

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
MARCH 26, 2015**

**Commissioners**

Scott Winnette, Chairman  
Robert Jones, Vice Chairman  
Stephen Parnes  
Dan Lawton  
Michael Simons  
Rebecca Cybularz (not present)  
Carrie Albee  
Chase Tydings, Alternate

**Aldermanic Representative**

Donna Kuzemchak

**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

**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.

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**I. 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.”*

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**II. Announcements**

Ms. Murphy announced that the historic preservation tax credit application deadline is April 1, 2015 and she encouraged any applicants to get that in if they have done any eligible preservation work in 2014.

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She also announced that the deadline for the historic preservation awards nominations is March 27, 2015. She said that the “This Place Matters” photo contest deadline is April 3, 2015. She stated that the award winners will be announced at the Mayor & Board of Aldermen meeting on May 7, 2015.

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**III. Approval of Minutes**

**1. March 12, 2015 Hearing/Workshop Minutes**

**Motion:** Scott Winnette moved to approve the March 12, 2015 hearing and workshop minutes as written.  
**Second:** Stephen Parnes  
**Vote:** 6 - 0

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**IV. HPC Business**

There was no HPC business.

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**V. Consent Items**

<b>2. HPC15-143</b>	<b>5 E. 5<sup>th</sup> Street</b>	<b>Michael Olive &amp; David Chowance</b>
Repair/replace chimney		Crystal White, agent
<i>Lisa Mroszczyk Murphy</i>		

**Motion:** Scott Winnette moved to approve the consent agenda which includes HPC15-143 located at 5 E. 5<sup>th</sup> Street.  
**Second:** Robert Jones  
**Vote:** 7 - 0

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**VI. Cases to be Heard**

<b>3. HPC14-969</b>	<b>114-116 Water Street</b>	<b>MI Tech, LLC</b>
Replace windows, doors, light fixtures and A/C units		
<i>Lisa Mroszczyk Murphy</i>		

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

**Motion:** Carrie Albee moved to approve staff recommendation regarding items 1, 5, and 6 because they are consistent with the Commission’s guidelines as outlined in the staff report and the replacement of the two original windows on the front of 116 noting that this recommendation is only being made in light of the fact that no alternative exists due to the loss of the original windows and the windows at 114. She also moved to approve the replacement of the door at 116 with the condition that the original trim and molding in the reveal be exposed and restored with the details on how that will be accomplished submitted to staff for final approval. She also moved to approve the replacement of the door at 114 with reconstruction of the original

is consistent with the photograph documentation with the details submitted for final staff approval.

Second: Chase Tydings  
 Vote: 6 - 0

- |   |                                    |  |
|---|------------------------------------|--|
| <p><b>4. HPC15-107</b><br/>                 Rear modifications and porch addition<br/> <i>Christina Martinkosky</i></p> | <p><b>341 S. Market Street</b></p> | <p><b>GDMD Holdings Group, LLC</b><br/>                 Brian Bradfield, agent</p> |
|---|------------------------------------|--|

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

**Public Comment**

Bonnie Ladouceur, resident at 343 S. Market Street, stated that she is attached to this property and has lived there for 15 years. She went on to say that she is hugely in support of the applicant bringing it back up to code and various other things because it is not good to live next to a house that is empty. She added that the part that struck her was the part about the request for wood siding. She said that this house is far back from the closest public street which is the alley behind the house and if a roof over the deck is required the windows would not even be visible from the alley. She said that the siding is somewhat less important in her opinion and the reason for her being in favor of the Hardie-Plank is because it is a non-burnable siding. She said that it is important for the preservation of the whole district that we start moving more towards materials that aren't going to catch on fire as easily. She added that she did not think the windows on the rear of the first floor are historic.

**Motion:** Scott Winnette moved to approve these items of this application as they are delineated in the staff report numbers 1-9 including the cut sheets and dimensions of all of these items. With regard to number 10, approve the replacement the rear aluminum door and rear aluminum window at ground floor with a new door and window with the condition that door is 2'8" x 6'8" wood Jeld-Wen with full light (no muntins or grilles) and that the new window be a wood double-hung Jeld-Wen in a 1/1 pattern to match the existing front windows to also match those being replaced on the second floor. He also moved to approve the addition of new light fixtures flanking each side of the new rear doors with the condition that cut sheets are provided for staff approval. Also, approval to replace the existing triple window at the second floor level including the removal of the existing awning structure with a new triple window sized to meet egress requirements, head height and overall opening width to match existing, new triple window to be wood double-hung Jeld-Wen with a 1/1 pattern to match existing front windows. He also moved to approve the replacement of the siding with either wood German-Lap or be kept existing with repair regarding the windows that might be inserted. Also, approval of the new rear dormer with shed roof, cheek walls of the dormer to be standing seam metal roofing, new dormer windows to be wood casement Jeld-Wen for egress and the windows are to have simulated check rail to resemble a 1/1 double hung window. He also moved to approve the addition of an 11' x 8' rear covered porch off the first floor with stairs to grade. Porch structure, posts, railing, and stairs to be painted wood. Roofing to be standing seam metal roof. The wood railing will follow the railing detail that staff can provide. Also, the approval to remove the existing metal awning on the first floor of the rear elevation. Replace existing window in the northernmost bay for a new 2'8" x 6'8" wood door with a full-light from Jeld-Wen. The remaining two window units on the first floor of the rear elevation are to be retained. He moved to approve this application with the condition that product information for

**the new lighting (items 7 & 11), a drawing of the rear elevation indicating the location of proposed lighting and specific product information for the new doors and windows are submitted for staff review.**

**Second: Michael Simons**

**Vote: 5 – 1, Robert Jones opposed**

The meeting was adjourned at approximately 7:00 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant

APPROVED 4/9/15