

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
OCTOBER 10, 2019**

Commissioners

Matthew Bonin, Chairman
Peter Regan, Vice Chairman
Philip Bailey (not present)
Thomas Hornyak
Michael Seibert
Gregg Horner
Carrie Albee
Jes Smith, Alternate (not present)

Aldermanic Representative

Donna Kuzemchak

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner
Christina Martinkosky, Historic Preservation Planner
Brandon Mark, Division Manager for Community Development & Urban Design
Rachel Depo, Assistant City Attorney
Shannon Pyles, Administrative Assistant

Call to Order:

Mr. Bonin 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.

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.”

II. Announcements

There were no announcements from staff or the Commission.

III. Approval of Minutes

1. September 12, 2019 Field Trip Minutes

Motion: Matthew Bonin moved to approve the September 12, 2019 field trip minutes as written.
Second: Peter Regan
Vote: 6 – 0

2. September 26, 2019 Field Trip Minutes

Motion: Matthew Bonin moved to approve the September 26, 2019 field trip minutes as written.
Second: Peter Regan
Vote: 6 – 0

3. September 26, 2019 Hearing/Workshop Minutes

Motion: Matthew Bonin moved to approve the September 26, 2019 hearing and workshop minutes as written.
Second: Peter Regan
Vote: 6 – 0

IV. HPC Business

- 4. Administrative Approval Report (29)**
- 5. Review & Approval of the 2020 Historic Preservation Commission Schedule**

Mr. Bonin announced that the hearing date for January 2021 should be January 14, 2021 as opposed to January 7, 2021.

Motion: Matthew Bonin moved to approve the 2020 Historic Preservation Commission scheduled with the correction as noted.
Second: Peter Regan
Vote: 6 – 0

V. Consent Items

There were no consent items.

VI. Continuances

There were no continuances.

VII. Cases to be Heard

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|------------------------------|----------------------------|------------------------------|
| 6. HPC19-734 | 110 W. South Street | Gary L. Rollins |
| Level 1 New Construction | | Angie Liddiard, agent |
| <i>Christina Martinkosky</i> | | |

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

Public Comment

Iva Saller, resident at 517 N. Bentz Street, stated that this is going to be the first introduction into the historic district for a lot of people and she thought some changes could be made to the proposed project. She stated that she did support the project and thought that this is a great location for it but thought the grey brick buildings from the beginning of the proposal are a lot better than the current proposal.

Kazia Forrest, resident at 137 W. South Street, stated that she thought the south end has enough going on as it is and a decision has to be made if we want the gateway to the historic district to present itself as historic, parking garages, apartments or condominiums. She said that she felt this project should be located somewhere else within the City because everyone needs to have a place to live and an affordable place but this is not the location for it.

- Motion: Carrie Albee moved to approve the application for Level 1 New Construction as submitted.**
Second: Gregg Horner
Vote: 5 – 1, Thomas Hornyak opposed
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|------------------------------|----------------------------|---------------------------------------|
| 7. HPC19-735 | 124 W. South Street | South Side Property Management |
| Level 1 New Construction | | Angie Liddiard, agent |
| <i>Christina Martinkosky</i> | | |

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

- Motion: Carrie Albee moved to approve the application for Level 1 New Construction as submitted.**
Second: Gregg Horner
Vote: 5 – 1, Thomas Hornyak opposed
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|------------------------------|----------------------------|---------------------------------------|
| 8. HPC19-736 | 126 W. South Street | South Side Property Management |
| Level 1 New Construction | | Angie Liddiard, agent |
| <i>Christina Martinkosky</i> | | |

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

- Motion: Carrie Albee moved to approve the application for Level 1 New Construction as submitted.**
Second: Gregg Horner
Vote: 5 – 1, Thomas Hornyak opposed
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| 9. HPC19-737 | 130 W. South Street | JRH Properties Limited Partnership |
| Level 1 New Construction | | Angie Liddiard, agent |

Christina Martinkosky

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

Motion: Carrie Albee moved to approve the application for Level 1 New Construction as submitted.
Second: Gregg Horner
Vote: 5 – 1, Thomas Hornyak opposed

10. HPC19-738 **203 Broadway** **Jefferson Center Inc.**
 Level 1 New Construction **Angie Liddiard, agent**
Christina Martinkosky

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

Motion: Carrie Albee moved to approve the application for Level 1 New Construction as submitted.
Second: Gregg Horner
Vote: 5 – 1, Thomas Hornyak opposed

11. HPC19-907 **102 W. 3rd Street** **Peter Samuel**
 Basement entry
Christina Martinkosky

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

Motion: Peter Regan moved to approve the application as submitted.
Second: Gregg Horner
Vote: 6 – 0

12. HPC19-921 **185 Baughmans Lane** **Fredrock Partners LLC**
 Demolish mill house **Victor White, agent**
Christina Martinkosky

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

Motion: Matthew Bonin moved to find the ca. 1800 mill house to be a resource of unusual importance owing to the fact that it is at least 50 years old and it does exhibit significance in design or construction and embodies distinctive characteristics and is a prime example of a hall and parlor plan home from the early 1800's.
Second: Peter Regan
Vote: 6 – 0

13. HPC19-923 **199 Baughmans Lane** **Fredrock Partners LLC**
 Demolish stone wall **Victor White, agent**
Christina Martinkosky

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

Motion: Gregg Horner moved to find the low rubble stonewall to be a contributing resource as it helps define the farm complex and was built during the period of significance however it lacks the significance to be considered a resource of unusual importance.
Second: Carrie Albee
Vote: 6 – 0

14. HPC19-935 **27 E. 3rd Street** **Lynda Bradley**
Installation of wall mounted HVAC equipment
Lisa Mroszczyk Murphy

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

Motion: Carrie Albee moved to deny the application.
Second: Thomas Hornyak
Vote: 6 – 0

15. HPC19-967 **134 W. 2nd Street** **Katherine Flook**
Install gas meter
Lisa Mroszczyk Murphy **Eric Legg, agent**

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

Motion: Peter Regan moved to approve the application particularly in this case because there is no other feasible location for the gas meter with the condition that the meter and related components are painted closely to match the underlying wall.
Second: Gregg Horner
Vote: 5 – 0, Carrie Albee abstained

VIII. Citizen Comment

There was no citizen comment.

The meeting was adjourned at approximately 7:40 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant