

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, January 24, 2013, in the Fourth Floor Conference Room, 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 S. Dozier, V. Hrabal, S. Silas, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator was present on behalf of the Planning and Code Administration Division.

APPROVAL OF MINUTES: January 10, 2013.

This item was tabled until the next meeting.

CONSENT AGENDA

**60 West Washington Street - City of Hagerstown - Rear Facade Alterations,
Case No. HDC 2013-02.**

Staff noted that the purpose of this application is to clean up the rear and west side facade of the City-owned building at 60 West Washington Street. Work meets the Design Guidelines in that the window openings will be filled in with recessed brick. As an aside, staff noted that the City also plans to remove many of the extraneous pipes and wires that have accumulated on the rear of the building over the years. The removal of the pipes and wires is not part of the application.

127 East North Avenue - Keann Durst - Carport, Case No. HDC 2013-03.

A variance was received from the Board of Zoning Appeals to build a carport to one foot of each side property line. The entire property is only 20 feet wide and the houses along East North Avenue are built right up against one another, so even though the carport is of a contemporary design, it will barely be visible from any public way. The applicant is still looking for an exact model to build, but Mr. Bockmiller asked the commission to give him permission to review a different model at the staff-level if Ms. Durst is unable to use the model reviewed by the commission at this meeting.

There was no one present at the meeting to oppose the consent agenda items, and there were no questions or concerns raised by the Historic District Commission.

MOTION: (Hrabal/Silas) Mr. Chairman, I have reviewed the materials submitted in Case Nos. 2013-02 and 2013-03, and their associated staff reports and recommendations. 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 applicants for Cases 2013-02 and 2013-03.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

None.

WORKSHOP:

57 West Franklin Street - Mansoor Emral Shaool/Sassan Emral Shaool - Window Replacement and Facade Alterations.

Staff Report: This is a project at 57 West Franklin Street, across the street from the Post Office. An application was initially received for design review, but after discussions with the applicant, the applicant requested this application should be reviewed during a workshop before proceeding to design review.

Mr. Bockmiller reported that this workshop is the result of a zoning violation notice that was issued to the property owner for exterior work that was done on the property without HDC approval. Windows were installed on the building on all four facades and historic wood trim was encased on the front of the building. The applicant is aware that the violations need to be corrected and wanted to discuss ideas on how to correct the violation. The replacement windows do not replicate the historic grille pattern and they are located between the panes of glass rather than on the exterior of the glass.

Applicant/Commission Discussion: Sassan Shaool apologized for doing the work without approval from the HDC. His family has owned the building for many years. For the past few years, the building has been vacant except for a small business on the first floor. Over the years there was deterioration of the wood trim and they got an estimate to replace the trim which was out of their price range. As a result, they tried to find a way to minimize the deterioration. They were not aware that there was anything historical that needed to be done. A few months ago they were notified by the Maryland Department of the Environment (MDE) that the building did not

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meet lead paint certification requirements for the exterior. When they called to check whether a permit would be necessary to replace windows and paint a building, they were told by the permits office a permit was not necessary. Based on that information, Mr. Shaool's father ordered windows and had them installed. There was no intent to bypass the commission; the only intent was to avoid further deterioration and make the facade more presentable. The old windows were discarded—they no longer have them. Mr. Shaool noted that the window company delivered the wrong windows and Mr. Shaool and his father did not notice that the grille pattern was different until it was pointed out in the zoning violation notice. Mr. Shaool stated that the window company from whom they purchased the windows is no longer in business. They are in negotiations with the window company to find a solution to the problem.

Mr. Shaool asked the commission for advice on how to mitigate the issue. He presented his ideas on how he would like to address the issues. Mr. Shaool would like to replace the front windows with matching six-over-six windows, although he has not been able to reach the window company's representative in Frederick to find out if exterior grilles are available on the model he would like to use. If that is not an option, he would go with one-over-one windows. It was Mr. Shaool's hope that the HDC would agree with him that the windows on the alley and the rear facade are a low priority and they could be excused from replacing the windows on the alley and the rear facade.

Concerning the bay window, they would work on getting an architect to design new panels to match the appearance of the original bay window. He proposed that he could spend money to make the building look presentable but not give the commission 100% of what it wants. The other alternative would be to only do the windows and leave the wrapped bay windows as they currently exist. Mr. Bockmiller explained that visibility is taken into account by the HDC when it makes its decisions concerning alternative materials. Historically, the commission has not held facades that are not visible from a public way to the same standard as highly visible facades. In this situation, West Franklin Street is a one-way street so the front and east facades are quite visible to westbound traffic. The west facade is visible to pedestrians, but not so much for westbound traffic. As far as the work that was done, Mr. Bockmiller noted that the Design Guidelines allow applicants to apply for permission to use modern replacement materials so long as they replicate the appearance of the historic materials. Typically when modern replacement windows have been approved in the past, they have been approved to be inserted in the existing window, but the historic wood trim such as the sills have stayed in place. Mr. Bockmiller noted that the windows appear to have been completely wrapped. The wood panels have been wrapped but the Shaools did retain the original dentil work at the top. Mr. Shaool stated that the wood, including the sills, were wrapped and the historic materials remain under the wrapped metal to keep them from deteriorating further. Mr. Shaool stated that the window frames were actually wrapped two years ago. When the new windows went in, the entire frame was removed, including the sills.

