

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
APRIL 11, 2013**

Commissioners

Scott Winnette, Chairman (not present)
Robert Jones, Vice Chairman
Gary Baker
Shawn Burns
Stephen Parnes
Tim Wesolek
Michael Simons
Brian Dylus, Alternate

Aldermanic Representative

Michael O'Connor

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

I. Call to Order

Mr. Jones 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.

Announcements

Ms. Murphy announced that the Historic Preservation Awards will be announced on May 16, 2013 starting at the beginning of the Mayor and Board of Alderman hearing. She also announced that on May 30, 2013 the Historic Preservation Commission will be hosting an open house and more details about will be forthcoming.

II. Approval of Minutes

1. March 28, 2013 Hearing Minutes

Motion: Robert Jones moved to approve the March 28, 2013 hearing minutes as written.
Second: Shawn Burns
Vote: 7 - 0

III. HPC Business

- 2. Administrative Approval Report
 - 3. Code Enforcement Report
-

IV. Consent Items

- a. Cases to be Approved
 - b. Cases to be Continued
-

V. Cases to be Heard

- 4. **HPC12-817** **114-116 Water Street** **Mi Tech, LLC**
 Replace doors, windows & siding
Lisa Mroszczyk Murphy

Mr. Jones announced that there is a letter in the file requesting a continuance to the April 25, 2013 hearing.

Motion: **Robert Jones moved to continue HPC12-817 located at 114-116 Water Street until the April 25, 2013 hearing.**
Second: **Shawn Burns**
Vote: **7 - 0**

- 5. **HPC13-93** **22 W. 7th Street** **Habitat for Humanity**
 Install solar panels
Lisa Mroszczyk Murphy **Thomas Luginbill, agent**

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

Motion: **Brian Dylus moved to approve the application in accordance with the staff recommendation to install seven Suntech HiPerforma Pluto240 solar modules according to the drawing set dated 12/28/12 as the location of the solar panels will not compromise the design and integrity of the building or the integrity of the Historic District as the view of these panels is obscured from the street. Additionally no modification to the previously approved window or door openings should be included as part of this approval.**
Second: **Shawn Burns**
Vote: **7 - 0**

- 6. **HPC13-103** **162 W. All Saints Street** **G.R. Mobaraki**
 Demolish shed
Christina Martinkosky **Jane Horvath, agent**

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

Motion: **Brian Dylus moved to find the ca. 1993 attached shed a non-contributing resource to**

the Historic District because it was constructed outside of the Period Of Significance based on photographic evidence and the evidence at the job site.

Second: Shawn Burns
Vote: 7 - 0

Motion: Brian Dylus moved to approve the post demolition of the non-contributing structure because its removal will not compromise the integrity of the streetscape, surrounding historic properties or the overall design of the building.

Second: Shawn Burns
Vote: 7 - 0

7. HPC13-114 **30 E. 5th Street** **Peter & Debra Hanley**
Install pergola
Christina Martinkosky

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

Motion: Shawn Burns moved to approve the application with the following conditions:

- That the pergola feature is constructed with the deck;
- That all wood elements are painted or stained with a solid, opaque stain; and
- That the ledger board be installed with anchors through the mortar joints rather than damaging the brick wall.

Second: Timothy Wesolek
Vote: 6 - 1, Gary Baker opposed

8. HPC13-153 **331 W. Patrick Street** **William Breen**
Roof replacement
Lisa Mroszczyk Murphy

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

Motion: Brian Dylus moved to approve the replacement of the existing asphalt with asphalt because the rear roof slope is minimally visible from the rear and not at all visible from the public way and approval of its in-kind replacement. He also moved to approve the installation of the new modified bitumen roof on the rear ell.

Second: Shawn Burns
Vote: 7 - 0

The meeting was adjourned at approximately 6:40 PM.

Respectfully Submitted,

Shannon Pyles,
Administrative Assistant