

HISTORIC PRESERVATION COMMISSION

HEARING MINUTES

APRIL 28, 2011

Commissioners

Scott Winnette, Chairman (not present)

Robert Jones, Vice Chairman

Timothy Wesolek

Gary Baker

Shawn Burns

Kate McConnell

Brian Dylus, Alternate

-

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. Jones 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. Colonna announced that this evening would be the last night for Preservation Planner Emily Paulus. He wanted to thank her for the wonderful work that she provided the City over the last four years. He mentioned that she has brought the Historic District to a new level of review. Mr. Colonna also announced that a new Commissioner has been appointed and her name Kate McConnell.

Mr. Baker announced that the Frederick County Landmarks Association is holding a Historic Homes Trades Fair on May 21, 2011 at the Schifferstadt for any historic homeowners looking for local tradesmen or carpenters to do work on their houses.

II. Approval of Minutes

1. April 14, 2011 Hearing Minutes

Motion: Gary Baker moved to approve the April 14, 2011 hearing minutes as written.

Second: Timothy Wesolek

Vote: 5 - 0

- **II. HPC Business**

There was no HPC business.

IV. Consent Items

-

a. Cases to be Approved

b. Cases to be Continued

-

2. HPC10-440

230 W. Patrick Street

Way Station,Inc

Applicant requests a continuance to the June 23, 2011 hearing

Vince Anibaldi

Lisa Mroszczyk

Motion: Timothy Wesolek moved to continue the application to the June 23, 2011 hearing.

Second: Gary Baker

Vote: 5 - 0

-

•V. Cases to be Heard

3. HPC11-114

118 N. Court Street

Barron Putnam

Replace windows

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that the applicant is seeking approval to replace six vinyl windows on the rear of a contributing resource that were installed without prior HPC approval with new wood 1/1 double hung wood windows. The main block the building was constructed prior to 1854 and the rear wing was constructed between 1904-1911.

Applicant Presentation

Barron Putnam, the applicant, stated that he did see the picture that shows the original windows were 6/6. He added that he has owned the building for 20 years and to him the windows were always one pane. He thought that some of the windows on the side were multi-pane windows so that is why he put in the application for the one pane. He stated that he would be willing to install multi-pane windows. Mr. Putnam added that the windows are about 90 feet from the private alley and there is a carport between the alley and the house. He mentioned that the windows on the third floor can't be seen because there is a roof from an addition on a nearby property that covers them.

Commission Questioning/Discussion

Mr. Jones thought that after looking at what was approved in the past regarding the 1/1 vinyl windows were in the most obscure areas to where they are not that prominent from any kind of streetscape which is why more leniency was placed on the applicant last time.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends denial as the application was submitted but staff would support an approval with modifications to the 6/6 windows.

Motion: Brian Dylus moved to approve this application with the condition that the existing vinyl windows that are in place be replaced with wood windows in a final configuration whether that is true divided lights 6/6 versus the 1/1 as suggested by staff at this meeting.

Second: Shawn Burns

Vote: 5 - 0

4. HPC11-142

229 E. 3rd Street

Susan Scarvalone

Reconstruct front porch and install gate

Emily Paulus

Ms. Paulus announced that the applicant requested that this application be continued until the May 26, 2011 hearing.

Motion: Robert Jones moved to continue case HPC11-142 at 229 E. 3rd Street to the May 26, 2011 hearing.

Second: Brian Dylus

Vote: 5 - 0

5. HPC11-156

251 W. Patrick Street

Way Station, Inc.

Replace windows and door n outbuilding
agent

Kevin Lunsford,

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the replacement of the three windows on the east wall of a stone, brick and block outbuilding with new double hung wood windows and the replacement in-kind of a door on the west wall.

Applicant Presentation

Kevin Lunsford, the applicant, concurred with the staff report.

Commission Questioning/Discussion

There was no Commission questioning or discussion.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval of the application with the following conditions:

- The concrete block and wood infill at the southernmost window opening be removed so that the new window fits the entire stone/brick opening; and
- The new door fit the entire opening and be painted or stained with a solid color opaque stain.

Motion: **Shawn Burns moved to approve the application with the following conditions**

- **That the concrete block and wood infill at the southern most window opening by removed so that the new window fits the entire stone/brick opening; and**
- **The new door fit the entire opening and be painted or stained with a solid color opaque stain**

Second: **Brian Dylus**

Vote: **5 - 0**

6. HPC11-193

340 N. Market Street

Roy Meacham

Install handrail

Emily Paulus

Staff Presentation

Ms. Paulus entered the entire staff report into the record and stated that the applicant is requesting approval for the installation of a 36" high steel railing to the right of the front entry of an early to mid-19th century contributing property. The railing would be powder coated black and feature 1" square posts with ½" steel pickets; every-other picket would be twisted. The railing would be drilled into the concrete stoop, with no attachment to the brick wall.

Applicant Presentation

Roy Meacham, resident of 340 N. Market Street, concurred with the staff report.

Commission Questioning/Discussion

There was no Commission questioning or discussion.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval of the installation of a 36" high powder coated black steel railing to the right of the front entry, according to the submitted drawing and specifications.

Motion: Timothy Wesolek moved to approve the application for the addition of a railing on the outside of the property that is 36" high and has powder coated black steel railings to the right of the entry and matches the design specifications submitted with the application dated April 20, 2011.

Second: Brian Dylus

Vote: 5 - 0

7. HPC11-205

406 N. Market Street

Christian Handy

Replace door and roof, install light fixtures

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns the following modifications to a non-contributing resource:

1. Enlarge the existing doorway and install a new glass and aluminum door with transom and sidelights;
2. Create a new door opening on north wall and install flush metal door;
3. Replace asphalt shingles with standing seam metal;
4. Replace light fixtures; and
5. Remove the brick planter in parking lot.

Applicant Presentation

Christian Handy, the applicant, stated that he would like to be able to cap the wall fixtures once they are removed and since they are going to be removing two wall fixtures he would like to add two of the round soffit flush mounted light fixtures on the south wall to make up for the light that is coming off.

Commission Questioning/Discussion

Mr. Jones asked if there was only one light on the south wall. Mr. Handy answered yes and he thought it was in need of two.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends approval of the application with the condition that in addition to the new RLM fixtures flanking the front door, only one style flush mount fixture be approved for the soffits only and that all remaining wall fixtures be removed.

Motion: Brian Dylus moved to approve the application as follows:

- **To enlarge the existing doorway and install a new glass and aluminum door with transom and sidelights as the new door and proposed modifications to the entryway are compatible with the overall character of the building and they will not detract from the streetscape or any adjacent historic properties**

- To create a new door opening on the north wall and install a flush metal door as the wall has already been modified since there is evidence by the concrete and block infill
- To replace the asphalt shingles with standing seam metal roof as standing seam metal roof is compatible with the historic district generally and is in use in cases of other non-contributing resources
- To replace the light fixtures and cap the existing light fixtures that will be removed and adding soffit fixtures as coordinated with staff because the proposed locations and styles of the three different lights fixtures are incompatible with each and with the simplicity of the building only one type of light fixture should be used
- To remove the brick planter in the parking lot as it is a non-contributing resource and it is okay to remove.

Second: Gary Baker

Vote: 5 - 0

8. HPC11-208

20 W. Patrick Street

Weinberg Center

Paint mural on vestibule ceiling
agent

Charles Crum,

Lisa Mroszczyk

Staff Presentation

Ms. Mroszczyk entered the entire staff report into the record and stated that this application concerns a mural to be painted on the vestibule ceiling of the Weinberg Center for the Arts, historically known as the Tivoli Theatre. The theatre dates from 1926 and is a contributing resource in the Frederick Town Historic District.

Applicant Presentation

Charles Crum, the applicant, stated that the Board of Directors were successful in raising funds and the donors have charged the Board with keeping the jewel of Frederick shining. So the Board has put the task in the hands of a Committee that has developed a plan with an interior designer and a craftsman to prepare this. He went on to say that it was through conversations that they realized that even though this vestibule is beyond the façade of the building it is still within

sight from the sidewalk and there was some concern that it would be under the jurisdiction of the HPC and that is when they sought out help from the Planning Department. Mr. Crum stated that he did some research and he took some time to elaborate the sketch a little more to show the color pattern within the segments. He stated that they are trying to preserve and enrich the pride of the building with the painting plan. They hope to pull from the palette of the existing materials, mainly the marble to try to lighten the vertical surface in the vestibule and to bring notice to the dome. He added that the radiant pattern is something they are echoing from the lobby since there is a mosaic star in the lobby.

Commission Questioning/Discussion

Gary Baker stated that they are here to be stewards of architecture, historic context and value of details in distinguishing features of particular designs and he agreed with the staff report. Mr. Crum stated that if there were elements in the proposal that they would need to revisit that would be fine but they just want to keep working with a constructive motion forward to come up with something that will work for the Weinberg Center.

Mr. Jones had a problem with the mural because he did not see any cohesive composition developing out of it. He thought that it detracted from the classical/revival theatre setting.

Mr. Wesolek thought this was a great way to tie the mosaic starburst in the lobby and on the front sidewalk to the vestibule.

Public Comment

John Healey, with the Weinberg Center for the Arts, stated that they were not thinking about this as a mural. He added that there are two domes in the Weinberg Center and you do not see either one of them because of the way they have been painted over the years. He stated that it was high style of the historic theatres to have zodiac patterns, pictures, murals, skies and Greek keys painted into these domes. He went on to say that they are trying to emphasize the dome. They do not want to distract from the dome but they want to put something there so people will see the dome. They would like to carry the star pattern through the building. He added that when they applied for a grant through the Frederick Downtown Partnership for the façade they included painting the vestibule and the Maryland Historical Trust suggested a mural.

Rollie Belles stated that what makes the Weinberg great is that the artists are there to be free as artists. He thought that the architect built the Weinberg for artists to be free and since this is just paint it will not destroy the architecture because it can always be repainted.

Staff Recommendation

Staff recommends denial of the application because:

- The proposal will alter the relationship of the feature to the remainder of the structure
- The general design, scale, proportion, arrangement and placement of the mural is incompatible with the existing building and will alter the architectural hierarchy of the space
- The proposal will detract from a cohesive design by a master architect
- The alteration is not based on historical evidence

Motion: Brian Dylus moved to approve the application to paint the vestibule ceiling of the Weinberg Center historical known as the Tivoli Theatre generally in accordance with the sketches that were provided by the applicant in making this decision to present this motion for approval the design as presented does not distract from the historic character of the property and it will not alter any of the characteristics and the characteristics that it currently possesses will be retained and preserved.

Second: Timothy Wesolek

Vote: 3 - 2, Gary Baker and Robert Jones opposed

The meeting was adjourned at approximately 7:40 PM.

Respectfully Submitted,

Shannon Albaugh, Administrative Assistant