

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
DECEMBER 10, 2015**

**Commissioners**

Scott Winnette, Chairman  
Stephen Parnes, Vice Chairman  
Dan Lawton  
Michael Simons  
Rebecca Cybularz  
Carrie Albee  
Alan Miner  
Matthew Bonin, Alternate

**Aldermanic Representative**

Donna Kuzemchak

**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 (not present)  
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**

There were no announcements.

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### III. Approval of Minutes

#### 1. November 12, 2015 Hearing/Workshop Minutes

**Motion:** Scott Winnette moved to approve the November 12, 2015 hearing and workshop minutes as written.  
**Second:** Rebecca Cybularz  
**Vote:** 7 - 0

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### IV. HPC Business

2. Administrative Approval Report
3. Code Enforcement Report
4. Report from the Sub-Committee of the HPC Studying the FNP Site

**Motion:** Scott Winnette moved to receive the report into the public record.  
**Second:** Dan Lawton  
**Vote:** 7 - 0

**Motion:** Scott Winnette moved to dissolve the sub-committee, The FNP Site Study, per their request.  
**Second:** Alan Miner  
**Vote:** 7 - 0

#### 5. Request for Demolition Review – 203B Linden Avenue

**Motion:** Scott Winnette moved to not pursue an application regarding 203B Linden Avenue for its designation as Historic Preservation Overlay.  
**Second:** Rebecca Cybularz  
**Vote:** 7 - 0

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### V. Consent Items

|                                                                        |                                      |                                                        |
|------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------|
| <b>6. HPC15-859</b><br>Replace windows<br><i>Lisa Mroszczyk Murphy</i> | <b>110A W. 3<sup>rd</sup> Street</b> | <b>VFN Historic Properties LLC</b><br>Meta Nash, agent |
|------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------|

**Motion:** Scott Winnette moved to approve the consent agenda which includes HPC15-859 located at 110A W. 3<sup>rd</sup> Street.  
**Second:** Rebecca Cybularz  
**Vote:** 7 - 0

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### VI. Cases to be Heard

7. **HPC15-515**                      **56 S. Market Street**                      **Tarek Aly**  
 Partial demolition  
*Lisa Mroszczyk Murphy*

The applicant requested a continuance to the January 28, 2016 hearing.

**Motion:**            **Scott Winnette moved to continue this case to the January 28, 2016 hearing and consider it at the January 14, 2016 workshop.**  
**Second:**            **Stephen Parnes**  
**Vote:**                **7 - 0**

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8. **HPC11-734**                      **56 S. Market Street**                      **Tarek Aly**  
 Rehabilitation & addition  
*Lisa Mroszczyk Murphy*

The applicant requested a continuance to the January 28, 2016 hearing.

**Motion:**            **Scott Winnette moved to continue this case to the January 28, 2016 hearing and consider it at the January 14, 2016 workshop.**  
**Second:**            **Stephen Parnes**  
**Vote:**                **7 - 0**

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9. **HPC15-790**                      **37 E. 5<sup>th</sup> Street**                      **Murphy Properties II, LLC**  
 Construct rear addition                      **Susan Murphy, agent**  
*Christina Martinkosky*

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

**Motion:**            **Stephen Parnes moved to approve the rehabilitation work as outlined in the application including repair to the side porch as needed with in-kind or historical appropriate materials, replacement of existing deteriorated wood cellar door with a metal bilco door, installation of new central air with an outside air conditioning unit, installation or replacement of exterior lights at the front door or side door and porch areas, replacement of gutters and downspouts with half-round gutters and downspouts, replacement of the existing standing seam metal on the gabled roof and the shed style roof with new standing seam metal Englert S2500 Series galvanized with the condition that the roof feature 17" wide panels and the peak of the gabled roof feature a rolled ridge rather than a cap. He also moved to approve the construction of a 10' x 12' addition at the rear of the house with the following materials:**

- **Fiber cement board siding with a smooth finish and primed;**
- **Englert S2500 Series galvanized standing seam roof to match new roofing material on the existing building;**
- **Monolithic concrete foundation; and**
- **1/1 double-hung wood windows from Pella aluminum clad as submitted to staff and received December 10, 2015**

**Second:**            **Michael Simons**

Vote: 7 - 0

**10. HPC15-796**                      **109 W. South Street**                      **Income One, LLC**  
Replace windows and doors  
*Christina Martinkosky*

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

**Motion:**                      **Carrie Albee moved to deny the applicant’s request consistent with the staff recommendation to replace seven windows on the front elevation and ten windows located towards the back of the house including two on the rear elevation, six on the side elevation of the ell and two on the rear elevation of the ell as the Guidelines require that all existing window assemblies shall be preserved with their defining elements repaired rather than replaced. She also moved to deny to applicants request to replace the door and hardware located at the main entrance consistent with the Guidelines page 74.**

**Second:**                      **Michael Simons**

**Vote:**                              **7 - 0**

**11. HPC15-853**                      **58-62 S. Market Street**                      **6601 Suitland Road, LLC**  
Demolish two-story brick façade  
*Lisa Mroszczyk Murphy*

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

**Motion:**                      **Carrie Albee moved to find the facade, not the structure holding it up, as a contributing resource to the historic district.**

**Second:**                      **Michael Simons**

**Vote:**                              **4 – 3, Rebecca Cybularz, Scott Winnette and Stephen Parnes opposed**

**12. HPC15-854**                      **66-70 S. Market Street**                      **6601 Suitland Road, LLC**  
Demolish two-story brick façade  
*Lisa Mroszczyk Murphy*

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

**Motion:**                      **Stephen Parnes 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 integrity.**

**Second:**                      **Rebecca Cybularz**

**Vote:**                              **5 – 2, Michael Simons and Dan Lawton opposed**

**Motion:**                      **Rebecca Cybularz moved to approve the demolition because while the wall has provided some semblance of a streetscape for the past 15 years its integrity has been compromised by the 2000 demolition and the demolition of the wall is subject to approval of a compatible replacement plan and permit for the replacement will only serve to improve the streetscape and the demolition of this wall will not compromise**

the vacant property to the north or the structure to the south and there is no overall building on this property that will be affected by the demolition of this wall.

**Second:** Alan Miner  
**Vote:** 6 – 1, Michael Simons opposed

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**13. HPC15-868**                      **116 S. Market Street**                      Meredith Steere & Robert Ebberson  
 Replace roof, install vinyl porch railing and ceilings  
*Lisa Mroszczyk Murphy*

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

**Motion:** Carrie Albee moved to approve the installation of modified bitumen roof because it is consistent with the Commission’s Guidelines for roofs as outlined on page 61.

**Second:** Rebecca Cybularz  
**Vote:** 7 - 0

**Motion:** Carrie Albee moved to deny the application pertaining to the porch ceilings, railings and partitions because the work is inconsistent with the Commission’s Guidelines regarding porches as well as wood materials and treatments.

**Second:** Rebecca Cybularz  
**Vote:** 7 - 0

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**14. HPC15-870**                      **123 Water Street**                      Vivian C. Campbell  
 Replace front porch                      Seann Jenkins, agent  
*Lisa Mroszczyk Murphy*

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

**Motion:** Rebecca Cybularz moved to approve the application to replace the non-historic front porch with the condition that the following details are incorporated into the design and revised drawings are submitted for staff approval:

- A hip roof which includes raising the roof;
- Square balusters;
- Top and bottom rails that intersect the square section of the posts;
- Beaded wood porch ceilings per the revised scope of work;
- Flat fascia boards with no dentil trim or arched detail;
- Tongue-and-groove flooring oriented with the slope of the porch;
- Wood lattice in a simple wood frame; and
- Painted or solid color stain on all wood elements.

**Second:** Dan Lawton  
**Vote:** 7 - 0

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**15. HPC15-914**                      **218 S. Market Street**                      Artie & Helen Esworthy  
 Install meter box  
*Lisa Mroszczyk Murphy*

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

**Motion:** Rebecca Cybularz moved to approve the application despite it being inconsistent with the Guidelines because Potomac Edison will not permit any other option for upgraded electrical service at this property with the condition that the cabinet and conduit is painted to match the color of the wall.

**Second:** Alan Miner

**Vote:** 6 – 1, Dan Lawton Opposed

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**16. HPC15-915**

**220 S. Market Street**

**Artie & Helen Esworthy**

Install meter box

*Lisa Mroszcyk Murphy*

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

**Motion:** Rebecca Cybularz moved to approve the application despite it being inconsistent with the Guidelines because Potomac Edison will not permit any other option for upgraded electrical service at this property with the condition that the cabinet and conduit is painted to match the color of the wall.

**Second:** Alan Miner

**Vote:** 6 – 1, Dan Lawton opposed

The meeting was adjourned at approximately 7:50 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant