

HISTORIC PRESERVATION COMMISSION

HEARING MINUTES

FEBRUARY 10, 2011

Commissioners

Scott Winnette, Chairman

Robert Jones, Vice Chairman

Timothy Wesolek

Joshua Russin

Gary Baker

Shawn Burns (not present)

Brian Dylus, Alternate

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Aldermanic Representative

Michael O'Connor

Staff

Emily Paulus, Historic Preservation Planner (not present)

Lisa Mroszczyk, Historic Preservation Planner

Scott Waxter, Assistant City Attorney

Nick Colonna, Division 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

Mr. Russin announced he would need to recuse himself from HPC10-393 located at 200-200A N. Market Street/3 E. 2nd Street and HPC10-429 located at 126 W. 4th Street.

II. Approval of Minutes

1. January 13, 2011 Hearing / Workshop Minutes

Motion: Timothy Wesolek moved to approve the January 13, 2011 hearing minutes as written.

Second: Josh Russin

Vote: 6 - 0

- **II. HPC Business**

2. Administrative Approval Report

3. Approval of a letter of support for the City's FFY2011 Maryland Historical Trust Certified Local Government Subgrant application

Motion: Scott Winnette moved to approve the sending of a letter in support.

Second: Gary Baker

Vote: 6 - 0

4. Public Notice Requirements for Administrative Approvals

Ms. Mroszczyk stated that the Planning Department would like to propose to the Mayor and Board of Alderman to eliminate the 10 day public notice requirement for all Historic Preservation Commission applications that qualify for administrative approval. She said that in December 2009 the Mayor and Board of Alderman amended the notice provisions in the Land Management Code by eliminating the requirement for the 10 day public posting for sign applications only. Over the past year that modification resulted in a more streamlined approval process for business owners whereby Historic Preservation approval is normally granted 1 to 2 days of receipt of a complete application and the Planning Department would like to extend that provision to all HPC application that qualify for administrative approval. The administrative approval is part of the Commission's Rules of Procedure and allows a qualified Historic Preservation planner to approve certain rehabilitation work such as signs and outdoor features such as fences and patios that are consistent with the Frederick Town Historic District Guidelines and those applications are not heard at a hearing. Ms. Mroszczyk stated that the next step would be to schedule this for a Planning Commission meeting since it is in the Land Management Code they would have to make a recommendation to the Mayor and Board of Aldermen who would have the final approval authority to change the notice provisions. Ms. Mroszczyk asked for feedback from the Commission.

Mr. Russin thought that the change would be easier for a lot of the local businesses because the turn around time would be easier to move on with what they are trying to do. He thought it was a good proposal.

Mr. Winnette stated that he wanted to take a vote just to communicate the opinion of the HPC to the Planning Commission.

Vote: 6 - 0

IV. Consent Items

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a. Cases to be Approved

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b. Cases to be Continued

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5. HPC10-440

230 W. Patrick Street

Way Station, Inc.

Applicant requests a continuance to March 10, 2011

Vince Anibaldi

Lisa Mroszczyk

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Mr. Winnette stated that this applicant requested the application be continued until the March 10th hearing.

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Motion: Gary Baker moved to continue case number HPC10-440 located at 230 W. Patrick Street to the March 10, 2011 hearing.

Second: Josh Russin

Vote: 6 - 0

•V. Cases to be Heard

6. HPC10-393 200-200A N. Market St./3E. 2nd St. Steven Lucido

Install awnings, cover fascia board with aluminum agent

Justin Lucido,

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the installation of two awnings with Sunbrella fabric and loose valances. The awning at the main entrance on Market Street will be a shed style awning measuring 12'-0" x 2'-11" x 4'-0". The application includes two options for the awning at the secondary entrance on Second Street:

Option #1: An arched awning corresponding with the arched doorway measuring 6'-8" x 3'-0".

Option #2: A shed style awning measuring 6'-8" x 3'-0" x 3'-6"

A metal awning that previously ran the whole length of the building on Market Street and wrapped around the corner was damaged during a snowstorm leaving an exposed fascia. This application also includes covering that fascia with a simple painted wood cornice.

Applicant Presentation

Justin Lucido, representing SSP Incorporated, stated that if they would do the awnings at the 8 foot level they would probably have to make some adjustments to the frame because there is the 2" slant backwards.

Commission Questioning/Discussion

Mr. Jones asked if the edge of the shed awning would be scalloped or straight. Mr. Lucido preferred straight but it does not make that much of a difference either way.

Mr. Winnette asked if the applicant had a preference to the awning style for the awning on Second Street. Mr. Lucido answered that function wise the shed style makes more sense but if the awning is selected to fit the arched doorway he understood and he thought either way they would be providing cover which is the main goal.

Mr. Baker asked if the detail that was provided would adequately go up against the irregularity of surface from the stone. Mr. Lucido answered that they were going to fill that with caulk or some type of weather stripping so they can get a seal against the stone and they will do whatever is necessary to keep air and moisture from getting in that gap. Mr. Baker asked how much of the awning would overlap the stone. Mr. Lucido answered about a half inch or maybe one inch.

Mr. Baker asked if the drip edge would be extended over the edge. Mr. Lucido answered that it would wrap around the front and come back to the crown molding that way they would have another spot where they could seal both the crown and the metal.

Mr. Dylus asked what he would see if he was standing under the awning at the double doors and looking up. Mr. Lucido said they would like to do something simple but if they would like to have something like the crown molding they could do that as well. Mr. Dylus stated that the fascia would extend through and not the crown molding.

Mr. Winnette agreed with the staff report largely because of the Guidelines.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval of the installation of a shed style awning at the Market Street entrance and an arched awning at the East 2nd Street entrance according to the drawings by Carroll Awning Company dated 12-20-2010 with the following conditions:

- The fabric be slightly loose on the frame and the valance must hang freely
- The applicant submit a sample of the awning fabric for staff approval prior to applying for any permits
- The awning must be 8 feet above the sidewalk

Staff recommends approval of the installation of a painted wood cornice in place of the existing exposed fascia according to the drawings stamped "Received Jan 31 2011."

Motion: Brian Dylus moved to approve the application in accordance with the staff recommendations as dated in their staff report February 1, 2011.

Second: Gary Baker

Vote: 5 - 0

**7. HPC10-414
Powell**

11 W. 2nd Street

Joseph & Carol

Construct garage, install fencing, gate, walkway and driveway
agent

Mike Moran,

Lisa Mroszczyk

This application was pulled from the agenda but heard as a workshop case following the hearing.

8. HPC10-429

126 W. 4th Street

Jon Meacham

Raise bulkhead and install new cellar doors

Lisa Mroszczyk

Mr. Winnette announced that since the applicant was not present the case would need to be continued to the next scheduled hearing.

Motion: Gary Baker moved to continue this case to the February 24, 2011 hearing.

Second: Josh Russin

Vote: 6 - 0

**9. HPC10-499
Carnahan**

106 E. 3rd Street

Marcie Clagett

Replace garage door

Emily Paulus

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that the applicant is seeking approval for the installation of a metal rolltop garage door to replace a former wood panel door at Unit #9. According to the applicant, the former wood door needed replacement due to vandalism. The door is fully visible from Maxwell Alley. The remaining garage doors appear to be the original wood panel doors, except for Unit #12, which is also metal.

The multi-bay concrete block structure was constructed sometime between 1922 and 1930. It is currently owned by Quinn Chapel A.M.E. Church.

Applicant Presentation

Marcie Carnahan, the applicant, thought that the Guidelines needed to be looked at because there are about 15 to 20 aluminum metal doors along Maxwell Alley between 7th Street and E. Patrick Street. She added that they brought this application forward and if it is denied the owner will need to put in a wood door that will cost three times as much for the door that is there now. She thought that maybe in the future the Guidelines specifically for garage doors that are in garage units.

Commission Questioning/Discussion

Mr. Winnette stated that the Guidelines are fairly new but they do change over time. Mr. Winnette stated that their position is to follow the Guidelines to the best of their ability and he agreed with the staff report.

Mr. Baker asked if the garage was a contributing resource. Ms. Mroszczyk answered yes because it was built between 1922 and 1930. Mr. Winnette added that it is in the Historic District and the Guidelines do not differentiate on the type of garage doors that are being put in.

Mr. Winnette asked if the applicant could amend the application to say that the garage door would be replaced with a wooden door and work with staff to replace with the correct wooden door so the Commission could approve it without continuing the application. Ms. Mroszczyk answered yes. Ms. Carnahan stated that they would put up a wooden door if that will keep her from having to go through all the paperwork and the fees again.

Public Comment - There was no public comment.

Staff Recommendation

Because the *Guidelines* recommend replacement in-kind of deteriorated garage doors and specifically state that metal garage doors that imitate wood paneling will not be approved, and taking into account its visibility from a public street, staff recommends denial of the metal door as installed.

Motion: Scott Winnette moved to approve a new wooden garage door for this property the replace the metal garage door that is currently there and that the new garage door be approved in consultation with staff.

Second: Timothy Wesolek

Vote: 5 - 0

The meeting was adjourned at approximately 6:50 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant