

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, January 25, 2018, 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, and S. Silas. 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:

December 7, 2017 and January 11, 2018.

MOTION: (Davis/Allen) So moved (to adopt the minutes as submitted).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

None.

DESIGN REVIEW

105-107 North Potomac Street – William D. Carroll – Revisions to Previously Approved Application, Case No. HDC 2009-26.

William Carroll, owner of the property, was present.

Staff Report: (A copy of the staff report is in the meeting file.) This is an A Resource in the Downtown Local Historic District. Applicant received approval in 2009 to replace the slate roofing on the mansard only with artificial slate material, with the design replicating the existing cut and color as close as available materials permit. Since the original approval, the applicant submitted an application to the Maryland Historical Trust for funding assistance and that proposal differs from what was approved in 2009.

- Lower Slate Tower: Historic slate will be removed and replaced with new 7 x 14-inch Spanish slate (over 30 pound felt and copper nails). Four deteriorated dormers will be removed and replaced with new dormers using CDX plywood, 2-inch lumber and trim boards to match existing profile as close as possible. Install W. R. Grace (or equal) ice and water shield over new dormers in accordance with manufacturer's recommendations.
- Lower Slate Tower Gutter and Downspout: Install 30 feet of 4-inch half-round copper downspout using prefabricated copper straps at two locations replacing in same design and

location but changing material to copper.

- Upper Slate Tower Roof Replacement: Historic slate will be removed and replaced with new 7 x 14-inch Spanish slate (over 30 pound felt and copper nails). New red and non-fading Green Vermont slate will be installed to match existing design at the center of the mansard. Install W. R. Grace (or equal) ice and water shield over entire 5/8" CDX sheathing in accordance with manufacturer's recommendations.
- Alternate #1: Scrape and leave brick façade exposed.

Staff recommended approval. If the façade is scraped to remove paint, a non-damaging method acceptable to the Maryland Historical Trust shall be used.

Staff added that the applicant previously received approval from the commission to remove the marquee. Mr. Carroll has applied for a demolition permit to remove the marquee. A comprehensive rehab is planned, including future plans to rehab the storefront. This work will also entail routine maintenance (the stained-glass windows will be removed, restored and reinstalled). This façade is highly detailed architecturally so any deviation will need to be approved by the Historic District Commission.

Applicant/Commission Discussion: William Carroll told the commission that he is working closely with consultants to get the façade as close to the 1890s façade as possible. He is researching old photographs to try to match the historic colors on the cornices. Mr. Gehr stated that if Mr. Carroll would opt to paint the façade, if the existing brick is "local" brick it could absorb a lot of moisture. Mr. Carroll said they are not planning to paint the façade; his preference is to keep the original brick exposed, even though it was painted at one point. The brick on the rear façade is not high-end brick and it will be painted.

Sometime in the future, Mr. Carroll plans to come back to the commission for approval of new doors, including replicating what appears to be pressed metal over the doors, and architectural lighting. On February 6 the stained glass windows are slated to be removed for repairs.

MOTION: (Davis/Allen) 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 as listed and the application and if the façade is scraped to remove paint using non-damaging methods acceptable to MHT are used, this project is 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 2009-26.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

**54 South Potomac Street – Terry Toms/HPG Windows and Doors for Bowman 2000 LLC –
Replace Windows, Case No. HDC 2018-02.**

Terry Toms and Arnold Eby of HPG Windows and Doors, and Daniel Hockman of Bowman 2000 were present.

Staff Report: (A copy of the staff report is in the meeting file.) This is an A Resource in the Downtown Local Historic District. The applicant is proposing to replace 16 windows on the front façade, including transoms. The new windows will be Lincoln “Quantum” one-over-one aluminum-clad windows. The existing wood trim will be painted.

Windows are a primary defining feature of this building and the second and third floor windows appear to be originals (the first floor is a filled-in storefront but those windows appear to have been constructed to match the upper windows). The design guidelines do permit the use of substitute materials provided the model selected replicates or nearly replicates the historic appearance of the historic windows.

These windows are very large and the use of vinyl would be inappropriate. The applicant proposes to use aluminum which will be more durable and will better support its own weight. The existing windows have significantly detailed wood trim around the edges and where banks of two windows are divided by trim. Unless the new windows will replicate or nearly replicate these features which is unlikely, the trim should be retained (per the application, the applicant is proposing to do so).

