

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, September 24, 2020, in the Council Chamber, Second 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, D. Carroll, C. George, R. Powell, and S. Silas. S. Bockmiller, Development Planner/Zoning Administrator and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

Approval of Minutes:

September 10, 2020.

MOTION: (Silas/Allen) Move to approve (the minutes of September 10).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Mr. Bockmiller noted that concerning the existing chain link fence along the rear property line at 142 East North Avenue, staff was informed after the meeting that the fence in question is not on the applicant's property. Therefore, the condition that the commission added to the approval is not enforceable.

CONSENT AGENDA

40 North Potomac Street – Zahana Holmes/Hana Thai Dining – Awning Fabric Replacement, Case No. HDC 2020-33.

No one was present to speak against the case; nor did any commission members have concerns.

MOTION: (Powell/Silas) Mr. Chairman, I have reviewed the materials submitted in Case HDC 2020-33 and its associated staff report and recommendations. I have viewed the properties in question. The staff report recommends approval of this application 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 this application. Therefore, I move that this commission adopt the staff evaluation and recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case HDC 2020-33.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

**941 Forest Drive – Facelift Remodeling/Rich Brunner for Michael Schwartzbeck – Addition,
Case No. HDC 2020-34.**

Michelle Crabill, 941 Forest Drive, Hagerstown, Maryland, and Rich Brunner, Facelift Remodeling, Hagerstown, Maryland, were present.

Staff Report: This is a B resource in the Oak Hill Local Historic District. The property owners have hired the applicant to construct a 26 x 24-foot addition on the rear of the house, including a 6 x 8-foot pressure-treated wood deck. The one-story addition will extend from the basement level of the house in the rear. The materials to be used include:

- CertainTeed “Carolina” Beaded vinyl siding;
- GAF architectural shingles;
- Norandex “eXtreme” Series 450, double-hung, vinyl windows; and
- K-style gutters (the existing house has both K-style and half-round gutters).

No manufacturer’s literature was provided on the exterior door(s); nor was a drawing provided for the design of the proposed railing system on the deck. Mr. Bockmiller noted that the design guidelines recommend that the tops and bottoms of the rails be enclosed rather than the modern deck-style railing systems. Ms. Crabill indicated that she would not have an issue with that.

Staff recommended approval. If the concrete block foundation is exposed, it needs to be painted. The deck (including railing) must be painted or stained once the wood has seasoned. Since information on the exterior door(s) and the railing system was not presented prior to the meeting, the applicant will need to come back for approval of those elements. Staff had no issues with proceeding with the application as presented, with the understanding that those remaining elements must be reviewed by the HDC.

Concerning the applicant’s desire to use windows with interior grids, staff noted that research shows that the windows in the house were replaced by a prior owner in the recent past with windows that have interior grilles. Enforcement staff will not initiate enforcement action against changes made by a prior owner which escaped detection by inspectors. Therefore, in this case, requiring exterior grills where none exists on the house may be excessive. During the workshop discussion on September 10, there was no indication that the windows on the primary structure had been replaced. The windows that are there now appear to match the grilles that were on the building prior. However, the new windows have interior grids. A proposal for interior grids on the addition would not be inconsistent with what is on the house. Staff had no objection to going forward with interior grids on the addition.

Applicant/Commission Discussion: Mr. Brunner discussed the literature on the Norandex “eXtreme” 450. The grid pattern of six-over-six lights will be maintained to match the existing window configuration. Concerning the doors, they are proposing a standard, in-stock nine-light entry door and a sliding glass door with grids that will open onto the deck. Mr. Bockmiller indicated the commission could consider the manufacturer’s literature on the doors and the railing design at the next meeting as an addendum to this application.

There were no concerns by the commission.

MOTION: (Silas/Powell) 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 materials, architectural detailing, roof, windows, general form and proportion, are generally in harmony with the Architectural Design Guidelines for the Residential Historic Districts 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 2020-34.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

Mr. Powell reported a new dog-ear picket fence at 947 Forest Drive along the front of the property which did not get HDC approval. Also, the owner of 142 East North Avenue has not installed the cap board on top of the fence as stipulated at the last meeting and the chain link fence is still there.

OLD BUSINESS

Mr. Bockmiller stated that he emailed commission members on his research into the mailbox issue as discussed at the last meeting.

ANNOUNCEMENTS

**Historic District Commission
MINUTES**

**September 24, 2020
City of Hagerstown, Maryland**

None.

ADJOURN

It was moved and seconded that the meeting adjourn (4:30 p.m.).

10/8/2020

Approved



Debra C. Calhoun – Secretary