

Michael Gehr, chair, called the meeting to order at 4:32 p.m. on Thursday, March 27, 2014, 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. Davis, 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 Division.

APPROVAL OF MINUTES: February 27, 2014, and March 13, 2014.

The minutes were not ready for approval.

CONSENT AGENDA

None.

DESIGN REVIEW

6 and 12 South Potomac Street – Janelle Horst, AIA/Bridge of Life Church – Façade Demolition (Remove Form Stone), Case No. HDC 2014-06.

Janelle Horst and Scott Bowen, MSB Architects were present on behalf of Bridge of Life Church.

Staff Report: This building is an E resource in the Downtown Local Historic District. The applicant proposes to remove the existing “Snow White Grill” metal entry paneling and all associated materials; remove existing form stone veneer on the front façade of the property; remove existing “Bridge of Life” sign. Further improvements will be determined pending the removal of the stone veneer and the approval of the HDC. Staff recommended approval, subject to the following:

- Staff be permitted time to photograph and document Snow White Grill façade;
- The Snow White Grill façade be stored for later re-use within the building, or arrange for its donation or sale to an appropriate museum collection, preferably one within Washington County, Maryland;
- Applicant understands that the purpose of the demolition is to assess condition of the façade for imminent rehabilitation; and a plan for final appearance of the building will be filed soon after the condition of the façade is assessed.

Applicant/Commission Discussion: Janelle Horst had no additional comments in addition to the staff report. Ms. Wertman questioned why staff wanted the applicant to retain the Snow White Grill façade. Mr. Bockmiller replied that it is an historic façade that is indicative of a type of

architecture that is diminishing. Mr. Gehr added that this storefront is one of the few remaining examples of cararra glass in Hagerstown.

MOTION: (Hrabal/Wertman) Mr. Chairman, I have inspected the project plans and the property in question, and if deconstructed in accordance with these plans, the project is compatible with the character of the district for the reasons that the materials are being removed for discovery for what can be done to improve the façade of the building, and they will come back at a later date and give us their plans for how they will proceed once they find out what is underneath. The materials of the Snow White Grill are going to be removed and kept or donated so that we don't lose the historic materials from that Snow White Grill façade; and the plans that they have given us are in harmony 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 2014-06.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Mr. Bowen noted that at this point he is mostly certain that the brick under the form stone will not be salvageable.

WORKSHOP:

67 West Franklin Street – Mohammad Farokhzad - Replacement Windows.

49 Jonathan Street – Mohammad Farokhzad - Replacement Windows.

Merle Saville and Mohammad Farokhzad were present.

Concerning 67 West Franklin Street, Mr. Bockmiller pointed out that this property consists of a series of storefronts from the 1840s and the 1870s. About five years ago there was a fire that burned out the second floor of the easternmost building. Repairs were made by the previous owner without HDC approval and ended up not being done in accordance with the design guidelines. There is a current enforcement case on this building. The new owner would like to replace the windows on this building, and the remainder of the buildings that are part of his holdings. Second and third floor windows are currently modern materials and will not be an issue except that the new windows will need to have exterior grids that match the existing windows. The window styles on these buildings are a mixed bag. There are also windows visible on Jonathan Street and windows on the east side that are not visible.

Concerning 49 Jonathan Street, the window pattern consists of one-over-ones on the upper floors with transoms. There are visible windows on the south side of the building; however, the windows on the back are not very visible from public ways. The primary facades are the front and south sides. The front windows are a unique design.

Property Owner/Commission Discussion: Merle Saville, on behalf of owner, told the commission that there are some windows that are salvageable on the 49 Jonathan Street building. The bay window will be replaced with vinyl and they have been talking with a contractor (More Than a Carpenter) in Sharpsburg. The proposed windows come with transoms. The vinyl is available in many colors so the owner will be able to choose a color to complement the color scheme of the building. The manufacturer will be able to match the window configurations very well since the windows can be made in custom sizes. Ms. Wertman asked if the windows that can be saved will be stripped and reglazed. Mr. Saville said yes. He added that there are active code issues at 49 Jonathan Street and the owner was granted a two-month extension by District Court. Getting this building up to code would be their first priority.

