

Christina Davis, vice chair, called the meeting to order at 4:30 p.m. on Thursday, July 27, 2017, 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 C. Crumrine, S. Kreiger, and M. Wertman. K. Maher, Director of Planning and Code Administration; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES:

July 13, 2017.

MOTION: (Kreiger/Crumrine) I motion to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

**213 South Prospect Street – Judy and Winslow Wheeler – Stair Rail,
Case No. HDC 2017-33.**

No one was present at the meeting with concerns about this case; commission members had no comments or concerns.

MOTION: (Wertman/Crumrine) Mrs. Chairman, I have reviewed the materials submitted in Case HDC 2017-33 and its associated staff report and recommendations. 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 2017-33.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

832 Hamilton Boulevard – Roman Colque – Replace Porch Roof, Case No. HDC 2017-32.

Roman Colque, owner of the property at 823 Hamilton Boulevard, Hagerstown, Maryland, was present.

Staff Report: This property is a B resource in the Oak Hill Local Historic District. Applicant is replacing most of the front porch in-kind; however, the porch roof was a mix of asphalt shingles and rubber membrane roofing. The applicant would like to use GAF Royal Sovereign shingles in “Weathered Gray” as a replacement material for the porch roof. Staff recommended approval, with a note that there is nothing in the Design Guidelines that specifically recommends against the use of shingles on shallow pitch roof so there is no justification for a negative recommendation. Staff suggested that the commission may want to consider adding guidance in the updated Design Guidelines. Staff referenced an email from M. Gehr recommending against shingles on a shallow-pitch roof.

Commission/Applicant Discussion: Mr. Colque stated that he would like to use shingles rather than a rubber membrane roof because the previous rubber roof failed. Ms. Wertman explained that with the shallow pitch roof, water will seep under the shingles and damage the porch roof in the future. Mr. Colque stated that he has increased the slope of the roof so the shingles should be effective. Mr. Colque could not tell the commission how much the slope has been increased, but it is now greater than 3:12. The design of the porch will remain the same. Ms. Kreiger asked if the shingle material would be under warranty by the manufacturer with the increase in slope and Mr. Colque said yes.

MOTION: (Kreiger/Wertman) Mrs. 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 roof has been already altered to fix the original problem and the materials are also generally in harmony with the Design Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move that HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2017-33.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS


Ms. Kreiger announced that she will be taking a break from the commission in the spring because she is expecting a child in March.

ADJOURN

It was moved and seconded that the meeting adjourn (4:45 p.m.).

8/10/2017

Approved



Debra C. Calhoun – Secretary