

Christina Davis, vice chair, called the meeting to order at 4:31 p.m. on Thursday, August 24, 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. Crumrine, 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:

Minutes were not ready for approval.

CONSENT AGENDA

There were no Consent Agenda items.

DESIGN REVIEW

170 West Washington Street – City of Hagerstown – Door, Case No. HDC 2017-35.

Terry Irwin, City of Hagerstown, 14 North Potomac Street, Suite 200A, Hagerstown, Maryland, was present.

Staff Report: This building is a B resource in the Downtown Local Historic District. In August 2015 the applicant received approval for proposed improvements including temporarily boarding up the basement door on the front façade. This application is for approval of a replacement door for the existing boarded-over interior door. The permanent door will be a DKS, Series 1800, hollow metal door (without windows) and frame. Staff recommended approval. The door color should blend in with the building rather than draw attention.

Applicant/Commission Discussion: Mr. Irwin had nothing to add to the staff presentation. Ms. Allen had concerns about drainage in the basement stairwell.

MOTION: (Crumrine/Silas) Ms. Chair, 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 blend provide they match the existing color of the building and are generally in harmony 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 to the applicant for Case No. HDC 2017-35, 170 West Washington Street.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

WORKSHOP

120 South Prospect Street – Jason Willhite - Fence.

Jason Willhite was present. Mr. Willhite’s property slopes downhill dramatically and there is a walkway with a metal pipe railing on the left (north) side of the first floor. Mr. Willhite requested suggestions from the commission on how to make this area safe and to prevent someone from slipping between the rails. There is already chain link fence to keep people from falling through. A City inspector looked at it and suggested Mr. Willhite meet with the HDC for guidance. Staff noted that typically, except for historic districts, chain link is permitted along the sides and rear yards. In this instance the back yard of this property is not visible from public ways. There is a wooden trash enclosure which further obscures the area of the chain link fence.

After considering other options staff believed that chain link might be the only option. Adding a rung would be a nonhistoric change. If the commission would decide that chain link is the only reasonable alternative, any motion for approval should be very site specific and include this site’s conditions. Mr. Silas suggested black vinyl-coated chain link to help it blend in better. It was noted that the existing chain link fence is not very visible from South Prospect Street.

It was the consensus of the commission that black vinyl-coated chain link would be acceptable. Mr. Bockmiller reiterated that when the Design Review application is submitted for review, the motion for approval should call attention to the code and the height of the walkway, and the location of the trash enclosure.

19 South Potomac Street – Urban Educational Complex (BISFA Expansion) – BFM Architects, Inc.

Aaron House, BFM Architects, Inc., 473 North Potomac Street, Hagerstown, Maryland, and Jeff Tedrick, Bowman Development Corporation, 10228 Governor Lane Boulevard, Suite 3002, Williamsport, Maryland, were present.

Mr. Bockmiller noted that the developer will be coming in fairly soon for formal approval. This presentation will be an update on their progress. The basic design that was presented previously has not changed—only refined.

Architect's Presentation: (Copy of handouts are in the meeting file.) Mr. House presented the following on the façade design for this project:

Front Elevation:

- Materials for the front elevation will be 16" x 24"-inch masonry units with a rock face for texture on the base.
- From the base up to the head of the first floor windows will be a pre-cast sill or ledge in a cast stone with a sand finish.
- The predominant material will be extruded brick (Redland, #805). The color of the brick will be compatible with the new Maryland Theatre project. Mortar will be a beige sand color.
- Cornice will be cast stone sections (different pieces pinned together).
- Above the windows on the third floor will be a soldier course to cap off and accentuate the arched-top, two-story windows.
- The "blackened" area on the rendering would be a relief insulated panel, not spandrel.
- Windows will most likely be a Traco thermally broken aluminum window system (frames will not conduct heat either way), double hung or at least a model that gives the appearance of double hung. The exact configuration has not been decided. They would prefer a fixed window and are working with Traco for a window that appears like a double-hung window. The intent is for an uneven light and that depends on whether the windows are fixed or not. There will be an extruded piece on the windows to add some ornamentation.
- Front door would be a wide-style door with thermally broken, two pieces of insulated glass in all openings. Glazing would be a solar gray to minimize UV rays entering the building; door windows would be tinted but not highly reflective.
- Windows and doors would be in the dark brown-dark bronze color range.

South Elevation:

- This is the elevation adjacent to the alley shared with the Maryland Theatre.
- Front façade materials will be wrapped around the side of the building approximately 14 feet; finishes have been coordinated with the Maryland Theatre project.
- Because of its width, the walkway/alley will be finished with lighter colors to keep an open feel to the space.
- Ground face masonry units will be used from the second floor to grade. The smooth face was selected because it will be easier to maintain.
- Above the ground face masonry units will be an insulated and fire-rated aluminum panel system which will provide the required fire rating and meet insulation and vapor requirements.
- The exterior siding will have a dimpled finish with no exterior fasteners; color will be a champagne color or light beige.

North and West Elevations:

- These elevations will coordinate with the Barbara Ingram School for the Arts rear façade.
- A segment of the north elevation will be visible from West Washington Street.
- From the ground to the second floor would be a continuation of the ground face masonry units with accent bands. The remainder of the skin of the building will use thinner insulated 16” tongue-and-groove panels with two inches of insulation. They are proposing two colors for these elevations in a random pattern. Contrast will be more subtle than stark; color selections have not been finalized.
- There will be a few punched windows and a few curtainwall and storefront windows. Windows will probably be clear anodized aluminum with a slight gray tint to the glazing.

Mr. Bockmiller wanted Mr. House to be certain that the 14-foot wrap from the front façade to the south façade will be adequate since the theatre is set back about ten feet from the sidewalk. Mr. House agreed to recheck to make sure Mr. Bockmiller’s concern is addressed. This detail needs to be part of the final presentation.

Mr. Bockmiller recalled that at some point an additional floor was being contemplated. If a fifth floor is necessary, he recommended that it be stepped back to avoid overwhelming the buildings on either side of this building. Mr. Tedrick stated their intent with Washington County Public Schools is four stories on the front. There is a possibility of a fifth floor and that has been taken into consideration on the foundation design. If there is a fifth floor it will be recessed.

Concerning signage, the developer is considering a plaque-type sign mounted flush against the wall between the door and the first floor window. There will be no projecting signs or marquees. This will become the primary entrance for both BISFA and this building. The idea is to keep the building low key.

Mr. Bockmiller reviewed what will be needed for final approval. The commission will need either manufacturers’ literature or actual samples of all exterior materials, including signage.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS

Ms. Davis announced that due to changes in her job she may have some difficulty making some of the upcoming meetings.

ADJOURN

It was moved and seconded that the meeting adjourn (5:34 p.m.).

9/28/2017

Approved



Debra C. Calhoun – Secretary