

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
JULY 28, 2022**

Commissioners

Carrie Albee, Chairman
Robert Van Rens, Vice Chairman
Iva Saller
Anne Hart
Elizabeth Burns

Aldermanic Representative

Donna Kuzemchak (not present)

Staff

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

Call to Order:

Ms. Albee called the meeting to order at 6:00 P.M. She 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. She 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

Ms. Murphy announced that HPC22-558 and HPC22-504 located at 150 W. Patrick Street cannot be heard due to public notice requirements not being met as required by the Land Management Code.

III. Approval of Minutes

1. July 14, 2022 Hearing/Workshop Minutes

Motion: Carrie Albee moved to approve the July 14, 2022 hearing and workshop minutes as written.
Second: Robert Van Rens
Vote: 5 – 0

IV. HPC Business

2. Election of Officers

Motion: Carrie Albee moved to elect herself to serve as HPC Chairman for the coming term.
Second: Anne Hart
Vote: 5 – 0

Motion: Carrie Albee moved to elect Mr. Rob Van Rens to serve as HPC Vice Chairman for the coming term.
Second: Anne Hart
Vote: 5 – 0

3. HPC22-707DR: Request for Demolition Review, 1724 N. Market Street

Motion: Carrie Albee moved to not make an application for designation of the property on the grounds that the structures do not meet the criteria for significance established by the City.
Second: Elizabeth Burns
Vote: 5 – 0

V. Consent Items

There were no consent agenda items.

VI. Continuances

- | | | |
|---|------------------------------|---|
| 4. HPC22-558
Partial demolition
<i>Lisa Mroszcyk Murphy</i> | 150 W. Patrick Street | Income One LLC
Adam Carballo, agent |
| 5. HPC22-504
Rehabilitation & addition
<i>Lisa Mroszcyk Murphy</i> | 150 W. Patrick Street | Income One LLC
Adam Carballo, agent |

Ms. Murphy announced that these applications could not be heard due to public notice requirements not being met as required by the Land Management Code.

VII. Cases to be Heard

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|------------------------------|------------------------------|-------------------------|
| 6. HPC22-466 | 1730 N. Market Street | Laura Teate |
| Replace roof | | Tim Kamas, agent |
| <i>Lisa Mroszczyk Murphy</i> | | |

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

- Motion:** Carrie Albee moved to approve the application pertaining to the slate and TPO roofing and for replacement of the sunroom roof on Building 3 with the condition that the material is either a flat seam metal roof or a traditional standing seam metal roof with product information to submitted for staff approval prior to applying for a permit.
- Second:** Robert Van Rens
- Vote:** 5 – 0
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|------------------------------|-----------------------------|-----------------------|
| 7. HPC22-548 | 604 N. Market Street | Scott Stancill |
| Partial demolition | | |
| <i>Lisa Mroszczyk Murphy</i> | | |

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

- Motion:** Iva Saller moved to approve the application to demolish the stoop contingent upon an acceptable replacement plan.
- Second:** Anne Hart
- Vote:** 5 – 0
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|------------------------------|-----------------------------|-----------------------|
| 8. HPC22-549 | 604 N. Market Street | Scott Stancill |
| Rehabilitation | | |
| <i>Lisa Mroszczyk Murphy</i> | | |

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

- Motion:** Elizabeth Burnes moved to approve the application of a side stoop with the condition that the material is concrete and has a metal railing.
- Second:** Robert Van Rens
- Vote:** 4 – 0, Iva Saller abstained
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- | | | |
|------------------------------|------------------------------|--------------------------------------|
| 9. HPC22-552 | 235A E. Church Street | Deborah Baker/Edwin Seidewitz |
| Partial demolition | | |
| <i>Christina Martinkosky</i> | | |

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

- Motion:** Anne Hart moved to find the dwelling a contributing resource.
- Second:** Elizabeth Burns
- Vote:** 5 – 0

10. HPC22-556 **210 E. 2nd Street** **Lance Jaccard**
 Partial demolition **John Radowich, agent**
Lisa Mroszczyk Murphy

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

Motion: **Robert Van Rens moved to approve the application for demolition subject to the approval of and permit application for the replacement plan.**
Second: **Anne Hart**
Vote: **5 – 0**

11. HPC22-682 **232 E. 6th Street** **Angel Fitzpatrick**
 Rehabilitation **Lisa Mroszczyk Murphy**

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

Public Comment

Scott Miller, resident at 230 E. 6th Street, stated that he was not there to dispute any of the staff recommendations, but he wanted to bring the Commission’s attention that while it may have been unintentional one factor that has not been addressed is the fact that their property extends further in the back and their window will be blocked by this addition.

Karen Miller, resident at 230 E. 6th Street, stated that their window is not encompassed into the screened porch however the way the roofline has so far been built it is only about an inch from their window so the screen could end up in front of their window.

Motion: **Carrie Albee moved to approve the application subject to the following conditions:**

- **The screen door shall be white aluminum or painted wood.**
- **Roofing shall either match the roof on the 2017 addition or shall be traditional standing seam metal roof.**
- **All wood elements visible from the exterior shall be painted or stained with a solid color opaque stain.**

Second: **Elizabeth Burns**
Vote: **5 – 0**

VIII. Citizen Comment

There was no citizen comment.

The meeting was adjourned at approximately 7:16 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant

APPROVED 8/11/2022