



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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HAGERSTOWN HISTORIC DISTRICT COMMISSION

MINUTES

DATE: December 8, 2022 – 4:30 p.m. LOCATION: Room 407, Fourth Floor, City Hall

Attendance –

Name	In-Person	Remote	Absent
Appointed Voting Members			
Michael Gehr, Chairperson	X		
Leslie Allen, Vice Chairperson	X		
Robert Powell	X		
W. Douglas Carroll	X		
Christopher George	X		
Glen Grant	X		
Matthew Sherman	X		
Staff and Ex-Officio Members			
S. Bockmiller, Development Review Planner/Zoning Administrator	X		
M. Revilla, Recording Secretary	X		

Preliminary Matters -

Call to Order and Instructions from the Chair – Michael Gehr called the meeting to order at 4:39 p.m. Attendance of members and staff are reflected in the chart above. The Chair read the standard instructions to those in attendance regarding order of business into the record.

Approval of Minutes –

Minutes of November 09, 2022. There was no discussion regarding the minutes.

Motion - Mr. George made a motion to adopt the minutes as presented. Mr. Sherman seconded the motion. **Vote: 7-0-0.**

Consent Agenda -

There were no consent approval items on this agenda.

Design Review -

HDC 2022-51 - 25 West Antietam Street, Joel Merrbaugh - Demolition of entire structure.

Mr. Bockmiller provided information about the about project and property from the staff report to include the condition of the surrounding lots adjacent to the property.

Mr. Merrbaugh explained the present condition of the interior and the limited potential use of the building due to the narrow width of the structure, configuration of existing space (hallway with stairs down one side) and the size of the building. He provided information regarding the cost to renovate all three floors verses the cost to demolish and rebuild. Given the circumstances with the adjacent stadium in progress and recent demolitions of several adjacent buildings, saving this one narrow building is not in the interest of the future revitalization of this part of downtown.

Staff advised the Applicant not to apply for a Certificate of Appropriateness, but move to the Certificate of Hardship process.

The Commission discussed the existing condition of the building, the width of the structure, the configuration of the interior spaces, the structural integrity of the building, the historical importance (or lack thereof) of the several sections, and the pending redevelopment of the area. Mr. Grant stated his concern with this demolition, stating that the building could be rehabbed and made part of a redevelopment in conjunction with adjoining properties.

Motion - Mr. Carroll – “Mr. Chairman, I have inspected the property in question due to the financial viability or lack of viability as presented by this applicant and that included concern over rear egress and future use I ask to push forward a motion for certificate of hardship with a condition that the treatment of the site, post demolition will include stabilization with shale and stone and any owner or future owner, provide a site plan for long-term appropriate use within 24 months of this approval for case number HDC 2022-51.” **Mr. George seconded** the motion.

Staff recommended an extension and the condition if the site plan has not been provided by the 24-month time frame for redevelopment, that this application brought back before this Commission for approval of a long-term stabilization and improvement plan, since the stabilization of the entire site with stone is a temporary approval only (given likely redevelopment of the site) but is not an acceptable indefinite site treatment.

Mr. Powell moved to approve the amendment as proposed by staff. Mr. Carroll had no objection to the amendment to his motion. **Mr. George seconded** the motion as described. **Vote: 6-1-0.** Mr. Grant voted against the motion.

HDC 2022-53 - 14, 16 East Antietam Street, 14, 16, 24 East Antietam LLC - Demolition of the structure, stabilize the site with turf/grass and install landscaping and fence.

Mr. Bockmiller reviewed the design and structural changes as well as the demolition portion of the project from the updated application. The burden of proof is on the applicant and the Design Guidelines were also discussed in addition to information regarding the property from the staff report.

Jeff Tedrick, Cort Meinelschmidt, Rob Ferree, Dan Hockman, and Tim Keller were present. Representatives of the property owner discussed more developed plans for the future renovation of the adjacent Masonic Lodge theater and how reuse of the site where the subject building are located would be essential for the success of any venture in the theater space due to access and visibility issues. Mr. Meinelschmidt was present to discuss his plans for the theater space, existing funding efforts, and desired timeline to go to construction.

The Commission discussed the access issue, the need to ensure that the adjacent 1870s building is not allowed to fall into disrepair or other excuse found to justify its demolition and that it should be incorporated into the redevelopment plans for the ballroom, current price points for restoration compared to the previously denied application, and other emerging economic factors in this part of the downtown area.

