

Michael Gehr, chair, called the meeting to order at 4:00 p.m. on Thursday, July 11, 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, R. Powell, 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:

June 27, 2019:

The minutes were not available for approval.

CONSENT AGENDA

2 South Potomac Street – City of Hagerstown – Mural and Sign, Case No. HDC 2019-25.

Ms. Allen had questions about the intent of the mural. Rodney Tissue, City Engineer, stated that this will be permanent mural that will be displayed for a few years and then possibly removed. He explained that this was an extra mural prepared by the Barbara Ingram School for the Arts (BISFA) photography class for the underpass improvement project on Route 40. As a result of discussions between Cannon Coffee and BISFA, a location was agreed upon on the north façade of 2 Public Square. Mr. Bockmiller cautioned that the City does not regulate signage based on the applicant. This is an artistic mural and it would not matter if the applicant was an individual tenant or the City of Hagerstown. Mr. Tissue noted that the approval process for murals is review by the HDC if the mural will be located in a historic district. Mr. Gehr asked staff to add murals to the design guidelines update. Ms. Wertman observed that this particular mural would be different from a traditional mural in that it will be mounted on a board making it easier to remove than a mural painted on a wall.

MOTION: (Crumrine/Wertman) Mr. Chairman, I have reviewed the materials submitted in Case HDC 2019-25 and its associated staff report and recommendations, and I have viewed the property in question. The staff report recommends approval of this application 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 this application. Therefore, I move that this commission adopt the staff evaluation and recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2019-25.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

**37 South Prospect Street – Edward Tovornik – Carriage House Alterations,
Case No. HDC 2019-23.**

Edward Tovornik, CHS, 5397 Agro Drive, Frederick, Maryland, was present.

Staff Report: This building is a contributing structure in the Prospect Street Local Historic District. The building in question is in the rear and not visible from South Prospect Street. The applicant is proposing changes to elevations previously approved for the rehabilitation and expansion of the garage at the rear of the site which will be used for two dwellings and storage units for the several condo units on the property. They have an engineer's report that the two-story brick former carriage house/garage is structurally unsound and cannot be rehabbed for the proposed use.

The material will be stone and brick veneer and vinyl German lap siding with vinyl windows. Staff declined to make a recommendation. The project was workshopped about three months ago. The existing one-story lean-to garage will remain. The larger portion of the building will be demolished and rebuilt substantially new. Staff advised that the new building should not resemble a modern duplex based on comments by commission and staff at the workshop.

Materials samples provided by the applicant were provided for the commission's review. Mr. Tovornik stated that vinyl siding will be used for the portions that are not stone or brick veneer (at the workshop this material was identified as Hardiplank). The windows will be vinyl. Staff generally recommended approval, but wanted to ensure that the adjustments complement the building and are in keeping with the recommendations made at the workshop. Staff had concerns about the use of vinyl siding in place of the Hardiplank.

Commission/Applicant Discussion: Mr. Tovornik stated he changed the type of siding since the workshop from Hardiplank to vinyl siding. There will be plastic trim and metal rails. Since this is essentially a rebuild, Mr. Bockmiller noted that the commission could be more lenient on the materials used, however, the south façade is visible from West Antietam Street. Mr. Tovornik noted that metal roofing will be used on the garage portion of the building. The west façade (along the alley) will be bricked up to the eaves with shake shingles in the eaves portion. An oversize brick with historic character will be used. The stone will match existing the stone. The vinyl siding will be either a four-inch natural green or gray tone. He did not believe the project will impact Walnut Towers. Mr. Tovornik noted that the proportional height will stay the same. His goal is to keep the units affordable which is the reason that he decided to use vinyl siding.

The four-inch vinyl siding will resemble weathered bead board and will be located in the punch out in the dormer area. Mr. Gehr noted that historically this style of siding could have been used. Mr. Bockmiller stated that vinyl siding has been permitted by the commission on the backs of buildings but not on very visible facades on public streets. Staff advised that if the HDC is

inclined to approve this application with the vinyl siding, the motion should be framed specifically for this property. Affordability cannot be used as a factor in the decision. Mr. Gehr pointed out that there are not many products available for cladding besides wood, Hardiplank, and vinyl siding. He did not believe stucco would be practical in this location.

