

Michael Gehr, chair, called the meeting to order at 4:02 p.m. on Thursday, August 22, 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 and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES:

August 8, 2019.

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

CONSENT AGENDA

**314 North Potomac Street – Synergy Management Services LLC – Signs,
Case No. HDC 2019-33.**

MOTION: (Silas/Powell) Mr. Chairman, I have reviewed the materials submitted in Case No. HDC 2019-33, 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 2019-33.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Ms. Bowers provided samples of the material that will be used on the signs. She asked if she could use the same metal material that will be used on the wall sign for the projecting sign. Staff said she would have to file another application since the application that was approved was for a composite material projecting sign. Ms. Bowers indicated she would go with what was approved.

DESIGN REVIEW

None.

WORKSHOP

208 South Prospect Street – Alece Drnec – Proposed Addition.

Alece and Paul Drnec, 208 South Prospect Street, Hagerstown, Maryland, owners of the property, were present. There is an existing kitchen that was built into a wing at the rear of the house and it is isolated from other rooms on the first floor. They are proposing to add a room next to the kitchen that would connect back to the rest of the house and create a family room area. This part of the house is not visible from South Prospect Street and is marginally visible from West Baltimore Street. Their lot is long and large—their property is a third of an acre. The adjoining house blocks the view from South Prospect Street. They noted that the house at 202 South Prospect Street is vacant and in foreclosure.

Mr. and Ms. Drnec provided rough sketches and photographs for the commission to review. Mr. Gehr stated that a full application would be necessary once their plans are finalized. Any addition would need to be in proportion to the rest of the house. He did not see anything that would be harmed by their plans for an addition.

Mr. Drnec stated that there are lap boards on the dormers and their plan is to use lap siding on the addition to match the dormers. Ms. Drnec said most of the windows on the rear portion of the house have been replaced. They would like to go with three sets of two-light windows and a French door on the east side to let in as much light as possible. There is a bay window on the existing house toward the front of the house which would help to obscure the addition.

The outside of the house will not be damaged and they would like to build the addition in a way that it could be removed if future owners did not want to keep it. They have the existing French door that will be used as an interior door. Ms. Drnec would like to mimic the Wheelers' window arrangement (at 213 South Potomac Street on the front façade). Due to interior ceiling heights, their contractor indicated they might not be able to get the roofline they want under the windows of the main house. Mr. Gehr said they should have room to get a pitched roof on the addition. The Drnecs stated they could use a metal roof if necessary.

A six- or seven-foot wide deck is proposed that would be cantilevered out a few feet. It will be an open deck and with no stairs.

In general, commission members had no concerns about the proposed addition concept. The drawing submitted with the application should present the overall appearance of the existing house with the proposed addition. Nothing mentioned by the Drnecs pertaining to the proposed addition appeared to be an issue. Mr. Gehr suggested a second workshop once their plans have

been solidified, although that would not be a requirement. Either the Drnecs or their contractor would need to be present at the meeting when the Design Review application and plans are reviewed.

NEW BUSINESS

None.

OLD BUSINESS

- Staff reported that the demolition of the Updegraff building has begun. The façade should be gone soon. Mr. Bockmiller has seen concepts for the façade. The City will be doing a workshop with the HDC at the September 12 meeting.
- Ms. Allen asked about the progress staff has made towards getting rid of the scrim signs that are proliferating along Franklin Street. Mr. Bockmiller said he has not had an opportunity to look into this matter.

ANNOUNCEMENTS

- Mr. Powell commented on a recent set out that occurred at 921 Oak Hill Avenue.

ADJOURN

It was moved and seconded that the meeting adjourn (4:35 p.m.).

9/12/2019

Approved



Debra C. Calhoun – Secretary