

Christina Davis, vice chair, called the meeting to order at 4:30 p.m. on Thursday, February 22, 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, M. Gehr (late), Dr. P. Reed, S. Silas, 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:

January 25, 2018.

MOTION: (Silas/Allen) Move to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Concerning the first Design Review Case, Mr. Bockmiller indicated that in light of the applicant's absence, he would have no issues with moving the case to the Consent Agenda. The chain link fence will be completely in the back yard and mostly invisible from public ways.

MOTION: (Wertman/Allen) I'll move to move it (to the Consent Agenda).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

28 East North Avenue – Ross Leszner – Fence, Case No. HDC 2018-03.

MOTION: (Wertman/Silas) Mrs. Chairman, I have reviewed the materials submitted in Case No. HDC 2018-03, 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 applications 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. 2018-03.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

58 South Potomac Street – MSB Architects – Addition, Case No. HDC 2018-04.

Janelle Horst and Scott Bowen of MSB Architects, 1165 Imperial Drive, Suite 208, Hagerstown, Maryland, were present on behalf of the owner.

Staff Report: (A copy of the staff report is in the meeting file.) This is a B Resource in the Downtown Local Historic District. The applicant proposes to construct a 46'8" x 42'2" addition on the east side of the property where the existing beer garden is located. Materials include HardiePlank siding, brick, and stone. Manufacturers' literature is included in the packet for all proposed materials.

- Hardie (Lap Siding): Lap siding occurs at the third floor rear addition. Lap siding shall be smooth and have a four-inch exposed face.
- Brick: Existing brick is a form stone like veneer. Brick on new addition will be real brick (not form stone) and will complement the color of the existing building.
- Stone: Natural stone veneer with corner pieces; stone occurs at the base of the addition.
- Windows: Loewen double-hung aluminum-clad and Loewen casement aluminum-clad.
- Doors: Loewen aluminum-clad bifold doors.
- Roof: GAF Timberline architectural asphalt shingles; and PAC-Clad standing seam metal roof (occurs over balcony at second floor).
- Fascia: Prefinished fiber cement.
- Gutters and Downspouts: Six-inch K-style with 3 x 4 downspouts.
- Railings: Wood (stained) which will occur at the second-floor balconies.

(Mr. Gehr arrived.) Staff amended the application to include HDC review and approval of the site plan which is still under review by City agencies. Staff recommended approval with minor modifications and approval of the site plan. The brick pattern on the veneer should be consistent with the pattern on the rest of the building. The plans show a mix of K-style gutters and round downspouts. Staff recommended that the applicant use half-round gutters, replacing existing K-style gutters (in addition to the new gutters) to tie into the round downspouts. This is sufficient for the project to move to site planning and building permits. The applicant should return with samples of the preferred brick and stone veneers prior to installation.

Mr. Gehr assumed the chair.

Applicant/Commission Discussion: The architects provided a video which simulated the new addition on the streetscape. The exterior features have not changed substantially since the workshop meeting. The intent is to submit a building permit application for Phase II in the next few weeks.

Commission members had concerns with some of the proposed windows, in particular the two sections of “bifold door” windows on the second floor. After discussion, Mr. Gehr suggested that the second floor windows be centered over the three windows below. Dr. Reed asked that the new brick use something other than running bond to match other buildings downtown. She also cautioned that there may be an issue with the proposed windows if tax credits are going to be used. Mr. Bowen stated that exhaust hoods will be vented through the roof on the back side so they are not visible from the street.

MOTION: (Wertman/Silas) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans, and including the site plan that was added to the application, and as discussed the first bank of balcony windows be moved over to be centered over the bottom two windows on the side of the building, then the project will be compatible with the character of the district and that everything else matches up and it will be 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 2018-04.

DISCUSSION: Ms. Davis asked for an amendment to add the minor modifications from the staff report as well as picking up Dr. Reed’s comment concerning the brick bonding pattern (not running bond—common bond would be nice). The bonding pattern chosen does not have to come back to the commission for approval as long as it is present downtown. Staff should be notified of the pattern chosen. Also the motion should include staff’s suggestion to use half-round gutters and provision of samples of the stone and brick veneer once it has been selected. The mover and seconder agreed to the amendments.

ACTION: APPROVED, AS AMENDED (Unanimous)

Mr. Bockmiller requested that the applicant provide revised building elevations based on this approval for the file.

NEW BUSINESS

None.

OLD BUSINESS

- 105 North Potomac Street. Mr. Bockmiller told the commission that the marquee has been removed. The applicant and his consultant have submitted color palettes for staff’s review. What little paint remains on the brick on the front façade will be scraped off and the wood

trim will be painted wheat with dark green which appears to be close to the original colors that were used. The stained glass has been removed to be repaired including some original windows that were found in the basement and they will be reinstalled along with the date stones. (Original transom half round windows on the second floor—previously located on the left half of the front face—were removed and the space infilled.) The owner will be returning for approval of replacement doors. The initial plan is for replica historic doors that will open in and create a temporary vestibule with a modern glass storefront inside. The proposed use will possibly be a catering center.

- Staff is co-hosting a tax credit workshop on March 1 from 6:00 p.m. until 8:00 p.m. at the Washington County Free Library. Attendance at the workshop will count toward the commission's educational requirements for Certified Local Government accreditation.
- Ms. Wertman announced "Sweets on the Streets" scheduled for March 17 between 10:00 a.m. and 2:00 p.m. sponsored by Hagerstown's Main Street Program.

ANNOUNCEMENTS

None.

ADJOURN

It was moved and seconded that the meeting adjourn (5:20 p.m.).

3/8/2018

Approved



Debra C. Calhoun – Secretary