

**Design Review Board  
Minutes of Meeting**

**July 19, 2006  
9:00 A.M.**

Present: Cheryl McGuire, Bob Turgeon, Joann Baierlein, Judy Hamilton,  
Paddy Mudd  
Excused: Jim Goldsmith, Tim Hart  
Absent: Tim Berres  
Town Staff: Carol Rollins and Gayle Curry

The meeting was called to order at 9:00 a.m. by Cheryl McGuire, chair.

Everyone stood and said the Pledge of Allegiance.

**El Ranchito Restaurant, 6325 Crain Highway**

The Commercial Highway District Community Design Guidelines apply to this project. Specifically, Guidelines F1, F2 and F3 pertain to signage.

The applicant has submitted a design review application and sign permit application for the detached and attached signs, a letter from Kurt Wolfgang, attorney for the applicant, a written description of the proposed signage, and colored renderings of the proposed signage.

The proposed detached signage shown at 20 ft. in height and 30 square feet if Code compliant. Maximum allowed is 20 ft./70 square feet. Parking lot lighting will be attached to this sign, functioning as in the existing condition.

The proposed attached building signage is also Code compliant at 48 sq. ft. Maximum allowed is 50 sq. ft.

Norma Escobar, 6325 Crain Highway, was present at this meeting.

Mr. Turgeon wanted to clarify that on the detached sign, the original submission showed a fluted pole and the new submission shows a plain pole is it going to be changed to a plain pole. The brick is going to be changed to a brick base.

Mr. Turgeon made a motion to approve the sign application as presented. Mrs. Baierlein seconded the motion. Motion carried, signage was approved.

**Bolton & Associates, 107 Centennial Street**

The Central Business District Community Design Guidelines apply to this project. Specifically, refer to D4 Signage.

The applicant has submitted Design Review and sign permit applications, and a colored photograph of the proposed signage. The two attached signs at 17.44 sq. ft. each, do not exceed the maximum 50 sq. ft. allowed by Code.

No detached sign is proposed.

Mr. Jerry Watkins, Art Display Company, 401 Hampton Park Drive, Capitol Heights, MD was present on behalf of Bolton & Associates at 102 Centennial Street.

Mrs. McGuire asked if there were any questions.

Mrs. Baierlein asked if the sign was going to be lighted? Mr. Watkins stated that it would not be.

Mr. Turgeon made a motion to approve the signage as presented. Mrs. Baierlein seconded the motion. All were in favor. Motion carried and was approved.

**Facchina Office Building, Howard Street**

The Central Business District Community Design Guidelines apply to this project.

The applicant has submitted two revised site plans showing proposed parking areas, and documents explaining revisions to the building and site plan.

Charles McPherson, CEO, Facchina, 13 Quailwood, La Plata, MD, Phil Mueller, Facchina, 102 Centennial, La Plata, MD.

Mrs. McGuire asked for a better site plan than what they were given. The Board would prefer the Engineering Site Plan with Civil drawings.

Phil Mueller stated that they are still in the process of developing them right now. They were basically looking for a blessing of the overall “concept” of the project.

Mrs. McGuire stated that their main concern was the building size.

Mr. Mueller stated that the building has been reduced on each side by 2 ft. The elevation looks the same but smaller.

The Board suggested trying to make the building blend in with the surrounding “Centennial” shops and the residential buildings as well.

Councilwoman Mudd likes the building and thinks that it fits in with the Mitchell building.

Mrs. McGuire likes the back of the building better than the front of the building.

Mrs. McGuire stated that she likes the Bolton Building. She thinks that it is simply beautiful and appealing. If they made this building like the Bolton Building it would be great! She also suggested changing the roof line from a cap to a flat roof.

Mr. Turgeon stated the building is a little more industrial than commercial. Also, need a choice of color tone for the brick, maybe a lighter color.

Mr. McPherson stated that they will work on that with a cornice on the upper roof. Make the front look more like the front.

The Board all agreed that they should come back with a different set of plans.

