

**Historic District Commission
MINUTES**

**January 9, 2020
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:31 p.m. on Thursday, January 9, 2020, 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, R. Powell, S. Silas, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES:

December 12, 2019.

MOTION: (Allen/Silas) So moved (to approve the minutes of December 12).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

None.

DESIGN REVIEW

400 North Potomac Street – Annapurna Realty Capital II LLC – Excavation for Basement Windows, Case No. HDC 2019-42.

Corey Linthicum, 253 Tufts Lane, Falling Waters, West Virginia, was present on behalf of the property owner.

Staff Report: This building is a B resource in the Potomac-Broadway Local Historic District. Applicant is proposing to create a basement apartment on the front (west side) of the structure. The Building Code will require upgrades to the two front basement windows for egress purposes to bedrooms. The plan is to enlarge the existing window wells at grade for the basement unit by removing approximately 1.25 cubic yards of soil and extending the wells 36 inches beyond the windows. One of the windows will be reused; the second window will be replaced with a Jeld-Wen, Premium Atlantic Vinyl Sliding Window. The current wells are walled in concrete and are not visible at grade. The windows are further hidden behind shrubs and the existing hedge along the sidewalk. Any shrubs removed due to excavation will be replaced. Staff recommended approval.

Applicant/Commission Discussion: The applicant’s representative had nothing to add to the staff report.

- MOTION:** (Wertman/Silas) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with the plans, the project is compatible with the character of the district for the reason that the changes will not be visible from the street and will not change the appearance of the building, and everything is generally in harmony with the Architectural Design Guidelines for the Potomac-Broadway 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. 2019-42.
- DISCUSSION:** Ms. Allen asked that the motion be amended the motion to add a condition that the foliage be maintained because this is a primary corner.
Ms. Wertman and Mr. Silas agreed to the amendment.
- ACTION:** APPROVED AS AMENDED (Unanimous)

33 Summit Avenue – Rami Corp./Pathik Rami – Façade Alterations, Case No. HDC 2019-48.

Pathik Rami, 1200 Steuart Street, Baltimore, Maryland, owner of the property, was present.

Staff Report: This building is a B resource in the Downtown Local Historic District. Applicant is proposing to repair the enclosed porch behind the historic structure. The windows shown in the photograph on page 1 were replaced with horizontal, single light windows and vertically oriented T-111 siding was used on the walls; owner was unaware that this property is in a historic district. No HDC application was filed for this work. The applicant was notified that HDC approval was necessary and that the work as completed was not in accordance with the commission’s design guidelines. The current proposal is to replace the T-111 siding with horizontal HardiePlank® siding and to re-orient the horizontal windows to vertical, two light windows evenly spaced across the first and second floor facades. The windows will be Andersen American Craftsman vinyl windows. Staff recommended approval. The enclosed porch has been altered several times throughout its history and is away from the street. Therefore, remodeling this area should basically conform to the standards of new construction and merely be consistent with the character of the area.

Applicant/Commission Discussion: Commission members and staff recalled several occasions where owners or prospective owners of this property came before the commission with plans for this building. However, nothing ever resulted from those inquiries. Mr. Rami said his plan is to rent the building for office space.

- MOTION:** (Wertman/Silas) Mr. Chairman, 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 the rhythm of the windows will be like they would have been at the time it was built and the materials and the architectural detailing will be 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 2019-48.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

**63 West Franklin Street – Lloyd Steven Swayne – Security Lighting,
Case No. HDC 2019-49.**

Steven Swayne, 63 West Franklin Street, Hagerstown, Maryland, owner of the property, was present.

Staff Report: This building is a B resource in the Downtown Local Historic District. The applicant is proposing to install five security “wall pack” lights on the east façade. The lights are manufactured by “E-Conolight” and measure 13 inches wide by 8 inches deep by 9 inches long. Installation will be between the first and second floors. Staff recommended approval; however, the applicant is advised that the Zoning Ordinance requires parking lot lighting be shielded so that light does not cast beyond property lines. Lighting needs to shine straight down.

Applicant/Commission Discussion: Mr. Swayne said the parking lot is very dark and it is a dangerous situation for his employees and his tenants. The building next door does not have windows on the first floor. The wall pack lights will be located between the first and second floors to avoid shining into the windows on the second floor. The City’s decorative street lighting does not provide enough lighting for safety.

MOTION:

(Wertman/Silas) Mr. Chairman, 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 reason that the lights do not interfere with the character of the district and will just make it safer and everything will be 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. 2019-49.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

St. John's Digital Sign. Staff noted that the contractor is working with the church to come up with a sign that will meet their budget. They hope to be ready for the commission's next meeting.

Manny's Building. Ms. Allen asked if there is a time frame for completion of the repair project (as a result of the demolition of the Delta Building). The repair work has not commenced and the wall appears to be deteriorating quickly. Mr. Bockmiller stated that the HDC did not put a time requirement on the work to be completed; however, since this is a code violation there are other ways to deal with this. Mr. Gehr pointed out that mortar work is risky this time of year. Commission members were concerned about possible demolition by neglect.

ANNOUNCEMENTS

None.

ADJOURN

It was moved and seconded that the meeting adjourn (4:58 p.m.).

1/23/2020

Approved



Debra C. Calhoun – Secretary