Mr. Gehr suggested the stone veneer be extended to just above the garages on the south façade with the vinyl siding applied above the stone up to the roofline. He asked if Mr. Tovornik had considered a “thin brick” system since the plans show a considerable amount of siding on the west and east sides. Mr. Tovornik was concerned about the additional cost of a thin brick system. Ms. Wertman asked if the four-inch reveal would have a different profile than the siding sample provided. Mr. Tovornik stated he would be using the 4/4 lap siding. In answer to a question by Ms. Allen, Mr. Tovornik said he did not choose wood siding because he would like to use maintenance-free materials for the benefit of the homeowners association.

The garage doors will be stamped metal. Mr. Bockmiller stated that the top lights of the entry doors should not be used on any façade that would be visible from a public way.

Ms. Allen was concerned about the consistency among the facades on the building itself, fearing the proposal will appear choppy and will not give a homogenous look to the building. Mr. Tovornik believes Hagerstown needs some creativity and wanted the commission to allow him and create something cool. Mr. Gehr stated that historically the front facades had different brick than the other facades, even with modern buildings, with a lesser grade of brick used on the sides. Mr. Gehr suggested the thin brick system to avoid mixing a number of materials.

Commission members were in agreement that this site is unique because the carriage house sits up higher and is set back from the street a considerable distance. From that distance, Mr. Gehr believed that a double four vinyl would actually appear to be wood. The stone should be kept up to edge of garage. Mr. Bockmiller asked the applicant to eliminate the second window in the bedroom so that all the windows across the south façade are singles. Mr. Gehr advised Mr. Tovornik to ensure that the windows he has chosen meet egress requirements. Mr. Tovornik amended his application to eliminate the one of the windows in the double window, to go with stone veneer up to the metal roof on the southwest façade, and the use of four-inch vinyl siding.

MOTION: (Crumrine/Wertman) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with the amended plans the project is compatible with the character of the district for the reasons that the distance from the public ways, the fact that it’s a new construction, and the limited visibility due to the topography of the area, is generally in harmony with the Architectural Design Guidelines for the Prospect Street 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 2019-23, 37 South Prospect Street.

**Historic District Commission
MINUTES**

**July 11, 2019
City of Hagerstown, Maryland**

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

(Ms. Wertman left the meeting.)

**20 Public Square – Vishal Mehta – Replacement of Awning Signage,
Case No. HDC 2019-26.**

Vishal Mehta, 20 Public Square, Hagerstown, Maryland, was present.

Staff Report: This building is a B resource in the Downtown Local Historic District. The applicant is rebranding his business to another franchise and would like to replace the existing “Jerry’s” logos and valance lettering (see meeting file) to reflect that of the new business. Given that it is relatively new, the applicant would prefer not to recover the awning. Staff had concerns whether the new logos and lettering could be applied over the existing logos and have the final result appear in a professional manner. Staff advised the applicant to bring photographic examples of how this has been done on other awnings and also to have the contractor attend if possible. Staff declined to make a recommendation on this application.

Commission/Applicant Discussion: Mr. Mehta stated that his contractor was unable to attend. He has been looking into alternatives to changing the awning out and found a process that uses a decal. A new awning would cost approximately \$28,000. This method has been used frequently in Baltimore and in the Frederick Downtown Historic District. The decal would be the same weight and bond of the awning and would be placed on top of the awning itself. The decal should blend in with the color of the awning and will look like a new decal on the awning itself. Mr. Gehr asked if the decal will replicate the existing awning color and whether the new decal will fade at the same rate as the canvas. Mr. Mehta stated the contractor will try to do an exact match and that the decals are not supposed to fade.

MOTION: (Crumrine/Powell) 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 are generally in harmony with the Architectural Design Guidelines for the Downtown Design 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 2019-26 for 20 Public Square.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

47 W Franklin Street. Ms. Allen noted that the tenants in the storefront have covered up the windows with signage (across from the Post Office).

ANNOUNCEMENTS

- Mr. Crumrine announced his resignation from the HDC effective immediately. He has taken a new job that will have him traveling to Washington, D.C., on a regular basis and he did not want to be a burden on the commission's need for a quorum. Mr. Bockmiller asked if he would consider staying on the commission until a replacement is found. Mr. Crumrine agreed to stay on until he is replaced.

ADJOURN

It was moved and seconded that the meeting adjourn (5:06 p.m.).

7/25/2019

Approved



Debra C. Calhoun – Secretary