

This meeting was held remotely via Zoom and was broadcast to the public via the Planning and Code Administration Department's YouTube channel. Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Wednesday, March 11, 2021. 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, D. Carroll, C. George, R. Powell and S. Bockmiller, Development Planner/Zoning Administrator. D. Calhoun, Secretary, was present at City Hall on behalf of the Planning and Code Administration Department.

Approval of Minutes:

January 28, 2021, and February 11, 2021:

MOTION: (Powell/Carroll) I move to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

None.

DESIGN REVIEW

102 South Prospect Street – Diane De Laet – Garage, Case No. HDC 2021-11.

Diane De Laet, 102 South Prospect Street, Hagerstown, Maryland, was present via Zoom.

Staff Report: This house is a contributing resource in the Prospect Street Local Historic District. The applicant is proposing to build a 26 x 32-foot, single-story garage at the back of the property along West Antietam Street to be accessed via a pipestem off of Holburn Alley. The rear facade of the garage would face West Antietam Street. The garage materials will match an existing storage shed already on the property and include:

- Two Simonton vinyl windows (Model 2840)
- One Therma-Tru steel pedestrian door
- One 16-foot and one 9-foot Haas steel garage door (white)
- CertainTeed woodgrain, Dutch lap siding (cream)
- CertainTeed soffit and gutter (almond)
- Mid America vinyl shutters (forest green)
- 40-year architectural shingles (pewter gray)

Staff noted that the garage will be visible from West Antietam Street. Vinyl is not a recommended siding material when easily viewed from public ways but has been used on surfaces not visible.

Applicant/Commission Discussion: Ms. De Laet cited Chapter 5 of the guidelines which refers to new construction. She cited properties with non-historic siding treatments at 119 West Antietam Street (aluminum siding); 107 Holburn Avenue (vinyl siding); and 127 Summit Avenue (garage with vinyl siding). The garage proposed garage will be located approximately 200 feet from the historic house. The guidelines allow for that and the new construction needs to blend. There are properties with siding all around the property. The property at 178 South Prospect has aluminum siding and 203 South Prospect Street has a rear addition with siding; and 181 South Prospect Street has a rear addition home that is wrapped in siding. Ms. De Laet said she understood the preference for other materials but with the wall and the setback, only four feet of the vinyl would be visible before you see the roof shingles. She and her husband have been working on this property for ten years for the betterment of the property. She stated that if they spend more money on the garage there will be less to spend on the historic property.

Mr. Gehr asked how the garage will be accessed, either directly off West Antietam Street or on the other side of the property. Ms. De Laet said it will be accessed from the alley side. The garage doors will face away from West Antietam Street. The only portions of the garage that will be visible from West Antietam Street will be about four feet of the vinyl and the roof shingles due to the location of the garage along the existing brick wall.

Mr. Carroll expressed concern over the amount of non-historic siding the applicant was able to cite in her neighborhood. His experience since being appointed to the commission has been that the HDC is fairly consistent in discouraging the use of vinyl siding. He was struggling with the reality of siding in the area and the commission trying to maintain historic materials. Mr. Gehr agreed that the brick wall does help to hide some of the vinyl siding. However, the vinyl siding would be very visible heading east on West Antietam Street since the elevation is higher and affords more of a view into the back yard. Ms. Allen agreed with Mr. Carroll because of the visibility of the garage.

Ms. De Laet argued that the garage is 200 feet from the historic house on South Prospect Street and will blend better with the other vinyl-sided structures that are nearby on West Antietam Street and Holburn Avenue. Mr. Gehr noted that some of those properties were sided with vinyl prior to the guidelines being adopted. The brick wall would provide screening between the street and the garage; and vinyl would be considered new material that would differentiate new work from historic materials. He stated that the Historic District Commission does not take into consideration the cost of a project when making determinations. Hardiplank siding is an alternative but replicates wood siding. He was not as concerned with the south side of the garage since it faces away from West Antietam Street. Another possibility would be to screen the garage with landscaping to help limit visibility—not necessarily direction per the guidelines. Mr. Bockmiller pointed out that the landscaping would have to be a variety that would grow tall

enough and also the distance between the garage and the wall is about ten feet which might not be adequate.

Mr. Carroll asked Ms. De Laet if she had investigated other more historic materials. Ms. De Laet stated that it would be impossible to match the historic brick on the house along South Prospect Street and she believed HardiePlank to be an inferior product because it can rot since it is made of wood pulp. Mr. Carroll indicated that he would be uncomfortable approving vinyl siding because of its inconsistency with the design guidelines. He believed the HDC would lose credibility by approving the vinyl siding in this location. Ms. De Laet said her shed was approved and she at that time she told the commission that she and her husband planned to build a matching garage in the future. Now they will be stuck with two mismatched buildings. Ms. Allen explained that the commission can only consider what is in front of them for review, so although the De Laets may have mentioned that a garage was to be built to match the shed, the commission at the time could have only considered the shed.

Mr. Gehr noted that the entire property is all part of the historic district in general. The overall shape and design of the proposed garage does match up with the shed, however, the shed sits back from West Antietam Street and is not as tall as the garage. The issue is just the proposed siding material which can be replicated with HardiePlank or wood siding. Ms. De Laet reluctantly amended her application to use HardiePlank instead of vinyl siding.

