

Robert W. Hershey, chair, called the meeting to order at 4:29 p.m., on Thursday, March 8, 2012, in the Fourth Floor Conference Room, City Hall. A roster of the members of the commission and the technical slots they fill are on file and available upon request. Also present were commission members M. Gehr, V. Hrabal, M. Mallery, D. Matonak, P. Reed, and K. Sanford. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning Office.

APPROVAL OF MINUTES: February 23, 2012

Mr. Gehr noted a typographical error on page 1: the applicant's representative in the workshop case was from RMD Consulting. (Ms. Hrabal arrived.)

MOTION: (Gehr/Mallery) With the correction, I'll move to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

2 West Washington Street - Jassmin Coffee/Mohamad Alkayal - Sign and Sign Grant, Case No. HDC 2012-05

400 Park Lane - Susan and Paul Pritchard - Rear Stoop, Case No. HDC 2012-06

36-40 North Potomac Street - City of Hagerstown - Temporary Banner, Case No. HDC 2012-07

There was no opposition to these cases by either the public or members of the Historic District Commission.

MOTION: (Gehr/Mallery) Mr. Chairman, I have reviewed the materials submitted in Cases 2012-05, 2012-06, 2012-07 and Grant Application for 2012-05 and their associated staff reports and recommendations, and I have viewed the properties in question. The staff reports recommend approval of these applications as consistent with the applicable standards adopted by this commission. No one has appeared at this hearing with concerns about, or issues with, or objections to these applications. Therefore, I move that the commission adopt the staff evaluations and recommendations in these cases

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as its own and grant the Certificate of Appropriateness to the applicants for Cases 2012-05, 2012-06, 2012-07 and Grant Application for 2012-05.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

DESIGN REVIEW

None.

WORKSHOP:

36-40 North Potomac Street - City of Hagerstown - Rebuild Facade

Jonathan Kerns, Community Development Manager for the City of Hagerstown; John Lestitian, Director of Community and Economic Development; and Jerry Weiskopf of Modern Construction Services, Inc., were present on behalf of the applicant.

Staff Report: Mr. Bockmiller presented background information on this matter. When the contractor began removing the windows on the front facade it was discovered that the veneer portion of the facade has completely separated from the middle layer beginning at the second floor level. New brick will be need to be installed since the old brick is too deteriorated to be reused. Staff went to Steffey & Findlay today to try to find a suitable replacement material.

Commission/Applicant Discussion: Dan Matonak reported that he inspected the building for the City in July. At that time it was evident that the brick was bulging, but they could not see inside. At that time they thought the three courses of the front wall were moving outward. In reality, the outer width is separating from the inner two widths. There are no header courses or ties that connect the three widths together. Mr. Matonak noted that the separation is significant. When the wall was constructed originally, the masons used stone triangular stones to try to tie the walls together. Water has seeped into the veneer which has eroded the mortar. In order to salvage a part of the veneer would mean a massive temporary support arrangement, which would be very expensive. This historic brick is very soft so soft mortar will need to be used. The contractor's mason is familiar with how you tie this in. Trying to mesh new brick with the old brick will be difficult. They need to try to mimic the temperature and moisture movements.

The plan is to stabilize the areas around the windows, take the brick down from the top, and then replace the brick. There is a wood lintel above the Rocky's Pizza storefront window that has rotated. Mr. Matonak's professional opinion is that the best thing would be to take out the entire outer layer and put new lintels in.

Dr. Reed suggested painting the surface of the brick which would minimize what needs to be done. Mr. Matonak said putting a seal paint on soft brick could cause problems, since the outer course cannot dry out correctly. He suggested staining the brick instead of coating it with paint. Mr. Lestitian was not in favor of painting the brick since it would create a maintenance issue. He was not opposed to a stain, though. Dr. Reed also had a question about the jack arch bricks since they are no longer available. Mr. Matonak stated that if you try to mate old brick with new brick, it will not work correctly with the moisture and temperature movements. If that's an issue, the new brick could possibly be cut.

Mr. Lestitian stated that the proposed brick would closely match the old brick in color and size. Since the building is open, the City would like to be able to move quickly. Dr. Reed asked if it would be possible to slice the new bricks to get a thinner brick. Mr. Weiskopf stated that they could come pretty close to the look of the old brick.

Mr. Lestitian said the City is using federal funds for this project so they also need Maryland Historical Trust (MHT) approval. Considering there is a safety issue, the City wanted to get approval from the HDC first, which will be included in the project report to MHT.

Mr. Bockmiller asked if the commission had enough information to act on a design review application at this meeting. Otherwise, an emergency meeting might need to be scheduled between now and the next meeting. Commission members were receptive to going into design review on this proposal. Mr. Lestitian thanked the commission for accommodating this matter very quickly.

Mr. Bockmiller asked that the commission also consider adding a change in the type of window originally approved for this project. After the commission approved the application last year, the City had difficulty getting the windows that the commission originally approved. Mr. Bockmiller administratively approved the use of Jeld-Wen wood windows, as did the MHT. He asked that the Jeld-Wen windows be added to the application to make it official.

DESIGN REVIEW

36-40 North Potomac Street - City of Hagerstown - Rebuild Facade, Case No. HDC 2012-08.

In summary, the proposed work needs to be done on an emergency basis. The cornice and the bracket will be preserved and the keystones will be replicated to the best of mason's ability. The new brick will be "Antique King William O/S" from Steffey-Findlay with a 5/16-inch mortar joint. The mortar will match the existing mortar as close as possible. The commission agreed to allow staff to approve the final color choice. In addition, Jeld-Wen replacement windows will be substituted for the originally approved windows.

- MOTION:** (Gehr/Sanford) Mr. Chairman, I have inspected the project plans and the property in question and if constructed in accordance with these plans and rebuilding of the wall, the project is compatible with the character of the district for the reason that this is an emergency situation; replacement of the brick with similar type of brick, matching as closely as possible the existing condition and size of brick keystone arches above the window being recreated as best possible with the materials at hand, the mortar color would be a final selection as determined by staff at the appropriate time; the windows being replaced while a prior approval, the manufacturer has changed to the Jeld-Wen wood windows and with those particular conditions, the project is generally in harmony with the Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move that HDC grant a Certificate of Appropriateness for the applicant for Case No. 2012-08.
- DISCUSSION:** None.
- ACTION:** APPROVED (Unanimous)

NEW BUSINESS:

None.

OLD BUSINESS:

- Mr. Bockmiller reported that he and Dr. Reed have been scouting out original Civil War-era buildings in the City Center area to be included in a brochure for the First Call Weekend in June.

ANNOUNCEMENTS

- Mrs. Mallery reported that the idea of a new baseball stadium was a major point in the Mayor's State of the City address this week.
- The Mayor and Council discussion regarding the HDC was postponed to the March 20 meeting.

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ADJOURN: It was moved and seconded that the meeting adjourn (5:10 p.m.).

Date

Debra C. Calhoun - Secretary