

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
JUNE 25, 2015**

**Commissioners**

Scott Winnette, Chairman (not present)  
Stephen Parnes, Vice Chairman  
Dan Lawton (not present)  
Michael Simons  
Rebecca Cybularz  
Carrie Albee  
Chase Tydings, Alternate

**Aldermanic Representative**

Donna Kuzemchak

**Staff**

Lisa Mroszczyk Murphy, Historic Preservation Planner  
Christina Martinkosky, Historic Preservation Planner  
Scott Waxter, Assistant City Attorney  
Matt Davis, Manager of Comprehensive Planning  
Shannon Pyles, HPC Administrative Assistant

**Call to Order**

Mr. Parnes 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**

There were no announcements.

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**Motion:** Michael Simons moved to approve all rehabilitation work to the existing building as outlined on the approval letter for case HPC11-546 dated May 29, 2012 to include all conditions noted in that letter as well as the door opening near the northwest corner of the building and minor adjustments to the location of skylights and roof top mechanical equipment as shown on drawing A1.3, Roof Plan Notes & Details, stamped “Received June 16, 2015.” Also to approve the steel plate awning over the door at the northwest corner of the building as shown in drawings stamped “Received June 24, 2015” with the following condition:

- Product information for the light fixture shall be submitted for staff approval prior to applying for a permit.

He also moved to approve the mechanical equipment screen wall clad with Cor-Ten standing seam panels at the roof as presented as “Option 1” which shows a lower screen and the top of the elevator shaft extending above the screen both clad in Cor-Ten standing seam panels as long as they supply staff with drawings of that option and to approve the location of the roof top solar panels as depicted on the drawing A1.3, Roof Plan Notes & Details, stamped “Received June 16, 2015” to include all conditions, materials, details, and specifications outlined in the approval letter for case HPC12-390 dated June 29, 2012.

**Second:** Rebecca Cybularz  
**Vote:** 5 - 0

<p><b>5. HPC15-427</b>                  Demolish shed  <i>Lisa Mroszczyk Murphy</i></p>	<p><b>453 W. South Street</b></p>	<p>Conifer Realty, LLC                  Donna Roasano, agent</p>
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Ms. Murphy entered the entire staff report into the record.

**Motion:** Rebecca Cybularz moved to find the one-story shed to be non-contributing to the historic district.

**Second:** Chase Tydings  
**Vote:** 5 - 0

**Motion:** Rebecca Cybularz moved to approve the demolition of the shed because it will not compromise the integrity of the streetscape or any surrounding historic properties.

**Second:** Chase Tydings  
**Vote:** 5 - 0

The meeting was adjourned at approximately 6:41 PM.

Respectfully Submitted,

Shannon Pyles  
 Administrative Assistant