

Michael Gehr, chair, called the meeting to order at 4:31 p.m. on Thursday, July 9, 2020, in the Council Chamber, Second Floor, City Hall. A roster of the members of the commission and the technical posts they fill are on file and available upon request. Also present were commission members L. Allen, C. George, R. Powell, and S. Silas. S. Bockmiller, Development Planner/Zoning Administrator was present on behalf of the Planning and Code Administration Department.

Approval of Minutes:

June 25, 2020.

MOTION: (Silas/Powell) Motion to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

None.

DESIGN REVIEW

789 Hamilton Boulevard – Irene French for Amanda Elliott – Replacement Windows, Case No. HDC 2020-22.

Irene French, representing the owner of 789 Hamilton Boulevard, was present.

Staff Report: This building is a B resource in the Oak Hill Local Historic District. The applicant is proposing to replace all windows with vinyl Wincore replacement windows that will mimic the original with exterior grids on the top sash. The rear façade is minimally visible from Prospect Avenue. Staff recommended approval. The existing wood windows are covered by storm windows, including the attic sashes.

Applicant/Commission Discussion: Ms. French stated that the windows were ordered before they found out that the windows needed to have external grids. Since then the owner ordered external grids that will be applied to the top sashes to mimic the original, existing windows.

MOTION: (Powell/Silas) Mr. Chairman, I have reviewed the materials submitted in HDC Case No. 2020-22 and the associated staff reports and recommendations and I have viewed the property in question. The staff report recommend approval of this application as consistent with the

applicable standards adopted by this commission and no one has appeared at this hearing with concerns about or issues with, or objections to this application. Therefore, I move this commission adopt the staff evaluations and recommendation in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2020-22.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

WORKSHOP

1003 The Terrace – Dr. Farah – New Garage.

Michael Green, designer for Corey’s Construction, representing Dr. Farah, the property owner, was present. The proposal is for a new garage. Mr. Bockmiller indicated that staff has been working with Dr. Farah for some time. The subject property is one of the largest residential, single-family lots inside the City, and Dr. Farah was hoping to build a larger garage than the zoning ordinance would permit. The ordinance limits accessory structures (garages) to 900 square feet and one story. Based on the unique nature of Dr. Farah’s property and other similar properties the ordinance was amended in April to allow accessory buildings up to 1,800 square feet and no more than two stories in height if the property is over a certain size. A garage falling under this category must meet principal structure setbacks rather than accessory structure setbacks. The garage would be off of the driveway that is accessed from West Hillcrest Road. The new garage will be visible from West Hillcrest Road, but not from The Terrace. Options are being explored for abutting the garage against an existing deck. Feedback has not been received from the commission’s architectural historian, Dr. Paula Reed.

Mr. Green concurred that the only visible access to the garage will be from West Hillcrest Road. The garage will be 1,800 square feet and will be technically a single-story structure with living space in the attic. The garage will appear to be a single story from West Hillcrest. The gables will not be visible from public ways. There will be two garage doors and one man door. They are proposing a stone façade on the front (West Hillcrest Road façade); green architectural asphalt shingles to match as closely as possible the roof on the primary structure; and two skylights. The sides of the garage not visible from public ways will be white vinyl siding. Tentatively (pending zoning approval) there will be a covered walkway over the deck between the existing dwelling and the living area in the garage. Mr. Powell commented that the grade behind the house slopes away from West Hillcrest Road making the garage and deck area difficult to see. Mr. Green stated that there is a fair amount of vegetation (trees and shrubs) between the street and the location of the proposed garage; there are no plans to remove or alter the tree line in any way.

In answer to a question by Ms. Allen, Mr. Green stated that at one point there was discussion about connecting everything to the house, but they could not make it work aesthetically. Ms. Allen agreed that the proposed area for the garage is not visible from public ways. Mr. Green

noted that the purpose of the building was never intended to be a separate independent residential unit. The main reason for the building is for a garage and for storage space. The existing garage is not adequate for modern vehicles (the garage doors are the original carriage doors and they are not wide enough).

Ms. Allen asked if they were going to match the design of the primary structure. Mr. Green stated that the garage will complement the main house due to the unique style of the house. Many of the materials used on the existing house are impractical to obtain. One of the reasons for requesting this workshop was to make sure the proposed materials are satisfactory to the commission. Dr. Farah is willing to substitute materials from what is shown to satisfy any concerns the commission may have.

Mr. Gehr commented that the stone shown in the east gable is not necessary. Stone should be the base, rather than above siding. Mr. Green said Dr. Farah requested that because that area will be visible from his deck. Mr. Bockmiller noted that it is not visible from public ways. The green shingles match the green terra cotta roofing tiles on the existing house.

There were no other comments by the commission. As far as the zoning requirements, Mr. Bockmiller noted that the building permit drawings need to show something in the truss system that prevents expansion of the use further into the attic. Since the square footage is at the maximum of 1,800 square feet, there cannot be any additional usable space in the attic beyond what is shown.

NEW BUSINESS

Mr. Gehr introduced new commission member, Chris George. Mr. George said he has been volunteering at the Washington County Historical Society, and is interested in local history. Mr. Gehr also recognized William Carroll who will be sworn in as a commission member later this month. Mr. Gehr thanked Monika Wertman and Chad Crumrine for their past contributions to the commission and wished them well in their future endeavors.

OLD BUSINESS

Finalize Preservation Awards.

A list of the suggested nominees is in the meeting file. Photographs were provided of the property at 15-17 East Avenue. The Bartels renovated a Second Empire duplex for offices on one side and a residence on the other side. The Bartels also got permission for a small addition on the rear. Ms. Allen felt it was important to recognize smaller projects which could encourage others in the neighborhood to follow suit. It shows the City is not just interested in the big, “splashy” projects.

**Historic District Commission
MINUTES**

**July 9, 2020
City of Hagerstown, Maryland**

Commission members agreed to award certificates to the properties on the list.

- MOTION:** (Silas/Allen) I move to introduce the 2020 preservation award possibilities to the Council.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Mr. Bockmiller noted that the awards will be made by the Mayor at the last Mayor and Council meeting in July.

ANNOUNCEMENTS

None.

ADJOURN

It was moved and seconded that the meeting adjourn (5:00 p.m.).

7/23/2020

Approved



Debra C. Calhoun – Secretary