

**Historic District Commission
MINUTES**

**October 25, 2018
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:31 p.m. on Thursday, October 25, 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. Silas, and M. Wertman. 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 27, 2018 and October 11, 2018:

September 27, 2018:

MOTION: (Allen/Silas) I move (to approve the minutes).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

October 11, 2018:

MOTION: (Allen/Crumrine) So moved (to approve the minutes).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

951 The Terrace – James van Wynen – Flagpole, Case No. HDC 2018-42.

6 West Washington Street – Revved Enterprises, d/b/a DatAchieve Digital – Sign, Case No. HDC 2018-43.

117 West Franklin Street – Washington County Board of County Commissioners – Parking Lot, Case No. HDC 2018-47.

No one was present in the audience with comments or concerns about these cases, nor were there concerns by commission members. Staff clarified in Case HDC 2018-47 that the parking lot is outside the historic district; this is strictly for landscaping for a portion of the property and some light poles within the historic district.

MOTION: (Davis/Wertman) Mr. Chairman, I reviewed the materials submitted in Cases HDC 2018-42, 951 The Terrace; HDC 2018-43, 6 West Washington Street; and HDC 2018-47, 117 West Franklin Street; and their associated staff reports and recommendations, and I have viewed the properties in question. The staff reports recommend approval of these applications 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 these applications. Therefore, I move that this commission adopt the staff evaluations and recommendations in these cases as its own and grant Certificates of Appropriateness to the applicants for the previously mentioned cases.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

21-23 West Franklin Street (former Pioneer Hook & Ladder Co.) – MSB Architects – Façade Alterations, Case No. HDC 2018-46.

Scott Bowen, MSB Architects, 1165 Imperial Drive, Suite 208, Hagerstown, Maryland, was present on behalf of the property owner, Bowman Investing, LLC.

Staff Report: The applicant is proposing alterations to all four sides of this A-rated building, including:

North Façade:

- Replace existing garage doors with Kawneer “Trifab VersaGlaze™” storefront system.
- Existing cornice will be repaired and repainted.
- Coping will be replaced.

East Façade:

- Replace existing one-over-one double-hung window on the second floor; new window will be smaller than the existing window; remaining opening will be infilled with brick to match the existing.

West Façade:

- Reopen one or more windows on the second floor.

Entire Building:

- Brick will be cleaned and repainted. Front façade is currently unpainted.
- All replacement windows will be Pella Architect Series “Reserve™” in same configuration; windows will be aluminum-clad wood double-hung windows to match existing.
- Existing shingled roof will be replaced with TPO membrane roof.
- All half-round gutters will be replaced in-kind.

Recommendation: This building is an A resource in the Downtown Local Historic District. Staff noted that it has retained most of its historic character since its 1934 renovation, and photographs exist of what the building looked like in the 1940s (attached to this report). Given its rating, work should be conducted in a manner to retain as much of the historic character of the building as possible, and work should be based on available documentation. The cleaning and repainting of the façade is routine maintenance and does not require HDC approval unless there is intention to paint surfaces not currently painted. The front façade is not currently painted.

North Façade:

Coping Replacement – Approval.

Cornice Repair – Approval not required if no change in appearance other than condition

Replace Windows – Approval. Historic photos show no use of grilles on the windows on the front of the building at any time in its history.

Garage Doors – Enclosure should be designed to reflect the garage door design that appears in photos from the 1930s and 1940s. These doors were eight panes wide, six panes/panels tall, with alternating wide and narrow vertical muntins. Horizontal muntins are consistently wide due to the roll up nature of the door. The photo shows the door partially obscured in the lower third, but the lower third (lower two rows) appears to be solid panels. Filling of the bottom two rows of panels is likely to be unsatisfactory to the applicant given their intended reuse of the building. Therefore, staff has no objection with repeating the glazed appearance present in the upper two-thirds of the doors in the lower third. Either one row of panels (similar to the door at First Hagerstown Hose) or having the entire infill glazed would be appropriate as an alternative to the bottom two rows being filled.

Other – Elevations do not show sconces or a flagpole on front of building. Historically, this building has always had spherical sconces on each side of the door, and they remain from when the fire company was relocated. They should not be removed (replacement is acceptable if necessary; if replaced, manufacturer’s literature needs to be provided with an application). A piece of gutter and tubing that drains a window air conditioner unit presumably would be removed. The elevation does not show the flagpole. Historic photographs do not show this as being an historic architectural element; if the applicant desires to remove the flagpole, staff had no objection. The pilaster bollards on each side of the garage door frames do not appear in the applicant’s elevations. They appear in historic photographs and should not be removed. The elevation shows a firefighter shield-shaped sign, however, no detail was provided, nor is the intent of the use of this symbol provided. Staff asked if the emblem will be used for signage. The Pioneer Hook & Ladder Co. had a shield on the building identifying it as an active fire station but it was removed when the station closed. Also, clarification is needed as to the location of the HVAC equipment.

South Façade:

Replace Windows – Approval.

East Façade:

Replace Window – Approval.

Half-Round Gutter – Replacement in-kind does not require approval.

Replace Shingle Roof with Membrane Roof – Approval.

Pedestrian Door – This door frame gives every indication of having been part of the building’s original construction, salvaged from the front façade during the 1934 renovation and installed on the east side of the building. Consistent with the historic photos of the building, pre-1934, the replacement door should be a four-light over two-panel door, consistent with the original construction. Given its location on the side of the building, staff has no objection if it is made of modern materials, but it should restore the original design of the door and its surround (if this is going to be a new door, manufacturer’s literature will be required).

Other – There is a retractable fire escape on the side of the building, as well as a large commercial range vent. If the applicant’s desire is to remove them, staff had no objection to the application being amended to add their removal from the building so they need not return for a separate approval later.

West Façade:

Reopen Windows and Install New Windows – Approval.

Half-Round Gutter – Replacement in-kind does not require approval.

Replace Shingle Roof with Membrane Roof – Approval.

Other – The elevation shows a door that is different than the existing, but the application makes no mention of a replacement door.

Applicant/Commission Discussion: Scott Bowen stated that the fire bay doors are meant to keep the garage door look (similar to Primanti Bros. at Valley Mall). He purchased the building to use as offices for his architectural firm. The existing vinyl windows will be replaced. Mr. Bowen is trying to get more natural light into the space. The office space inside will be modern. In answer to a question by staff, the fire shield is a leftover from their drawings and not part of their proposal.

The garage doors are the only sticking point. Mr. Bowen distributed renderings including Options 1 and 2. Option 2 adds a canopy with an all glass door and Mr. Bowen felt this meets the standard of differentiating old vs. new. His preference would be for Option 2.

Mr. Bockmiller asked if there is a specific need to go with metal vs. wood windows on the front façade. Mr. Bowen is looking for ease of maintenance and the wood would cost more. Ms. Allen questioned whether the existing entrance door on the east side would work for the entrance to the building. Mr. Bowen stated that that entrance is not ADA compliant and there are safety issues and clearances that will not work. This also does not work with his budget. Concerning the Pioneer Hook & Ladder Co. sign, that is embedded in the brick and cannot be moved. The flagpole on the north façade will be removed, as will the fire escape and the range hood vent.

If windows are added on the west facade, they will be cut into former window openings. The door in the alley will be replaced with a Pella-style door vs. a storefront door. This door will most likely have a vision panel. Mr. Bowen hopes to have the power service moved to the back of the building. The air conditioning unit in the center on rear façade will be bricked in and painted. HVAC units will be located in the man alley on the east side of the building. The chimney will be removed because it is falling down. The hose hanger on the roof will be removed. If Mr. Bowen goes with Option 2 the trim will be painted white. The cornice will be repaired and repainted.

Commission members were satisfied that Option 2 meets the guidelines. Mr. Gehr noted that the canopy shields the break up with the man door in the window pattern. As an aside, Mr. Bowen stated that he is researching a type of paint that is only visible when it rains for the private portion of the sidewalk in front of the building. The existing light sconces will remain (red globes will be replaced with frosted white).

Mr. Bowen amended his application to include Option 2 in the materials submitted showing a canopy over three-quarters of the right-hand side bay; the door on the east side will be a residential-style door with four-light over two-panel door. The existing circular transom will be retained. The door on the alley will be replaced with a four-light over two-panel door; the vent on the alley will be removed.

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 architectural detailing if constructed in accordance with Option 2 included in the packet is generally in harmony with the Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2018-46.

DISCUSSION: Mr. Gehr added “with the caveat that the doors would be the four-over-two panel. Ms. Davis agreed to the amendment to the motion.

ACTION: APPROVED (Unanimous)

WORKSHOPS

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

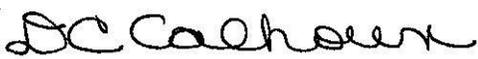
ANNOUNCEMENTS

None.

ADJOURN

It was moved and seconded that the meeting adjourn (5:21 p.m.).

Approved



Debra C. Calhoun – Secretary