

Michael Gehr, chair, called the special meeting to order at 4:33 p.m. on Tuesday, October 16, 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 V. Hrabal, S. Dozier, D. Matonak, S. Silas, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator was present on behalf of the Planning and Code Administration Division.

APPROVAL OF MINUTES: September 13, 2012, and September 27, 2012

MOTION: (Wertman/Dozier) I'll move to approve the minutes for those two meetings as presented.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

CONSENT AGENDA

100 North Potomac Street - Kylee Haddad/K & D Convenience Store - Sign and Grant, Case No. HDC 2012-40

36 North Jonathan Street - Dean Martin/Sign Here - Wall Signs, Case No. HDC 2012-41

24 East Antietam Street - Charles Wagaman - Front Door Replacement, Case No. HDC 2012-43

MOTION: (Hrabal/Silas) Mr. Chairman, I have reviewed the materials submitted in Cases No. HDC 2012-40, 2012-41, and 2012-43 and the grant for 2012-40, and their associated staff reports and recommendations. 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, and no one has appeared at this hearing with concerns about, issues with, or objections to these applications. Therefore, I move that this commission adopt the staff evaluations and recommendations in these cases as its own and grant Certificates of Appropriateness to the applicants for Cases 2012-40, 41, and 43, and grant application for 2012-40.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

1003 The Terrace - J. Ramsay Farah - Enclose Front Porch, Case No. HDC 2012-39

Mike Fraley, Sunquest, 2902 Back Acre Circle, #2, Mt. Airy, Maryland, and Dr. J. Ramsay Farah, property owner, were present.

Staff Report: This property is a B-resource in the Oak Hill Local Historic District. Applicant is proposing to enclose the existing front porch with Four Seasons Sunroom vinyl sliding doors with matching 15 ¼-inch high transom windows on the front and right sides. The left side (West Hillcrest Road facade) will be enclosed with vertical cedar siding into which an arch-top wood (mahogany) door will be installed along with two “speak easy” Borano windows on either side of the door. Applicant had a workshop with the commission on September 13. Because the front porch is a character-defining historic feature of the house, the commission’s suggestions at that time included using a darker color on the slider door trim to help it recede from view and that the sliders be installed in such a way that if removed in the future, historic materials are not damaged. The sliders will be mounted in the mortar joints of the porch posts. Staff recommended approval of the application. The front porch of this property sits approximately 180 feet back from The Terrace. Commission members may want to discuss whether the shrubs along the front of the porch should be required to remain in order to screen the modern enclosure from view. The application is consistent with the discussion at the workshop.

Applicant/Commission Discussion: Mr. Fraley had nothing to add to the staff report. Mr. Gehr recalled at the workshop the commission discussed the shrubs in the front of the porch which could in the future be removed, resulting in more visibility of the modern materials proposed for the sliders. Dr. Farah said they would be using the green-tinted glass. Mr. Gehr noted that the commission would prefer that the shrubs remain to help mask the new materials.

MOTION: (Wertman/Silas) Mr. Chairman, I have inspected the project plans and the property in question and if constructed in accordance with these plans and the use of the materials discussed in the workshop, the wood and the green glass, the project is compatible with the character of the district for the reasons that the setback, the materials, architectural detailing, the windows, the general form and proportions are generally in harmony with the design guidelines for the Residential Preservation Design Districts, and the character of the adjoining property, under the condition that the hedges stay put. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2012-39.

- DISCUSSION:** Ms. Hrabal added a clarification on the condition that the hedges be maintained as long as the sliders are in place. If the shrubs are removed, they need to be replaced. Ms. Wertman and Mr. Silas agreed to the amendment.
- ACTION:** APPROVED AS AMENDED (Unanimous)

1018 Hamilton Boulevard - Courtney Ross, et al - Replacement Windows, 40 South Potomac Street - RBC Wealth Management - Signs, Case No. HDC 2012-42

The applicant was not present.

WORKSHOP:

A. 1003 The Terrace - J. Ramsay Farah - Garage

Mr. Bockmiller stated that Dr. Farah would like to construct a pseudo detached garage off the side of the house toward the north. The zoning ordinance limits the size of accessory structures to no more than 900 square feet. The proposal is to build the garage so that it attaches to a deck, essentially creating one structure. The garage addition would be required to meet side yard principal structure setbacks of at least ten feet. However, the commission would have purview over the size and scale of the addition. The new 1,200 square foot, two-story garage would be about 250 feet from The Terrace and the lot is heavily wooded along the side property line which effectively masks the area where the garage would be constructed.

From the standpoint of the Historic District Commission, the applicant would like guidance on how to break up the mass of this huge garage. Staff recommended breaking up the facade with windows. Dr. Farah said he has revised the plans to show three double-hung windows on the first floor and three windows on the second floor. The first level will be brick and the second level will be shingles. Green asphalt shingles will be used on the roof to blend with the green tile roof on the primary structure. Mr. Bockmiller added that the idea is to come up with a design that complements the historic structure without giving the appearance that it is historic construction. Mr. Bockmiller asked the commission if it had any concerns or suggestions on the proposed design. Ms. Dozier asked about the orientation of the garage doors. Dr. Farah explained that the doors will be facing Woodland Way. Since the main house has a hipped roof, the commission recommended that the garage have a hipped roof as well, since it will reduce the mass of the building. Dr. Farah was concerned that the hipped roof will cut into the amount of

storage space in the attic, including the space needed for the air handling unit. Mr. Matonak asked what the slope of the proposed gable roof would be. The air handling unit for 1,200 square feet should not be too large, even with a hipped roof. Mr. Matonak commented that it would be beneficial for the commission to be able to review the garage plans which would show the circulation inside the building, including stairways. A straight gable structure will not blend in with the house. Dr. Farah had no objection to one of the two gable ends having a hipped roof.

NEW BUSINESS:

- Ms. Hrabal asked staff to check into the solar panels on Dr. Farah's property to find out when they were installed, since no HDC review was conducted.

OLD BUSINESS:

- Mr. Bockmiller stated that the Economic Development Demolition Committee needs to reconvene. He asked whether there were any days that are inconvenient. Mr. Bockmiller will send out emails to find a date that is good for everyone.

ANNOUNCEMENTS

None.

ADJOURN: It was moved and seconded that the meeting adjourn.

10/25/2012
Date

DC Calhoun
Debra C. Calhoun - Secretary