

Michael Gehr, chair, called the meeting to order at 4:31 p.m. on Thursday, March 14, 2019, 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/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES: February 28, 2019.

The minutes were not ready for approval.

CONSENT AGENDA

53-59 North Potomac Street – Wertman Photography – Signage, Case No. HDC 2019-11.

127 East North Avenue – Carolyn Clouser – Roof Replacement, Case No. HDC 2019-09.

No one was present with concerns about these cases; commission members had not concerns.

MOTION: (Crumrine/Silas) Mr. Chairman, I reviewed the materials submitted in Cases HDC 2019-11 for 53-59 North Potomac Street and HDC 2019-09 for 127 East North Avenue, 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 the commission adopt the staff evaluations and recommendations in these cases as its own and grant Certificates of Appropriateness to the applicants for Cases HDC 2019-11 and HDC 2019-09.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

53-59 North Potomac Street – WLR Property Management/Dori Carr – Remove Awnings, Case No. HDC 2019-08.

The applicant was not present.

**433 North Potomac Street – Meredith and Edward Williams – Replacement Windows,
Case No. HDC 2019-10.**

Meredith Williams, 433 North Potomac Street, Hagerstown, Maryland, owner of the property; and reps from Castle Windows were present.

Staff Report: This building is a B resource in the Potomac-Broadway Local Historic District. The applicants are proposing to replace all the windows on their home with Castle Series 3500 (front) and 1600 (remaining three sides) virgin vinyl windows with internal grids. Grids on the front arched, single-hung windows will be 15/16-inch thick; the grid in the top right attic window will be 3 13/16 inches thick. According to the manufacturer’s literature provided with the application, the windows on the north, west, and south faces will not be arched so a small amount of infill will be needed for these. Staff recommended approval. The owner and her window contractor attended a workshop at the last meeting concerning the replacement windows and the submitted application incorporates the comments made at the meeting. A departure due to unique circumstances. Any motion should call into the description the reasons why deviating from the normal expectations of the design guidelines.

Applicant/Commission Discussion: Ms. Williams and her contractor had nothing to add to the staff presentation. Ms. Allen indicated she went by the property and concurred that the distance from the house and the proposed modifications may be justified in this case to allow the interior grids due to the distance from the street.

MOTION: (Crumrine/Silas) 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 distance from the street and the internal grill matching the current divides in the windows are generally in harmony with the Architectural Design Guidelines for the Potomac Broadway 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 2019-10 for 433 North Potomac Street.

DISCUSSION: Ms. Allen wanted to make certain that the motion was sufficient enough concerning the perception of the grids is strong enough to allow for the internal grids in this instance. The commission decided an amendment was not necessary.

ACTION: APPROVED (Unanimous)

Mr. Gehr noted that the size of the windows might kick in some building permit requirements.

WORKSHOP

127 East North Avenue – Carolyn Clouser – Remove Chimney.

Carolyn Clouser, 127 East North Avenue, Hagerstown, purchased this property in September 2018. The home inspector recommended that when the roof was replaced that the chimney be removed because of its condition. Ms. Clouser obtained a quote to have the roof replaced, however, the roofing contractor will not warranty the flashing at the base of the chimney unless the chimney is replaced. The estimate she received for repairing the chimney is \$5,500. The chimney is not a functional chimney and she will not spend that much money to repair it.

If she is not permitted to remove the chimney since it is a character-defining feature, Ms. Clouser asked for advice from commission members. The estimate she received included removing the top five courses of brick, adding a sheet metal cover, and repointing what is there. Mr. Gehr stated that much of that cost is in the scaffolding that is required per OSHA requirements. Getting the mortar up there is an issue. Ms. Clouser stated she did not get a quote to remove the chimney. The quote she has does not spec out the cost to remove the top five layers of brick, capping it off vs. and repairing the chimney.

Ms. Clouser stated that the other half of the duplex is a rental and it has been vacant the last month. She had contacted the property owner about whether they wanted to join in on the roof replacement but she did not hear back from them. Ms. Clouser did not believe the other half of the roof would be replaced at the same time as her side. The chimney on the other half is a mirror image of Ms. Clouser's half of the duplex.

If they rebuild the chimney, commission members had no issues. If Ms. Clouser's chimney is not being used it should be capped with stainless steel so no moisture can lay on top of the chimney and/or get down into the flue. The cap will seal off the flue from moisture. A masons should be able to close it off. Ms. Allen encouraged Ms. Clouser to seek out other masons for additional estimates. Mr. Bockmiller cautioned that whichever mason she hires to do the work will need to be aware that old brick requires special soft mortar since the house was built in 1895.

NEW BUSINESS

- Commission members were asked to begin thinking about potential nominees for preservation awards which are given out in May.
- Mr. Bockmiller informed the commission that the owner of the Independent Junior Fire Company has plans for the final phase of the façade repairs and the work has been bid out. The owner is waiting for Maryland Historical Trust approval of the plans before bringing it to the HDC for review.
- Hager Mill (Forsythe Building) – Ms. Allen stated she saw workers boxing in the windows. She hoped staff could encourage the new owner to make sympathetic

renovations. Mr. Bockmiller said he would have no issue with the new section of the building being torn down; he is more concerned with what happens to the stone mill.

OLD BUSINESS

None.

ANNOUNCEMENTS

- Vietnam Veterans Memorial, City Park. Mr. Bockmiller informed the commission that this memorial will be dedicated on March 29 on South Walnut Street. A small section of fence will be added to highlight the memorial which will be consistent with what is there. The metal filigree archway will be similar to other park entranceway features in the city.
- A search is underway for a replacement HDC member to fill the vacancy created by Samantha Kreiger’s resignation.
- Mr. Gehr noted that he may be unavailable for the April 11 HDC meeting.

DESIGN REVIEW - Continued

53-59 North Potomac Street – WLR Property Management/Dori Carr – Remove Awnings, Case No. HDC 2019-08.

No one present from WLR Property Management. Commission members decided to proceed with the design review on this case.

Staff Report: This building is a B resource in the Downtown Local Historic District. The applicant is proposing to remove the deteriorated awnings above the 53 and 59 North Potomac Street storefronts. The awnings will not be replaced. Staff recommended approval. Where awning frames are removed, the wood shall be filled, patched and repainted as necessary.

Applicant/Commission Discussion: Mr. Bockmiller commented that the building will look very different once the awnings have been removed. Mr. Gehr noted that any holes will need to be patched and repaired. All commission members concurred with the conditions listed by staff.

MOTION: (Crumrine/Silas) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans and the conditions stated previously, the project is compatible with the character of the district for the reasons that the awnings will be removed and the storefronts will be restored to their original condition, and will be

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generally be 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 2019-08 for 53-59 North Potomac Street.

DISCUSSION: Ms. Allen asked if awnings be allowed to go back in the future. Mr. Gehr said the owner or the tenant would have to go through the design review process and have the new awnings reviewed.

ACTION: APPROVED (Unanimous)

ADJOURN

It was moved and seconded that the meeting adjourn (4:55 p.m.).

3/28/2019

Approved



Debra C. Calhoun – Secretary