

Michael Gehr, chair, called the meeting to order at 4:32 p.m. on Thursday, August 8, 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, S. Silas, and M. Wertman. P. Nigh was in attendance on behalf of the Mayor and Council. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Division.

APPROVAL OF MINUTES: July 11, 2013 and July 25, 2013.

MOTION: (Wertman/Silas) Mr. Chairman, I move we accept the minutes from July 11, 2013, and July 25, 2013.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

83 West Washington Street –Paul Crampton Contractors, Inc.–Replace Four Windows, Case No. HDC 2013-36.

Greg Snook, Board of Directors for Columbia Bank was present on behalf of the applicant, Paul Crampton Contractors.

Staff Report: This building is a C resource in the Downtown Local Historic District, however, the rear portion of the building has retained much historical integrity. Applicant proposes to replace four deteriorated six-over-six wooden windows on the alley side of the building with four vinyl “picture” windows with 5/8-inch flat grids in a pattern similar to the wooden windows. The windows will be manufactured by B. F. Rich Windows & Doors with a brown exterior and clear glass. Staff recommended approval with the use of exterior contoured grilles instead of the flat grilles due to the retained historic integrity on the rear of the building. In addition, the new windows will be visible from West Washington Street.

Applicant/Commission Discussion: Mr. Snook stated that they checked with the supplier and the windows are available with the contoured grilles to satisfy the staff recommendation. Mr. Gehr noted that the contour grid is ¾ to one inch and that the ¾-inch width would be a closer match to the existing wood windows. Mr. Snook amended the application to include the contour grids with the more narrow width if they are available.

- MOTION:** (Wertman/Dozier) Mr. Chairman, I have inspected the project plans and property in question and if constructed in accordance with these plans, using the contoured grilles and the grilles being on the outside of the window, then the project is compatible with character of the district for the reasons that the width of the grilles is pretty similar to what is there, and the materials also match what is there, and everything is generally in harmony with the Architectural Guidelines for the Downtown Historic District 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 2013-36.
- DISCUSSION:** Mr. Gehr wanted to make certain that the motion specifies that the contour grilles will be the ¾-inch width, rather than the one-inch if possible. If the only option is the one-inch width, then the approval will cover the wider grille. Ms. Wertman amended her application to reflect Mr. Gehr’s comment and Ms. Dozier seconded the amendment.
- ACTION:** APPROVED (Unanimous)

**170 West Washington Street –City of Hagerstown–Repairs/Alterations,
Case No. HDC 2013-38.**

Kathleen Maher, Planning Director, City of Hagerstown, was present on behalf of the City Engineer’s office.

Staff Report: This building is a B resource in the Downtown Local Historic District. In April, 2013, the City received approval from the Historic District Commission to demolish the three-story former Mid-Town Motel building which fronted on North Prospect Street. The motel demolition is complete, exposing the rear wall of 170 West Washington Street. At this time, the City is unsure whether an addition will be placed on the building. However, improvements are necessary for the rear wall to protect the building from the elements and to improve the appearance. Proposed improvements include:

- Remove the chimney flue pipe and brick in the opening. The wall will be flush with the adjacent wall and toothed in, except the remnant brick chimney near the roof will be corbeled at its base to tie into the existing wall, similar to elements on the North Prospect Street facade.
- Remove the entire four-inch cast iron vent pipe and brick in the void by toothing bricks into adjacent walls.
- Remove all wood window frames and close in windows with brick. The brick will be recessed one-half inch from the face of the wall. Arches that currently exist will be maintained. City will document the existing wooden frames before removing them.

- Remove the screened opening at ground line and brick in the opening; brick will be recessed one-half inch from the face of the wall. Arches above shall be maintained.
- Remove exposed concrete blocks and fill in with bricks, toothed into adjacent walls.
- Remove exposed ends of wooden joints, and fill in with brick, toothed into adjacent bricks.
- Remove pieced in bricks at corners and replace with bricks that are toothed into the wall.
- Fill in voids at motel joists with bricks toothed into remaining wall.
- Repoint open joints in rear brick wall and brick wall on east side of building.
- Remove all vines, poison ivy, and disabled gutters and downspouts (This is a general maintenance issue and does not fall under the HDC's purview).
- Remove TV antenna.

New bricks will match existing bricks in size and texture; and mortar joints will match the existing in width and depth. The City is in the process of seeking a Community Legacy grant to complete other work to this building and expects that the grant work will include repainting the entire building. Staff recommended approval of the application.

Applicant/Commission Discussion: Ms. Maher told the commission that the plan is to get the in shape so it can be sold. The goal is to button the building up and improve its appearance. The chimney on the north side will be corbeled to match the corbeled chimney on the west façade. The City has applied for a state grant that would fund painting the building with a more historically appropriate color scheme and to make roof repairs. The items that would be done using grant funds is not part of this application. Mr. Gehr stated that if the chimney is open at the top it needs to be capped off. There were no additional questions by the commission.

MOTION: (Silas/Wertman) 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 materials, architectural detailing, windows, general form and proportion, are generally in harmony with the Architectural Design Guidelines for the Downtown Historic District 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 2013-38.

DISCUSSION:

ACTION: APPROVED (Unanimous)

**Historic District Commission
MINUTES**

**August 8, 2013
City of Hagerstown, Maryland**

WORKSHOP:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

- Text Amendment for Economic Development – Staff will be contacting the subcommittee members next week to schedule a meeting date.

ANNOUNCEMENTS

- Civil War 150th Anniversary Event – The date is September 21. The monument is currently under construction at Rose Hill Cemetery.

ADJOURN: It was moved and seconded that the meeting adjourn (4:50 p.m.).

8/22/2013

Date



Debra C. Calhoun - Secretary