

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
JULY 13, 2023**

**Commissioners**

Robert Van Rens, Chairman  
Elizabeth Burns, Vice Chairman  
Paul Fitzgerald  
Iva Saller  
Anne Hart  
Blair Wilson

**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  
Michael Fry, 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 there was a request to pull HPC23-547 located at 210 E. 2<sup>nd</sup> Street from the consent agenda so according to the Rules of Procedure that will be heard as the first application under Cases to Be Heard. She also announced that the applicant for HPC23-446 located at 43 E. South Street requested a continuance to the July 27, 2023 hearing.

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### III. Approval of Minutes

#### 1. June 22, 2023 Hearing/Workshop Minutes

**Motion:** Paul Fitzgerald moved to approve the June 22, 2023 hearing and workshop minutes as written.  
**Second:** Elizabeth Burns  
**Vote:** 6 – 0

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### IV. HPC Business

#### 2. Administrative Approval Report (20)

#### 3. Election of Officers

**Motion:** Paul Fitzgerald moved to nominate Robert Van Rens for Chairman.  
**Second:** Iva Saller  
**Vote:** 6 – 0

**Motion:** Robert Van Rens moved to nominate Elizabeth Burns for Vice Chairman.  
**Second:** Iva Saller  
**Vote:** 6 – 0

#### 4. HPC23-650DR, Request for Demolition Review- 810 E. South Street

**Motion:** Elizabeth Burns moved to not initiate an application to apply a Historic Preservation Overlay zone.  
**Second:** Blair Wilson  
**Vote:** 6 – 0

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### V. Consent Items

There were no consent agenda items.

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### VI. Continuances

5. **HPC23-543**                      179 W. All Saints Street                      Brandon Newman  
 Porch extension  
*Lisa Mroszczyk Murphy*

**Motion:** Elizabeth Burns moved to continue this application to the July 27, 2023 hearing agenda.  
**Second:** Robert Van Rens  
**Vote:** 6 – 0

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### VII. Cases to be Heard

6. **HPC23-547**                      **210 E. 2<sup>nd</sup> Street**                      **Lance Jaccard**  
Level 2 New Construction                      **Jack Radowich, agent**  
*Lisa Mroszczyk Murphy*

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

- Motion:**            **Elizabeth Burns moved to approve the application to include the written scope of work dated June 1, 2023, Appendix 1: Drawing- revised and dated June 30, 2023, and Appendix 2 & 3 both dated June 1, 2023.**  
**Second:**           **Anne Hart**  
**Vote:**                **5 – 1, Paul Fitzgerald opposed**
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7. **HPC23-446**                      **43 E. South Street**                      **Cannon Hill, LLC**  
Rehabilitation                      **Sarah Blough, agent**  
*Lisa Mroszczyk Murphy*

Ms. Murphy announced that the applicant requested a continuance to the July 27, 2023 hearing.

- Motion:**            **Paul Fitzgerald moved to continue the application to the July 27, 2023 hearing.**  
**Second:**           **Anne Hart**  
**Vote:**                **6 – 0**
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8. **HPC23-460**                      **607 N. Market Street**                      **Cory Gilman**  
Rehabilitation                      **Christina Martinkosky**

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

- Motion:**            **Elizabeth Burns moved to continue this application to the July 27, 2023 hearing agenda.**  
**Second:**           **Blair Wilson**  
**Vote:**                **6 – 0**
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9. **HPC23-542**                      **402 N. Bentz Street**                      **Christina Childs**  
Replace windows                      **Lisa Mroszczyk Murphy**

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

#### **Public Comment**

Jacob Finkelstein, resident in Canterbury Station, asked if there would be a possibility to add wood trim around the window to hide the vinyl from the street so it would appear to be a wood window.

Nikki Charles, resident on W. 5<sup>th</sup> Street, stated that she did in fact sign a document stating she was in the historic district when she bought her house, and she asked what the Commission was doing to ensure that citizens and homeowners in the historic district have that awareness.

**Motion:** Paul Fitzgerald moved to deny the application.  
**Second:** Elizabeth Burns  
**Vote:** 6 – 0

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### VIII. Citizen Comment

Douglas Kirk, resident on Faversham Place, stated that he is strongly opposed to the Block F as shown on the plans and as he understands it the Commission encouraged the applicant to push those blocks to the north of the property and he can't see the sense in that. He added that the biggest block of the whole development is on the southern border, and it is bordering a residential street and would be 40 feet from the front of the properties on Faversham Place. He said that he felt this is inappropriate for a suburban development.

Jacob Finkelstein, resident on Faversham Place, asked if Block H & G that are shown in the plans could not have garages or if they could have garages placed underground as a historic building usually would not have a garage associated with it and asked if there could be more greenspace.

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The meeting was adjourned at approximately 7:16 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant

APPROVED 8/10/2023