

Michael Gehr, chair, called the meeting to order at 4:03 p.m. on Thursday, April 11, 2013, in the Fourth Floor Conference Room, 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 S. Dozier, V. Hrabal, 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 Division.

**APPROVAL OF MINUTES: March 14, 2013.**

**MOTION:** (Silas/Hrabal) Mr. Chairman, I'll make a motion to adopt as is.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

**100 South Potomac Street - Aaron House, BFM Architects for Washington County Free Library - Sign, Case No. HDC 2013-11.**

**12 North Prospect Street - City of Hagerstown - Demolition, Case No. HDC 2013-13.**

**100 West Washington Street - Board of County Commissioners - Emergency Generator, Case No. HDC 2013-16.**

Staff noted that the applicant in Case No. HDC 2013-16 has requested that their case be moved to the April 25 agenda.

**MOTION:** (Hrabal) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2013-11 and HDC 2013-13, 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 Cases 2013-11 and 2013-13.

**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

In order to accommodate the owner of 57 West Franklin Street, the workshop was moved up on the agenda.

**WORKSHOP:**

**57 West Franklin Street - Mansoor Emral Shaool/Sassan Emral Shaool - Window Replacement and Facade Alterations.**

Sassan Emral Shaool and Rodrigo Avellaneda were present. Mr. Shaool stated he was in front of the commission several weeks ago for replacement windows. At the last meeting, they told the commission they would investigate the windows. Mr. Shaool stated they do not have photographs of the windows before they replaced them. However, they brought the “other” window to show the commission what it looks like. Mr. Shaool stated that they made a mistake when they replaced the windows without HDC review. The windows came with the grilles between the glass and in the wrong configuration (nine-over-nine, rather than six-over-six). Subsequently, Mr. Shaool met with the window company and the company is willing to replace the windows on the front and sides with six-over-six, interior grille windows. If they had to upgrade to the exterior grille windows, on half of the building, he was quoted in excess of \$10,680. They would like permission to continue with their original plan. They also would like to repaint the building and restore the front bay. The facade improvements will cost anywhere between \$15,000 and \$20,000. If the commission rules they must use the exterior muntins, there will be no money to complete the facade improvements.

Mr. Gehr stated that the HDC cannot take the cost of a project into consideration. The commission must determine whether the proposed windows will satisfactorily replicate the original windows. The facades that are most visible from public ways are the north and east elevations; the remaining facades are not as much of a concern. The window sample provided by Mr. Shaool shows a bit of relief. However, due to the construction of this type of window, there is not much depth to work with. The new guidelines on window replacements, state that the windows need to replicate the historic windows. Ms. Hrabal recalled that the last time Mr. Shaool was before the commission he said he would research whether the original windows had muntins or not. Mr. Shaool stated that he did not have the funds to replace the windows with the exterior muntins. Mr. Gehr suggested just replacing the windows on the front and possibly negotiating which windows on the side need to be replaced with the exterior muntins. Mr. Bockmiller suggested that rather than creating a precedent using sandwiched muntins on the side, Mr. Shaool should use one-over-one windows on the side. Dr. Reed noted that either way, having the muntins recessed behind the glass does not give the appearance of anything historic, and agreed with Mr. Bockmiller that the plain windows on the side and exterior muntins on the front would be the better way to go. Commission members agreed.

**DESIGN REVIEW**

**19-21 Broadway - Dale M. Ford - Replace Rear Stairs, Case No. HDC 2013-12.**

**Historic District Commission  
MINUTES**

**April 11, 2013  
City of Hagerstown, Maryland**

Ty Wintermoyer, son-in-law of the building owner, 1324 Hamilton Boulevard, Hagerstown, Maryland, was present.

Staff Report: This building is a B resource in the Potomac-Broadway Local Historic District. The applicant would like approval to replace two rear stairways with pressure-treated lumber, painted or stained after the wood has seasoned. Staff recommended approval of the application, as long as the stair railing matches the railing system on the rear porches. The tops and bottoms of the pickets should be covered. The porches that are to be replaced are not the original porches.

Applicant/Commission Discussion: Mr. Wintermoyer had nothing to add to the staff presentation, except that the owner would be agreeable to having the new porch railing match the porch railings and that there will be no exposed pickets. Commission members had no questions or comments.

