

Michael Gehr, chair, called the meeting to order at 4:31 p.m. on Thursday, September 28, 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 L. Allen, C. Davis, S. Kreiger, and M. Wertman. S. Bockmiller, Development Planner and Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department. **(NOTE: Historic District Commission revisions are indicated in red text.)**

APPROVAL OF MINUTES:

- August 10, 2017.
- August 24, 2017.

MOTION: (Davis/Allen) So moved (to approve the minutes of August 10 and August 24, 2017).

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

CONSENT AGENDA

138 South Prospect Street – Edward W. Lapole – Retaining Wall, Case No. HDC 2017-37.

15 West Washington Street – Douglas Zaruba – Signage, Case No. HDC 2017-38.

22 West Franklin Street – Ericka Osorio – Fence, Case No. HDC 2017-40.

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

MOTION: (Davis/Wertman) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2017-37, 138 South Prospect Street; HDC 2017-38, 15 West Washington Street; and HDC 2017-40, 22 West Franklin Street, and their associated staff reports and recommendations, and 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 the previously mentioned cases.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

118 South Prospect Street – CKW Properties – Railing Infill, Case No. HDC 2017-39.

(The meeting on September 12 was canceled due to lack of a quorum. In order to not inconvenience the applicant further, staff told Mr. Willhite that it was not necessary for him to attend this meeting since his application is based on the discussion at the workshop.)

Staff Report: This building is a contributing resource in the Prospect Street Local Historic District. Applicant is proposing to replace an existing section of infill uncoated chain link fence between the decorative horizontal rails of an elevated walkway at a stairwell with a 36-inch tall black vinyl coated chain link fence material. Staff recommended approval; however, given that chain link fencing is not recommended in the Design Guidelines, staff recommended that the motion very clearly explain the rationale for this decision to protect against future requests for chain link fencing.

Staff explained that the application is congruent with what was discussed at a workshop on August 24. The yard drops off dramatically once you pass the front façade of the house. There is a historic elevated walkway with a historic railing (two horizontal pipes) which does not meet current building code requirements. The applicant came to the commission for advice on how to create a barrier within the railing so someone could not slip between the rails. After discussion at the workshop, the commission came to the conclusion that black vinyl-coated chain link would blend in the best with the rest of the railing, although it is not optimal.

Applicant/Commission Discussion: Mr. Willhite and the commission members had no additional comments.

MOTION: (Wertman/Davis) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans and knowing that this is an exception to the rule that the chain link fence that is going to be installed is going to be the same color as the railing that's there and it's just going to make it safer. We're not setting any precedents with it. It's just specifically for that project only. Then it should be compatible with the character of the district for the reasons that it's generally going to be in harmony with the Architectural Design Guidelines for the Residential Preservation Design District and the character of the adjoining properties since it's also not going to be very visible, blending in. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2017-39.

DISCUSSION: Staff recommended further elaboration, in particular that other alternatives were discussed at the workshop meeting that would have been irreversible. Ms. Allen also noted that there is a trash enclosure that blocks the view of

the fence. Visibility is limited and it is a good way to provide safety in a difficult location. Ms. Wertman and Ms. Davis agreed to the amendments.

ACTION: APPROVED AS AMENDED (Unanimous)

Mr. Gehr recused himself and Ms. Davis, vice chair, assumed the chair.

**19 South Potomac Street – Bowman Development Corp. – Urban Educational Complex,
Case No. HDC 2017-41.**

Jeff Tedrick, Bowman Development Corp., property owner’s representative, and Aaron House, Bushey Feight Morin Architects, were present.

Staff Report: The applicant has obtained conditional approval for demolition of the “Edison Building” to accommodate the construction of a new building for the Board of Education which will connect to the Barbara Ingram School for the Arts (BISFA) and the Maryland Theatre. The demolition was approved on two conditions: obtaining approval for the design of the new building from the HDC before demolition permits are approved; and provision of documentation showing that funding is in place to ensure the construction of the replacement building. This application satisfies the first of these two conditions.

The Maryland Historical Trust (MHT) completed its review of the proposal, and according to staff’s understanding, is in general agreement with this proposal with the exception of the arched window on the front façade. Staff indicated that the proposed plans are generally consistent with those reviewed by the HDC in recent workshop meetings. The site plan was also included for review and approval by the HDC.

The new building will be four stories tall, occupy the full width of the 36-foot wide lot, and will be attached to the existing BISFA building to the north. Another connection will be provided to the future Maryland Theatre expansion project by an elevated enclosed walkway at the third-floor level, however, that element was not part of this application.

