

Michael Gehr, chair, called the meeting to order at 4:35 p.m. on Thursday, January 11, 2018, 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, C. Davis, S. Kreiger, Dr. P. Reed, 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:

December 7, 2017.

The minutes were not ready for approval.

CONSENT AGENDA

None.

DESIGN REVIEW

37 South Prospect Street – Edward Tovornik – Alterations, Case No. HDC 2018-01.

Edward J. Tovornik, 5397 Agro Drive, Frederick, Maryland, owner of the property was present.

Staff Report: (A copy of the staff report is in the meeting file.) These buildings are contributing resources to the Prospect Street Local Historic District. The carriage house has historic character, but a portion of it is a concrete block garage. Applicant is proposing to make alterations to the rear of the main building (units 9 and 10); the cottage (unit 11); and the carriage house (units 12 and 13).

- Main Building. Create two new “nooks” by enclosing porches with Hardiplank fiber cement siding and brick skirting at the base of the nooks; add “side-by-side” windows on the south elevation and six-over-six double-hung windows on the west elevation; install metal railings on second floor porches.
- Cottage. Install a covered front porch that wraps from the chimney on the east side of the building around the front (south elevation) approximately three-quarters of the way; install vinyl-clad wood windows; doors will be painted fiberglass or wood. Stairs will extend to the east from the porch, providing access to grade. Currently there is no landing from the door.

- Carriage House. The carriage house will be rehabilitated including adding a second floor for the purpose of creating a duplex. Siding will be brick and stone veneer and vertical board-and-batten siding. Exterior doors will be painted fiberglass or wood. Roofing material will be a mix of composite shingle and metal standing seam.

Staff recommended approval with the caveat that the commission discuss with the applicant the issue of the windows and doors to make certain the applicant's intent is clear to everyone and that the proposed materials meet the commission's standards.

Applicant/Commission Discussion: Mr. Tovornik noted that the proposed windows are Andersen vinyl-clad windows. He can get grilles for them; however, the existing windows on the cottage are aluminum one-over-one windows. They are not being replaced at this time. He planned to use one-over-one windows on the carriage house to match the cottage. Commission members had no concerns about the materials being used on the rear of the main building and the cottage.

Staff noted that all four sides of the carriage house are visible from public ways. Commission members discussed the proposed work for the following façades:

- East Elevation – Commission members had no comments on this façade.
- North Elevation – This façade will use simulated hand-made oversized brick. Dr. Reed stated that the new brick should match the color of the existing brick. Mr. Tovornik indicated that the stone used on this façade will be similar to what is on the carriage house now. In addition, they plan to screen and landscape along the property line shared with the Women's Club. The area of the overhead doors will be infilled and will be flush with the brick. Two dormers will punch up through the edge of the roof.
- South Elevation – The carriage house fronts West Antietam Street. There will be two garages under the two-story portion of the building. Three of the garage doors will be inactive (these spaces will be used for tenant storage). Mr. Tovornik submitted manufacturers' literature for garage doors that are different from what is shown on the plans. The footprint will remain the same—they are adding a second story to this façade. Some of the garages will be functional.
- West Elevation – A dormer will be added at the top. Staff recommended that the existing tree be removed. Mr. Tovornik stated that he planned to remove the tree because it is undermining the foundation of the carriage house. Ms. Allen questioned the lack of windows on this façade. Mr. Bockmiller surmised that the lack of windows could be a building code issue. Mr. Tovornik stated that he was attempting to limit the number of holes being punched into the brick.

Ms. Allen had concerns about the shared wall with the Women's Club on the north side of the main building. She wanted to make sure that the new porches will not impact the view of the

residents of the Women’s Club. Also, she wanted to reiterate her concern about “creep” and the potential of an expanding footprint of the building. Mr. Tovornik explained that he will not be building beyond the footprint of the building. The new nooks are filling in existing recessed areas.

Mr. Tovornik told the commission that he has had a lot of interest in these units. So far he has sold five units; one is leased with an option to purchase; two others are leased, and with this phase he will be completing the remaining five units. He will not be using tax credits for this project.

For the reasons that the materials and limited views from public ways are generally in harmony

MOTION: (Crumrine/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 the materials and limited views from public ways are generally in harmony with the Architectural Design Guidelines for the Residential Preservation District of the Prospect Street Local 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 2018-01.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

NEW BUSINESS

- Mr. Bockmiller reminded commission members that May is “Historic Preservation Month” and asked members to begin thinking about projects to nominate. A suggestion was made that the new antique mall on East Franklin Street might be a possibility for an award.
- The new planner, Megan Flick, started with the department on January 2. She is a graduate of Ohio State University and previously worked for a private planning firm in Frederick.

OLD BUSINESS

- Mr. Bockmiller announced that the fire house at 105 North Potomac Street received a loan from the state and the owners have applied for a building permit. There are some issues that need to be worked out with regard to “staging.” They hope to begin work this winter or spring. Much of the work has already been approved, however, other items may need to be reviewed because they were not included in the previous application.

ANNOUNCEMENTS

- Mr. Crumrine reminded the group that he will be unable to attend meetings beginning with the January 25 meeting through March 22.

ADJOURN

It was moved and seconded that the meeting adjourn (5:15 p.m.).

1/25/2018

Approved



Debra C. Calhoun – Secretary