

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
FEBRUARY 12, 2015**

Commissioners

Scott Winnette, Chairman
Robert Jones, Vice Chairman
Stephen Parnes
Tim Wesolek
Michael Simons
Rebecca Cybularz
Carrie Albee
Chase Tydings, Alternate

Aldermanic Representative

Donna Kuzemchak

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner (not present)
Christina Martinkosky, Historic Preservation Planner
Jackie Marsh, Planner II
Scott Waxter, Assistant City Attorney
Matt Davis, Manager of Comprehensive Planning
Shannon Pyles, HPC Administrative Assistant

Call to Order

Mr. Winnette 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.

III. Approval of Minutes

1. January 22, 2015 Hearing/Workshop Minutes

Motion: Timothy Wesolek moved to approve the January 22, 2015 hearing and workshop minutes as written.

Vote: 7 – 0

IV. HPC Business

- 2. Administrative Approval Report**
- 3. Code Enforcement Report**
- 4. Request for Demolition Review – 419 W. South Street (Principal Structure)**

Discussion

Mr. Winnette announced that the applicant withdrew this application.

V. Consent Items

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| 5. HPC15-31
Install gates
<i>Matt Davis</i> | Mullinex Alley | City of Frederick
Lt. B.C. DeGrange, agent |
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Motion: Scott Winnette moved to approve the consent agenda including HPC15-31 located at Mullinex Alley.

Second: Timothy Wesolek

Vote: 7 – 0

VI. Cases to be Heard

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| 6. HPC13-453
Construct addition
<i>Jackie Marsh</i> | 110 W. South Street | Gary L. Rollins Funeral Home
Gary Baker, agent |
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Ms. Marsh entered the entire staff report into the record.

Motion: Scott Winnette moved to continue this case to the February 26, 2015 hearing.

Second: Timothy Wesolek

Vote: 7 – 0

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| 7. HPC14-1050
Alterations to rear addition
<i>Jackie Marsh</i> | 36 S. Market Street | Vik Bansal |
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Ms. Marsh entered the entire staff report into the record.

Motion: Rebecca Cybularz moved to approve the proposed metal siding on the rear of the building as the new metal siding will match the original as closely as possible and approve the installation of five new windows on the rear of the building as there is evidence that this block has changed over time and the new windows will enhance the character of the building and allow for the space to be more functional.

Second: Timothy Wesolek

Vote: 7 – 0

8. HPC14-1054	221 E. 2nd Street	Robert Robey
Remove roof, wall and steps		Roger Schroeder, agent
<i>Christina Martinkosky</i>		

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

Motion: Carrie Albee moved to find the roof of the rear portion of this building to be a contributing element consistent with the staff recommendation.

Second: Robert Jones

Vote: 7 – 0

Motion: Carrie Albee moved to find the porch stairs a non-contributing element of this building because it appears to be a modern construction and outside of the historic districts period of significance consistent with the staff recommendation.

Second: Timothy Wesolek

Vote: 7 – 0

Motion: Carrie Albee moved to approve the demolition porch stairs since they are a non-contributing element to the building contingent on an approved replacement plan.

Second: Timothy Wesolek

Vote: 7 – 0

9. HPC14-1056	323 S. Market Street	Sally Marie Fulmer
Repair fire damage		Brian Bradfield, agent
<i>Christina Martinkosky</i>		

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

Motion: Timothy Wesolek moved to approve the following rehabilitation work:

- Replace existing attic/roof with dormer that is damaged beyond repair by the fire with a new wood-framed attic/roof, as specified by the structural engineer, to match the previous in form, shape, and pitch. This new attic/roof will be approximately 3” higher.
- Replace existing dormer window that was damaged by fire with a new 6/6 double-hung, wood window with actual divided lights by Marvin to match previous along with an Energy Panel storm window.

- Replace existing roofing damaged by fire with a new standing seam metal (21” wide panel, 1” high seam, rolled ridge) to match the previous. The color of the roof will be “mill finish (galvanized).”
- Replace the existing gutters and downspouts damaged by fire with new half-round gutters (6” seamless, prefinished aluminum) and round downspouts (4”, prefinished aluminum) to match previous.

Second: Rebecca Cybularz
 Vote: 7 – 0

<p>10. HPC14-1057 Repair fire damage <i>Christina Martinkosky</i></p>	<p>325 S. Market Street</p>	<p>Court Family Trust Brian Bradfield, agent</p>
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Ms. Martinkosky entered the entire staff report into the record.