East (Front) Elevation: The front elevation will reveal four stories and will be finished with rock-faced masonry units in beige at the first floor level and brick veneer at upper levels. Architectural pre-cast banding, sills, lintels and arch will be used. Windows will be two pairs each on the second, third and fourth levels, with a horizontal muntin approximately 40% below the lintels. The windows on the right side on the third floor will have arched tops. The first floor will have a pair of windows on the left, and a pedestrian entrance door on the right. Windows will be Kawneer Traco TR-7100 architectural thermal windows; the front door will be Kawneer Traco Trifab VersaGlaze. An architectural fiberglass cornice will line the edge of the roof.

South Elevation: Staff noted for the record that the plans incorrectly refer to this as the north elevation. The finishes as described on the front elevation above will be continued for 21 feet,

8 inches along this façade in order to account for the planned ten-foot recess of the Maryland Theatre's new front façade. The remainder of the façade will be finished with ground-face concrete masonry units at the first floor level and an insulated metal wall panel system by Kingspan on the second, third and fourth levels. No windows are proposed for this façade.

North Elevation: This elevation mostly is attached to the existing BISFA building, however the rearmost 65 feet (approximately) is exposed to the courtyard next to the Plum Restaurant and is visible from West Washington Street. The windows will be consistent with those previously described, with Morin Architectural metal wall systems horizontal panels, with a mixture of colors to be consistent with the rear elevations of the existing BISFA building.

West Elevation: First floor level will be veneer ground-face concrete masonry units, with the upper levels being finished with Morin horizontal metal panels. An aluminum knock-out panel will be located on the north side of the second floor for future connection to a pedestrian bridge that will cross Rochester Alley and connect to the rear of the buildings that front West Washington Street. Two loading docks with three roll-up doors will be located at alley level. Concrete steps with ornamental metal railings will be located behind the existing BISFA building providing coordinated access between the two buildings.

Site Plan: The site plan was included in the commission's packet for review and approval.

Staff recommended approval of the Design Review Application and the site plan. The only concern raised by staff is the appearance of the south side of the building should the Maryland Theatre expansion not occur. The insulated metal wall units would then be very visible within the Maryland Theatre court yard. Staff noted that the applicant may be providing an amended front elevation to address concerns from the Maryland Historical Trust.

Applicant/Commission Discussion: Mr. House provided copies of the updated plans, including the corrected direction on the plans for the south elevation. Based on the discussion at the workshop in late August, the sight lines were reviewed with respect to the Maryland Theatre expansion. As a result of that review the front material (brick and rock-face masonry units) will be extended 20 feet, 8 inches from the front facade (the previous distance was 16 feet).

Following is a list of the materials that will be used on the new building (a copy of all manufacturers' literature is included in the meeting file packet):

Front Elevation:

- Rock-faced masonry units (beige) on the first floor level; brick veneer on the upper levels.
- Architectural pre-cast banding, sills, lintels and arch.
- Windows (Kawneer Traco TR-7100 thermal windows) will be two pairs each on the second, third, and fourth levels with a horizontal muntin approximately 40% down from the lintels—right windows on the third floor will have an arched top.
- Doors will be Kawneer Trifab Versa Glaze.

- A two-piece architectural fiberglass cornice will line the edge of the roof (#C395 with optional bracket and #C356 for the lower portion of the cornice).

South Side Elevation (Left Side of the Building):

- Finishes described above will continue for 20 feet, 8 inches, along this façade to account for the ten-foot recess of the new Maryland Theatre lobby project.
- Remainder of the south elevation will be finished with ground face concrete masonry units at the first floor level and insulated wall panel system by Kingspan on the second, third, and fourth levels.
- There will be no windows on this façade.

North Side Elevation (Right Side of the Building):

- The rear-most 65 feet will be exposed to the courtyard next to The Plum restaurant and will be visible from West Washington Street.
- Windows will be consistent with those previously described with horizontal wall panels by Morin Architectural metal wall system in a variety of colors to be consistent with the rear elevation of the existing Barbara Ingram School for the Arts building.
- Architectural canopy over the ramp that leads to the basement.
- Color of the finishes through the alley will be light in color.

