

DRAFT

- #16-19 Warfield Complex
Richard Wagner, AIA, David H. Gleason Associates, explained to the SHDC that he review the plans that were submitted, and overall they were consistent with the guidelines but there were some exceptions that he detailed on his memo dated November 21, 2018 and noted below.

Every single center unit on the plans is the Arcadia style unit (previously called the Cambridge style units). The extra window added does meet the guidelines, however the SHDC may want to consider grouping the center windows together to provide a better balance to the two and three story 6-unit elevations.

The developers explained tried to take the existing approved elevations and match them as best as possible without causing issues with the internal rooms and walls. Commissioner Clark explained that the center unit with four windows on the upper two stories caused the bottom story with two windows and the front door appear to be missing a window. The two windows can be shifted over to align better between the end of the unit and the door. There was discussion of using a blind window, however it would not be possible to do a blind window on a façade with siding.

The “door buddies” gable end front doors surrounds/porches are not in proportion and should be reconsidered on lots 01-06, 7-12, 25-29, 30-33, 34-37, 43-47, 61-66, 72-76, 80-84, 105-110, and 122-125. Similarly, the flat head/porch “buddies” shown on lots 38-42 and 53-56 are not in proportion. The four unit Arcadia style drawings, strip elevations for lots 57-60, and the six unit Arcadia style drawings do not show the “door buddies”, however the strip drawings for lots 80-84 do show them. The drawings should be consistent.

For the six unit buildings, the options were to buddy all the doors or to be symmetric with the door placement. For example, if the door on the end unit on the left was on the left side of the unit, then the door on the end unit on the right should be on the right side of the unit.

The porch gable next to a flat gable were out of scale from each other. The porch will not line up with the flat area in 3D because of how it protrudes out. It was decided that the porches that abut one another (door buddies), then they will not both be pediments. This change was a difference from what had been approved on the construction drawings. This change will be shown on the strip drawings. There is a 25% of each stick requirement for porches, however the elevations with porches will be predetermined by the builders and will not be an option that is changeable based on consumer want.

Mr. Wagner explained that one of the 3D drawings provided, View 2, should have been a view looking down the South Mews from the approximate location of the front door of the Lane Buildings towards the Nexion Building. This is one of the drawings that is to be provided to the Maryland Historical Trust (MHT) for their review. The additional view will be provided to the SHDC for distribution to the MHT

The light fixture was decided to be flat black even with the bronze downspouts.

The landscaping heights if they were allowed to grow out of control are:

Flowering Tree – 15-18 feet

Accent Shrub – 2-4 feet

Upright Evergreen – 10-12 feet

Flowering Shrub – 3-5 feet

Medium Evergreen Shrub – 3-5 feet

The Home Owners' Association would manage the growth of the plants. The window well would have a grate over it, and the shrubs would be planted around it.

Commissioner Fogg motioned to conditionally approve the submitted drawings with the changes discussed contingent upon their receipt and review by both the Historic District Commission and the consultant, Richard Wagner. The landscaping plan and the light in flat black were approved as submitted. All changes are subject to review and approval. Council Member Link seconded the motion. All voted in favor.

BUSINESS:

- There was a violation observed at the new Whistle Stop. They have a neon sign in their window. A letter will be sent giving them the same amount of time as other businesses to remove their neon sign.

ADJOURNMENT:

There being no further business, a motion was made by Commissioner Clark and seconded by Commissioner Johnston to adjourn at 8:15 P.M. The Motion carried unanimously.

Respectfully Submitted,
Kerry Chaney, Recording Secretary