

Michael Gehr, chair, called the meeting to order at 4:47 p.m. on Thursday, May 8, 2014, 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. Davis, and S. Silas. 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 27, 2014

MOTION: (Silas/Allen) Move to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

Case No. HDC 2014-14 was moved from the Design Review agenda to the Consent agenda.

158 South Prospect Street – Amy Niles – Shed, Case No. HDC 2014-14.

Applicant is proposing to place an 8 x 16-foot A-frame-style shed made of ½-inch DuraTemp composite wood in the back yard. Photographs have been submitted demonstrating the limited visibility of the rear yard from South Prospect Street. Staff recommended approval of the application.

MOTION: (Silas/Davis) Mr. Chairman, I have reviewed the materials submitted in Case No. HDC 2014-14 and its associated staff reports 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 evaluations and recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2014-14.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

**96 West Washington Street – Board of County Commissioners – Generator and Wall,
Case No. HDC 2014-04.**

Michael Armel, Project Manager with the Washington County Division of Engineering and Construction Management, was present.

Staff Report. This structure is an A resource in the Downtown Local Historic District. Applicant is requesting approval to install an emergency diesel generator along the east side of the Court House building. A masonry screening wall is proposed, and the brick will match as closely as possible the brick used on the Court House in color and texture. Staff recommendation is deferred until the applicant makes its presentation. This portion of the Court House is an “A” resource.

Staff’s concern is that the proposal for the screen wall will not be sufficient to properly screen the generator. The generator will be located very close to the alley. There will be a two-foot wide space between the building and the side of the wall. Staff asked if the gap between the wall and the building could be narrowed to limit the view.

Applicant/Commission Discussion: Mr. Armel said the wall could be made wider and taller. The generator will be set before the wall is built and the County would be open to adding additional courses of brick if the commission feels more screening is necessary. Mr. Bockmiller asked if any other locations considered for placement of the generator. Mr. Armel stated that the other locations were even more visible. This was the least destructive area to place the generator. It would not be possible to place the generator on the roof because the roof is not strong enough to support the generator. Mr. Silas asked about noise and fumes that might be emitted. Mr. Armel said it will be tested for an hour on a regular basis. Exhaust from the generator will need to meet government requirements. Mr. Bockmiller asked if there are any building code requirements that would prohibit the generator from being located closer to the wall. Mr. Armel said the County would be willing to move the wall closer to the generator and still be able to meet the manufacturer’s specifications.

Mr. Gehr noted that if the wall is moved closer to the building, it could pose a security issue. Mr. Bockmiller asked if there were any color considerations that would help to hide it, noting that the foundation of the building is gray. Mr. Armel said he will inquire with the manufacturer to see if the unit comes in other colors. Mr. Gehr questioned the overall height of the unit. Mr. Armel stated that the unit will be less than eight feet tall, including the day tank (69.2 inches or 5’9.25”).

Mr. Gehr noted that any motion should indicate that finalization of the wall will be in accordance with a site visit by staff for height of the wall; the color of the unit should be compatible with the brick or stone base of the court house; and the location of the wall should be moved back.

MOTION: (Davis/Silas) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans, and the use of a brick wall compatible with the brick on the building, the location of the wall closer to the generator, color of the generator compatible with the foundation of the building, the height of the wall to be determined with staff after generator installation 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 2014-04.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

**802 Forest Drive – Ashley and David Wood – Fence and Garden Shed,
Case No. HDC 2014-13.**

David Wood, 802 Forest Drive, Hagerstown, Maryland, was present.

Staff Report. This building is a B resource in the Oak Hill Local Historic District. Applicant proposes to install a four-foot tall wood picket fence and a painted wood garden shed along the southeast side of the property. Fence and shed will be concealed by existing shrubbery. A variance will need to be obtained from the Board of Zoning Appeals prior to installation of the fence. Fence will need to be painted or stained once the wood has seasoned. Staff recommended approval. Guidelines state fences should be simple. Gothic pickets are not used as a model in the guidelines, nor are they prohibited. Fence will require a variance from the Board of Zoning Appeals. The fence will be located on the top of the rise—and the entire front yard will not be enclosed with fencing. The fence will be set back so any variance request will be minor compared to the overall setback.

