

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
July 24, 2014**

Commissioners

Scott Winnette, Chairman
Robert Jones, Vice Chairman
Stephen Parnes
Tim Wesolek
Michael Simons
Brian Dylus (not present)
Rebecca Cybularz (not present)
Chase Tydings, Alternate

Aldermanic Representative

Donna Kuzemchak

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner
Christina Martinkosky, Historic Preservation Planner
Rachel Depo, Assistant City Attorney
Matt Davis, Manager of Comprehensive Planning
Lea Ortiz, Office Manager

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.

II. 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.”

III. Announcements

Ms. Martinkosky announced that on July 17, 2014 the Mayor and Board unanimously to approve an HPO designation for the farm complex on Conley Farm which would be the second designation of this year. Mr. Winnette announced that the three of the Commissioners and staff attended a preservation forum in

Philadelphia.

IV. Approval of Minutes

1. June 26, 2014 Hearing/Workshop Minutes

Motion: Scott Winnette moved to approve the June 26, 2014 Hearing/Workshop Minutes as published.

Second: Tim Wesolek

Vote: 6-0.

V. HPC Business

2. Administrative Approval Report

3. Code Enforcement Report

4. Election of Officers

Robert Jones nominated Scott Winnette for Chairman, seconded by Tim Wesolek with a 6-0 vote. Scott Winnette nominated Robert Jones for Vice Chairman, seconded by Chase Tydings with a 6-0 vote

5. Requests for Demolition Review

a. 650 E. Church Street (620 Gas House Pike)

Motion: Tim Wesolek moved to not go forward due to the fact that this property is a non-contributing resource to the National Register at 620 Gas House Pike, seconded by Chase Tydings, with a 6-0 vote.

b. 810 E. Church Street (830 Gas House Pike)

Public Comment: Mr. Samuels wanted an explanation on how far does the Historic District on this property go back. Lisa Murphy explained that a survey was completed that identified an area that was not listed on the National Register but through the survey it was identified as eligible.

Motion: Stephen Parnes moved to not go forward as the integrity of the house has been loss over time. Seconded by Tim Wesolek, with a 6-0 vote.

c. 1300 Hughes Ford Road (1334 Hughes Ford Road)

Motion: Chase Tydings moved to not go forward with the demolition of this property. Seconded by Tim Wesolek with a 6-0 vote.

d. 1317 Hughes Ford Road

Motion: Scott Winnette commented that due to it was determined that it meets the National Register Criterion A which corresponds with the our city's Criteria for Design (i) and that its association with the broad pattern of agricultural history in Frederick County as well as it was determined that it meets Criterion C due to its association with historical trends in domestic architecture corresponds to our criteria for designation iv and make an application to designate the following structures: Dwelling, 1886, Small brick building, c. 1886, Small wood-frame storage building, c. 1940 Dairy barn, c. 1940, Milk house, c. 1940, Silos adjacent to the dairy barn, c. 1950 and not make an application for the remaining structures due to a lack of integrity or because they do not meet the Criteria for Designation. Seconded by Chase Tydings with a vote of 6-0.

VI. Consent Items

There were no consent items.

VII. Continuances

6.	HPC14-358	211 E. 4 th Street	Kenneth Poisson & Reiner Prochaska
7.	HPC14-359	213 E. 4 th Street	Nicole Gerlanc & Kurt Zeller
8.	HPC14-396	211 E. 4 th Street	Kenneth Poisson & Reiner Prochaska
9.	HPC14-403	213 E. 4 th Street	Nicole Gerlanc & Kurt Zeller

Motion: Scott Winnette moved to continue HPC14-358, HPC14-359, HPC14-396 and HPC 14-403 to the August 14, 2014 hearing.

Second: Tim Wesolek

Vote: 6-0

Cases to be Heard

10.	HPC14-407	337 E. 3 rd Street	Lori Powers
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Ms. Murphy entered the entire staff report into the record. There was public comment.

Public Comment: Mr. Samuel commented that there are other asphalt shingles in the historic district and felt this applicant should have the same right to do the same.

Motion: Scott Winnette moved to approve a metal roof with a particular style that will have manufacturing and cut sheets reviewed and approved by staff.

