

**Design Review Board  
Minutes of Meeting**

**May 3, 2006  
9:00 A.M.**

Present: Cheryl McGuire, Tim Hart, Jim Goldsmith, Bob Turgeon, Joann Baierlein, Judy Hamilton, Tim Berres  
Tardy: Paddy Mudd  
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.

**Wilhelm Building, 807 Charles Street**

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

A copy of the Board of Appeals consent order is attached. The applicant has submitted building elevations, a site plan and written response to the guidelines for your review and comment.

The site plan appears to be code compliant.

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

Signage needs to be addressed at a future date. A master sign will be required if there are three or more tenants.

The applicant will submit building material samples at the meeting.

Jonathan Kuhn, Dickerson Construction, 606 Charles Street, La Plata, MD was present at this meeting on behalf of Dr. Wilhelm.

Board Chair, Mrs. McGuire read the legal document from the Board of Appeals, signed and approved by the legal counsel to send Dr. Wilhelm back to the Design Review Board.

These are the Exhibits that were presented at the meeting for the Design Review Board to look at:

Exhibit #27: drawings (plans)

- Exhibit #28: Pictures of Civista and surrounding area
- Exhibit #29: Photo Album
- Exhibit #30: Update on Expansion at Civista
- Exhibit #31: Mapquest info and letters (a-e)
- Exhibit #32: Cast stone building material
- Exhibit #33: Terra Cotta
- Exhibit #34: Metal Frame
- Exhibit #35: Glass Frame
- Exhibit #36: 2 copies of Site Sections (East & South)
- Exhibit #37: Site samples

Mr. Goldsmith stated that he had a big concern about the skin (outside) of the building. Instead of big expansion glass (brick would be better). There is no entrance into the building from walking on sidewalk in front of the building on Charles Street.

Dr. Wilhelm, spoke for the record. Dr. Wilhelm stated that there are no single story homes in the area, they are all 2 story buildings.

Mr. Hart stated that there are minimal revisions done and presented at this meeting.

Mr. Turgeon commented on the statement made by Mr. Kuhn re: "DON'T LIKE THE DESIGN". Mr. Turgeon stated building just does not meet the guidelines.

Mr. Berres stated that it just does not fit! He was disappointed with the design. He saw minimal effort in modifications/changes. It's like fitting a square peg in a round hole! It does not meeting the overall objection of the guidelines.

Mrs. Baierlein stated that she likes the building, it just doesn't belong. Made it worse by changing the colors - too much glass, not in the right spot for the town.

**Concurrence:** Mr. Goldsmith made a motion to deny The Wilhelm building for reasons it did not follow guidelines. Mr. Turgeon seconded the motion. The board all agreed, motion carried.

### **Paige's of Time Early Learning Center, 207 Kent Avenue**

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

The applicant submitted a design review application, written response to the guidelines, building elevations, site plan, and sign permit at the April 5, 2006 meeting.

The April submittal listed a chain link fence for the outdoor play area. Details of the proposed 6 foot tall, tan, vinyl fence are attached for review.

Joanne Baierlein recused herself from this meeting.

John Parlett, CMI General Contractors, Paige Knapp, 1367 Redwood Circle, La Plata, MD, Ted Rogers, owner.

**Concurrence:** Mr. Goldsmith made a motion to approve the plan as presented. Mr. Turgeon seconded the motion, all were in favor, motion carried and approved.

Mr. Goldsmith made a motion to approved the building elevation, the site plan with the vinyl fence and the detached signage. Mr. Turgeon seconded the motion, all were in favor, motion approved by Board.

### **La Plata Commerce Center, Washington Avenue**

The Commercial Highway Community Design Guidelines apply to this project per the approved annexation agreement.

The applicant submitted a design review application, written response to the guidelines, building elevations, and preliminary site plan at the April 5, 2006 meeting.

The applicant has provided building elevations, a site plan and a master sign plan.

The attached master sign plan appears to contain the details required by Town Code Section 191-68.

Mrs. Baierlein recused herself from this portion of the meeting.

John Parlett, CMI General Contractors, Steve Mote, 5 Oak Avenue, La Plata, MD, and Mike Gand, Bolton & Associates, Centennial Street, La Plata, MD were present at this meeting.

**Concurrence:** It was stated that these changes were to be made to the Master Sign Plan:

- Roman Numeral 3 - addition of the Font name
- Roman Numeral 5 - omit "2 columns"
- Section #5 - change multi tenants to all tenants
- Roman Numeral 4 - delete the word "Ordinance" and put "Town Code"

Mr. Berres made a motion to approve the building elevation, the Master Sign Plan and the Site Plan as presented with the changes to be made to the Master Sign Plan. Mr. Goldsmith seconded the motion, all were in favor, motion carried and approved. Landscaping has been approved by Mrs. Winkler already.

#### **K & S Associates, 204 Washington Avenue**

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

The applicant has submitted a design review application, building elevations and preliminary site plan for review and comment.

The landscape plans has been submitted to the Beautification Commission for review and comment.

A master sign plan will be required for this project.

Jacob Weaver, Jacob Weaver Architects, Hollywood, MD was present at this meeting on behalf of Edwin Kelley and Charles Stuart.

This is a concept presentation.

**Concurrence:** The Board agreed that they should come back with Chief Shahan's comments, photographs of the neighboring area, limit the amount of fencing, storm water management information, additional parking and landscaping.

**La Plata Shell, 6305 Crain Highway**

The Commercial Highway District Community Design Guidelines apply to this project.

The applicant has submitted a design review application, written response to the guidelines, building elevations, preliminary site plan, and sign permit for review.

The landscape plan has been submitted to the Beautification Commission for review and comment.

The proposed “attached signage” is not code compliant and will need to be reduced to meet the maximum 75 square feet allowed.

The proposed “detached signage” appears to be code compliant. Please note that the gas price section of the sign is exempt per Town Code Section 191-64 (M).

An application for special exception for “automobile filling station” and “convenience store” uses is being processed by the Board of Appeals. The staff report for the May 2, 2006 Planning Commission meeting has been attached for your information.

James Erdman, Ben Dyer Associates, La Plata, MD, Jerry Antosh, SMO, Mike Pelligrino, PAS Architects, Steve Stucci, SMO, La Plata, MD were present at this meeting.

**Concurrence:** The Board agreed that they should come back with several different plans, make tower look different, more traditional/warm - not so “Glitsy”. The signage needs to be addressed as well as the landscaping. Bring photos of different styles/prototypes of other stations and pictures of surrounding buildings/areas.

Mr. Goldsmith made a motion to adjourn the meeting at 12:04 noon. Mrs. Baierlein seconded the motion.

Meeting was adjourned at 12:04 noon.