- Motion:** Timothy Wesolek moved to approve the following rehabilitation work:
- Replace existing attic/roof with dormer that is damaged beyond repair by the fire with a new wood-framed attic/roof, as specified by the structural engineer, to match the previous in form, shape, and pitch. This new attic/roof will be approximately 3” higher.
 - Replace existing dormer window that was damaged by fire with a new 6/6 double-hung, wood window with actual divided lights by Marvin to match previous along with an Energy Panel storm window.
 - Replace existing roofing damaged by fire with a new standing seam metal (21” wide panel, 1” high seam, rolled ridge) to match the previous. The color of the roof will be “deep red.”
 - Replace the existing gutters and downspouts damaged by fire with new half-round gutters (6” seamless, prefinished aluminum) and round downspouts (4”, prefinished aluminum) to match previous.

Second: Rebecca Cybularz
 Vote: 7 – 0

<p>11. HPC14-1058 Repair fire damage <i>Christina Martinkosky</i></p>	<p>329 S. Market Street</p>	<p>Greggory Housler Brian Bradfield, agent</p>
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Ms. Martinkosky entered the entire staff report into the record.

- Motion:** Timothy Wesolek moved to approve the following rehabilitation work:
- Replace existing attic/roof with dormer that is damaged beyond repair by the fire with a new wood-framed attic/roof, as specified by the structural engineer, to match the previous in form, shape, and pitch. This new attic/roof will be approximately 3” higher.
 - Replace existing dormer window that was damaged by fire with a new 6/6 double-hung, wood window with actual divided lights by Marvin to match previous along with an Energy Panel storm window.

- Replace existing roofing damaged by fire with a new standing seam metal (21” wide panel, 1” high seam, rolled ridge) to match the previous. The color of the roof will be “mill finish (galvanized).”
- Replace the existing gutters and downspouts damaged by fire with new half-round gutters (6” seamless, prefinished aluminum) and round downspouts (4”, prefinished aluminum) to match previous.
- Replace existing membrane roof damaged by fire over rear addition/porch with new Firestone “UltraPly TPO Roofing System.”

Second: Rebecca Cybularz
Vote: 7 – 0

<p>12. HPC14-1059 Repair fire damage <i>Christina Martinkosky</i></p>	<p>327 S. Market Street</p>	<p>Annabelle Cannon Brian Bradfield, agent</p>
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Ms. Martinkosky entered the entire staff report into the record.

Motion: Timothy Wesolek moved to approve the following rehabilitation work:

- Replace existing attic/roof with dormer that is damaged beyond repair by the fire with a new wood-framed attic/roof, as specified by the structural engineer, to match the previous in form, shape, and pitch. This new attic/roof will be approximately 3” higher.
- Replace existing dormer window that was damaged by fire with a new 6/6 double-hung, wood window with actual divided lights by Marvin to match previous along with an Energy Panel storm window.
- Replace existing roofing damaged by fire with a new standing seam metal (21” wide panel, 1” high seam, rolled ridge) to match the previous. The color of the roof will be “mill finish (galvanized).”
- Replace the existing gutters and downspouts damaged by fire with new half-round gutters (6” seamless, prefinished aluminum) and round downspouts (4”, prefinished aluminum) to match previous.
- Replace existing membrane roof damaged by fire over rear addition/porch with new Firestone “UltraPly TPO Roofing System.”
- Repair/rebuild existing painted brick at rear damaged by fire, as specified by the structural engineer, to match previous. New brick to be laid to match the existing including style/pattern, segmental arch above window openings, and mortar joints. The entire brick structure will be repainted.
- Replace existing porch and stairs at rear damaged by fire with new painted wood porch and stairs to match previous in size and details.

Second: Rebecca Cybularz
Vote: 7 – 0

<p>13. HPC15-29 Demolish rear addition <i>Christina Martinkosky</i></p>	<p>604 N. Maxwell Avenue</p>	<p>Gideon Properties, LLC Michael Green, agent</p>
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Ms. Martinkosky entered the entire staff report into the record.

Motion: Carrie Albee moved to find the rear elevation and the larger rear portion of the building is contributing to the historic district.

Second: Rebecca Cybularz

Vote: 7 – 0

Motion: Carrie Albee moved to find the small post 1947 addition on the rear elevation of this building is non-contributing to the historic district.

Second: Timothy Wesolek

Vote: 7 – 0

Motion: Carrie Albee moved to approve the demolition of the non-contributing rear addition on the back of 604 N. Maxwell Avenue.

Second: Timothy Wesolek

Vote: 7 – 0

14. HPC15-33

45 E. All Saints Street

CV Frederick, LLC

Demolish portion of masonry wall

Kevin Kneer, agent

Jackie Marsh

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

Motion: Carrie Albee moved to find the wall to be a contributing element to the historic district.

Second: Rebecca Cybularz

Vote: 7 – 0

The meeting was adjourned at approximately 7:15 PM.

Respectfully Submitted,

Shannon Pyles
Administrative Assistant