

**Historic District Commission
MINUTES**

**February 12, 2015
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, February 12, 2015, 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. Crumrine, C. Davis, S. Silas, and M. Wertman. P. Nigh was present 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 – October 23, 2014 and November 13, 2014.

MOTION: (Wertman/Silas) I'll move we approve them.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

449 North Potomac Street – Robert Cochran Insurance – Fence, Case No. HDC 2015-01.

170 West Washington Street – City of Hagerstown – New Windows, Roof, and Exterior Paint Removal, Case No. HDC 2015-02.

2 West Washington Street – Public Square Café/Myung Sook Shin, Sign and Grant, Case No. HDC 2015-03.

There were no concerns from the audience or by commission members on any of these cases.

MOTION: (Davis/Silas) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2015-01, 449 North Potomac Street; HDC 2015-02, 170 West Washington Street; HDC 2015-03, 2 West Washington Street and the grant application for HDC 2015-03, 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 the 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 the cases as its own and grant Certificates of Appropriateness to the applicants for Cases HDC 2015-01, HDC 2015-02, HDC 2015-03 and the grant application for HDC 2015-03.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

50 Rochester Place (above 43 South Potomac Street) – Robert Stouffer, Architect – Replace All Windows and Doors on Upper Floors, Case No. HDC 2015-04.

Robert Stouffer, Architect, Cushwa-Stouffer Architects, One West Franklin Street, Hagerstown (office), and 1334 Woodland Way, Hagerstown (home), was present on behalf of the property owner.

Staff Report: This is a “B” resource in the Downtown Local Historic District. Applicant seeks to replace all upper-floor windows and balcony doors. On the front façade the existing windows and balcony doors will be replaced with Eagle Talon Retrofit double-hung wood windows with color metal cladding to match existing color and design (twelve-over-one and nine-over-one). Sides and rear façade will be replaced with Anderson double-hung Series 100 fiberglass insulated windows in a color to match the front windows. The side and rear windows will be one-over-one to replace the existing windows which include a mix of fifteen-over-one and one-over-one windows. Arches will remain, and in some cases the masonry will be repointed. Balcony doors will be replaced with Eagle Ascent Inswing French doors to match existing. There are no muntins in the existing French doors.

Staff recommended approval, pending receipt of manufacturer’s literature photographs of all windows and doors intended for front of building.

Applicant/Commission Discussion: Mr. Stouffer informed the commission that this building is 100 years old. In the 1990s the upper floors were reconfigured from small rooms (former hotel rooms) to four rooms per floor for apartments. There are light wells in the building and the pressed metal still exists and was known as “Ironclad.” The building was recently purchased by WLR Investments and the new owners would like to keep the number of apartments but reconfigure them. Renovations are being done under a city-sponsored program (first thirds??). The sides of the building are mostly hidden by the adjacent buildings. The windows on the sides and rear will be removed and replaced with one-over-one windows (window styles are mixed on the sides). Many of the window sills and sashes are rotted on the front of the building. There are two-over-three muntins over each French door.

The treatment for the rest of the exterior of the main façade is painting where necessary. The façade is masonry with metal bays. Mortar for repointing will be job mixed.

Mr. Bockmiller called the commission’s attention to a drawing submitted by Mr. Stouffer with the packet that shows that the sides and rear will not be visible from South Potomac Street.

- MOTION:** (Wertman/Davis) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans, being that the windows are the ones that are listed in here and we are following the same pattern in the windows as they are now, then the project is compatible with the character of the district for the reasons I just stated, and they are generally going to be 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 2015-04.
- DISCUSSION:** None.
- ACTION:** APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

- Tax Credit Workshop. Mr. Bockmiller stated that he contacted the Maryland Historical Trust (MHT) about participating in the tax credits/grants workshop. MHT expressed an interest in participating. As a result, the workshop will be opened up to the public. In order to allow for an adequate period for promoting the event Staff suggested that the workshop be rescheduled for an evening after one of the HDC's April meetings. Ms. Wertman said she would be unable to attend on the 9th of April so the commission agreed on April 23 at either 6:00 or 6:30 p.m. in case the commission's regularly scheduled meeting runs longer than usual. Ms. Davis asked whether the session could be videotaped and replayed on Hub City 25.

ANNOUNCEMENTS

None.

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ADJOURN

It was moved and seconded that the meeting adjourn (5:03 p.m.).

4/9/2015

Approved



Debra C. Calhoun – Secretary