# HISTORIC PRESERVATION COMMISSION HEARING MINUTES MAY 12, 2022

### **Commissioners**

Carrie Albee, Chairman Iva Saller Anne Hart Jeff DiPietro Elizabeth Burns Robert Van Rens

# **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:

Ms. Albee called the meeting to order at 6:00 P.M. She 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. She 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

Ms. Murphy announced that the applicant for HPC21-1324 located at 14 N. Market Street requested a continuance to the May 26, 2022 hearing agenda.

Ms. Martinkosky announced that HPC21-288 located at 700 N. Market Street and HPC22-329 located at 154 N. Market Street could not be heard due to public notice signs not being posted for public view as required by the Land Management Code.

# **III. Approval of Minutes**

# 1. April 14, 2022 Hearing/Workshop Minutes

Motion: Carrie Albee moved to approve the April 14, 2022 hearing and workshop minutes as

written.

**Second:** Jeff DiPietro

Vote: 6-0

### IV. HPC Business

2. Administrative Approval Report (24)

3. Certification of the 2021 Report on Historic Preservation Property Tax Credits Recommendation to the Director of Finance (Group II)

Motion: Carrie Albee moved to certify the 2021 report on the Historic Preservation Property

Tax Credit and forward those recommendations to the Director of Finance.

Second: Anne Hart

Vote: 6-0

#### 4. Election of Chairman

Jeff DiPietro nominated Commissioner Albee to serve as Chairman.

Vote: 6-0

## V. Consent Items

5. HPC22-333 200 E. Patrick Street Plamondon Hospitality Partners
Extension/re-approval for HPC17-489 Martin Clifford Bates, agent

Lisa Mroszczyk Murphy

6. HPC22-336 200 E. Patrick Street Plamondon Hospitality Partners Extension/re-approval for HPC17492 Martin Clifford Bates, agent

Lisa Mroszczyk Murphy

Motion: Carrie Albee moved to approve the consent agenda as presented.

Second: Anne Hart Vote: 6-0

### VI. Continuances

There were no continuances.

#### VII. Cases to be Heard

7. HPC21-288 700 N. Market Street

Euijin Song/Sam Park

Attached shed

Christina Martinkosky

Ms. Martinkosky announced that this application could not be heard due to the public notice sign not being posted as required by the Land Management Code.

8. HPC21-1324

14 N. Market Street

Jonathan Kapneck

Rehabilitation

Lisa Mroszczyk Murphy

Ms. Murphy announced that the applicant requested a continuance to the May 26, 2022 hearing agenda.

Motion: Carrie Albee moved to continue this application to the May 26, 2022 hearing

agenda.

**Second:** Robert Van Rens

Vote: 6-0

9. HPC22-79 410 N. Market Street Terry L. Gladhill

Fence

Christina Martinkosky

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

Motion: Jeff DiPietro moved to deny the application based on the fact that the Guidelines do

not allow the use of non-traditional materials for fencing which this is.

Second: Elizabeth Burns

**Vote:** 4 – 2, Iva Saller & Robert Van Rens opposed

10. HPC22-242 10 N. Carroll Street Frank Sherman

Partial demolition C. Marty Bates, Agent

Christina Martinkosky

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

Motion: Elizabeth Burnes moved to approve the demolition application subject to the

approval of a replacement plan and an application for the associated

building/zoning permit.

**Second:** Robert Van Rens

Vote: 6-0

11. HPC22-243 10 N. Carroll Street Frank Sherman

Rehabilitation *Christina Martinkosky* 

C. Marty Bates, agent

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

Motion: Carrie Albee moved to continue the windows portion of the application until the

May 26, 2022 hearing.

**Second:** Robert Van Rens

Vote: 6-0

Motion: Elizabeth Burns moved to approve the application with the following conditions:

- That the use of power tools to remove existing mortar is limited to wide, horizontal joints only. Vertical and thin masonry joints shall be removed using hand tools.
- That the new mortar shall match the existing mortar in terms of color, texture, and tooling.
- That a test patch is performed to confirm that the removal of parging will not damage the underlying brick material. The test patch will be reviewed by Staff to receive a final determination.
- That no more than 300 PSI of water pressure is applied to remove Enviro Klean EK Restoration Cleaner and that a test patch is performed that will be reviewed by Staff to receive a final determination.

Second: Iva Saller Vote: 6-0

12. HPC22-258 401 Linden Avenue Sean Fillinich

Partial demolition Richard Holzer, agent

Christina Martinkosky

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

Motion: Carrie Albee moved to find the dwelling at 401 Linden Avenue to be a resource

of unusual importance on the ground that it is a rare, surviving example of a prefabricated Tuberculosis cure cottage designed by the E.F. Hodgson Company.

Second: Iva Saller

Vote: 6-0

13. HPC22-301 33 E. Patrick Street C&P Telephone Company
Alter pent roof Joseph G. Jarvis, agent

Christina Martinkosky

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

Motion: Carrie Albee moved to continue this application to the June 23, 2022 hearing agenda

with the intent to schedule a workshop prior to that meeting.

**Second:** Jeff DiPietro

Vote: 6-0

14. HPC22-329

154 N. Market Street

Ruppert Properties Julie Butler, agent

Masonry cleaning *Christina Martinkosky* 

Ms. Martinkosky announced that this application could not be heard due to the public notice sign not being posted as required by the Land Management Code.

15. HPC22-334

212 E. Patrick Street

Plamondon Hospitality Partners Martin Clifford Bates, agent

Extension/amendment for HPC17-490 Lisa Mroszczyk Murphy

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

**Motion:** 

Carrie Albee moved to approve the request for a three-year extension from the current expiration date and revisions to the conditions of approval resulting from the amended replacement plan and elimination of state of review to include only the following:

- A permit for the demolition of the Tannery will not be issued until a replacement plan is fully approved by the HPC including full approval of rehabilitation plans for the railway terminal building (200 E Patrick Street) on site; and,
- A permit for the demolition of the Tannery will not be issued until corresponding building permits are issued by the City of Frederick for replacement plans.

**Second:** Anne Hart

Vote: 6-0

16. HPC22-335

200 E. Patrick Street

Plamondon Hospitality Partners Martin Clifford Bates, agent

Extension/amendment for HPC17-491 Lisa Mroszczyk Murphy

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

**Motion:** 

Carrie Albee moved to grant Level 1 approval of the drawing set dated 04.07.2022 subject to the following conditions pertaining to the historical plaque or marker:

- The final design, location, and materials shall be subject to the Level 2 review.
- A marker shall be located so that it more closely relates to the tannery site. This may be in place of, or in addition to, the marker location identified on the approved plans.
- The salvaged stone wall along Carroll Creek shall include a marker or identification of its origin, which may be integral with the primary marker or in addition to it.

**Second:** Anne Hart

Vote: 6 - 0

# **VIII. Citizen Comment**

There was no citizen comment.

The meeting was adjourned at approximately 8:08 PM.

Respectfully Submitted,

Shannon Pyles Administrative Assistant