

Michael Gehr, chair, called the meeting to order at 4:03 p.m. on Thursday, July 11, 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 (late), V. Hrabal, P. Reed, S. Silas, and M. Wertman. Representing the Mayor and Council was Councilmember P. Nigh. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Division.

APPROVAL OF MINUTES: June 20, 2013.

MOTION: (Wertman/Silas) Mr. Chairman, I'll move we approve the minutes as typed.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

122-128 North Potomac Street - Washington County Department of Social Services - Temporary Banner, Case No. HDC 2013-29.

826 The Terrace - Karl Sanford - Replace Storm Door, Case No. HDC 2013-31.

2 West Washington Street - Sprouts Business Solutions - Sign and Grant, Case No. HDC 2013-33.

2 West Washington Street - Sprouts Business Solutions - Paint Facade and Grant, Case No. G 2013-02.

MOTION: (Wertman/Hrabal) Mr. Chairman, I have reviewed the materials submitted in Case Nos. HDC 2013-29, HDC 2013-31, HDC 2013-33, and G 2013-02 and the grant application for HDC 2013-33, 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 their own and grant Certificates of Appropriateness to the applicants in Case Nos. HDC 2013-29, HDC 2013-31, HDC 2013-33, and G 2013-02 and the

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DISCUSSION: grant application for HDC 2013-33
None.

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

908 The Terrace -Eleanor and Martin Brown – Replace Windows, Case No. HDC 2013-30.

Martin Brown, 908 The Terrace, Hagerstown, Maryland, and Lisa Staley of Hagerstown Paint and Glass were present.

Staff Report: (Ms. Dozier arrived.) This building is an E resource in the Oak Hill Local Historic District. The applicants are proposing to replace all of their double-hung, divided lite, six-over-six windows with United 4800 Plus Series Double Hung six-over-six vinyl windows with flat 5/8-inch between-glass girds and full screens. Currently 28 windows are metal (not aluminum or aluminum clad) and three are wood (attic windows). Mr. Brown provided a sample window at the meeting. Staff had no recommendation on this proposal. This application points out a gray area in the commission’s Design Guidelines. The house was built in 1951, making it 62 years old. Staff noted that technically it was constructed outside the District’s period of significance, but noted that general historic preservation philosophy is that anything over 50 years of age does contribute to the character of a district.

Applicant/Commission Discussion: Dr. Reed pointed out that the building’s construction does not fall within the District’s period of significance so it cannot be a contributing resource. She stated that the “50-year rule” does not apply; however, the integrity of the historic district must be protected. Mr. Gehr noted that even though the type of window presented is not an exact match for the existing windows, they meet the intent since they maintain the appearance of six-over-six windows. Mr. Gehr did not see a problem with the proposed windows as long as they keep the muntin pattern of the original windows.

MOTION: (Hrabal/Wertman) Mr. Chairman, I have inspected the project plans and property in question and if constructed in accordance with these plans, the project is compatible with character of the district for the reasons that the pattern of the window panes will be the same, six-over-six, as is existing; the materials are acceptable for the building seeing as it is in an historic district but it is outside the period of significance. Therefore, we find it generally in harmony with the Architectural Guidelines for the Residential Preservation 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 2013-30.

DISCUSSION: None.

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ACTION: APPROVED (Unanimous)

**27 South Potomac Street – The Maryland Theatre Association, Inc. – Sign and Grant,
Case No. HDC 2013-27.**

**23 South Potomac Street – The Maryland Theatre Association, Inc. – Sign and Grant,
Case No. HDC 2013-32.**

Jessica Green, representing The Maryland Theatre Association, Inc., 21-27 South Potomac Street, Hagerstown, Maryland, was present.

Staff Report. Mr. Bockmiller explained that one of these cases was on the June 27 agenda for approval of a sign grant. However, that meeting was canceled for a lack of a quorum. That was the end of the fiscal year and the grant period. The process for sign grants is that only one sign grant can be obtained per fiscal year. The Theatre was planning to apply for the second grant at the beginning of the new fiscal year. Staff decided administratively that it would not be fair to the applicant to deny them the second grant since the commission could not achieve a quorum and allowed them to have both grants approved at this meeting with one to be retroactive to the last fiscal year.

The building is a B resource in the Downtown Local Historic District. A few months ago the Theatre removed a pent roof that was beginning to separate from the building. At that time, the plan was to allow for the roof to be removed and then conduct an evaluation on how to deal with whatever was underneath the pent roof. After the roof was removed two large holes in the front were discovered. There is an historic cornice in the opening above 23 South Potomac Street, but over 27, there is some type of metal duct work. Applicant seeks approval to install custom-sized wall signs in the openings above each storefront. Signs will measure approximately 5 x 15 feet and will be constructed of MDO board with black and white digitally printed photos. As mentioned earlier, sign grants are being requested for each address. Staff recommended that the existing cornice at 23 South Potomac Street be repaired and painted with the sign tucked up under the cornice. Trim will be installed around the edges to give the project a finished look. With regard to the 27 South Potomac Street storefront, staff suggested that the Theatre look into hiring a sheet metal contractor who could encase the metal duct work with decorative sheet metal so it resembles a cornice. Mr. Bockmiller noted that this suggestion is not part of the applicant's proposal and asked if the commission would be willing to let staff work with the Theatre without requiring them to come back for another review. It will not change the general appearance. Commission agreed to allow staff to work with the applicant.

