

**HISTORIC PRESERVATION COMMISSION  
HEARING MINUTES  
JUNE 9, 2022**

**Commissioners**

Carrie Albee, Chairman  
Robert Van Rens, Vice Chairman  
Iva Saller  
Anne Hart  
Jeff DiPietro  
Elizabeth Burns (not present)

**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  
Scott Waxter, Assistant 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.

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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 HPC22-10 located at 1730 N. Market Street requested a continuance to the June 23, 2022 hearing agenda.

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**III. Approval of Minutes**

**1. May 26, 2022 Hearing/Workshop Minutes**

**Motion:** Carrie Albee moved to approve the May 26, 2022 hearing and workshop minutes as written.  
**Second:** Jeff DiPietro  
**Vote:** 5 – 0

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**IV. HPC Business**

- 2. Administrative Approval Report (38)**
- 3. Request for Demolition Review- 1728 N. Market Street**

**Motion:** Carrie Albee moved to not initiate an application for designation on this property as it does not individually meet any of the criteria.  
**Second:** Anne Hart  
**Vote:** 5 – 0

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**V. Consent Items**

- 4. HPC22-420 Maxwell Square** Judy Deason, agent  
Replace windows Maxwell Square HOA  
*Lisa Mroszczyk Murphy*

**Motion:** Carrie Albee moved to approve the consent agenda for the June 9, 2022 Historic Preservation Commission hearing.  
**Second:** Anne Hart  
**Vote:** 5 – 0

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**VI. Continuances**

There were no continuances.

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**VII. Cases to be Heard**

- 5. HPC20-860 358 W. Patrick Street** Sam Shi  
Rehabilitation  
*Christina Martinkosky*

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

**Motion:** Carrie Albee moved to approve the application with the following conditions:  
• That the cement board siding on the rear addition and enclosed porch area have a smooth finish.

- That the standing seam metal roof capping the enclosed rear porch and addition will feature a traditional hue of galvanized, green, or red with color specifications submitted for final review and approval by staff.
- That the doors FD1 and FD2 on the front elevation are replaced with new wood doors featuring a full-light or ¾-light design. Product details shall be submitted to staff for final review and approval.

**Second:** Anne Hart  
**Vote:** 5 – 0

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**6. HPC21-1324**                                      **14 N. Market Street**                                      **Jonathan Kapneck**  
Rehabilitation  
*Lisa Mroszczyk Murphy*

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

**Motion:** Jeff DiPietro moved to approve the application based on the fact that the applicant has made a good faith effort as noted to replace the tiles and the substitute will still maintain the historic character of the building.

**Second:** Robert Van Rens  
**Vote:** 5 – 0

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**7. HPC22-10**                                      **1730 N. Market Street**                                      **Tim Kamas**  
Level 1 New Construction  
*Lisa Mroszczyk Murphy*

Ms. Murphy announced that the applicant requested a continuance to the June 23, 2022 hearing agenda.

**Motion:** Carrie Albee moved to continue this application to the June 23, 2022 hearing agenda.

**Second:** Anne Hart  
**Vote:** 5 – 0

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**8. HPC22-258**                                      **401 Linden Avenue**                                      **Sean Fillinich**  
Partial demolition  
*Christina Martinkosky*                                      **Richard Holzer, Agent**

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

**Motion:** Carrie Albee moved to approve demolition application on the condition that the applicant place a tarp or other material that will prevent water intrusion and weather damage to the exposed areas of both the main house and the garage until further work is approved.

**Second:** Robert Van Rens  
**Vote:** 5 – 0

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**9. HPC22-447**                                      **221 W. Patrick Street**                                      **George Horman**

Partial demolition  
*Christina Martinkosky*

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

**Motion:** Iva Saller moved to find the building as a contributing resource given that it was built during the historic districts period of significance, and it helps to define the district and adds historical and architectural value to the streetscape.  
**Second:** Jeff DiPietro  
**Vote:** 5 – 0

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### VIII. Citizen Comment

There was no citizen comment.

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The meeting was adjourned at approximately 6:58 PM.

Respectfully Submitted,

Shannon Pyles  
Administrative Assistant

APPROVED 6/23/2022