Second: Robert Jones

Vote: 4-2. Tim Wesolek and Chase Tydings opposed.

11.	HPC14-408	113 E. 7 th Street	Ryan Weinstein Holli Violette, agent
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Ms. Murphy entered the entire staff report into the record. There was public comment.

Public Comment: Mr. Samuel felt that the Commission should give this applicant the approval to increase the height of the garage.

Motion: Robert Jones moved to approve the request to increase the height of the garage with the condition that it is limited to the south side only from 16'-0" and revised drawings be submitted to staff for approval.

Second: Scott Winnette

Vote: 4-2. Tim Wesolek and Chase Tydings were opposed.

12. HPC14-490 120 W. 3rd Street Lucy and Kevin Hogan

Ms. Martinkosky entered the entire staff report into the record. There was no public comment.

Motion: Chase Tydings moved to approve HPC14-490 located at 120 w. 3rd Street to expand the existing balcony over the rear ca. 1980 sunroom addition. The new section of balcony will feature:

- 2 ¼” tongue and grooved southern yellow pine flooring to match existing (painted or stained)**
- Wood railing where the size of the posts and integrated pickets are consistent with the existing porch railing (painted or stained)**

Second: Tim Wesolek

Vote: 6-0

13. HPC14-516 24 S. Court Street John W. & Carolyn R. Greiner

Ms. Murphy entered the entire staff report into the record. There was no public comment.

Motion: Robert Jones moved to approve the alteration to the non-historic window opening with the following conditions:

- The wood lintel is replaced with a new wood lintel; and**
- The new window is a four-light sash with true or simulated divided lights.**

Second: Stephen Parnes

Vote: 6-0

**14. HPC14-519 129 E. Patrick Street Dennis Hoffman & Paul Tinney
Gary Baker, agent**

The applicant was not present.

Motion: Scott Winnette moved to continue this case to the August 11, 2014 hearing.

Second: Tim Wesolek

Vote: 4-1.

15. HPC14-521 104 E. 7th Street Elizabeth H. Warren

Ms. Murphy entered the entire staff report into the record. There was no public comment.

Motion: Robert Jones moved to approve the application to replace the existing asphalt shingles in-kind with Landmark Prop “Silver Birch” shingles to match the color, style, and

dimension of the existing because there is no clear evidence of the original roofing material and because the guidelines state that asphalt shingles can be used to replace existing asphalt or asbestos shingles, an earlier roofing material on the building. The repointing of the chimney should be a lime-based mortar matching the existing per the Frederick Town Historic District Guidelines, and that hand tools only are to be used on this application.

Seconded: Steven Parnes

Vote: 6-0

16. HPC14-554

24 E. 4th Street

Ann & Joseph Dahms

Ms. Murphy entered the entire staff report into the record. There was no public comment.

Motion: Scott Winnette moved to continue HPC14-554 to the August 14, 2014 hearing to allow staff to visually inspect the windows from the inside.

Second: Chase Tydings

Vote: 6-0

17. HPC14-583

15 W. Church Street

Evangelical Reformed Church of Christ

Bruce Zavos, agent

Ms. Murphy entered the entire staff report into the record. There was public comment.

Public Comment: Mr. Cliff Bridgeford commented that this garage has been on site since at least until 1960. He asked the commission to deny the demolition of the garage.

Motion: Tim Wesolek moved to make these features non-contributing because after staff has reviewed the historical maps, aerial photographs, and other documentation regarding the history of this property that staff found all of the features proposed for demolition, except for the shed/garage, were built post-1967 and therefore outside the historic district period of significance. Tim Wesolek moved to make it the shed/garage non-contributing because the structure does not define the Historic District and does not add historical or architectural value to the Historic District.

Second: Stephen Parnes

Vote: 6-0.

Motion: Tim Wesolek made a motion to demolish the structures since this property was defined as non-contributing and subject to a replacement plan.

Second: Chase Tydings

Vote: 6-0.

The meeting was adjourned at 7:45 PM.

Respectfully Submitted,

Lea Ortiz
Office Manager

APPROVED 8/14/2014