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Ms. Hrabal asked if photographs are available showing what the windows looked like 100 years ago. Mr. Bockmiller stated that from the photographs in the file, it appears that the windows that were removed were quite old. Ms. Hrabal stated that if the windows had been one-over-ones originally, it would be less expensive for the Shaools to replace them, but if the windows have historically been six-over-six windows, then that is the way they need to be replaced. Mr. Shaool asked if he could come back to the next meeting with prices on what it would cost to replace the east-facing windows and the front facade windows with six-over-six exterior grilles. He was not certain that his window company offers exterior grilles on its windows. Mr. Gehr noted that with vinyl windows, the glass is very close to the outer edge; and while they can replicate the muntin pattern, it will be a very thin and flat. This is an issue that has come up in other cases. The commission has discussed how much depth can be achieved to really create a shadow line. An aluminum-clad window can provide more depth.

Mr. Gehr said the east side and the front windows need to maintain the shadow lines. He is not as concerned about the alley side windows. Because the window frames have been removed, there is no way to recreate that element. Mr. Bockmiller suggested that to find out what the original window grille patterns were historically, there might be photographic evidence in the historical society's photographic archives. Mr. Gehr asked that since the wood panels on the bay window were wrapped with metal can they just be painted after the metal wrapping is removed. Mr. Shaool stated that the wood is deteriorated and needs to be manufactured. Rodrigo Alvarado, Mr. Shaool's architect, said the moulding will have to be milled since it had deteriorated by the time the metal wrapping was applied. Ms. Hrabal agreed that the windows on the east side and the front are the ones that the commission is most concerned about. They need to resemble the windows that were removed or if other photodocumentation can be found, they can match the earlier historic grille pattern.

Mr. Shaool would like to come back with the prices for two-over-two windows, including interior and exterior grilles, to help the commission understand their dilemma. Mr. Shaool reiterated that they also would like to be able to paint the building, but they may not have the resources to paint the building if they spend all their money on windows. Mr. Gehr pointed out that the commission has no purview over the cost of the windows. He asked the commission how it would rule if it is found that the historic window pattern is six-over-six. A sash replacement probably would not give a significant amount of depth to create the necessary shadow lines.

Mr. Bockmiller noted that this building is a B resource in the Downtown Local Historic District which means that it contributes to the character of the district. Mr. Shaool said they have been maintaining the building with the thought that this is a building that the City would like to tear down. Mr. Silas noted that information in Dr. Paula Reed's report indicates that the building was built in the 1850s with the third floor being added in the 1890s. Mr. Bockmiller stated that based on that information, the original windows were most likely six-over-six windows. Mr. Shaool

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asked if he should come prepared with different estimates for six-over-six windows and the commission agreed that would be a good idea. Mr. Shaool said they will take a peek under the metal wrapping to judge the condition of the wood underneath. When they come back, they will come back with a full plan for the whole building. He will strive to get something in the next two weeks to Mr. Bockmiller. From an enforcement standpoint, Mr. Bockmiller informed Mr. Shaool that as long as he proves that he is working on resolving the issue, it stays the enforcement proceedings.

NEW BUSINESS:

None.

OLD BUSINESS:

Update of Re-Evaluation of Levels of Significance in the Downtown Historic District.

Dr. Reed was absent; further discussion on this item will take place at the next meeting.

MAHDC Training Session - Reschedule.

Staff is looking for dates to schedule training sessions in February and March. Ms. Wertman stated that Mondays, Wednesdays, and Fridays are open for her, at least until April. Ms. Hrabal stated that she would not be available on the last two Tuesdays in February and the first two Tuesdays in March. Mr. Gehr said he would not be available after April 11. Ms. Dozier said Mondays in February are not good for her. Mr. Silas indicated that he would be unavailable the first and last weeks of March.

Mr. Bockmiller will work with the MAHDC to find an appropriate date. This training session would also be opened up to other historic district commissions in the region. Staff will find out whether the MAHDC would be agreeable to providing sandwiches for the session.

ANNOUNCEMENTS

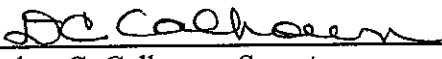
- Ms. Hrabal asked how long banners are allowed to be displayed for grand openings. The convenience store on the corner has been displaying a banner on their railing for some time. Mr. Bockmiller noted that technically all banners must be approved by the commission. As practical matter, the City does not actively pursue grand opening banners. Ms. Hrabal said the banner has been displayed for at least a month.

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ADJOURN: It was moved and seconded that the meeting adjourn.

2/14/2013
Date


Debra C. Calhoun - Secretary