Commission/Applicant Discussion: Mr. Gehr stated that shrubs will be planted in front of the shed to screen it further and that the shed will be painted a dark color. Mr. Gehr had concerns with the open spacing required by the ordinance and would rather see the slat spacing a little closer than 50% open. Mr. Bockmiller stated that if the HDC wants to comment to the Board of Zoning Appeals about the spacing of the pickets it may. Ms. Allen agreed with Mr. Gehr’s comments about the pickets being tighter. Concerning the shed, Mr. Bockmiller pointed out that the shed will be set back closer to the house; tighter spacing of the fence pickets will screen the shed better. Mr. Wood stated that he is building the fence himself so he can space the pickets to whatever specifications the commission requires.

MOTION: (Silas/Davis) 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 shed, if painted in some type of color that would represent something of camouflage and the fence which if spacing is somewhat less than 50% are generally in harmony with the Architectural Design Guidelines for the Residential Preservation Design 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 2014-13.

DISCUSSION: Mr. Gehr asked that the motion be amended to note that due to the corner lot, there really is no side or rear yard as the reason this is being permitted. Ms. Allen added a second amendment to the motion that additional landscaping needs to be added to help screen the fence and the shed. Both Mr. Silas and Ms. Davis both agreed to the amendments to the motion.

ACTION: APPROVED AS AMENDED (Unanimous)

MOTION: (Silas/Davis) Mr. Chairman, I move that the HDC write a letter of support for the application to the Board of Zoning Appeals for the record.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

**6 and 12 South Potomac Street – Janelle Horst/MSB Architects – Façade Alterations,
Case No. HDC 2014-15.**

Scott Bowen and Janelle Horst of MSB Architects, Myersville, Maryland, were present.

Staff Report. This is an E resource in the Downtown Local Historic District. The applicant proposes to cover the existing damaged brick façade with a “thin brick” system; install new double-hung aluminum-clad windows with grille spacers in historic openings (six-over-six and two-over-two windows); install new painted wood storefront; new painted wood sign; lighting for signage; and new painted fypon cornices. Staff recommended approval, subject to submitting a sample of the brick material. Staff also recommended installation of shutters on the two windows above the storefront to add to the perceived differentiation between the two buildings.

Staff noted a peculiarity with the layout since the old brick façade was removed. Once the faux brick façade was removed there was no evidence of the windows directly underneath the ones above them. Where the double, nine-over-nine windows are shown (roughly in the location of the glass block window), they will lower the sills somewhat. There is no evidence in the exposed façade of the expected window pattern. The proposed windows will reflect the fenestration patterns of the historic windows that were there. A seam joint and two different cornices will be added between the perceived two buildings. A cornice will be added over the new storefront as well. Staff recommended approval of the application.

Applicant/Commission Discussion: Mr. Bowen provided samples of the different materials to be used on the building. The fypon cornices will be located above the first floor to avoid damage.

Mr. Bockmiller noted that fypon has been used on other buildings downtown. The thin brick system is real brick, just thinner. Using real brick would pull the façade out another four to six inches and they want to keep the façade as tight to the original as possible. Mr. Bockmiller asked about the bonding pattern. Mr. Bowen stated that the current plan is for a running bond pattern. Staff suggested that the existing bond pattern be duplicated if the system allows. Mr. Bowen stated that for the windows they will choose a muntin pattern that is not as flat. He asked the commission to approve two different window companies so the church can get competitive prices. Storefront will be a wood window. Bridge of Life would like a façade grant for this project.

MOTION: (Silas/Davis) 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, architectural detailing, the windows which could be either Jeld Wen or Eagle are generally in harmony with the Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. I would also like to state that the brick pattern will be an attempt to duplicate the existing pattern that is there. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2014-15 .

DISCUSSION: Mr. Bockmiller asked that the motion be amended to include approval of the façade grant. Mr. Silas and Ms. Davis agreed to the amendment to the motion.

ACTION: APPROVED AS AMENDED (Unanimous)

67 West Franklin Street – Camel, LLC/Mohammed Farokhzad – Replacement Windows, Case No. HDC 2014-16.

Merle Saville and Mohammed Farokhzad, Camel LLC, were present.

Staff Report. This is a B resource in the Downtown Local Historic District. Applicant is proposing to remove and replace existing deteriorated wood windows on the second and third floors with Simonton Windows, Reflections 5500 Series, vinyl double hung replacement windows with exterior grilles to match the existing grille pattern. Applicant is working with the manufacturer to have the screens placed on the inside. In addition, the bay windows that were improperly repaired by a previous owner and subject to an open zoning violation will be repaired and reconstructed in accordance with an historic photograph provided to the owner by Planning staff. Staff recommended approval. Mr. Bockmiller asked Mr. Saville if the window above the bay window will stay in its current configuration rather than opening up the lower portion window. Mr. Saville confirmed that the window will be replaced in its current configuration.

Applicant/Commission Discussion: Mr. Saville indicated that the intent is to make everything as symmetrical as possible. The HDC had no further comments or questions about this application.

MOTION: (Silas/Davis) 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, architectural detailing, the windows 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 2014-16.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Mr. Bockmiller asked the applicant how long it will be before the renovations are made to the building so the zoning violation can be closed. Mr. Farokhzad said about two weeks from now.

49 Jonathan Street – Camel, LLC/Mohammed Farokhzad – Replacement Windows, Case No. HDC 2014-17.

Merle Saville and Mohammed Farokhzad, Camel LLC, were present.

Staff Report. This is a B resource in the Downtown Local Historic District. The applicant is proposing to remove and replace existing deteriorated windows on the second and third floors visible from Jonathan Street with Simonton Windows, Reflections 5500 Series, vinyl frame replacement windows to match the existing windows. In addition, applicant will repair deteriorated areas on the front and sides of the building. Staff recommended approval.

Mr. Bockmiller asked if the same material will be used to create the transom windows.

Mr. Saville stated that it would be the same material. The rear windows are going to be replaced as well, but Mr. Bockmiller noted that the application does not include those windows, just the front and sides. He indicated the applicant could easily amend his application to include the rear windows as long as the same windows will be used on the back side of the building.

Mr. Farokhzad agreed to amend his application to include the windows on the back of the building.

Applicant/Commission Discussion: Mr. Bockmiller clarified that all windows will be one-over-ones so there will be no grille issues. Windows will fit in the existing wood frames which will be repainted so the transoms will go above window units in the existing wood framing. Mr. Saville said they plan to match the trim color for the windows. Nothing will be done with the storefront. There were no additional comments by the commission.

Mr. Gehr summarized that the motion should indicate that the existing wood malls be painted and maintained. While the HDC does not have a color preference, a neutral tone rather than a bright color should be used.

MOTION: (Silas/Davis) 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, architectural detailing, and the windows painting the trim a neutral, compatible color and putting the transoms in that 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 2014-17 .

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Mr. Saville asked if it would be possible to have an approval letter by Friday. There is a pending violation notice on this property. Mr. Bockmiller stated that he will talk with Code Compliance about the violation notice.

WORKSHOP

1018 Oak Hill Avenue – Jonathan McMaster – Garage Reconstruction.

Mr. McMaster was not present. This item was not discussed.

NEW BUSINESS

Memorial Park. The second phase will include an historic time phase summarizing the development of the city in 20-year increments. Part will include a Hagerstown wall of accomplishment near the fountain. Specific criteria have been developed for inclusion. A committee has been formed to serve as a review committee. The Mayor and Council have ultimate approval. Initial induction will be eight honorees with two a year after that.

Urban Partners. Ms. Allen questioned whether any of the areas under consideration by Urban Partners are in historic districts. Mr. Bockmiller stated that the Urban Partners project very much affects the Downtown Local Historic District since the focus of the study is the CC-MU zoning district. Nothing proposed to date conflicts with the policies of the HDC. There are several catalyst projects but most of those are not within the Historic District. Mr. Bockmiller offered to arrange a presentation on the Urban Partners study on an upcoming meeting agenda.

**Historic District Commission
MINUTES**

**May 8, 2014
City of Hagerstown, Maryland**

Upcoming Possible Quorum Issues. It might be necessary to adjust the HDC's meeting schedule to ensure a quorum. It might be necessary to meet later in the day to accommodate Ms. Hrabal's schedule.

OLD BUSINESS

None.

ANNOUNCEMENTS

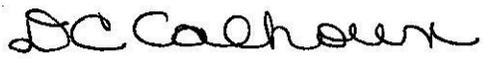
- Mr. Bockmiller solicited volunteer with the July 4th Event at Fairgrounds Park. If any members are interested, they should contact Mr. Bockmiller.

ADJOURN

It was moved and seconded that the meeting adjourn (5:50 p.m.).

8/28/2014

Approved



Debra C. Calhoun – Secretary