

Christina Davis, vice chair, called the meeting to order at 4:30 p.m. on Thursday, July 14, 2016, 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, and S. Silas. S. Bockmiller and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES – June 23, 2016:

- MOTION:** (Silas/Crumrine) Motion to approve.
- DISCUSSION:** Ms. Allen stated that on page 1 (the discussion under Consent Agenda) her question regarding the demolition of a garage was not recorded properly. Ms. Allen’s question was in the case of a rebuild, would the historical elements be required, if the owner chose to rebuild the garage. In this instance the garage is not visible from a public way, she asked does it matter in a rebuild beyond code for the historical aspect. The question may have been answered but she did not feel it was demonstrated in the minutes.
- ACTION:** APPROVED, AS AMENDED (Unanimous)

CONSENT AGENDA

1018 Oak Hill Avenue – Victoria Pembroke – Garage Alteration, Case No. HDC 2016-25.

There were no comments or questions by members of the audience or the commission.

- MOTION:** (Silas/Crumrine) Ms. Chairman, I have reviewed the materials submitted in Case HDC 2016-25, and its associated staff report and recommendation, 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 recommendation in this case as its own and grant a Certificate of Appropriateness to the applicants for Case No. HDC 2016-25.
- DISCUSSION:** None.
- ACTION:** APPROVED (Unanimous)

DESIGN REVIEW

13 North Potomac Street – Sheldon Green/Gloryfire Ministries – Replace Upper Floor Windows, Case No. HDC 2016-22.

Sheldon Green, Gloryfire Ministries, 13 North Potomac Street, Hagerstown, Maryland, was present on behalf of the applicant.

Staff Report: This is a B resource in the Downtown Local Historic District. Applicant is proposing to replace the original wood one-over-one windows with ThermaStar by Pella one-over-one vinyl windows. (Work has already begun.) No changes are proposed for the transom windows on the second floor. Applicant is seeking approval for replacement of all upper floor windows, however, the project will be phased. Staff had no recommendation on this application.

Applicant/Commission Discussion: Mr. Green stated that they are only replacing the sash. There should be zero change to the building. Staff clarified that there will be a change from wood windows to vinyl windows. Some of the windows are protected by storm windows; however, when those windows are replaced, there will be no storm windows.

MOTION: (Crumrine/Silas) Ms. Chairperson, 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 Downtown Historic District for the reasons that 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 2016-22.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

15 East Avenue – Mark Bartel for Sean Bartel – Front Stoop Replacement and Rear Porch Alterations, Case No. HDC 2016-23.

Sean Bartel, 15 East Avenue, Hagerstown, Maryland, was present.

Staff Report: This is a B resource in the Downtown Local Historic District. The applicant repaired the rear two-story porch using pressure-treated wood. Pickets on the rails are a modern style. To make the railing compliant with the Design Guidelines, the tops and bottoms of the pickets must be covered to give the appearance of a traditional railing system. As part of a project at 17 East Avenue, the front stoop is being replaced. A pressure-treated railing system will be used to replace the former pipe rail. As with the rear porch, the tops and the bottoms of the pickets must be covered. Also, all wood must be painted or stained once the wood has seasoned. Staff recommended approval, contingent upon the applicant amending the application to cut the bottoms off of the pickets at the bottom rail and add horizontal face boards to mask the tops and

bottoms of the pickets to appear as a traditional railing design and to paint all wood after it has seasoned. Staff noted that the work on the rear porch has been completed.

Applicant/Commission Discussion: Sean Bartel noted that the front stoop and railing have been completely removed because the sidewalk was replaced. He would like to keep the 45-degree angle on the rear porch to repel moisture, but that feature would not be visible. He asked about dimensions for the horizontal face board. Commission and staff said the optimal size would be either 1 x 3-inch or 1 x 4-inch trim board, with 1 x 3 being the optimal size. Staff noted that these types of porches would traditionally have been painted so that would be the preference (over staining). Mr. Bartel noted that the stoop on the 15 East Avenue side is less than 30 inches tall. After discussion of what materials would be acceptable for a railing, Mr. Bartel asked if he could have the option of using either a plain metal, vertical picket railing on the stoop or using nothing at all since it is below the minimum requirement for guardrails. Mr. Bartel amended his application to change the wood picket guardrail to a metal guardrail with vertical picket railing or no railing at all.

MOTION: (Crumrine/Silas) Ms. Chairperson, 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 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 2016-23.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

**17 East Avenue – Mark Bartel – Front Stoop Replacement and Modification to Side Porch,
Case No. HDC 2016-24.**

Sila Bartel, 15 East Avenue, Hagerstown, Maryland, was present on behalf of the applicant.

Staff Report: This is a B resource in the Downtown Local Historic District. Applicant proposes to replace the existing front concrete stoop. To meet code the original pipe rail will be replaced with a pressure-treated wood picket guardrail/handrail system. Also, the commission previously approved vinyl guardrails/railing on the side porch. Applicant would like to change the vinyl to pressure-treated wood railing to match the front. All wood will be painted once the wood has seasoned and the tops and bottoms of the pickets will be covered to give the appearance of a traditional railing system. Staff recommended approval. Based on the discussion on the previous case, amendments to that application impact his application as follows: on the front stoop, black metal railing with square vertical pickets will be used instead of the pressure-treated wood guardrail. Mr. Bockmiller entered Case No. HDC 2016-24 into the record on this case because the building in question is a duplex and both projects are related to each other. The applicant would

also like to use a wood picket railing system for the previously approved vinyl railing on the side porch (approved under Case No. HDC 2016-02).

Applicant/Commission Discussion: Ms. Bartel had nothing to add to the staff report. The commission had no additional comments or questions.

MOTION: (Crumrine/Silas) Ms. Chairperson, 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 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 2016-24.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

Fire House on North Potomac Street – Ms. Allen asked about an update on this building. Mr. Bockmiller said he needs to get in touch with the owners about their plans. The HDC approved removal of the marquee several years ago. Ms. Allen noted that the bell tower is deteriorating and is becoming a safety issue.

ANNOUNCEMENTS

None.

**Historic District Commission
MINUTES**

**July 14, 2016
City of Hagerstown, Maryland**

ADJOURN

It was moved and seconded that the meeting adjourn (5:08 p.m.).

7/28/2016
Approved


Debra C. Calhoun – Secretary