Motion - Mr. Carroll – “Mister Chairman, I have inspected the project and property in question and recommend a certificate of hardship for the subject project due to restoration of the property its not financially viable as it exists, that the demolition of this property will provide appropriate egress to an adjacent project and property next to it and that the applicant has provided a sufficient post-demolition site treatment plan satisfactory to this Commission, Therefore, I move that HDC **grant** a Certificate of Hardship to the applicant in the case, HDC 2022-53. **Mr. Grant seconded** the motion. **Vote: 6-1-0.** Mr. Powell voted against the motion.

Mr. Gehr recused himself from the next case, which was chaired by Ms. Allen.

HDC 2022-54 - 34 West Franklin Street, Cosner Business Services LLC - Renovation and window replacement.

Mr. Bockmiller provided information from the staff report regarding the windows, renovation and elevations and the applicant's request to paint the exterior. Staff noted that the Design Guidelines recommend against painting existing unpainted masonry surfaces.

Ms. Cosner and Mr. Morin spoke about the structural changes that they are proposing and the material that will be used. The entire rear of the building would be reconfigured and its appearance will radically improve. Ms. Cosner also mentioned the revenue and commerce the project will generate within the City via its use for short term vacation rentals. The building would contain a mixture of commercial space and apartments.

Staff recommended that if approved by the Commission to paint the building, not to paint the stone foundation and only paint the brick.

Motion – Mr. Powell: “Madam Chair I have inspected the project, plans and property in question and if constructed in accordance with these plans with the additional issues of paint due to pitting of the of the brick but no painting of the stone, that the east and west third floor double hung windows, will be replaced with casement, the same appearance and the sign over the central entrance the flat sign be added to the application , the rest of the project is in generally in harmony with the architectural guidelines for the commercial Historic District and the character of the adjoining properties therefore, I move that the HDC **approve** the certificate appropriateness for HDC case **HDC 2022-54.**” **Mr. George seconded** the motion. **Vote: 7-0-0.**

Mr. Gehr returned to the meeting and resumed the chair for the rest of the meeting.

HDC 2022-55 - 50 West Antietam Street, City of Hagerstown - Site plan and construction of a parking deck.

Mr. Bockmiller reviewed the staff report and provided information about the proposed number of garage levels, site plan review, location, materials, landscaping, signage and the revised front entrance access. Staff recommends approval of the site plan and the architectural elements under the HDC’s purview.

Jennifer Greenlee showed samples of materials being used and exterior characteristics of the structure. Rodney Tissue provided information regarding the revised entrance and the access flow to and from the deck.

Motion- Mr. Carroll: “Mr. Chairman I have inspected the project plans and the property in question, and if constructed consistent with the provided plans, I recommend approval of the site plan, design, exterior materials as they are generally in harmony with the Design Guidelines in the Commercial 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 HDC 2022-55.” **Mr. George seconded** the motion. Before the vote, an Amendment was accepted by consensus (without a vote) to amend the approval to included discussed potential minor deviations in some of the materials; specifically masonry units. **Vote: 7-0-0.**

HDC 2022-50 - 26-32 Summit Avenue, Carballo Architecture, LLC. Demolition of an existing two-story building and construction of a four-story building addition to Shockey Building, and for renovations to the Shockey building.

Mr. Bockmiller reviewed the staff report with the Commission with all renovation, demolition, and elevation details.

Adam Carballo spoke briefly about the plans adding just a few more details.

Motion - Mr. Carroll – “Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with the plans as submitted with the provision that no demolition permit for the house be approved by staff until the site plan is in place and the demolition is tied to building permits being issued for the construction of a

replacement addition, the plans are generally in harmony with the character of the adjoining properties. Therefore, I move that the HDC **grant** a Certificate of Appropriateness to the Applicant for Case No. HDC 2022-50." **Mr. George seconded** the motion. **Vote:7-0-0.**

Workshops-

None.

New Business –

Doleman Black Heritage Museum – The Doleman Museum has applied for a special exception and variances for the development of their new museum on Pennsylvania Avenue. Staff asked the Commission whether or not they would like to go on record on the issue with the Board of Zoning Appeals. The hearing is immediately following this meeting. The Commission directed Staff to convey its support for the request to the Board verbally since there was no time to prepare a memorandum for the record.

Old Business –

None.

Announcements –

None.

Adjourn –

There being no further business, without objection, Mr. Powell motioned to adjourn and Ms. Allen seconded the motion which **passed, 6-0-0.** The Chair adjourned the meeting at **7:05 pm.**



Mary Revilla, Recording Secretary