Bob Powell was hesitant to deny the applicant permission to use vinyl siding on the garage. Property owners have been allowed to make all kinds of additions and repairs to properties without HDC approval. He had an issue with not allowing the use of the vinyl in this case.

A quick straw poll showed that the commission was divided on whether to allow the vinyl siding or to require more appropriate siding in place of the vinyl. The applicant reiterated her desire to amend her application to use HardiePlank.

MOTION: (Powell/George) Mr. Chairman, I have reviewed the amended materials submitted in Case No. HDC 2021-11 and its associated staff report and recommendations and I have viewed the property in question. The staff report recommends 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, issues with, or objections to this application. Therefore, I move that this commission adopt the staff evaluation and recommendations in this case as amended as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2021-11.

- DISCUSSION:** Staff mentioned that it did not have a recommendation on the original application, but with the amendment to Hardiplank, staff recommended approval. Mr. Powell and Mr. George agreed to amend the motion to specifically include Hardiplank.
- ACTION:** APPROVED AS AMENDED (Unanimous)

**45 West Washington Street – City of Hagerstown – Cultural Trail Signage,
Case No. HDC 2021-12.**

Stephen Bockmiller presented this case for Rodney Tissue, City Engineer.

Staff Report: The City of Hagerstown is proposing to hang two projecting signs on the new street wall that will be built this spring. The sign on the east side of the façade will be a three-dimensional sign in the shape of a top hat. Historically there is early photographic evidence of a similar sign in this location that was part of the Updegraff Hat Factory operations in the 1860s. This sign will be fabricated out of .090-inch thick aluminum painted gray with a black band around the crown and a satin finish (the brim of the hat will be fabricated with two layers of aluminum). Graphics reading “Hatter’s Plaza” with a pointing hand will be made of high-performance vinyl on both sides of the sign.

The sign on the west will be a 32-inch high, 30-inch wide, ¼-inch thick sign panel with graphics on both sides. The frame and panel will be painted gray with a satin finish to match the three-dimensional top hat sign on the east side of the façade. A 16 x 16-inch aluminum panel containing the Cultural Trail logo will be affixed to both sides of the sign panel. Graphics will be made of high-performance vinyl for the directional information portion of the sign.

Both signs will be attached to the building via a fabricated aluminum scroll bracket with a 40-inch arm. The brackets will be secured by anchor shackles through holes on the top edge of the sign. Eight feet of clearance must be maintained between the bottom of the signs and the sidewalk.

Staff recommended approval. Mr. Bockmiller indicated that he will be working with Engineering for a more historic font for the text. Concerning the logos on the bottom of the cultural trail sign (west side of façade) which represent the various funding sources for the cultural trail. Staff is looking into whether the logos could be removed since they take away from the aesthetics of the sign.

Applicant/Commission Discussion: Commission members had no concerns. Mr. Carroll stated he was pleased with the attention to detail on the signs.

- MOTION:** (Carroll/Powell) Mr. Chairman, I have reviewed the materials submitted in Case No. 2021-12 and its associated staff report and recommendations and I have viewed the property in question. The staff report recommends

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, issues with, or objections to this application. Therefore, I move that this commission adopt the staff evaluation and recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2021-12.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Mr. Carroll recused himself from the next case and signed out from the meeting.

**16-18 West Franklin Street – Hagerstown Pythian Castle, LLC – Replacement Windows,
Case No. HDC 2021-13.**

Bill Cutshaw, JWI Architectural Millwork, 209 Oregon Street, Mercersburg, Pennsylvania, representing the applicant, was present via Zoom.

Staff Report: This building is an A resource in the Downtown Local Historic District. The applicant is proposing to replace windows on the upper floors of the east and west facades. The work includes repairing/painting the existing windows and replacing the missing windows. The new windows replicate historic windows. The new windows will be made with mahogany and Spanish cedar sills where required. Laminated glass will be used to improve insulation and safety. A prototype window was required by the Maryland Historical Trust (MHT) and a photograph of the installed mockup is included in the packet. The applicant has applied to the MHT for tax credit funding.

Applicant/Commission Discussion: Mr. Cutshaw had nothing to add to the staff report. Commission members had no comments on the application.

MOTION: (Powell/George) Mr. Chairman, I have reviewed the materials submitted in Case No. HDC 2021-13 and its associated staff report and recommendations and I have viewed the property in question. The staff report recommends 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, issues with, or objections to this application. Therefore, I move that this commission adopt the staff evaluation and recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2021-13.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS

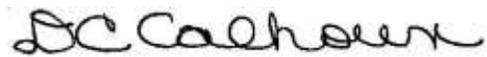
Mr. Bockmiller informed commission members that the City of Hagerstown is starting to open back up and bring people back in for meetings beginning at the end of March. There will still be an option to participate via Zoom if members of the commission or the public are not comfortable coming into the building. The next meeting will be remote with the first meeting in April being conducted in City Hall.

ADJOURN

It was moved and seconded that the meeting adjourn (5:39 p.m.).

3/25/2021

Approved



Debra C. Calhoun – Secretary