

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
MARCH 24, 2022**

**Commissioners**

Philip Bailey, Chairman  
Carrie Albee, Vice Chairman  
Iva Saller (not present)  
Anne Hart  
Jeff DiPietro (not present)  
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  
Scott Waxter, Assistant City Attorney  
Shannon Pyles, Administrative Assistant

**Call to Order:**

Mr. Bailey 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 the Historic Preservation Property Tax Credit applications are due on April 1, 2022 and the application is for any work completed in 2021.

Ms. Murphy announced that HPC21-1449 located at 11 S. Bentz Street cannot be heard due to the public notice sign not being posted as required by the Land Management Code.

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**III. Approval of Minutes**

**1. March 10, 2022 Hearing/Workshop Minutes**

**Motion:** Philip Bailey moved to approve the March 10, 2022 hearing and workshop minutes with the edits in the Call to Order in the hearing minutes.  
**Second:** Carrie Albee  
**Vote:** 4 – 0

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**IV. HPC Business**

**2. Request for Demolition Review- 800 Rosemont Avenue**

**Motion:** Philip Bailey moved to not seek designation as the structure does not individually meet the criteria of Section 423(d) of the Land Management Code.  
**Second:** Anne Hart  
**Vote:** 4 – 0

**3. Request for Demolition Review- Old National Pike**

**Motion:** Carrie Albee moved to not initiate an application to apply a Historic Preservation Overlay to the site on the grounds that it does not meet the requirements of Section 423(a) on the Land Management Code.  
**Second:** Elizabeth Burns  
**Vote:** 4 – 0

**4. Request for Demolition Review- 319 E. Patrick Street**

**Motion:** Carrie Albee moved to not initiate an application for designation on the grounds that the garage on its own does not possess the criteria necessary to warrant a Historic Preservation Overlay per Section 423(a) of the Land Management Code.  
**Second:** Anne Hart  
**Vote:** 4 – 0

**5. Request for Demolition Review- 321 E. Patrick Street**

**Motion:** Philip Bailey moved to not seek an application for individual designation of the property as it does not meet the requirements and it does not seem to be associated with events or cultural groups that made a significant contribution to the broad patterns of history and is not associated with the lives of significant persons of the City of Frederick.  
**Second:** Carrie Albee  
**Vote:** 4 – 0

**6. Request for Demolition Review- 6839 Monocacy Boulevard**

**Motion:** Philip Bailey moved to not make an application to designate the structure as it does not individually meet the criteria for designation in Section 423(d) of the Land Management Code.  
**Second:** Carrie Albee  
**Vote:** 4 – 0

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**V. Consent Items**

**7. HPC22-192**      **119 Record Street**      **Tom Rozynek**  
 Rehabilitation  
*Lisa Mroszczyk Murphy*

**8. HPC22-200**      **154 N. Market Street**      **MP Fund I North Market, LLC**  
 Rehabilitation  
 Clifford Martin Bates, agent  
*Lisa Mroszczyk Murphy*

**Motion:** Philip Bailey moved to approve the consent agenda.  
**Second:** Carrie Albee  
**Vote:** 4 – 0

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**VI. Continuances**

There were no continuances.

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**VII. Cases to be Heard**

**9. HPC21-1449**      **11 S. Bentz Street**      **Samuel Rogers**  
 Rehabilitation  
 Jarred Moss, agent  
*Lisa Mroszczyk Murphy*

Ms. Murphy announced that the application could not be heard due to the public notice not being posted as required by the Land Management Code.

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**10. HPC22-19**      **421 N. Bentz Street**      **Lindsey Bryant**  
 Fence  
*Christina Martinkosky*

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

**Motion:** Philip Bailey moved to deny the application as the fence style is not supported by the Guidelines.  
**Second:** Elizabeth Burns  
**Vote:** 4 – 0

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**11. HPC22-132**      **74 E. South Street**      **Erik Anderson**

New door  
*Christina Martinkosky*

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

**Motion:** Carrie Albee moved to approve replacing the existing door with a solid, four-paneled wood door, with the condition that product details are submitted for staff-level review and noting that all wood elements shall be painted or finished with an opaque stain. She also moved to approve the installation of a new wood storm door and repairing trim work around the front door and transom and the replacement of the front entry sill and associated masonry repairs with following conditions:

- That damaged mortar is removed using hand tools;
- That a lime-based mortar is used that matches the historic mortar in color, texture, and tooling;
- That new brick under the sill match the existing brick in material, size, color, texture, and finish and the new brick can be painted to match the surrounding wall color.

**Second:** Anne Hart  
**Vote:** 4 – 0

<b>12. HPC22-134</b>	<b>7<sup>th</sup> Street Fountain</b>	<b>City of Frederick</b>
New park design		<b>Kara Norman, agent</b>
<i>Christina Martinkosky</i>		

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

**Motion:** Philip Bailey moved to approve the application with the following conditions:

- That the size and shape of the planters from the Zena Collection by Tournesol are submitted for staff-level review and approval.
- That all lighting, including the acorn street lights, the tree canopy downlights, and the “halo” lighting under the seat/performance platform area will feature a color temperature of 4500 K or less.

**Second:** Anne Hart  
**Vote:** 4 – 0

<b>13. HPC22-137</b>	<b>36 S. Market Street</b>	<b>Munaza Kausar</b>
Rehabilitation		<b>Hamza Mahmood, agent</b>
<i>Lisa Mroszczyk Murphy</i>		

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

**Motion:** Carrie Albee moved to approve the portion of the application pertaining to the awning.

**Second:** Anne Hart  
**Vote:** 4 – 0

**Motion:** Carrie Albee moved to deny the use of all LED, plastic, cabinet, or internally illuminated window signage on the grounds that it is not permitted by the Guidelines.  
**Second:** Anne Hart  
**Vote:** 4 – 0

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**14. HPC22-151**      **219 E. 2<sup>nd</sup> Street**      **Susan Kleinhanzl**  
Rehabilitation  
*Lisa Mroszczyk Murphy*

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

**Motion:** Elizabeth Burns moved to approve the application as submitted.  
**Second:** Philip Bailey  
**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 7:25 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant