

This meeting was held remotely via Zoom and was broadcast to the public via the Planning and Code Administration Department’s YouTube channel. All HDC members and applicants participated in the meeting off site.

Michael Gehr, chair, called the meeting to order at 4:31 p.m. on Thursday, June 25, 2020. A roster of the members of the commission and the technical posts they fill are on file and available upon request. Also participating virtually were commission members L. Allen, R. Powell, and S. Silas. City Staff members participating at City Hall included S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary.

Approval of Minutes:

May 28, 2020 and June 11, 2020.

MOTION: (Powell/Allen) I’ll move to adopt.
DISCUSSION: None.
ACTION: APPROVED (Unanimous: Allen, Powell, Silas)

CONSENT AGENDA

None.

DESIGN REVIEW

214 North Potomac Street – Kellgard General Contracting – Replacement Windows, Case No. HDC 2020-21.

Kenny Gardner, Kellgard General Contracting, 19303 Jamestown Drive, Hagerstown, Maryland, participated in the meeting on behalf of the owner of the property.

Staff Report: This building is a B resource in the Potomac-Broadway Local Historic District. The general contractor replaced fire-damaged windows with Jeld-Wen wood W-2500 double-hung, two-over-two windows on the second floor to the right of the bay window. The distinctive arch feature over each window was replicated with wood glued-on elements. The contractor originally applied for an in-kind replacement; however, in reality, the windows are not an exact replacement and did not meet the intent of “inkind replacement.” Staff recommended approval of the application. The property suffered fire damage and the unique windows were damaged beyond repair. The original intent was to have custom-made windows to replace the damaged windows; however, at some point the windows were replaced with something other than what was approved

on the in-kind certificate. Even though the finished product approximates the look of the historic windows, it is a change that needs HDC approval.

Applicant/Commission Discussion: Mr. Gardner stated he took the project over after at least one other contractor failed to follow through for the owner. After researching the windows, it was determined that the in-kind windows were cost prohibitive. Mr. Gardner was able to get simulated wood windows with a custom wood arch element. The only difference is that the arch does not go through the glass; however, there is a wood arch on the outside and the inside of the window. The windows are simulated divided light, and the mullion in the middle does go through the glass.

Commission members had no questions of the applicant.

MOTION: (Powell/Silas) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans, the project is compatible with the character of the district for the reasons that the windows are generally in harmony with the Architectural Design Guidelines for the Residential Preservation Districts or Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2020-21.

DISCUSSION: None.

ACTION: APPROVED (Unanimous: Allen, Powell, Silas)

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

The applicant was not available to participate in the meeting.

906 Potomac Avenue – Scott and Sarah Keasey – Front Porch Repairs, Case No. HDC 2020-23.

Scott and Sarah Keasey, 906 Potomac Avenue, Hagerstown, Maryland, owners of the property, participated in the meeting.

Staff Report: This building is a B resource in the Oak Hill Local Historic District. The applicants began making repairs to their front porch. When elements were removed for replacement in-kind, they discovered more significant deterioration than they anticipated. They propose to replace the eight front porch columns and two pilasters with Permacast structural fiberglass columns and pilasters of the same design and diameters as the originals. The change is in material only, as the columns will be of the same dimensions as existing. The applicant also proposes to replace the existing 39 feet of railing (two 10-foot sections on either side of the front steps, and two 9-foot

sections on each side of the porch tying into the pilasters mounted on the front face of the house). The railing will appear of the same design as the existing railing to be removed, but it will be made of the Permacast material the columns will be made of.

The Design Guidelines recommend replacing features with like material. However, the commission has occasionally approved the use of substitute materials when replacement with original material is unavailable, overly cost prohibitive, or would be difficult to access for maintenance. This front porch sits back from the sidewalk approximately 30 feet. The applicant may still decide to replace the railings with wood, and if they decide to go that route, HDC review is not required for that work, as it will be “replacement in kind.” The porch floor and other details will be replaced in-kind with wood which does not require HDC review.

Applicant/Commission Discussion: Ms. Keasey noted that the example of the column material is from a house a few streets over and it is the material they are proposing to use. The shape and style of the column will replicate what is currently on their porch, including the capitals and the base. Ms. Allen was not familiar with Permacast material and asked for an explanation. Ms. Keasey stated that structural fiberglass is more resilient than wood. The replacement material will last longer than wood and will hold paint in the same manner as wood. Mr. Gehr added that the load bearing should be what is needed (based on the material submitted) as long as they are not split. Fiberglass is being used more frequently because of its limited maintenance, however, it still needs to be painted. The finished appearance will replicate wood. There were no other questions or comments by the commission.

MOTION: (Silas/Powell) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans, the project is compatible with the character of the district for the reasons that the materials, architectural detailing, general form and proportion are generally in harmony with the Architectural Design Guidelines for the Residential Preservation Districts and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2020-23.

DISCUSSION: None.

ACTION: APPROVED (Unanimous: Allen, Powell, Silas)

Mr. Bockmiller stated that he emailed the commission about the Keaseys’ proposal to replace the existing retaining wall and no commission members commented so he handled it administratively.

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

Preservation Awards.

Staff has scheduled the preservation awards for the July 28 Mayor and Council meeting.

Concerning the list of nominees (in the meeting file), Mr. Bockmiller stated he has not had a chance to visit the Bartel site. The owner of 101 West Irvin Avenue installed replacement windows without HDC approval. Since it is a potential violation, staff asked if the commission wanted to remove it from the list of nominees. Concerning Mulberry Lofts, Mr. Bockmiller provided “before and after” street views of this property and asked if the commission felt it was appropriate for a preservation award.

Commission members agreed that the Fire House on North Potomac Street should wait until all the work has been completed. Concerning the Bartel office renovation on East Avenue, Mr. Bockmiller will email photographs of the project to the commission. If there is no dissent after viewing the photos, he will keep it on the list. Commission members concurred that Mulberry Lofts should receive an award.

ANNOUNCEMENTS

- Mr. Powell asked staff to notify Parks and Rec that he recently observed children standing on the top section of the fountain at Memorial Park on South Potomac Street.
- In-person meetings will resume on July 9; face masks will be required.

DESIGN REVIEW – Continued.

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

The applicant did not make a connection to the meeting.

- MOTION:** (Silas/Allen) I move we table Case No. HDC 2020-22 until the next meeting.
- DISCUSSION:** None.
- ACTION:** APPROVED (Unanimous: Allen, Powell, Silas)

ADJOURN

It was moved and seconded that the meeting adjourn (5:15 p.m.).

7/9/2020

Approved



Debra C. Calhoun – Secretary