

Christina Davis, vice chair, called the meeting to order at 4:30 p.m. on Thursday, July 26, 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. Crumrine, S. Kreiger, S. Silas, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator was present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES: June 28, 2018:

MOTION: (Wertman/Silas) I move to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

**202-204 North Potomac Street – Richard Tydings – Rear Porch Repairs,
Case No. HDC 2018-26.**

**105-107 North Potomac Street – William Carroll – Exterior Enhancements,
Case No. HDC 2018-27.**

No one was present in the audience with comments or concerns about these cases.

MOTION: (Wertman/Silas) Mrs. Chairman, I reviewed the materials submitted in Cases HDC 2018-26 and HDC 2018-27, 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 Cases 2018-26 and HDC 2018-27.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Douglas Carroll, owner of 105-107 North Potomac Street updated the commission on the progress of his project. The goal is to return the appearance of the fire house to the way it looked in 1892. Work is progressing quickly despite the inclement weather. Once the work on the dormers has been completed they will be able to install the architectural lighting. The stained glass has been

repaired and installed. The next step is to install redesigned doors and cornices that were removed when the marquee was added. The original cornerstones will be put in also. Most of the remaining work is painting, scraping, and repointing.

DESIGN REVIEW

15-25 East Franklin Street – City of Hagerstown – Replacement Windows, Case No. HDC 2018-25.

Jim Bender, Assistant City Engineer for the City of Hagerstown, One East Franklin Street, Hagerstown, Maryland, and Jonathan Kerns, City of Hagerstown Community and Economic Development Department, 14 North Potomac Street, Hagerstown, Maryland, were present.

Staff Report: (A copy of the staff report is in the meeting file.) Applicant is proposing to replace the second and third floor windows on the front and all windows on the side and rear with Jeld-Wen “Siteline” wood units and simulated divided lights to match the original windows. The window sizes will vary with the location of the window. The affected windows are on the north, east, and south elevations. These existing windows are all replacement units; therefore, the Maryland Historical Trust did not have an issue with using replacement windows in this instance. However, staff did not believe the rear windows were true divided light windows historically. The windows on the front are one-over-ones. A photograph of the rear of the building from 1931 was included with the packet which appears to indicate that there were no grilles. The front windows, by their design, likely never had true divided lights and were one-over-ones. The new windows on the rear will not be visible from a public way. Staff suggested that requiring grilles on the rear windows will be historically incorrect and a waste of funding in this case.

Applicant/Commission Discussion: The applicants had nothing to add to the staff presentation. Mr. Silas was concerned about possibly interfering with the MHT approval of the project. Mr. Kerns did not think that would be an issue because the existing windows are replacement windows from the 1990s. He will verify with MHT to make sure one-over-one replacements will be acceptable with them. Staff recommended that the applicants amend their application to windows with no grilles. A stipulation could be placed on the approval that if the MHT is going to require windows with grilles on the back and side, then that would not have to come back to the commission for approval of the grilles.

Mr. Bender amended his application to state that the windows on the back and side will be one-over-one windows.

MOTION: (Crumrine/Silas) Madam Chair, I have inspected the project plans and the property in question, and if constructed in accordance with these plans, and the use of the one-over-one windows, the project is compatible with the character of the district for the reasons that the windows are uniform

throughout the building and are generally in harmony with the Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. 2018-25 with the added caveat that if MHT says the rear windows need divided lights we delegate staff to approve that.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

For the previous case Mr. Bockmiller used a photograph from the Hagley Library in Delaware. The photo is a part of three historic photographs in a collection at the Hagley Library. Commission members asked staff to look into obtaining a copy of the photographs and find out if there are other photographs in this series.

WORKSHOPS

None.

NEW BUSINESS

- Groundbreaking for Thomas Kennedy Park occurred on July 25. The project should be completed by the end of this year.
- Satellite Dishes. Mr. Bockmiller asked the commission for guidance on how to deal with dishes in historic districts. They are not exempted from HDC review but they do not need a building permit so property owners are not aware that they need HDC review before one can be placed on their buildings. Some of them end up on the fronts of buildings. Before staff starts enforcement action, Mr. Bockmiller asked how the commission wants to handle these and whether members want to review them.

Most commission members noted that dishes are temporary in nature and usually do not harm the structure of a building since a majority of them are attached to wooden features of a building. It was also pointed out that in the future they may even be obsolete. In many instances the location of the dish depends on where a signal can be received from the provider's satellite.

The updated Design Guidelines will address this matter in a public statement of what it should be, however, if the commission does not want to regulate them, it will just be advice.

- Mr. Bockmiller shared plans about possibly having a virtual tour of Hagerstown developed by Hagerstown Community College students. He showed commission members a website, “Visualize Baltimore” which is a digital representation of what Baltimore looked like just after the War of 1812. The website was put together by University of Maryland-Baltimore County, the Maryland Historical Society, and several other entities. There is a good collection of photographic evidence and mapping to support a project such as this in Hagerstown.

OLD BUSINESS

None.

ANNOUNCEMENTS

None.

ADJOURN

It was moved and seconded that the meeting adjourn (at approximately 5:15 p.m.).

8/9/2018

Approved



Debra C. Calhoun – Secretary