

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
JULY 26, 2012**

Commissioners

Scott Winnette, Chairman
Robert Jones, Vice Chairman
Gary Baker (not present)
Shawn Burns (not present)
Stephen Parnes
Tim Wesolek
Michael Simons
Brian Dylus, Alternate

Aldermanic Representative

Michael O'Connor

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner
Christina Martinkosky, Historic Preservation Planner
Scott Waxter, Assistant City Attorney
Matt Davis, Manager of Comprehensive Planning
Shannon Pyles, 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

II. Approval of Minutes

1. July 12, 2012 Hearing/Workshop Minutes

Motion: Timothy Wesolek moved to approve the July 12, 2012 hearing and workshop minutes as written.
Second: Stephen Parnes
Vote: 5 - 0

III. HPC Business

2. Code Enforcement Report

Discussion

Matt Davis stated that the administration authorized the hiring of a new Code Enforcement Officer and they expect that person to begin sometime next month. He added that this will allow them to reallocate their resources and dedicate a specific person to the Historic District.

3. Presentation of FFY2011 Certified Local Government Grant Project – Frederick Historic District Database and Map

Discussion

Ms. Murphy presented the results of the Certified Local Government grant project for the past year. She stated that the database will eventually be live and any one from the public can go on to search a property in the historic district. You can search by address, tax ID# or the historic properties number and what you will find is a link directly to the Maryland Inventory of Historic Properties form and you can find out if the building has been determined contributing or non-contributing based on the National Register Criteria. She added that they had a consultant come in who was qualified under the Secretary of the Interior's Professional Qualification Standards to make these determinations. Ms. Murphy said that you can also look at several images that are on file for the property.

IV. Consent Items**a. Cases to be Approved****b. Cases to be Continued****V. Cases to be Heard**

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|------------------------------|----------------------------|---------------------------|
| 4. HPC12-287 | 56 S. Market Street | 6601 Suitland, LLC |
| Demolish rear wing | | |
| <i>Lisa Mroszczyk Murphy</i> | | |

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

Public Comment

Gil House, Frederick Historian, stated that he wanted to talk about the iron cellar door that is in the front of the property. He added that the cellar door and frame were cast here in Frederick in 1889 by the Union Foundry. Mr. House stated that he hoped the applicant would consider saving the frame if it is to be replaced during the renovation process because it is an artifact from the late 1800's.

Motion: Brian Dylus moved to approve the partial demolition of the single story two brick warehouse at the rear of the 19th Century commercial building and a partial brick wall at the rear of the property line because the demolition will not compromise the integrity of the streetscape, any surrounding historic properties or the significance of the overall building.

Second: Timothy Wesolek

Vote: 6 - 0

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|------------------------|-------------------------|----------------------|
| 5. HPC12-418 | 121 Water Street | Duane Dillard |
| Alter roof on rear ell | | |

Christina Martinkosky

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

Motion: Brian Dylus moved to approve the replacement of the roof structure with the same form, shape and dimensions as the existing roof and re-cladding the roof in the Timberline asphalt shingle featuring the Shakewood color option and the installation of gutters and downspouts on the new roof in compliance with the Frederick Town Historic District Guidelines.

Second: Michael Simons

Vote: 6 - 0

6. HPC12-331 112 N. Court Street Clifford Bridgford
Demolish garage
Christina Martinkosky

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

Motion: Scott Winnette moved to approve the demolition of the garage located at the rear of the property subject to an approved replacement plan because a licensed engineer has review the structural soundness of the building and has determined that the garage cannot be repaired without completely dismantling the structure.

Second: Timothy Wesolek

Vote: 5 – 1, Michael Simons opposed

7. HPC12-332 112 N. Court Street Clifford Bridgford
Replacement plan for demolished garage
Christina Martinkosky

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

Motion: Brian Dylus moved to approve the construction of a one-story garage in accordance to the Smolly Engineer drawings S-1, S-2.0, S-3.0 dated July 19, 2012. That show a door opening with a height of 8' and a width of 18' for each garage unit and swinging doors which are approx. 1.5' off the property line on the north elevation and 3' off the property line on the south (side) elevation with the contingency that should the authority issuing the building permit find that the doors are not allowed by code that they be filled in with brick that is adjacent to the openings with the following materials for use on the project:

- Solid wood roll-up garage doors by Clopay with the condition that the doors do not feature windows
- That the brick be "Smooth Face Tumbled" brick from Statesville Brick or "Tombridge Redburn" brick from Glen-Gery Brick Co. based upon what the applicant chooses.
- Asphalt shingles from Landmark "Designer Shingles" series either in a charcoal black or moire black.
- The light fixture submitted by the applicant be a "Medium Federal Outdoor Light" from Shades of Light Company, Model # OL9905 that are 14"H x 9"W x 5 ½"D or Klamath Fall from Rejuvenation Co. (A3390) 11"H x 7"W x 8"D.
- The gutters and downspouts be round and metal.

- Wood trim to be used.
- If the swinging doors are allowed they be single-leaf wood doors on the north and south side or metal doors if that is required by code.

The applicant is to supply a color photo or cut sheets for the following materials:

- The ‘Smooth Face Tumbled’ brick from Statesville Brick or ‘Tombridge Redburn’ brick from Glen-Gery Brick Co.
- Asphalt shingles from Landmark ‘Designer Shingles’ series, charcoal black or moiré black and metal door

The applicant is to submit a revised drawing showing the location of the lights fixtures and if the building department determine that the side entry doors are not permitted they submit a drawing showing their removal

Second: Timothy Wesolek

Vote: 6 - 0

<p>8. HPC12-335</p> <p>Replacement plan for demolished parking pad <i>Christina Martinkosky</i></p>	<p>110 N. Court Street</p>	<p>N. Court Associates, LLC Clifford Bridgford, agent</p>
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Ms. Martinkosky entered the entire staff report into the record.