Rear Elevation:

- First floor level will be a ground-face concrete masonry unit veneer, with the upper levels being the Morin horizontal metal panels.
- An aluminum knock-out panel will be located on the north side of this second floor for future connection to a pedestrian bridge that will cross Rochester Alley and connect to the rears of buildings that front West Washington Street.
- Two loading docks with three insulated roll-up doors (Series 625, tan) will be located at alley level.
- Concrete steps with ornamental metal railings will be located behind the existing BISFA building.
- Architectural wall sconce(s) per the request of the Hagerstown Police Department.

Mr. House indicated that the Maryland Historical Trust had comments about the arched windows on the front façade. The MHT concerns were that the scale and placement of the arched windows would compete with the BISFA façade. He pointed out that the Masonic Temple facade, the Bulls & Bears façade, and the Bridge of Life Church all contain some form of arch. During the design phase of this project, Mr. House considered many of the buildings on the east side of South Potomac Street and the context of the adjacent theater. They did not design the subject façade with a full arch because they did not want to replicate the other buildings. The subject building includes a jack arch. Mr. House did not believe the design for 19 South Potomac Street detracts from the other buildings in the unit block of South Potomac Street. As a concession they redesigned the windows as two smaller punched openings with a masonry fill. The masonry pattern

will be differentiated by giving a vertical sense to the opening. Mr. House said they believe it is important to identify the entrance to the building. Use of a flat top on the window will remove much of the character from the façade. Mr. House presented a concept showing a flattened top on the front façade windows.

Commission members asked about the status of MHT's review of the project since they have the final word on the design. Mr. Tedrick indicated that they have support from all review agencies except the MHT which is frustrating. Mr. Tedrick and his team are working under a time constraint from the Washington County Board of Education. Bowman is ready to begin applying for permits in the near future with construction to begin January 2, 2018. Mr. Bockmiller noted that the HDC had specifically requested that the applicant incorporate the arch element. He offered that the HDC could write an official letter supporting the proposed design. Mr. House clarified that the drawings under review by MHT were the design development drawings; the MHT has not seen the design being reviewed at this meeting (page 3, "East Elevation" of the meeting packet).

Mr. Bockmiller entered into the record 8.5 x 11-inch versions of the site plan. The lot is consumed mostly by the proposed building. The only deviation is a loading dock and pedestrian access near the alley. There will be no visible storm water management.

Ms. Allen asked if there is anything inside the building that is salvageable for reclamation. This issue was brought up at a previous meeting by Dr. Paula Reed, the commission's consultant. Mr. House said part of the mitigation strategy with the MHT was tagging items inside and out to salvage. The team went through the building recently and tagged approximately 20 to 25 doors that are in good condition (two-panel and French doors), two light fixtures, and the original wrought iron railings. They intend to take these items to Habitat Restore or another architectural salvage facility.

MOTION: (Kreiger/Wertman) Ms. 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 are appropriate and the architectural detailing is in accordance with the streetscape, as well as the windows, they are generally in harmony with the 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 2017-41.

DISCUSSION: Ms. Davis asked if a friendly amendment should be added that if the Maryland Theatre expansion project not occur to return to the HDC for discussion of materials (facing the Maryland Theatre courtyard). Commission members felt this project would be beyond that point if the Maryland Theatre project did not proceed. Ms. Wertman believed if that

would happen, it might be able to be addressed with art. Other commissioners agreed.

ACTION: APPROVED (Unanimous)

Regarding the site plan:

MOTION: (Kreiger/Wertman) I move to approve the site plan as presented.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

The HDC asked staff to craft a letter to the Maryland Historical Trust in supporting of the as proposed. Mr. Bockmiller will provide a letter at the next meeting.

Mr. Gehr resumed the chair.

WORKSHOP

None.

NEW BUSINESS

- A commission member pointed out that the building at the corner of West Franklin and Jonathan Streets has a considerable amount of signage. Mr. Bockmiller stated he is aware of the situation and has plans to send them a letter.
- Mr. Bockmiller informed the commission that under the metal siding of the former gas station on Jonathan Street that is in the process of being demolished was an art deco style garage building. It was noted that Washington County, owner of the property) is planning to use the property for parking and possibly a pocket park.

OLD BUSINESS

None.

ANNOUNCEMENTS

- Ms. Allen announced that her new store on West Washington Street will be opening this month.

**Historic District Commission
MINUTES**

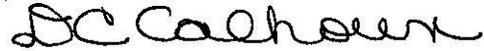
**September 28, 2017
City of Hagerstown, Maryland**

ADJOURN

It was moved and seconded that the meeting adjourn (5:33 p.m.).

10/26/2017

Approved



Debra C. Calhoun – Secretary