

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, December 13, 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, S. Silas, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES: November 8, 2018.

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

CONSENT AGENDA

No one was present in the audience with comments or concerns about these cases, nor were there concerns by commission members.

100 North Potomac Street – Arasis Valerio – Signage, Case No. HDC 2018-49.

31 South Prospect Street – Mary Anne Kamas/Women’s Club – By-Way Marker, Case No. HDC 2018-50.

One East Franklin Street – City of Hagerstown – Sidelight Modification, Case No. HDC 2018-53.

Mr. Bockmiller noted that he ran across a by-way marker at the Western Maryland Hospital site and they are non-intrusive.

MOTION: (Wertman/Silas) Mr. Chairman, I reviewed the materials submitted in Cases HDC 2018-49, HDC 2018-50, and HDC 2018-53, and their associated staff reports and recommendations, and I have viewed the properties in question. The staff report recommends 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 HDC 2018-49, -50 and -53.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

111 South Potomac Street – 111 South Potomac Street, LLC – Replacement Windows and Fence, Case No. HDC 2018-52.

Aron Rubenstein, 111 South Potomac Street, Hagerstown, Maryland, was present representing the owner of the property.

Staff Report: This building is an A resource in the Downtown Local Historic District. The applicant is proposing to replace the windows on the side and rear facades with Pro-Tech 177 vinyl windows. The existing replacement windows are casement windows and do not meet egress requirements of the building code. The proposed windows will be sliding windows that will meet egress requirements. Most of the configurations will remain the same (i.e., split casement windows will be replaced with split sliding windows). The other portion of the application involves the installation of a combination wood privacy fence and a metal fence/gate along the alley. An existing chain link fence will be removed and replaced with the wood privacy fence.

Staff recommended approval of the application. The rear of this property is visible from a distance from the Hagerstown Cultural Trail; the back and sides are not visible from South Potomac Street. The existing windows are not original to the building and the historic openings appear to have been filled in to accommodate smaller windows. The infill is stark white and staff recommends that the applicant find a material that will carry a brick red finish for the infill space above the windows to mitigate the obvious patches of white. Concerning the fence, the wooden portions of the fence shall be painted or stained once the wood has seasoned.

The guidelines do not recommend blocking down larger windows to accommodate smaller windows. At some point that was done but the infill is very obvious. Ms. Wertman asked about putting in the regular-sized windows, however, the interior has been renovated on the inside so that is not possible.

Applicant/Commission Discussion: Mr. Rubenstein agreed to conceal the white siding. Mr. Bockmiller suggested installing smooth pieces of fiber cement siding at each window location and then painting the fiber cement a brick-red color. Paint will not adhere to the existing vinyl siding. A brick-patterned material is not advised since the pattern will not be visible from a distance.

Mr. Bockmiller entered into the record Dr. Paula Reed's comments concerning the replacement windows and the infilled window openings (copy in the meeting file). Mr. Rubenstein indicated that the window frames will be white.

Commission members agreed with staff's and Dr. Reed's recommendation concerning painting the infill area a color to match the brick. Ms. Wertman asked if the commission should require a colored window frame per Dr. Reed's comments since this is an A resource. Mr. Bockmiller

stated that colored vinyl windows will drive up the cost of the windows. All the windows on the rear of the building will be replaced.

MOTION: (Wertman/Silas) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with the plans and the fill-in pieces that are now visible in the windows will be painted in a color that will blend in to the brick to make them less obvious, the project is compatible with the character of the district for the reasons that the materials 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. HDC 2018-52.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Per Mr. Rubenstein, the building will be used for behavioral health/substance abuse inpatient housing.

816 The Terrace – Gerald and Dale Philp – Replacement Windows, Case No. HDC 2018-51.

Gerald and Dale Philp, 816 The Terrace, Hagerstown, Maryland, owners of the property, were present.

Staff Report: This building is a B resource in the Oak Hill Local Historic District. The applicants seek approval to replace the second floor windows with Window World 4000 Series vinyl windows as follows:

- Replace current, inoperable single-pane windows in upper floor with energy efficient replacement windows.
- Replacement windows will match current windows in width and height and will match the existing six-over-one Colonial Revival style with simulated true-divided light muntins.
- Windows will be capped to match color of current shutters and window frames.
- Existing three-segment window with arched transom will not be replaced.
- Bathroom window on the rear elevation will use tempered glass to meet code requirements.

Staff recommended approval.

Applicant/Commission Discussion: Mr. and Mrs. Philp had nothing to add to the staff report. There were no concerns by the commission. Mr. Bockmiller noted that this particular window model has been approved by the commission in the past.

- MOTION:** (Wertman/Silas) 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 windows will simply replace what is already there and go with the historical look of the windows, with the divided lights, and all that good stuff, and it's going to be generally in harmony with the Architectural Design Guidelines for the Residential Preservation Design District and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2018-51.
- DISCUSSION:** Staff recommended that the motion delete the reference to "all that good stuff." The motioner and seconder agreed to the amendment.
- ACTION:** APPROVED AS AMENDED (Unanimous)

WORKSHOPS

None.

NEW BUSINESS

Mr. Gehr noted that Commissioner member Christina Davis has moved on to the Planning Commission and thanked her for her hard work and efforts on behalf of the HDC. With Ms. Davis' resignation, the HDC once again has a vacancy.

Concerning "Election of Officers," commission members agreed that it would be prudent to hold off on electing a new slate of officers until January when there is the potential for more commission members in attendance. The delay will give members an opportunity to think about whom they may want to nominate for vice chair.

Election of Officers.

- MOTION:** (Wertman/Allen) I move that we table the discussion of Election of Officers to the next meeting.
- DISCUSSION:** None.
- ACTION:** APPROVED (Unanimous)

OLD BUSINESS

Progress on Downtown Projects. Demolition has started on the Delta Building and The Maryland Theatre Expansion is beginning to frame up.

Design Guidelines. Commission members will meet for a special meeting on January 3, 2019, at 4:30 p.m. to begin discussing the Design Guidelines revisions. Ms. Davis has provided comments on the draft and also developed a list of definitions. She indicated that she could be in attendance on January 3 to provide feedback. If the Design Guidelines are presented to the Planning Commission as an “FYI,” there would be no conflict of interest. Mr. Gehr noted that garages have not been addressed in the draft. Mr. Bockmiller explained that the package submitted to commission members a few weeks ago did have items missing (demolitions are not in yet). Commission members will be getting a complete copy shortly.

Mr. Bockmiller also asked HDC members to look at the draft as to how members want it to look visually. Mr. Gehr stated that photos included should be examples located in historic districts. Mr. Bockmiller said that will be the case, unless there are no examples of a certain type of architecture in one of the historic districts. This document will be available online with very limited paper copies. Photographs will be temporary until the spring when there will be better conditions.

Preservation Month. Preservation Month is in May. Mr. Bockmiller asked commission members to begin thinking about potential awardees for 2019.

ANNOUNCEMENTS

- Ms. Wertman announced that she will be exhibiting her photographs for two months at the Chamber in the rear conference room beginning January 4, 2019.
- Mr. Gehr announced his Holiday Social on Friday, December 28, 6:30 p.m.

ADJOURN

It was moved and seconded that the meeting adjourn (5:10 p.m.).

1/10/2019

Approved



Debra C. Calhoun – Secretary