**MOTION:** (Wertman/Hrabal) Mr. Chairman, I have inspected the project plans and the property in question and if constructed in accordance with these plans, the with the amendment that the replacement railings will match the railing on the back porches in terms of design, project will be compatible with the character of the districts, that the height, materials, the architectural detailing will then match what is there, and that the general form and proportion will match as long as the railing looks like the railing on the back porches. Everything is generally in harmony with the Architectural Guidelines for the Residential Preservation Design Districts and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2013-12.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**804 Hamilton Boulevard - Wheaton Properties LLC - Replacement Windows,  
Case No. HDC 2013-14.**

Rebekah Robinson and Terrence Hooper, 10018 Whitehall Road, Hagerstown, Maryland, were present on behalf of Wheaton Properties, LLC.

Staff Report: This building is a B resource in the Oak Hill Local Historic District. The applicant would like approval to replace all the windows on the house with double-hung, simulated divided light American Craftsman Series 8500 Premium vinyl windows as follows:

- Hamilton Boulevard (west) facade - replace 14 existing wood windows with vinyl replacements featuring exterior upper sash grids to match the existing light pattern (six-over-one and eight-over-one).

- Prospect Avenue (south) facade - replace six existing wood windows with vinyl replacements featuring exterior upper sash grids to match the existing light pattern (six-over-one); and replace existing louvered windows on enclosed porch with vinyl replacements in a one-over-one configuration.
- Potomac Avenue (east) facade - replace eight existing wood windows with vinyl replacements featuring exterior upper sash grids to match the existing light pattern (six-over-one); and replace three existing louvered windows on enclosed porch with vinyl replacements in a one-over-one configuration.
- North facade - replace nine existing six-over-one wood windows with vinyl replacements in a one-over-one configuration.

Staff noted that this property has three street frontages. North facade is marginally visible from Potomac Avenue and Hamilton Boulevard. Staff recommended approval, subject to more information being provided about the proposed grille pattern.

Applicant/Commission Discussion: Applicants provided additional photographs of the proposed windows, in particular the grilles. Proposed windows do feature both interior and exterior grilles. Staff noted that these applicants are at more of a disadvantage because the property fronts on three public streets. Ms. Robinson and Mr. Hooper stated that the new window muntin configurations will match exactly the existing muntin configurations, with the exception of the side property and the jalousie windows. The transom above the jalousie windows on the side porch will remain. On the side porch (jalousie) windows, Dr. Reed and staff suggested single-pane casement windows. The applicants stated that casement windows would more expensive than the proposed one-over-ones.

**MOTION:**

(Wertman/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 character of the district for the reasons that the windows are going to be double-hung with exterior muntins like before, six-over-one, and eight-over-one, depending on which side of the house, and the materials and the architectural detailing will match what is there. The windows will replicate what was there before and the jalousie windows on the enclosed porch will be one-over-one, double-hung. The project is in general harmony with the Architectural Guidelines for the Preservation Districts and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. 2013-14.

**DISCUSSION:**

None.

**ACTION:**

APPROVED (Unanimous)

**43 South Potomac Street - Flying Pie Co. - Facade Rehab and Grant Application,**

**Case No. HDC 2013-15.**

Gregory and Marjorie Kane, 4 May Street, Hagerstown, Maryland, and Robert Goldsack, architect, 145 West Washington Street, Hagerstown, Maryland, were present.

Staff Report: This building is a B resource in the Downtown Local Historic District. The applicant is requesting a Certificate of Appropriateness and a approval of a facade grant for the following improvements:

- repoint storefront brick with mortar to match the existing (routine maintenance).
- patch and repair the existing wood overhang and paint to match the interior wall color (routine maintenance).
- install new retractable awning fabric (red and white) and repair the retractable awning support as necessary.
- Clearstory glazing above storefront windows; replace with four equally spaced glazed panels; glazing and storefront framework to match existing storefront.
- install three new half-glazed wood doors with new hardware; doors will be stained brown.
- install two exterior sconce wall-mounted light fixtures.
- refinish ceilings above the two entry doors to the restaurant, including new light fixture and emergency light per code requirement.
- repaint base brick under storefront to match the interior wall color (routine maintenance).