Mr. Bockmiller informed Mr. Saville and Mr. Farokhzad that they would need to provide manufacturer's literature for the proposed windows or bring a sample to the meeting. He registered concern about a hodge-podge appearance if some windows are kept and others are vinyl replacements in that the overall appearance will not be congruent. One way to go would be to replace the windows in sections. Mr. Farokhzad stated that the windows on the front and side will all be repaired on both buildings at 65 and 67 West Franklin Street. Ms. Allen asked if the windows are original. Mr. Bockmiller said the glass is wavy glass.

Mr. Silas noted that the brochure provided by the applicant shows interior grids. The windows that are ultimately installed in the building will need to have exterior grids so they match the profile of the existing windows. The muntins need to give the impression of true divided lights. Mr. Farokhzad is concerned about energy efficiency of the windows. There was a discussion about using storm windows and energy efficiency associated with windows. There are replacement window companies that make a double pane window with exterior grilles. Mr. Gehr noted that most energy loss is around the gaps. There are ways to retrofit old window sashes with a spring glide mechanism in place of counterbalance weights. Mr. Gehr was concerned about one window being repaired and another one adjacent being a replacement. Mr. Farokhzad said the windows on the west side could be repaired. Mr. Gehr noted that another option would be to install interior storm windows.

Mr. Bockmiller stated that the design guidelines assume that the owner can replace windows with modern materials, as long as the window is appropriate to the design. Mr. Gehr added that in this case, existing configurations must be maintained along with true divided lights. Mr. Bockmiller said the design guidelines say you can use replacements, but this is unique because there was

some initial discussion about repairing. Regardless, the windows chosen must have exterior muntins in the same pattern. Mr. Saville stated that each of the windows will be custom fit to match the existing opening. Mr. Farokhzad said the wood trim will remain and they plan to sand and paint the trim, although some of the wood will need to be replaced.

The second floor windows will be replaced as they are now. On the third floor of the easternmost section of the building, staff asked if the windows could be the same size as the window on the left addressing what appears to be a window that had been reduced in size. Mr. Bockmiller believes the third floor is a later addition.

The bay windows were reconstructed but the original detail is missing. Ms. Hrabal asked if the pent roof (“shingle awning”) will be removed. Mr. Farokhzad indicated that he plans to retain the shingle awning.

Mr. Bockmiller suggested that since the façade reads as three separate buildings, Mr. Farokhzad could use that as a guideline for which windows are repaired and which ones are replaced, and make a decision that could result in some repairs and some replacements. This work could be done in sections.

With regard to 49 Jonathan Street, it was pointed out that the Downtown Local Historic District does not include the adjacent gas station. Mr. Farokhzad asked if he bought the gas station property whether the building could be demolished for parking. Mr. Bockmiller said development of a parking lot would need site plan review. Mr. Farokhzad stated that there are about 20 spaces to the rear of 49 Jonathan Street.

Mr. Bockmiller asked if they are still interested in closing up with some of the windows. Mr. Farokhzad said yes, possibly on the rear façade and the westernmost window on the south side of the building. It was pointed out that if garage/gas station is demolished the window on the south side would become visible. Mr. Bockmiller said the guidelines allow for closing in windows, as long as a recess is created with the same materials. Concerning the windows on the rear façade, Mr. Bockmiller said this façade is not visible from public ways.

HDC could be flexible with the loading dock on the rear.

Regarding the transoms, Mr. Gehr asked if the vertical elements would remain. Mr. Saville stated that the vinyl window would be replaced with windows of equal width. The vinyl window color would match the trim. Mr. Gehr said the heavy mullions should be preserved and the new windows should match how the existing windows are sitting between the existing mullions. The trim is an important, character-defining feature of this building. Mr. Farokhzad indicated that the trim will remain. The commission was okay with appropriately blocked-in windows on the side and the rear.

**Historic District Commission
MINUTES**

**March 27, 2014
City of Hagerstown, Maryland**

Mr. Bockmiller informed Mr. Farokhzad that a separate application must be filed for each property.

NEW BUSINESS:

None.

OLD BUSINESS:

- Ms. Hrabal asked about the building that was owned by Demcore with the balconies that were removed. Her concern is the building's proximity to the Maryland Theatre and the negative impression it creates.

ANNOUNCEMENTS

- Ms. Hrabal announced that as it turns out, she will be staying in Maryland. She has been hired by Lowe's at Stone House Square as their interior design consultant. She is working with Lowe's to see if her employment will allow her to remain on the commission.

ADJOURN: It was moved and seconded that the meeting adjourn (5:45 p.m.).

5/8/2014

Approved



Debra C. Calhoun – Secretary