The sashes have three-inch wide jambs on the sides and the top. The bottom bar is five inches wide. The selected model should provide sash frames of these dimensions to maintain the historic appearance of the windows. The upper sashes of all these windows have minor trim features in the bottom corners where the sash overhangs the bottom sash. If constructed of aluminum, it is unlikely that the manufacturer will be able to replicate this feature in the aluminum material, but the applicant should explore this issue with them to see if it is possible.

The applicant should, as part of their presentation, describe more thoroughly their understanding of the wood trim to be retained. Many of the sills appear to be rotted, and if replaced with wood in-kind (with the new windows laid over them) no HDC approval will be necessary for that work as it is a repair.

Historical photos of this building never show anything but one-over-one windows on the front of this building. Therefore, grilles will not be an issue in this case.

Color option brochures were provided but the application does not include a selection. The window trim and windows should be the same color, whatever they select, so as not to draw inordinate attention to the fact the windows are replacements. Staff recommends that the applicant not use white, due to the contrast with the façade material. Also white shows dirt more readily and

given its location on a major street, “street grime” will likely be an issue over time if white is selected.

Bowman 2000 LLC also owns Potomac Walk adjacent to this property to the north. Bowman is currently in the process of resubdividing the property and plans to use the Masonic Lodge building for offices with points of access between Potomac Walk and the Masonic Lodge.

With regard to the proposed windows, a sample was provided by HPG. The sample does not have a five-inch base and three-inch sides like the historic windows. Staff stated that the window selected should replicate what is there now.

Applicant/Commission Discussion: Ms. Allen asked if this model has been approved previously as part of other projects by the commission. Mr. Toms indicated that Lincoln does not offer an all-wood window. Mr. Gehr asked how the wood trim will be handled. Mr. Eby explained that the replacement windows will be installed from the inside. By doing it that way, everything that is outside will be retained. The new window will slide into the existing pockets. Besides rotted sills, there will not be much that will have to be completely remade.

Wood trim will be scraped and painted. Mr. Eby said they will use the Sherman Williams system (Emerald urethane trim – primer and paint). It is not an epoxy, but a urethane that gives a semi-gloss exterior and will help fill in the cracks in the existing finish. Mr. Bockmiller asked about the likelihood that the pieces on the bottom corners of the top sashes will be able to be incorporated into the replacement window. Mr. Eby said Lincoln will not be able to provide that and did not know if there was a way to save those features and add them to the new windows. Mr. Bockmiller did not believe adding the “tails” to the new windows would be a viable option.

Mr. Hockman provided a photo of the building since it has been pressure-washed which provides more details on the façade. Mr. Gehr asked if the cast lintels had steel under them. Mr. Eby indicated that he has not observed any steel that has been exposed. Mr. Gehr stated that if those are exposed, they should be cleaned up, treated, and painted the same color as the window. If there is flashing, it should not be caulked solid.

Mr. Eby asked about sill rot that is completely hidden and whether it could be replaced with AZAK. Staff said if it is not visible, the commission will most likely not have a concern. All transoms will be replaced as is without mullions.

MOTION: (Silas/Allen) 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, windows, 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 2018-02.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

NEW BUSINESS

None.

OLD BUSINESS

- Mr. Bockmiller told the commission that the building in the Jonathan Street Community, known as American Hall, a former African American Odd Fellows Lodge, is in deteriorated condition. He spoke with a representative of the Masonic Lodge that now owns the building, and they may be applying for a grant to restore it. The building resembles a house and is located across from the church on West Bethel Street. The Odd Fellows owned it first and then it was purchased by the Masonic Lodge. At the time this property was purchased, most of the members were African American Civil War veterans. Mr. Bockmiller is fairly certain that this is the location where Lyon Post #31 of the Grand Army of the Republic met.
- Preservation Month is coming up in May. Commission members reiterated their desire to recognize Lloyd Thoburn's rehabilitation project on East Franklin Street.

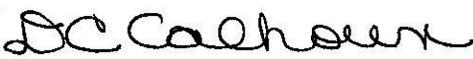
ANNOUNCEMENTS

None.

ADJOURN

It was moved and seconded that the meeting adjourn (5:07 p.m.).

Approved


Debra C. Calhoun – Secretary
