

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
AUGUST 20, 2014**

Commissioners

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

Aldermanic Representative

Donna Kuzemchak (not present)

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner
Christina Martinkosky, Historic Preservation Planner (not present)
Scott Waxter, Assistant City Attorney
Matt Davis, Manager of Comprehensive Planning
Shannon Pyles, HPC Administrative Assistant (not present)

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

There were no announcements.

IV. Approval of Minutes

There were no minutes to be approved.

V. HPC Business

There was no HPC Business.

VI. Consent Items

There were no consent items.

VII. Cases to be Heard

- 1. HPC14-529ZMA 1317 Hughes Ford Road Historic Preservation Commission**
Shaver/Johnson Farm (Renn Farm) Historic Preservation Overlay Zoning Map Amendment
Lisa Mroszczyk Murphy

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

Public Comment

Kate Kuranda, with Goodwin & Associates, stated that their firm was retained to assess this farm along with nine other properties as part of the Gas House Pike improvement project back in 2007 and they identified an intact active agricultural historic district along Gas House Pike that illustrated the transition from grain farming to dairy farming. She went on to say that it included several properties individually eligible as part of this district. She said that all the properties were evaluated for their potential local significance and their results were submitted to the Maryland Historical Trust for their review. She stated that MHT found that the farm in question including all buildings and agricultural acreage was a contributing element to the rural historic district however they did not find the farm or any portion of the farm as significant on its own for the association of local agricultural history or local architecture. She added that this finding was incorporated in the documentation submitted to the City for the demolition request. She stated that the area being considered for the historic overlay is limited to a small portion of the farm related directly to mid-20th century dairy buildings and their research does not suggest that these 20th century buildings made a significant contribution to the pattern of local agricultural history and do not illustrate transitions or innovations in agricultural technology, nor do the buildings illustrate significant design illustrating the industrial agricultural operations of the period. She went on to say that getting back to the rural historic landscape it was actually much bigger than this farm and it extended along both sides of Gas House Pike. She stated that it was fairly intact in 2007 and she did not know if that could be said today because there has been a lot of demolition and construction in that area currently.

Karl Morris, with Matan Companies, stated that he talked to the land planner and told her about the conversations at the previous hearing and she said this sounds like the Kentlands. He stated that he was not sure if the Commission was familiar with the Kentlands but it is a 350 acre track that is a neotraditional community which is exactly what they envisioned for the Renn Farm. He said that there are structures at Kentlands that the City of Gaithersburg had the same conversation about what should be done. He said that the first exhibit is the concept plan of the Kentlands and they marked the area of the structures and these were the structures that were in question. He went on to say that there was some question at the time as to if the structures were historical in nature and the City of Gaithersburg gave the

developer/designer the flexibility design the community in and around these facilities. He said that in 2012 the City of Gaithersburg designated these properties historical. He stated that when the HPC looks at making a designation they need to have some ownership and back in the 1980/1990 that is exactly what the City of Gaithersburg did. He went on to say that the structures in the Kentlands were in far better shape than those on the Renn Farm. He stated that they have pictures of the dairy barn and the other structures that are in tough shape. He said that his first option would be to get the designation removed completely such that he has the flexibility to work with his designers to see if they can make something but where he sits today he can't promise anything but it has been done before.

Motion: Scott Winnette moved to recommend a resolution to the Planning Commission and Mayor & Board of Aldermen for the rezoning of a portion of 1317 Hughes Ford Road in order to apply the Historic Preservation Overlay and the overlay would include the Shaver/Johnson farm including the dwelling constructed in 1886, small brick building constructed in 1886, dairy barn and milk house constructed in 1940, silos adjacent to the dairy barn constructed in 1950 referencing the staff report and in agreement with staff findings that these buildings meet criteria 1 and 4 and including staff report as part of the findings and also the comprehensive plan for the City set forth HRE policy 5 and HRE policy 6 that they are to identify, document, designate and protect significant historic resources including archeological resources and encourage the retention, enhancement, and maintenance of valuable historic resources with the boundaries shown in the diagram dated 8/20/2014 which includes the orchard going out to Monocacy Boulevard and it follows a fence line.

Second: Robert Jones

Vote: 3 – 1, Chase Tydings opposed

The meeting was adjourned at approximately 6:45 PM.

Respectfully Submitted,

Shannon Pyles,
Administrative Assistant