

HISTORIC PRESERVATION COMMISSION

HEARING MINUTES

FEBRUARY 24, 2011

Commissioners

Scott Winnette, Chairman

Robert Jones, Vice Chairman

Timothy Wesolek

Joshua Russin

Gary Baker

Shawn Burns

Brian Dylus, Alternate

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Aldermanic Representative

Michael O'Connor

Staff

Emily Paulus, Historic Preservation Planner

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. Baker announced that Frederick County Landmarks will be having the Historic Trades conference on May 21, 2011 at the Schifferstadt. Historic homeowners will get a chance to meet the tradesmen and see some of the demonstrations of all the different trades.

II. Approval of Minutes

1. February 10, 2011 Hearing / Workshop Minutes

Motion: Timothy Wesolek moved to approve the February 10, 2011 hearing and February 10, 2011 workshop minutes as written.

Second: Gary Baker

Vote: 6 - 0

- **II. HPC Business**

There was no HPC business.

IV. Consent Items

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a. Cases to be Approved

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**2. HPC10-414
Powell**

11 W. 2nd Street

Joseph & Carol

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

Michael

Lisa Mroszczyk

3. HPC11-50

E. Church Street

City of Frederick

Civil War Trails interpretive marker
agent

John Fieseler,

Lisa Mroszczyk

Motion: Scott Winnette moved to approve the consent agenda.

Vote: 6 - 0

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b. Cases to be Continued

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•V. Cases to be Heard

4. HPC10-429

126 W. 4th Street

Jon Meacham

Raise bulkhead and install new cellar doors

Lisa Mroszczyk

Mr. Winnette announced that this case was pulled from the agenda.

5. HPC11-25

2 Clarke Place

Tarek Aly

Construct two-car garage

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the construction of a new two-car garage at the rear of the property measuring 24' x 24' with a pyramidal roof. Proposed materials include the following:

- Smooth fiber cement lap siding with a 7" exposure in sandstone beige;
- Smooth 1x4 fiber cement trim painted white;
- Double hung wood windows;
- Painted wood sash entry door;
- Black asphalt shingles;
- Flush panel metal garage doors with an option for wood flush panel;
- Round profile aluminum gutters and downspouts; and
- Wall mounted light fixtures.

Applicant Presentation

Tarek Aly, the applicant, stated that replacing with a wood door would be no problem.

Commission Questioning/Discussion

Mr. Winnette asked if the applicant was willing to bring everything into agreement with the staff recommendation. Mr. Aly answered yes.

Mr. Baker asked if any modifications had been made to the foundation. Mr. Aly answered that the driveway does slope towards the house so they were going to try to make sure the water goes to the side or the outside so it doesn't go inside the garage. Mr. Baker asked if the siding would be going all the way to the ground. Mr. Aly answered that the drawings were revised to show that the siding would stop about an inch from the bottom.

Mr. Russin asked if the revised drawings showed that the setback was 6 feet. Mr. Aly answered yes.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval for the construction of a new two car garage at the rear of the property according to drawings A.1 and S.1 dated 01.19.2011 with the following conditions:

- The garage doors are flush or paneled painted wood doors;
- The windows are 1/1 configuration; and
- The applicant submit a revised site plan showing setbacks in accordance with §803.

Additional materials to be approved:

- Garage material list dated January 23, 2011
- Guttersupply.com round profile aluminum gutters and downspouts
- Hampton Bay Wall-Mount Outdoor Flemish Copper medium lantern
- CertainTeed CT20 fiberglass asphalt shingles- black
- Jeld-Wen 9-Lite wood entry door
- HardiePlank lap siding and trim with a smooth finish
- Lincoln Traditions Collection double hung wood windows (non-clad)

Motion: Robert Jones moved to approve the construction of a new two car garage at the rear of the property according to drawings A.1 and S.1 dated 01.19.2011 with the following conditions:

- - - **The garage doors are flush or paneled painted wood doors;**
 - **The windows are 1/1 configuration; and**
 - **The applicant submit a revised site plan showing setbacks in accordance with §803.**

Additional materials to be approved:

- - - **Garage material list dated January 23, 2011**
 - **Guttersupply.com round profile aluminum gutters and downspouts**
 - **Hampton Bay Wall-Mount Outdoor Flemish Copper medium lantern**
 - **CertainTeed CT20 fiberglass asphalt shingles- black**
 - **Jeld-Wen 9-Lite wood entry door**
 - **HardiePlank lap siding and trim with a smooth finish**
 - **Lincoln Traditions Collection double hung wood windows (non-clad)**

Second: Shawn Burns

Vote: 6 - 0

**6. HPC11-26
Snowberger**

5 W. 5th Street

Magdalene

Rehabilitation, dormer addition, and rear addition
Swafford, agent

Jennifer

Emily Paulus

Staff Presentation

Ms. Paulus entered the entire staff report into the record and stated that the applicant is seeking approval for the following rehabilitation work on a mid-19th century contributing duplex:

1. At window openings, repair of existing 6/6 wood windows, installation of new 4" flat wood trim at each opening, and removal of non-original shutters
2. Replacement of non-original 6-panel front and side doors with 3-panel wood and glass doors (Jeld Wen #5201) and unblocking of existing transom at front entry
3. Replacement of existing standing seam metal roof in-kind with new standing seam metal roof (to match adjacent duplex)
4. Rehabilitation of the original second story side porch along the east elevation with new tongue-and-groove wood flooring, beadboard ceiling, recessed lighting, and new 1x1 square wood railing
5. Installation of a new shed roof dormer along the side (east) roof slope of the main roof, to include a standing seam metal roof, German lap siding, and 2/2 wood windows
6. Replacement of non-original asbestos shingle siding on rear wing with German lap siding
7. Construction of a new 10' x 10' two-story rear addition, to include standing seam metal roofing, German lap siding, and 1/1 wood windows

Other minor items installation of new light fixtures, gutters and downspouts, vents, and a heat pump in the rear yard.

Applicant Presentation

Jennifer Swafford, the agent, stated that the plans show that the addition will have casement windows, four light simulated divided light windows in the dormers and they were hoping that could be approved. Ms. Paulus stated that ultimately she did not see a problem with that but if they do not have specifications for that they would need to submit that before final approval.

Commission Questioning/Discussion

Mr. Baker asked if the downspout on the east elevation was running alongside the building since there is a gutter but no downspout in the drawings. Ms. Swafford answered that it was missing and it would run down the back and cross over the addition.

Mr. Baker asked if they were going to keep the basement window closed in or if they were going to do something with it since the gas meter will go through it. Ms. Swafford answered that it is a piece of plywood right now so they wanted to try their best to make it look more historic with a window.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval of the proposed rehabilitation work, including the construction of a new dormer and rear addition, because all aspects of the work are in compliance with the *Guidelines* and consistent with the character of the house and historic district.

Materials to be approved:

- Drawings S-1, A-1, A-2, A-3, A-4, A-5, and A-6, with revisions dated 2-14-11
- Scope of Work, with revisions dated 2-14-11
- Catalogue cut sheet: Lincoln Fit Double Hung Insert Window
- Catalogue cut sheet: Jeld-Wen Hemlock Sash Doors (style #5201)
- Catalogue cut sheet: Hampton Bay Seville Wall-Mount Outdoor Lantern in dark bronze

Motion: Josh Russin moved to approve the following items:

- § Drawings S-1, A-1, A-2, A-3, A-4, A-5, and A-6, with revisions dated 2-14-11
- § Scope of Work, with revisions dated 2-14-11
- § Catalogue cut sheet: Lincoln Fit Double Hung Insert Window
- § Catalogue cut sheet: Jeld-Wen Hemlock Sash Doors (style #5201)
- § Catalogue cut sheet: Hampton Bay Seville Wall-Mount Outdoor Lantern in dark bronze

Also to include the final submitted plans to include the basement window and the downspout from the side of the house. Also a cut sheet for the window in the dormer should be submitted for staff approval.

Second: Shawn Burns

Vote: 6 - 0

**7. HPC11-53
Church**

101 W. All Saints Street

Asbury U.M.

Construct a ramp
agent

Richard Johnson,

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the construction of a ramp along the west side of the building. The ramp will have a concrete surface with brick walls to match the existing brick and cast stone coping and coursing. A basement window at the north end of the west wall will be filled in with brick and concealed by the ramp. A second floor window at the north end of the west wall will be removed and the opening enlarged to accommodate a new paneled wood door and six pane wood transom with true divided lights.

The HPC approved a similar ramp along with an addition on February 8, 2007 (HPC06-748). That approval has since expired. The applicant intends to pursue the addition at a later time as a separate application.

Applicant Presentation

Roger Schroeder, with Architectural Concept Group standing in for Richard Johnson, concurred with the staff report.

Commission Questioning/Discussion

Mr. Russin asked what type of cap was going to be selected. Mr. Schroeder answered that they were trying to match the existing as close as possible.

Mr. Baker asked if there was any thought about imitating the coping from the front entrance to follow through with the compatibility. Mr. Schroeder answered that they would need to look at this as a whole because the original from 2007 was a complete addition that was on the side of the church. He added that due to financial situations they were not able to proceed at that time so this is the first step and they submitted the rest to complete it so they will have a phased program coming back to what the original application was. So this is the first part that they can afford to do to get them handicap accessibility.

Mr. Baker asked if any thought was given to a lift enclosure in the back that might be less expensive and have less impact on the historic nature of the building. Mr. Schroeder answered that there are several issues that go along with that that because the rear entrance is not handicap accessible due to the grade.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval of the construction of a ramp on the west side of the building according to drawings D-1, A-1, A-2, A-3, A-4, A-5, and A-6 as revised to show windows and doors and dated February 3, 2011 with the following conditions:

- The brick selection be submitted for staff approval; and
- Basement window infill is limited to the one window that will be concealed by the ramp.

Other materials to be approved:

- Simpson Custom Doors
- Rockcast Cast Stone coping and caps

Motion: Timothy Wesolek moved to approve the construction of a ramp on the west side of the building according to drawings D-1, A-1, A-2, A-3, A-4, A-5, and A-6 as revised to show the windows and doors and dated on 2/3/2011 with the following conditions:

- § The brick be submitted for staff approval; and
- § The basement window infill is limited to the one window that would be concealed by the ramp.

Materials to be approved:

- § Simpson Custom Doors
- § Rockcast Cast Stone copings and caps

Second: Josh Russin

Vote: 6 - 0

The meeting was adjourned at approximately 6:45 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant