

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
JULY 12, 2018**

**Commissioners**

Alan Miner, Chairman  
Stephen Parnes  
Peter Regan (not present)  
Matthew Bonin  
Jessica Underwood  
Philip Bailey  
Stacey Streett, Alternate

**Aldermanic Representative**

Donna Kuzemchak

**Staff**

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

**Call to Order:**

Mr. Miner 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**

Mr. Miner announced that he wanted to thank Carrie Albee for her service over the years to the Commission and that she was a valuable member and she will be missed.

Mr. Parnes announced that he also wanted to echo Mr. Miner recognition of Carrie Albee. He added that she has been an incredible important member of this Commission. He also announced that he would be recusing himself from HPC18373 and HPC18-374 located at 36 E. 3<sup>rd</sup> Street.

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**III. Approval of Minutes**

**1. June 28, 2018 Hearing/Workshop Minutes**

**Motion:** Alan Miner moved to approve the June 28, 2018 hearing and workshop minutes as written.  
**Second:** Stephen Parnes  
**Vote:** 6 – 0

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**IV. HPC Business**

- 2. Administrative Approval Report**
- 3. Election of Officers**

**Motion:** Alan Miner nominated himself for Chairman and Stephen Parnes nominated himself for Vice Chairman.  
**Second:** Jessica Underwood  
**Vote:** 6 – 0

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**V. Consent Items**

There were no consent items.

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**VI. Continuances:**

There were no continuances.

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**VII. Cases to be Heard**

<b>4. HPC17-845</b>	<b>129 N. Market Street</b>	<b>Bowers Brewing Co</b>
Replace door		<b>Dave Bowers, agent</b>
<i>Christina Martinkosky</i>		

Ms. Martinkosky announced that staff received a request for a continuance to the July 26, 2018 workshop and the August 9, 2018 hearing.

**Motion:** Alan Miner moved to continue HPC17-845 located at 129 N. Market Street to the July 26, 2018 workshop and the August 9, 2018 hearing agenda.  
**Second:** Matthew Bonin  
**Vote:** 6 – 0

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**5. HPC18-373**                                  **36 E. 3<sup>rd</sup> Street**                                  **Mark & Sharon Voorhis**  
 Demolish garage                                  **Marty Bates, agent**  
*Christina Martinkosky*

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

**Motion:**                                  **Jessica Underwood moved to approve**                                  **the proposed demolition as the garage has been significantly deteriorated in such that it is structurally unsound conditioned upon the replacement plan approval.**  
**Second:**                                  **Matthew Bonin**  
**Vote:**                                  **4 – 1, Philip Bailey opposed & Stephen Parnes recused**

**6. HPC18-374**                                  **36 E. 3<sup>rd</sup> Street**                                  **Mark & Sharon Voorhis**  
 Reconstruct garage                                  **Marty Bates, agent**  
*Christina Martinkosky*

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

**Motion:**                                  **Matthew Bonin moved to approve the application as submitted with the following conditions:**

- **The second story integrated porch shall feature the traditional wood railing with pickets integrated into the top and bottom rail that is consistent with Typical Porch Railing information;**
- **The product literature for the proposed metal clad door with a half-light be submitted for staff level review and approval;**
- **The six light casement and 6/6 double-hung windows feature a dark spacer bar; and**
- **All exposed wood elements shall be painted or stained with a solid opaque stain.**

**Second:**                                  **Alan Miner**  
**Vote:**                                  **4 – 1, Philip Bailey opposed & Stephen Parnes recused**

**7. HPC18-500**                                  **118 E. 2<sup>nd</sup> Street**                                  **St. John Roman Catholic Church**  
 Rehabilitate bell tower                                  **Bob Fitzsimmons, agent**  
*Christina Martinkosky*

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

**Public Comment**

Don Cosa, member of St. John’s Church, stated that from what he has seen the damage to the materials has reached the point that it has extensive and it really does need replacement of much of the material. He added that it could be to the point that it is affecting the structural integrity.

**Motion:**                                  **Stephen Parnes moved to approve the application with the following conditions:**

- **Traditional wood siding or cementitious siding with a smooth finish matching the historic in terms of design be used to rehabilitate the clock level;**
- **Product information be submitted for staff level review and approval for the use of PVC exterior cellular trim and/or fiber cement to replace trim and**



**Motion:** Jessica Underwood moved to find the concrete stoop at the front entrance to be a non-contributing resource.  
**Second:** Philip Bailey  
**Vote:** 6 – 0

**Motion:** Jessica Underwood moved to approve the demolition of the front stoop contingent upon an approved replacement plan.  
**Second:** Stacey Streett  
**Vote:** 6 – 0

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**11. HPC18-523**    **161 B&O Avenue**    **Michael Gordon & David Bauer**  
Demolish stoop  
*Christina Martinkosky*

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

**Motion:** Jessica Underwood moved to find the concrete stoop at the front entrance to be a non-contributing resource.  
**Second:** Philip Bailey  
**Vote:** 6 – 0

**Motion:** Jessica Underwood moved to approve the demolition of the front stoop contingent upon an approved replacement plan.  
**Second:** Philip Bailey  
**Vote:** 6 – 0

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**12. HPC18-527**    **230 E. 6<sup>th</sup> Street**    **GB 6<sup>th</sup> Street, LLC**  
Side addition alterations and rehabilitation  
*Christina Martinkosky*    **Ben Bates, agent**

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

**Motion:** Stephen Parnes moved to approve the application with the following conditions:  
    • The standing seam metal roof if replaced will feature a flat panel not ribbed with 1” seams; and  
    • The salvaged vinyl siding is found to be beyond its life span than a traditional wood siding will be used rather than new vinyl siding.  
**Second:** Matthew Bonin  
**Vote:** 6 – 0

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**13. HPC18-557**    **356 E. 3<sup>rd</sup> Street**    **Kendall Grier**  
Replace roof with asphalt shingles  
*Christina Martinkosky*

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

**Motion:** Stephen Parnes moved to approve the asphalt shingled roof replacement on this property with the condition that the product information and color details be submitted for staff level review and the color of the roof shall be neutral earth tones or black.  
**Second:** Stacey Streett  
**Vote:** 6 – 0

**14. HPC18-578**    **117 E. 5<sup>th</sup> Street**    **Houston Darling**  
 Demolish shed  
*Christina Martinkosky*

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

**Motion:** Alan Miner moved to continue HPC18-578 located at 117 W. 5<sup>th</sup> Street to the July 26, 2018 hearing.  
**Second:** Stephen Parnes  
**Vote:** 6 – 0

**15. HPC18-580**    **124 S. Market Street**    **Justin Mellot**  
 Demolish rear stairs  
*Christina Martinkosky*    **Alan Kinney, agent**

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

**Motion:** Jessica Underwood moved to find the stairs leading to the second story side porch on the property to be non-contributing resource because it is less than 50 years old.  
**Second:** Stephen Parnes  
**Vote:** 6 – 0  
**Motion:** Jessica Underwood moved to approve the demolition of the rear stairs contingent upon an approved replacement plan.  
**Second:** Stephen Parnes  
**Vote:** 6 – 0

**VIII. Citizen Comment**

There was no citizen comment.

The meeting was adjourned at approximately 7:58 PM.

Respectfully Submitted,

Shannon Pyles  
 Administrative Assistant