Staff recommended approval of the application and facade grant request.

Applicant/Commission Discussion: Mr. Goldsack asked to amend the application to not include the red and white awning. In place of the red and white awning, they would like to use a black awning with a light gold trim. Since they filed the application, they had two masons come out to the site for estimates. There are issues with the brick. It is a vary thin joint, which will be difficult to work with. Also there are numerous holes. They would like to paint the brick on the lower level only because the masons do not think they can match. Mr. Bockmiller stated that the guidelines generally recommend against painting untreated brick surfaces. Mr. Kane stated that masons told them attempting to repair the damage will be ineffective. Dr. Reed felt there should be a mason who can repoint the butter joints. Ms. Kane stated that both masons independently came to the same conclusion about the condition of the brick. Dr. Reed offered to give the applicants a list of specialists who might be able to correct the problem. Mr. Kane pointed out that the area under the storefront windows has already been painted, but the applicants were agreeable to getting opinions from other masons. However, they do not want to delay opening their restaurant too long. Mr. Kane explained that if the holes in the brick are filled, it will appear patched. The holes and cracks are the result of lead anchors that were installed and removed. These holes are at eye level. Ms. Kane asked if they could get approval to patch the brick, and then come back for permission to paint if the patchwork is unsightly.

**Historic District Commission  
MINUTES**

**April 11, 2013  
City of Hagerstown, Maryland**

Ms. Hrabal asked about the four equally spaced Clearstory glazed panels. Mr. Bockmiller stated the existing panels are a modern, black opaque material. Proposal is to replace with four aluminum panels. Mr. Goldsack said this element was probably added in the 1950s, but there have been so many tenants in this space over the years, it is difficult to determine who did what to the building. Mr. Bockmiller stated they are proposing changes to an existing modern storefront. Ms. Hrabal wanted to make certain that the changes are appropriate to the building. Dr. Reed noted that you see these types of transoms above older storefronts and did not have an issue with the proposal. Ms. Hrabal asked about pictures of the light fixtures since there were none in the packet. Mr. Goldsack provided illustrations for the fixtures and stated that the lights will tie in with some of the interior lighting and will be placed on the pilasters in the front. Dr. Reed had no issue with the sconces. Mr. Goldsack stated that the light fixture above the door will be recessed and not visible. (Mr. Gehr left the meeting. Ms. Hrabal assumed the chair.)

Ms. Hrabal summarized the motion for approval: if constructed in accordance with these plans, the project is compatible with character of the district for the reasons that some items are maintenance and do not require approval of the HDC, the repointing, the brick, and the repairing of the wood, the retractable awning is replacement in kind, the Clearstory glazing above the windows, with the four equally spaced glazed panels is appropriate with the building, the half-glazed doors that will be stained brown are wood and appropriate; the light fixtures on either side of the doors meet with our approval; the base brick being repainted is considered routine maintenance; and that all is generally in harmony with the Architectural Guidelines for the Downtown Historic District and the character of the adjoining properties.

**MOTION:** (Wertman/Silas) So moved.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**NEW BUSINESS:**

None.

**OLD BUSINESS:**

- Historic Preservation Month. Staff previously suggested several properties for possible awards. Subsequently, staff noticed a violation at one of the properties and recommended that the property at 102 South Prospect Street be removed from the nominations. The remaining nominees are the Hagerstown First Hose Fire Company on South Potomac Street for their window replacement and facade rehabilitation project; the City's building at 36-40 North Potomac Street for facade rehabilitation; Rose Hill Cemetery for its Civil War Walking Tour brochure. It was the consensus of the commission to give preservation

**Historic District Commission  
MINUTES**

**April 11, 2013  
City of Hagerstown, Maryland**

South Potomac Street was added as a fourth award recipient.)

- Mr. Bockmiller asked the commission if it was agreeable to moving its meetings to 4:00 p.m. through July to accommodate Mr. Gehr's schedule. Ms. Dozier said she will be about 10 minutes late because she gets off work at 4:00. Ms. Wertman announced that she will be unable to attend the April 25 meeting.

**ANNOUNCEMENTS**

None.

**ADJOURN:** It was moved and seconded that the meeting adjourn (5:15 p.m.).

6/20/2013  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Debra C. Calhoun - Secretary