### **Kelly & Stuart Office Building, 204 Washington Avenue**

The applicant has submitted revised building elevations and floor plans, a revised site plan, revised written response to the guidelines, and colored renderings per comments from the July 5<sup>th</sup> meeting.

Total floor space on the three floors has been reduced to 16,800 square feet, and the restaurant area has been changed to office space. Parking for office use is generated at a rate of 1 space per every 350 square feet of floor area. The required

48 spaces have been provided on site, and the site plan appears to be Code compliant.

A revised landscape plan has been provided to the Beautification Commission for review and comment.

No signage is proposed for this building at this time. A directory of tenants may be located in the reception area of the building. The applicant is showing the street address "204" on the west elevation as required by Code.

Jacob Weaver, Architect, Stewart and Kelly, La Plata, Maryland.

Mrs. McGuire stated that the changes that the Architect made were he reduced the square footage, removed the restaurant, which addressed the parking needs.

Mrs. Baierlein suggested to maybe align the 1<sup>st</sup> floor windows even with top 2 floor windows.

Mr. Turgeon is concerned about the trim on the building, fascia and freeze board.

Mrs. McGuire was concerned about the back of the building being bland - needed to spruce it up a bit!

Mrs. Baierlein was concerned about the rear elevation - window accents taken out and put jack arches over windows.

The Board was concerned that there were no building material samples accompanying the packet.

The Board made a unanimous decision to have them come back and bring with them, material samples, window replacements on front, design changes to rear of building, whole landscaping plan on north wall of building, and to check on Handicap ramp size in front elevation of building.

Mr. Weaver asked for a copy of the minutes from his previous meeting with the Board. Mrs. McGuire stated that he will get a copy of them.

### **Rosewick Crossing, Crain Highway & Rosewick Road**

This project has been substantially changed from the package presented to the Design Review Board on 10/19/2005. The overall annexation boundary has been reduced, and now encompasses 74.6032 acres. The proposed land use has also changed from the last submittal, and the current development plan is to construct a planned shopping center on the north side of Rosewick Road, with an office/mixed-use complex on the south side. The senior-living component has been eliminated from the plan.

A 1.8616 acre portion of the roadbed of Washington Avenue is zoned MUD to match that of the adjacent property.

The zoning for the remaining +/- 72 acres of the tract is C-H, which means that the Commercial Highway District Community Design Guidelines will apply to this project.

On June 13, 2006, the Town Council adopted a resolution to annex the property. The annexation becomes effective on July 28<sup>th</sup>.

Revised site concept sketches have been submitted for the Board's review and comment. A summary of the Annexation Agreement and a site location map is attached for your use.

Steve Windroff, Faison Associates, Joseph ???, Fox Group, Chris Cowey, Cowey Associates, Pat Fox, Fox Group and Peter ???, Faison Associates were present at this meeting.

Mrs. McGuire noted to everyone in attendance that they have been successfully annexed in to the Town by Mayor and Council. Paperwork stating that fact was provided to them in their packets.

Mrs. McGuire asked if the green roof was Harford Color?

Mr. Turgeon stated that the brick is rather sterile looking, brick palette looks pretty plain. Would they consider dressing up the bricks?

Mrs. Baierlein stated that she is not too crazy about tan brick.

Mr. Turgeon stated that he likes the beveled corners.

Mrs. Baierlein asked if there was going to be landscaping behind LOWES?

Mr. Turgeon had a question on the Annexation Agreement pertaining to the 4<sup>th</sup> bullet which has to do with signage that says it's restricted to two (2) colors. That's a big issue with the Design Review Board. Does that statement mean that all tenants will be restricted to two colors? It just looks more restrictive than the Guidelines allow.

It was stated by Mrs. Rollins that any signage will have to come before the Board.

Board informed them that they are on the right track and that they should go from there.

Mrs. McGuire asked if there was a motion to adjourn the meeting, Mr. Turgeon moved that the meeting be adjourned, Mrs. Baierlein seconded the motion. Meeting was adjourned at 11:01 a.m.