

**Historic District Commission
MINUTES**

**October 27, 2016
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:32 p.m. on Thursday, October 27, 2016, in the Conference Room, Fourth 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, S. Kreiger, S. Silas, and M. Wertman. S. Bockmiller and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES – September 22, 2016:

MOTION: (Wertman/Silas) I move we approve them.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

418 North Potomac Street – Bradley, Thomas, & Matthew Close CPAs, LLC – Signage, Case No. HDC 2016-35.

One North Potomac Street – Diamond Homes & Interiors – Sign, Case No. HDC 2016-36.

15 East Avenue – Sean Bartel – Fence, Case No. HDC 2016-37.

60 West Washington Street – City of Hagerstown/Amanda Whitmore – Sign, Case No. HDC 2016-39.

1020 Oak Hill Avenue – Long Fence for Timothy Harman – Fence, Case No. HDC 2016-40.

Ms. Krieger recused herself from this vote because she is the applicant in Case No. HDC 2016-36. No one was present with objections to any of the Consent Agenda items.

MOTION: (Wertman/Silas) Mr. Chairman, I have inspected the project plans and the properties in question. If constructed in accordance with these plans, the projects are compatible with the character of districts since most of them are signs and fences and they all are generally in harmony with the Architectural Design Guidelines for the Residential and the Downtown Historic Districts and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicants for Case Nos. HDC 2016-35, 2016-36, 2016-37, 2016-39, and 2016-40.
DISCUSSION: None.
ACTION: APPROVED (ABSTAIN – Kreiger)

DESIGN REVIEW

**55-57 South Potomac Street – OMR 55-57 S Potomac LLC – Replacement Windows,
Case No. HDC 2016-38.**

Bert Rindner, OMR 55-57 S Potomac LLC, and Lyle Schiavone, OMR 55-57 S Potomac LLC, were present.

Staff Report: This building is a “B” resource in the Downtown Local Historic District. Applicant proposes to replace the exterior windows with Pella 250 series, vinyl, double-hung windows with traditional grilles. There are various window sizes on the building. Staff recommended approval, contingent upon the grille patterns matching the existing windows being replaced. Staff pointed out that this building is the former Colonial Hotel. Most of the window grille patterns are six-over-six.

Applicant/Commission Discussion: Mr. Rindner stated that one of their goals was to get the best model that would be able to match the windows being replaced. During the course of speaking with contractors, they learned that one of the windows on the City’s list of windows that have been approved in the past is a better window than the model they originally selected. The applicants asked to amend their application to use MI, Series 1650 vinyl windows. This window will provide the same look as the previous window, however, this company has a service program that will take care of any problems. They have been advised by a number of contractors that the MI window is a better window. The Pella window will take six weeks to manufacture and the proposed window can be available much sooner. Mr. Bockmiller clarified that the list of windows provided by the City are not “pre-approved” but a list of windows that have been approved by the HDC in the past and may or may not be appropriate on any individual building.

Mr. Schiavone stated there are 150 windows that need to be replaced; however, there are two windows in the back that they are not planning to replace (facing the District Court House parking lot). Mr. Bockmiller wanted to make sure that besides those windows mentioned that all of the grille patterns will be replicated with exterior muntins. In response to a question by the commission, it was noted that the storefront windows are not going to be replaced.

Mr. Schiavone amended the application to state that MI 1650 Series windows will be used instead of the Pella windows.

MOTION: (Kreiger/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 architectural details of the windows are generally in harmony with the Architectural Guidelines for the Residential Preservation Design 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.

- 2016-38, with the agreement that they will use the one-inch simulated divided light with the exterior grille.
- DISCUSSION:** The motion was amended to state that the muntin pattern of each window being replaced will be replicated on the new window for each and every window. Ms. Kreiger and Mr. Silas agreed to the amendment to the motion.
- ACTION:** APPROVED (Unanimous)

Mr. Bockmiller pointed out that the last four buildings on the west side of the unit block of South Potomac Street have replacement windows that were approved using the current window replacement standards.

146-148 North Potomac Street – Bob Jones – Fence, Replacement Windows, Roof Replacement, Case No. HDC 2016-41.

Bob Jones, 133 Stouffer Avenue, Hagerstown, Maryland, was present.

Staff Report: This building is a “B” resource in the Downtown Local Historic District. Applicant is proposing to replace all windows with Window World 4000 Series vinyl windows. Window patterns will be two-over-two for all windows, except for the bay windows and the mansard windows which will be one-over-ones. The slate mansard roof will be replaced with EcoStar faux slate with the possibility of highlighting the three rows of scalloped slates with a different color—scallop shape will be retained. In the rear of the property, applicant would like to replace the existing chain link fence between 144 and 146 North Potomac Street with a five-foot tall wood privacy fence with pointed tops; and along East Avenue, add two sections of six-foot tall decorative metal fence with room between the sections of fence to access the parking area.

This is a corner property with visibility on the front, side and portions of the rear. The windows have been replaced many times over the years. Ms. Wertman asked about a section of rotting wood. Mr. Jones said he will be repairing it. Dentil work near the roof is currently being replicated by a woodworker and will be installed when it is ready.

Staff had no recommendation. The guidelines recommend that wooden privacy fences have a flat top with a cap; however, the fence between the properties will be 50 feet from East Avenue, and the applicant prefers the pointed tops for security purposes. Staff had no recommendation on what type of windows should be installed under the porches and on the windows in the niche between 144 and 146 since they will be minimally visible from public ways. There are no windows on the south side of the building. The grille patterns on the bay windows should be two-over-two.

Applicant/Commission Discussion: Mr. Jones stated that he needs to amend his application because Window World does not offer simulated divided lights. He will be using American Craftsman, 70 series, which is a vinyl, double-hung window.

Concerning the mansard roof, Mr. Jones plans to use two colors (dark gray with light gray in the middle) to highlight the design. The three rows of scallop-shaped slates will be replicated with the faux slate. Mr. Gehr noted that this product has been approved by the HDC in the past.

The black wrought iron fence will be close to the road and will be similar to the ornamental fence along South Potomac Street at Rose Hill Cemetery. Mr. Jones asked the commission to approve both the wood privacy fence and the wrought iron ornamental fence for use on the interior lot line since he is not sure which way he wants to go with that. The black wrought iron would be six feet tall and the wood privacy fence would be five feet tall.

Mr. Jones amended his application to include a ten-foot section of fence north of the fence shown on the application and to use American Craftsman, 70 Series windows instead of Window World.

MOTION: (Silas/Wertman) 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, roof, general form and proportion, fencing are generally in harmony with the Architectural Guidelines for the Residential Preservation Design 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 2016-41.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

- Discussion on the Major Economic Development Opportunities language will be put on the agenda for the November 10 meeting.
- Mr. Bockmiller is aiming to bring the Design Guidelines to the commission sometime in January 2017.

ANNOUNCEMENTS

None.

ADJOURN

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

11/10/2016

Approved



Debra C. Calhoun – Secretary