

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, April 27, 2017, 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. Kreiger, and S. Silas. S. Bockmiller, Development Planner and Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES:

There were no minutes.

CONSENT AGENDA

None.

DESIGN REVIEW

1018 The Terrace – Jim Smith for Monse Jurado – Alterations, Case No. HDC 2017-18.

James A. Smith, 324 East 1st Avenue, Charles Town, West Virginia, representing the owner of the property, was present.

Staff Report: This building is a B resource in the Oak Hill Local Historic District. Staff noted that this building has been in a deteriorated condition for some time. Much of the work is proposed for a rear addition that was constructed in 1966 and is not visible from the street. The rear porch has no historic value. The owner of the property is proposing the following repair work:

- Replace all windows on rear façade with vinyl windows with six-over-one interior grilles (United Window and Door).
- Replace all windows on the side and front facades with Pella Architect Series 850 vinyl-clad windows with simulated divided lights; grilles to match existing.
- Replace shingle roof on both garages with GAF Timberline HD shingles in “Charcoal.”
- Remove jalousie windows on the rear porch and replace with screens.
- Cover rear portion of house that is not currently brick with Georgia-Pacific white vinyl siding.
- Replace storm door on side porch with full light Pella Larson storm door.
- New 5-0 white steel French Doors (ReliaBilt with interior blinds) on rear elevation.
- Replace basement door with a new steel door (Masonite two-panel insulating core with nine lights).

Mr. Bockmiller noted that the applicant is considering repairing the front wood windows rather than replacing them. Repairing windows in the front in-kind would not need to be approved by the HDC. Staff recommended approval. The rear porch and frame addition are marginally visible or not visible at all from The Terrace.

Applicant/Commission Discussion: Mr. Smith had nothing to add to the staff report. However, he wanted the commission to know that 15 houses in this area of The Terrace have vinyl replacement windows without exterior grilles. He asked why this project was being required to use windows with exterior, simulated divided light windows. Mr. Bockmiller explained that there could be several reasons, such as the windows may have been installed prior to the commission having purview over window replacements; the original windows may have been one-over-ones; or the windows were replaced without HDC approval and the work was not discovered by the City.

MOTION: (Kreiger/Davis) 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 most of the construction is in the rear which is not visible and the windows that are being replaced will either be repaired to the original windows or the replacement windows will look very similar to the original windows, and are generally in harmony with the architectural design guidelines for the Residential 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 2017-18.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

Preservation Month – Award Nominations.

Staff stated that at the last meeting the commission agreed to recognize the Nicodemus Building at the corner of West Washington and North Prospect Streets. Mr. Bockmiller asked if the commission would reconsider and postpone recognition until next year when there may be other projects being acknowledged. This is a City project and the Mayor and Council would be recognizing only itself. Commission members were amenable to postponing the award.

Fire House on North Potomac Street.

Staff announced that the owner of the building has been approved for a significant loan from the state for exterior rehabilitation of the front façade and the bell tower.

ANNOUNCEMENTS

- Ms. Davis informed the commission that she will be unable to attend the May 11 meeting.
- Ms. Allen announced that the Maryland Historical Trust is sponsoring a seminar in Rockville on June 10 on replacement materials. She offered to email the commission with the details.
- Mr. Gehr made the commission aware of an historic preservation mixer sponsored by the Maryland Association of Historic District Commissions. The event will be held at Mulberry Lofts on Friday, May 5, from 5:00 to 7:00 p.m. Bob Savitt is slated to make a presentation.

ADJOURN

It was moved and seconded that the meeting adjourn (4:53 p.m.).

5/11/2017

Approved



Debra C. Calhoun – Secretary