Staff recommended approval.

Applicant/Commission Discussion: Ms. Green stated that the Theatre is interested in dressing up

the building. They also plan on getting all of the maroon trim on the top two stories of the

building and the top edge painted maroon. Some local high school art students have painted the storm windows in the second story picture windows with a jazz scene on each window. There were no questions or comments by the commission.

MOTION: (Hrabal/Dozier) Mr. Chairman, I have inspected the project plans and property in question and if constructed in accordance with these plans, the project is compatible with character of the district for the reasons that the materials are MDO which is fine, and it's going to be painted which would be appropriate; they are going to cover existing holes/voids in the building from where an inappropriate awning was removed recently, so we find that that's generally in harmony with the Architectural Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move that the HDC grant Certificates of Appropriateness to the applicant for Case No. HDC 2013-27 and HDC 2013-32 and the grants associated with each of these projects.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

36-49 North Potomac Street - City of Hagerstown - Awnings, Case No. HDC 2013-34.

Jonathan Kerns and Andrew Sargent, City of Hagerstown, Business and Community Relations Division, were present on behalf of the City.

Staff Report. This building is a B resource in the Downtown Local Historic District. The City is currently renovating this building for a restaurant on the left side and an artists' gallery on the right side. With this application, the City is proposing to install three "Sunbrella" awnings: one above each storefront window and one above the central entry door. The awnings would have a black background with lettering to be determined on the central and southernmost (right) awnings. The awning on the north side (left) will have white and red letters and graphics to advertise the new tenant, Thai Zap. Placement of the awnings will be below the topmost section of the lower cornice, with the bottom of the awnings to be level with the top of the bottom cornice. The will measure two feet, four inches tall, two feet, four inches deep, and will be shed style at a 45-degree pitch. The ends will be enclosed. It was noted that the restaurant owner will be coming in at a later date for approval of a projecting sign and grant. Staff recommended approval.

Applicant/Commission Discussion: Mr. Gehr wanted to be certain that the awnings will not obscure the cornice.

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 character of the district for the reasons

Architectural Design Guidelines for the Downtown Historic District. The materials being Sunbrella, and they are in accordance 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 for the applicant for Case No. HDC 2013-34.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

WORKSHOP:

908 The Terrace - Eleanor and Martin Brown - Replace Louvers.

Mr. and Mrs. Brown would like to replace the louvers in the north side of the attic with a window. The louvers and a fan in the first floor ceiling/attic floor are part of a ventilation system that has not been used since central air conditioning was installed. The Browns are considering several options for choosing a window size, including: 1) 40 x 45-inch (approximate dimensions) which is the same size as the current opening; 2) 40 x 60 inches which is the same height as the current opening but a height which is in proportion to the existing 36 x 54-inch windows on the north side; or 3) 36 x 54-inch, which would be the same size as the existing windows on the north side. The first option would appear almost square; the second option seems too large; and the third option would require patching or replacing at least some of the siding. The attic is currently vented with fans in the back.

Commission Recommendation: Dr. Reed stated that the new window should be consistent with the other windows in the house. Mr. Gehr suggested making the opening larger to match the dormer window. Mr. Bockmiller asked if the commission would be amenable to allowing the Browns to amend their design review application for window replacement heard earlier in the meeting to include the new window in the louver opening as long as the window is the same model and either the same size or the next regular double-hung window size that would fit this opening. The approval would only apply to windows that would be larger and not to smaller windows that would need to be filled in. If the window they decide to use is smaller and would require fill, they would have to file a new application for HDC review.

MOTION:

(Hrabal/Wertman) Mr. Chairman, I have inspected the project plans and property in question and if constructed in accordance with these plans, the project is compatible with character of the district for the reasons that the window on the side of the house has existing louvers, we would be amenable to it being replaced with a window similar to the windows approved already in HDC 2013-30 and we would also agree to allow them to make the window the next size larger standard window size if they

choose to remove some of the siding to make it fit. That would make it

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generally in harmony with the Architectural Design Guidelines for the Oak Hill District and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of Appropriateness for this case to be added on to HDC 2013-30.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

NEW BUSINESS:

None.

OLD BUSINESS:

None.

ANNOUNCEMENTS

- 150th Anniversary of the Battle of Hagerstown. Mr. Bockmiller reported that he gave three tours for almost 100 people on July 6. Each tour was about 1.3 miles. The *Herald-Mail* ran a good article on the battle.
- Mr. Gehr asked if there has been any word from MAHDC about the training program they were proposing earlier this year. Mr. Bockmiller will check in with them since he has not heard anything MAHDC in awhile.

ADJOURN: It was moved and seconded that the meeting adjourn (4:43 p.m.).

8/8/2013

Date



Debra C. Calhoun - Secretary