

**Historic District Commission
MINUTES**

**November 9, 2017
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, November 9, 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.

APPROVAL OF MINUTES:

October 26, 2017.

MOTION: (Wertman/Allen) I'll move we approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

No one was present in opposition to or had any questions about this case.

17 East Avenue – Mark Bartel – Fence, Case No. HDC 2017-45.

MOTION: (Davis/Wertman) Mr. Chairman, I have reviewed the materials submitted in Case HDC 2017-45 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 HDC 2017-45.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

In answer to a question by Mr. Bartel, Mr. Bockmiller stated that Option 2 was recommended by staff.

DESIGN REVIEW

30 East North Avenue – Andrew Escalet – Front Porch Replacement (Extension of HDC Approval), Case No. HDC 2016-31.

Andrew Escalet, 30 East North Avenue, Hagerstown, Maryland, owner of the property, was present.

Staff Report: In September of 2016 the owner received approval to build a porch, however, the commission stipulated that the project needed to be completed by September 23, 2017. Staff noted that the project is almost finished, but the building permit has expired. The applicant would like an extension to allow him to finish the project. Staff indicated it had no objection to granting a six-month extension.

Applicant/Commission Discussion: Mr. Escalet had nothing to add to the staff's recommendation. Ms. Allen noted that the applicant is doing a great job. Commission members had no additional comments.

MOTION: (Wertman/Davis) I move that we grant an extension for Case No. HDC 2016-31, based on the original approval for a six-month time period.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Mr. Bockmiller reminded Mr. Escalet to check in with staff about the details of the trim profiles that will be used on the posts. Mr. Escalet indicated that he understood.

140 West Antietam Street – WLR Investment Group/Chad Bohn – Window Replacement; Rear Porch Replacement, Case No. HDC 2017-44.

Chip Alsip, Alsip & Associates, 119 King Street, Hagerstown, Maryland; Chris Baker, ProVia, Inc.; and Timothy Palkovitz, HPG Windows and Doors, were present on behalf of the WLR Investment Group.

Staff Report: This building is a B resource in the Downtown Local Historic District. The applicant proposes to replace all of the windows with ProVia "Aspect" vinyl windows with simulated divided lights. All replacement windows will match the historic grid pattern that they are replacing. Most of the windows will be double-hung. The rear porch system/fire escape will be removed and replaced with pressure-treated lumber. All 10 exterior doors on the rear of the building will be replaced with fiberglass units with a single window in the upper half and two recessed panels in the lower half. No work on the front door is proposed at this time.

Arches on the tops of the windows must be maintained. The pressure-treated wood on the back porch/fire escape must be painted or stained once the wood has seasoned. Traditional picket railings should be used; however, if “Ocean City” railings are proposed they must be modified to cover the exposed tops and bottoms of the pickets. With these stipulations, staff recommended approval of the application.

This is an eight-unit apartment building that has been vacant for well over 10 years. The building is mostly masonry on the exterior. The rear porch is somewhat visible from South Prospect Street. Most of the windows are six-over-one. The applicant’s representatives provided a sample of the window. Mr. Baker of ProVia pointed out there is a gray shadow bar between the panes to mimic a true-divided light.

Applicant/Commission Discussion: The applicant’s representatives had nothing further to add. HDC members did not have any concerns with the proposal.

MOTION: (Kreiger/Davis) 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 and architectural detailing are generally in harmony with the Architectural Design Guidelines for the Residential Historic Districts or 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. 2017-44.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOP

140 West Antietam Street – WLR Investment Group/Chad Bohn – Front Door Replacement.

Chip Alsip, Alsip & Associates, 119 King Street, Hagerstown, Maryland; Chris Baker, ProVia, Inc.; and Timothy Palkovitz, HPG Windows and Doors, were present on behalf of the WLR Investment Group.

Mr. Bockmiller stated that the WLR originally had a more modern-looking front door unit as part of their design review application. He encouraged the applicant to get feedback from the commission in a workshop for the front door design. The existing frame has some rot.

Even though the Design Guidelines allow using modern materials under certain circumstances, that does not extend to doors and doorways because they are considered character-defining

features. Mr. Palkovitz said they have since found a door that is very similar to the original door. This model would have a wood frame with a wood door. The manufacturer is Somerset. Mr. Bockmiller asked whether custom millwork that would bring the appearance close to what it is now. Mr. Palkovitz stated the door project will be expensive and was not certain his client would be willing to spend \$15,000.

Ms. Allen questioned whether the stairway will need to have a hand rail. Mr. Bockmiller stated that the Building Code will probably require a rail. Commission members said they recalled approving them in the past, but the HDC will want input on the design of the hand rail.

Mr. Gehr asked whether there is any evidence behind the boarded up windows on the first floor front as to what the windows looked like before they were boarded up after the fire. Mr. Bockmiller will check the City's files and Google street view to see if there is evidence. Mr. Alsip felt they were probably similar to the windows on the second floor. After consulting Google Street View (during the meeting) it was determined that the original first floor windows were banks of three six-over-one with the middle window panes wider than the two sides.

Concerning the configuration of the front entrance, there were two sidelights with a door in the middle and transom panels across the top. Mr. Alsip noted that they are assuming most tenants will use the rear entrance as their primary means of accessing the building. Mr. Palkovitz surmised that they will probably go with a ProVia Frame and a Somerset door. The ProVia frame would be modified to bring it as close as possible to the original door. Staff suggested using photographs of the frame for reference.

NEW BUSINESS

None.

OLD BUSINESS

- Ms. Allen reminded commission members to call their state representatives to urge them not repeal tax credits.

ANNOUNCEMENTS

- Ms. Davis announced that she is not certain she will be able to attend the December 7 meeting.

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- Mr. Bockmiller will be giving a talk at Zion Church on Saturday evening which will include the two City-produced Civil War documentaries and a presentation on the history of the Ransom of Hagerstown.

ADJOURN

It was moved and seconded that the meeting adjourn (5:13 p.m.).

12/7/2017

Approved



Debra C. Calhoun – Secretary