

Robert W. Hershey, chair, called the meeting to order at 4:29 p.m., on Thursday, February 23, 2012, in the Fourth Floor Conference Room, City Hall. A roster of the members of the commission and the technical slots they fill are on file and available upon request. Also present were commission members M. Gehr, V. Hrabal, M. Mallery, and D. Pembroke. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning Office.

APPROVAL OF MINUTES: February 9, 2012

Mr. Gehr noted that on page 3, second paragraph from the bottom, first sentence, should read “. . . sash *width* is very limited.”

MOTION: (Gehr/Mallery) I’ll move for adoption with that correction.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

None.

DESIGN REVIEW

None.

WORKSHOP:

947 The Terrace - Grayson Oldfather/RLD Consulting - Proposed Rear Addition

Randy Dick of RLD Consulting was present on behalf of the property owner, Grayson Oldfather.

Staff Report: The property owners wish to put an addition on the main house and also on the existing freestanding garage. Given the complexity of the site, staff recommended that they come in for a workshop to facilitate the design review. Mr. Bockmiller noted that there are zoning issues associated with the garage renovation, in that the addition as proposed will put total square footage of the garage over the 900 square foot maximum for accessory structures.

The site is over an acre in size and it is a through lot, fronting on both The Terrace and Forest Drive. All of the proposed work is oriented toward Forest Drive which is on the back of the

house. The addition on the garage would be on the side away from Forest Drive, closer to the house. According to the state tax records, this house was built in the 1860s. Staff believes the design is sympathetic to the design of the historic resource.

Commission/Applicant Discussion: Randy Dick, representing the applicant, provided a materials list. According to Mr. Dick, all material proposed for the additions will match the existing materials: six-inch limestone veneer to match existing; split cedar shake shingles to match existing kitchen roof; cedar wood horizontal beaded edge siding to match existing house; insulated wood windows with divided lights; cedar wood soffits and trim, including rake boards; colors to match existing house trim. The new addition will be a one-and-a-half story structure that will complement the existing one-and-a-half story wing with the same exterior materials and scale. The wall-type dormers will complement the roof dormers on the existing wing. The end of the new addition with porch will simulate the existing enclosed porch. Two of the existing dormers will remain.

Once the issues concerning the garage renovations are resolved, they will proceed with the garage addition. The new materials for the garage will match the existing garage materials. The purpose for the garage addition is so the owner can park her car completely in the garage.

Mr. Hershey asked how closely they will be able to match the limestone look. Mr. Dick stated that they believe the manufactured six-inch limestone veneer will satisfactorily replicate the existing limestone. Mr. Gehr noted that the new limestone should not match the existing limestone exactly. He believes that can be achieved in that the new limestone veneer will have a harder edge and neater mortar joints which will distinguish it from the historic limestone.

Except for the zoning issues associated with the garage expansion, staff had no concerns about the proposed additions. Mr. Hershey noted that most of the lot is not visible, even from Forest Drive. The proposed materials are appropriate. Mr. Gehr asked if the new windows will be wood or wood clad. Mr. Dick stated that he would check the window materials. Mr. Gehr noted that the commission will be looking for consistency, especially with the muntin styles.

In general, the commission will require information on all the materials that will be used, including manufacturer's information for the windows, the veneer, the soffit, doors, pilasters, porch floor materials, roofing, materials, and a description of the mortar.

Concerning the garage, Mr. Bockmiller suggested that the applicant resolve the zoning issues, and then come back with a second application to the HDC.

NEW BUSINESS:

None.

OLD BUSINESS:

Economic Development Subcommittee Report

This item was not discussed. John Lestitian, Director of the Community and Economic Development Department asked that this item be postponed until the next meeting because he and Kathleen Maher, Planning Director, could not be present.

Greater Hagerstown Committee Urban Renewal and Historic Preservation Forum.

Mrs. Mallery reported on recent Greater Hagerstown Committee Urban Renewal and Historic Preservation Forum meetings. The major items the committee has discussed so far this year include the update of the stadium, a new stadium feasibility study, a location for a new parking garage, and the possibility of the Board of Education moving its central offices downtown. The committee is also discussing housing diversity in the downtown.

ANNOUNCEMENTS

None.

ADJOURN: It was moved and seconded that the meeting adjourn (5:00 p.m.).

Date

Debra C. Calhoun - Secretary