drawing should be submitted to staff for final approval.

**Second:** Matthew Bonin  
**Vote:** 4 – 0

|                              |                              |                         |
|------------------------------|------------------------------|-------------------------|
| <b>9. HPC21-975</b>          | <b>604 N. Maxwell Avenue</b> | <b>Marie Elizalde</b>   |
| Install arbor                |                              | Isaac Vallecillo, agent |
| <i>Christina Martinkosky</i> |                              |                         |

Ms. Martinkosky announced that the applicant requested a continuance to the October 14, 2021 hearing.

**Motion:** Carrie Albee moved to continue this application to the October 14, 2021 hearing agenda.  
**Second:** Michael Seibert  
**Vote:** 4 – 0

|                              |                                    |                      |
|------------------------------|------------------------------------|----------------------|
| <b>10. HPC21-982</b>         | <b>47 E. 3<sup>rd</sup> Street</b> | <b>Joel Anderson</b> |
| Infill window with masonry   |                                    |                      |
| <i>Christina Martinkosky</i> |                                    |                      |

Ms. Martinkosky announced that the applicant withdrew the application.

|                              |                             |                     |
|------------------------------|-----------------------------|---------------------|
| <b>11. HPC21-989</b>         | <b>513 Klineharts Alley</b> | <b>Daniel Grist</b> |
| Install shed                 |                             |                     |
| <i>Lisa Mroszczyk Murphy</i> |                             |                     |

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

**Motion:** Carrie Albee moved to deny the application on the grounds that the Guidelines do not support a shed of this material in the Historic District.  
**Second:** Philip Bailey  
**Vote:** 4 – 0

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**12. HPC21-1031**                      **125 E. 6<sup>th</sup> Street**                      **Megan Moss**  
Demolish chimney                      **Mitch Earle, agent**  
*Lisa Mroszczyk Murphy*

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

**Motion:**            **Philip Bailey moved to find the property a contributing resource to the Historic District.**  
**Second:**          **Carrie Albee**  
**Vote:**              **4 – 0**

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**13. HPC21-1017**                      **125 E. 6<sup>th</sup> Street**                      **Megan Moss**  
Rehabilitation                      **Mitch Earle, agent**  
*Lisa Mroszczyk Murphy*

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

**Motion:**            **Matthew Bonin moved to continue this application to the October 14, 2021 hearing agenda.**  
**Second:**          **Philip Bailey**  
**Vote:**              **4 – 0**

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**VIII. Citizen Comment**

There was no citizen comment.

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The meeting was adjourned at approximately 6:57 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant