

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
JANUARY 12, 2017**

**Commissioners**

Scott Winnette, Chairman (not present)  
Stephen Parnes, Vice Chairman  
Dan Lawton  
Michael Simons  
Carrie Albee  
Alan Miner (not present)  
Peter Regan  
Matthew Bonin, 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. Parnes 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. Albee announced that she would need to recuse herself from case number HPC16-950 located at 24 E. Church Street and case number HPC16-957 located at 217 W. Patrick Street.

Mr. Bonin announced that he would need to recuse himself from case number HPC16-950 located at 24 E. Church Street.

Ms. Murphy announced that the Historic Preservation Tax Credit applications are available on the City website or the Municipal Office Annex. She added that any exterior preservation work that has HPC approval and a permit where required can apply for a 25% credit on the eligible expenditures and that would be applied to City property taxes. She said that the deadline is April 1, 2017 and it is for work completed in 2016.

Ms. Murphy announced that staff received written notification from the applicant for HPC11-734 at 56 S. Market Street that they have withdrawn that application.

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### III. Approval of Minutes

#### 1. December 8, 2016 Hearing/Workshop Minutes

**Motion:** Stephen Parnes moved to approve the December 8, 2016 hearing and workshop minutes as written.  
**Second:** Peter Regan  
**Vote:** 6 - 0

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### IV. HPC Business

2. Administrative Approval Report
3. Code Enforcement Report
4. Petition for Reconsideration – HPC16-921, 133 W. 3<sup>rd</sup> Street

**Motion:** Carrie Albee moved to reconsider HPC16-921 at 133 W. 3<sup>rd</sup> Street.  
**Second:** Matthew Bonin  
**Vote:** 5 – 1, Dan Lawton opposed

#### 5. Section 106 Review – MD 180 Dualization (FR 678A21)

**Motion:** Carrie Albee moved to enable staff to prepare a letter for signature by the Chairman that states among other things that they concur with the determination of no adverse effect to above ground historic properties but that they can't concur with the finding on below ground resources without additional information about the work that is to occur within the limits of disturbance and that they would like to receive a copy of and be included in all consultation for this project moving forward regardless of the outcome.

**Second:** Peter Regan  
**Vote:** 6 - 0

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### V. Consent Items

There were no consent agenda items.

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**VI. Continuances**

- 6. HPC11-734**                      **56 S. Market Street**                      **6601 Suitland Road, LLC**  
Applicant requests a continuance to May 11, 2017  
*Lisa Mroszczyk Murphy*

Ms. Murphy announced that the applicant withdrew this application.

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**VII. Cases to be Heard**

- 7. HPC16-550**                      **113 E. 7<sup>th</sup> Street**                      **Ryan Weinstein**  
Amendments to new garage  
*Lisa Mroszczyk Murphy*

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

**Motion:**            **Dan Lawton moved to approve the application to replace windows on the second floor as detailed in a drawing dated April 2015 with the condition that the windows on the alley side are centered over the garage doors and the approval of flush metal panel garage doors and the 7 foot wide porch on the second floor rear of the building with the condition that any exterior lights are submitted for staff approval and that any other changes not previously approved are submitted to staff.**

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

**Vote:**              **6 - 0**

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- 8. HPC16-905**                      **36 E. 7<sup>th</sup> Street**                      **Scott Grant**  
Amendments to previous approval (steps and gutters)  
*Christina Martinkosky*

Ms. Martinkosky entered the entire report into the record.

**Motion:**            **Dan Lawton moved to approve the application to install wood steps on the front of the building similar to the first exterior photo in the application labeled “Example of Wood Steps on a Wood Porch & Railing” with the conditions that they are single graspable rails as required by code without the secondary handrail and all wood elements are non-pressure-treated wood and they are painted or stained with a solid color opaque stain. He also moved to approve the installation of K-style gutters with the condition that the downspout is replaced with round profile downspout.**

**Second:**           **Matthew Bonin**

**Vote:**              **6 - 0**

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- 9. HPC16-949**                      **100 E. 5<sup>th</sup> Street**                      **Dennis Trencha**  
Replace siding  
*Christina Martinkosky*                      **Sheldon Roseman, agent**

The case was not heard due to the application not being present.



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**VIII. Citizen Comment**

George Rudy, resident on Opposumtown Pike, stated that his involvement in the issue of the installation of a gas meter at 133 W. 3<sup>rd</sup> Street evolved from the last public hearing and in that public hearing there was a lot of misinformation. He said that he is going to critique the petition for reconsideration because the Commission has been given incomplete safety information.

The meeting was adjourned at approximately 8:05 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant

APPROVED 1/26/2017