

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
JUNE 23, 2022**

**Commissioners**

Carrie Albee, Chairman (not present)  
Robert Van Rens, Vice Chairman  
Iva Saller  
Anne Hart (not present)  
Jeff DiPietro  
Elizabeth Burns

**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 (not present)  
Rachel Nessen, Assistant City Attorney  
Shannon Pyles, Administrative Assistant

**Call to Order:**

Mr. Van Rens 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 HPC22-441 located at 47 S. Carroll Street requested a continuance to the July 14, 2022 hearing. She also announced that HPC22-458 located at 215-217 W. Patrick Street did not meet public notice requirements as outlined by the Land Management Code so no action can be taken on that application.

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**III. Approval of Minutes**

**1. June 9, 2022 Hearing/Workshop Minutes**

**Motion:** Iva Saller moved to approve the June 9, 2022 hearing and workshop minutes as written.  
**Second:** Jeff DiPietro  
**Vote:** 4 – 0

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**IV. HPC Business**

**2. Section 106 Review- 54 Monocacy Boulevard**

**Motion:** Robert Van Rens moved to send a letter to the applicant requesting that they work with Maryland Historical Trust to ensure that there is no likelihood of other historic resources that could be impacted.  
**Second:** Elizabeth Burns  
**Vote:** 4 – 0

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**V. Consent Items**

There were no consent agenda items.

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**VI. Continuances**

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|------------------------------|-------------------------------------|-----------------------------|
| <b>3. HPC22-556</b>          | <b>210 E. 2<sup>nd</sup> Street</b> | <b>Lance Jaccard</b>        |
| Partial demolition           |                                     | <b>John Radowich, agent</b> |
| <i>Lisa Mroszczyk Murphy</i> |                                     |                             |
| <b>4. HPC22-445</b>          | <b>210 E. 2<sup>nd</sup> Street</b> | <b>Lance Jaccard</b>        |
| Level 1 New Construction     |                                     | <b>John Radowich, agent</b> |
| <i>Lisa Mroszczyk Murphy</i> |                                     |                             |

**Motion:** Elizabeth Burns moved to continue HPC22-556 & HPC22-445 located at 210 E. 2<sup>nd</sup> Street to the July 14, 2022 hearing agenda.  
**Second:** Iva Saller  
**Vote:** 4 – 0

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**VII. Cases to be Heard**

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|------------------------------|------------------------------|------------------|
| <b>5. HPC22-10</b>           | <b>1730 N. Market Street</b> | <b>Tim Kamas</b> |
| Level 1 New Construction     |                              |                  |
| <i>Lisa Mroszczyk Murphy</i> |                              |                  |

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

**Public Comment**

Kevin Sellner, resident on E. 5<sup>th</sup> Street, stated that interpretation of the Guidelines is very subjective and if you read the staff report you will note that mass, style, and height are all greater than what is in the Guidelines. He asked the Commission to put their historic caps on and say what can be done here to still maintain the Odd Fellows building. He asked the Commission to review the Guidelines meticulously and ask the developer and designer to make a more consistent design with the historic structures.

**Motion:** Robert Van Rens moved to grant Level 1 approval in accordance with the drawing set dated 05/09/2022 with the following conditions:

- Depicted site access from Market Street is excluded from this approval and will be subject to final site plan approval as well as HPC Level 2 review.
- Tree removals shall be specifically excluded from this approval.
- Surface parking shall be limited to the north side of the property in the immediate vicinity of the new building and shall otherwise be reduced to the minimum amount required by code.

**Second:** Jeff DiPietro  
**Vote:** 4 – 0

<b>6. HPC22-301</b> Alter parapet roof <i>Christina Martinkosky</i>	<b>33 E. Patrick Street</b>	<b>C&amp;P Telephone Company</b> Joseph G. Jarvis, agent
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Ms. Martinkosky entered the entire staff report into the record.

**Motion:** Iva Saller moved to approve the installation of the metal cap with the condition that a new drawing is submitted that shows the depth of the penetration of the bolt and shows that it does not go into the stone and that an adhesive or liquid nail is used to attach the cap.

**Second:** Elizabeth Burns  
**Vote:** 4 – 0

**Motion:** Iva Saller moved to deny the installation of a metal railing.  
**Second:** Jeff DiPietro  
**Vote:** 4 – 0

<b>7. HPC22-441</b> Rehabilitation <i>Lisa Mroszczyk Murphy</i>	<b>47 S. Carroll Street</b>	<b>Monica Kolbay</b> Timothy Bain, agent
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Ms. Murphy announced that the applicant requested a continuance to the July 14, 2022 hearing agenda.

**Motion:** Elizabeth Burns moved to continue HPC22-441 located at 47 S. Carroll Street to the July 14, 2022 hearing.  
**Second:** Jeff DiPietro  
**Vote:** 4 – 0

<b>8. HPC22-447</b>	<b>221 W. Patrick Street</b>	<b>George Horman</b>
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Partial demolition  
*Christina Martinkosky*

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

**Motion:** Iva Saller moved to approve the demolition application subject to the approval of a replacement plan and an application for the associated building/zoning permit.  
**Second:** Elizabeth Burns  
**Vote:** 4 – 0

**9. HPC22-449**                                  **221 W. Patrick Street**                                  **George Horman**  
Addition  
*Christina Martinkosky*

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

**Motion:** Jeff DiPietro moved to approve the application with the following conditions:  
• That all wood elements shall be painted or stained with an opaque finish;  
• That product information for the porch ceiling is submitted for staff-level review and approval.  
**Second:** Elizabeth Burns  
**Vote:** 4 – 0

**10. HPC22-458**                                  **215-217 W. Patrick Street**                                  **Edward Callan**  
Rehabilitation  
*Lisa Mroszczyk Murphy*

Ms. Murphy announced that this application did not meet public notice requirements as required by the Land Management Code and cannot be heard.

**11. HPC22-548**                                  **604 N. Market Street**                                  **Scott Stancill**  
Partial demolition  
*Lisa Mroszczyk Murphy*

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

**Motion:** Elizabeth Burns moved to find the property to be a contributing resource to the Frederick Town Historic District.  
**Second:** Jeff DiPietro  
**Vote:** 4 – 0

**12. HPC22-558**                                  **150 W. Patrick Street**                                  **Income One LLC**  
Partial demolition  
*Lisa Mroszczyk Murphy*  
**Adam Carballo, agent**

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

**Motion:** Jeff DiPietro moved to find the property to be a contributing resource to the Frederick Town Historic District.  
**Second:** Elizabeth Burns  
**Vote:** 4 – 0

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**VIII. Citizen Comment**

There was no citizen comment.

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The meeting was adjourned at approximately 7:23 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant

APPROVED 7/15/2022