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- Solid wood roll-up garage doors by Clopay with the condition that the doors do not feature windows
- That the brick be ‘Smooth Face Tumbled’ brick from Statesville Brick or ‘Tombridge Redburn’ brick from Glen-Gery Brick Co. based upon what the applicant chooses.
- Asphalt shingles from Landmark ‘Designer Shingles’ series either in a charcoal black or moire black.
- The light fixture submitted by the applicant be a ‘Medium Federal Outdoor Light’ from Shades of Light Company, Model # OL9905 that are 14”H x 9”W x 5 ½”D or Klamath Fall from Rejuvenation Co. (A3390) 11”H x 7”W x 8”D.
- The gutters and downspouts be round and metal.
- Wood trim to be used.
- If the swinging doors are allowed they be single-leaf wood doors on the north and south side or metal doors if that is required by code.

The applicant is to supply a color photo or cut sheets for the following materials:

- The ‘Smooth Face Tumbled’ brick from Statesville Brick or ‘Tombridge Redburn’ brick from Glen-Gery Brick Co.
- Asphalt shingles from Landmark ‘Designer Shingles’ series, charcoal black or moiré black and metal door

The applicant is to submit a revised drawing showing the location of the lights fixtures and if the building department determine that the side entry doors are not permitted they submit a drawing showing their removal

Second: Timothy Wesolek

Vote: 6 - 0

- 9. HPC12-399** **31 E. 5th Street** **WSD Capital, LLC**
 Demolish one story attached frame shed
Lisa Mroszczyk Murphy

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

Motion: Timothy Wesolek moved to find the rear wall on the main block and the one story attached frame shed addition at the rear of the building to be non-contributing based on the fact that the entire building has been altered and suffered significant loss of integrity. The roof material has been replaced with rolled asphalt and aluminum siding as well as T1-11 that is on the shed and the replacement windows have reduced the size of the window openings and incompatible windows have been added to the front façade and for those reasons the shed at the rear of the building is not an integral part of the streetscape and that the main block of the building on the front of each street be retained and rehabilitated while maintaining the scale and the mass at the streetscape. The demolition of the shed and rear wall will have no visual or physical impact of the surrounding properties and the overall building does not have a design integrity that could be compromised.

Second: Brian Dylus

Vote: 4 – 2, Michael Simons and Stephen Parnes opposed

Motion: Timothy Wesolek moved to approve the demolition of the rear wall and one story attached frame shed because it was just found to be non-contributing by the Commission subject to and approved replacement plan.

Second: Brian Dylus

Vote: 4 – 2, Michael Simons and Stephen Parnes opposed

- 10. HPC12-402** **33 E. 5th Street** **WSD Capital, LLC**
 Demolish 1- ½ story ell
Lisa Mroszczyk Murphy

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

Motion: Brian Dylus moved to find the rear wall and 1 ½ story brick and framed extension to be non-contributing to the significance historic district due to the lack of integrity.

Second: Timothy Wesolek

Vote: 4 – 2, Michael Simons and Stephen Parnes opposed

Motion: Brian Dylus moved to approve the demolition of the property subject an approved replacement plan because the 1 ½ story extension at the rear of the building is not visible from the 5th Street façade. The main block of the building will be retained and rehabilitated maintaining the scale and pattern of the established historic streetscape in relationship with the adjacent historic properties. The extension is independent of the adjacent historic structures and the demolition will have no negative physical or visual impact on these properties. The design integrity of the main block has already been compromised by the above described alterations which were listed in the staff report.

Second: Timothy Wesolek

Vote: 4 – 2, Michael Simons and Stephen Parnes opposed

11. HPC12-414 58-62 E. 5th Street 6601 Suitland Road, LLC
 Demolish free-standing façade wall
Lisa Mroszczyk Murphy

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

Public Comment

Gil House, Frederick Historian, stated that he was glad to see something is going to be done with this area and he is pretty familiar with the area because he as a teenager he worked at Enterprise Printing Company, which was at 70 S. Market Street. He added that no matter what the applicant does he thought would be a much better streetscape than what is there now.

Motion: Brian Dylus moved to find the wall and associated concrete and steel bracing to be non-contributing to the significance of the historic district due to a substantial loss of its integrity.

Second: Timothy Wesolek

Vote: 5 – 1, Michael Simons opposed

Motion: Brian Dylus moved to approve the demolition the structure because while some of the wall provided some semblance of streetscape for the past 12 years its integrity has already been compromised by the 2000 demolition of the building behind it and the demolition of the wall will be subject to an approved replacement plan.

Second: Timothy Wesolek

Vote: 5 – 1, Michael Simons opposed

12. HPC12-415 66-70 S. Market Street 6601 Suitland Road, LLC
 Construct addition
Lisa Mroszczyk Murphy

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

Motion: Brian Dylus moved to find the wall and associated concrete and steel bracing to be non-contributing to the significance of the historic district due to a substantial loss of its integrity.

Second: Timothy Wesolek

Vote: 5 – 1, Michael Simons opposed

Motion: Brian Dylus moved to approve the demolition the structure because while some of the wall provided some semblance of streetscape for the past 12 years its integrity has already been compromised by the 2000 demolition of the building behind it and the demolition of the wall will be subject to an approved replacement plan.

Second: Timothy Wesolek

Vote: 5 – 1, Michael Simons opposed

The meeting was adjourned at approximately 9:00 PM.

Respectfully Submitted,

Shannon Pyles,
Administrative Assistant

APPROVED