

Michael Gehr, chair, called the meeting to order at 4:00 p.m. on Thursday, July 25, 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, R. Powell, and S. Silas. S. Bockmiller, Development Planner/Zoning Administrator was present on behalf of the Planning and Code Administration Department. **(NOTE: Historic District Commission revisions are indicated in red text.)**

APPROVAL OF MINUTES:

June 27, 2019 and July 11, 2019:

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

CONSENT AGENDA

One West Franklin Street – WLR Property Management – Fence, Case No. HDC 2019-27.

MOTION: (Silas/Powell) Mr. Chairman, I have reviewed the materials submitted in Case No. 2019-27 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 2019-27.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

**334 North Potomac Street – Church of God and Saints of Christ – Sign,
Case No. HDC 2019-28.**

The applicant, Eugene Horton, representing the owner, was not present.

**1009 Hamilton Boulevard – Allegany Wrecking/Julie Clark – Garage Demolition,
Case No. HDC 2019-29.**

William Ravenscroft, 1009 Hamilton Boulevard, Hagerstown, Maryland, owner of the property, was present.

Staff Report: This building is a B resource in the Oak Hill Local Historic District. The applicant, Allegany Wrecking, was retained to demolish the garage in the back of the property. The pad and one course of foundation block will remain. Staff recommended approval. This building is not visible from public ways.

Commission/Applicant Discussion: Mr. Ravenscroft added that the condition of the garage makes it economically infeasible to repair it. An addition from the 1960s compromised the structure and it is currently sinking and pulling away from the rest of the building. The commission had no concerns about the demolition.

- MOTION:** (Silas/Powell) Mr. Chairman, I have inspected the project plans and the property in question, and if demolished in accordance with these plans the project is compatible with the character of the district for the reasons that general form and proportion and in harmony with the Architectural Design Guidelines for the Residential Preservation 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 2019-29.
- DISCUSSION:** None.
- ACTION:** APPROVED (Unanimous)

43-47-49 West Washington Street – MSB Architects/Scott Bowen – Demolition and Stair Tower Addition, Case No. HDC 2019-30.

Scott Bowen and McKenzie Kidwell, MSB Architects, 21 West Franklin Street, Hagerstown, Maryland, were present on behalf of the property owner.

Staff Report: This building is a B resource in the Downtown Local Historic District and has been ordered to be demolished by the City’s Chief Code Official. The area will become an open space that will connect the Cultural Trail to West Washington Street. The project architect is working on concepts at this time for the treatment of the appearance of the site from West Washington Street. The applicant is proposing to construct a stair tower on the east side of the adjacent Potomac Bead Company building at the rear corner of the building. The tower will be veneered in brick; windows and doors will be aluminum storefront material with glass; fascia will be metal. The addition may or may not be constructed in two phases. If done in two phases the first floor would be constructed in order to close an opening between the buildings that will be left exposed

by the demolition and the upper three floors would be constructed at a later date. A site plan for the stair tower was included in the packet material and a separate site plan for the development of the park will follow at a later date.

Staff recommended approval subject to review of the proposed materials. The applicant provided brick samples at the meeting for the commission's review. Concerning the site plan and the treatment of the space, due to the footprint of the building, staff is processing it as a minor site plan due to its size (between 500 and 5,000 square feet of disturbed area). Staff reiterated that this is not the site plan for the entire space, just the stair tower.

Commission/Applicant Discussion: Mr. Bowen explained that when the adjacent building is torn down, it will create an opening into the Potomac Bead Company building that must be enclosed. The building permit currently under review is for the entire project. The purpose of the stair tower is to provide emergency egress for the upper floors of the Potomac Bead Company building. According to the property owners, they will likely build the project all at once rather than in two phases; however, that will depend on the project cost estimates.

The entire stair tower will be clad in brick. A piece of the building will not be covered by the stair tower addition and that will be clad in brick to match the rest of the building. The building currently exhibits several brick colors. The back corner of the building has a pink brick, the front corner is more brown brick. Mr. Bowen has not been able to get to the upper stories to match the brick color completely. The samples he brought with him are the wood molded styles that would match the existing brick. At his point he cannot say which colors will match the best. He offered to come back to the commission so members could review the brick color they choose.

Mr. Bowen provided aluminum storefront manufacturer's literature. The storefront will be anodized but he did not have a strong opinion. He would come back to the commission if that changes when they are further along in the project.

Mr. Gehr asked about the "bump out" shown on the floorplan toward West Washington Street. Mr. Bowen indicated that that is an existing stair tower. There is no intent to change that, although it might need to be updated to reflect the current code. Mr. Bockmiller asked if they had explored the appearance and condition of the brick on the two buildings on either side of the 1820s building that will be removed. Both of those buildings were erected after the building proposed for demolition. Mr. Bowen said they have not explored that aspect of the project. They do not know how the other building is anchored to the front corner. The demolition crew was cautioned to alert Mr. Bowen's office if they find anything that is questionable and stop work until it could be evaluated further. Mr. Bockmiller was certain the two adjoining buildings will not be "finished" where they adjoin the building being removed. Treatment of these walls will need to be addressed under a separate application in the future. Mr. Bockmiller stated that it could also be addressed by the HDC when they review the site plan for the park.

Concerning the park, Mr. Bowen stated that depending on the timing of the cultural trail, if it

develops before the cultural trail, a temporary stair and ramp will be necessary due to the approximate four-foot grade difference from the front of the building to the back portion of the Potomac Bead Company building. Once the area becomes a park it will need to be regraded.

Mr. Powell asked about the architecture and matching anything historic that might be there. The proposal is very modern compared to the rest of the buildings that front on West Washington Street. Mr. Bockmiller said the staff report takes into consideration the new construction and as such it should not be built to create a false sense of age or historical development. It needs to look modern but complement the existing historic buildings. Second, the addition is located a good distance from West Washington Street. Once the park is developed, a structure will be built to help maintain the street wall. After that is built, the stair tower will not be readily visible from public ways. Ms. Allen pointed out that there have been modern repairs made to the back of the Potomac Bead Company building over the last seven or eight years. He also noted that currently the space to the east of the Potomac Bead Company is not a public way, but the plan is to create a public way with the park.

Mr. Bockmiller pointed out two issues that need to be addressed in the motion on this application: the design of the tower and the minor site plan for the tower.

Commission members had no concerns about the design of the addition or the site plan.

MOTION: (Silas/Allen) 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, including the minor site plan and the elevations of the building are 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 2019-30.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Mr. Bockmiller reminded Mr. Bowen that if the color of the brick or the window ~~selectin~~ **selection** changes in the future, the Historic District Commission will need to review the changes.

WORKSHOPS

None.

NEW BUSINESS

None.

OLD BUSINESS

Ms. Allen asked if staff has had a chance to look at the properties on Franklin Street that have added window “scrim” to their storefronts. Mr. Bockmiller said he has not had a chance to look into this. Mr. Powell said he has more of an issues with several businesses who have papered over their storefront windows.

DESIGN REVIEW - Continued

**334 North Potomac Street – Church of God and Saints of Christ – Sign,
Case No. HDC 2019-28.**

The applicant, Eugene Horton, did not appear.

MOTION: (Silas/Allen) Motion to table.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

ANNOUNCEMENTS

None.

ADJOURN

It was moved and seconded that the meeting adjourn (4:33 p.m.).

9/12/2019

Approved



Debra C. Calhoun – Secretary