



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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HAGERSTOWN HISTORIC DISTRICT COMMISSION SPECIAL MEETING MINUTES

DATE: April 17, 2023 – 3:30 p.m.

LOCATION: Room 407, City Hall Building

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		
J. Wu, Planner	X		
M. Revilla, Recording Secretary	X		

Preliminary Matters -

Call to Order and Instructions from the Chair – Michael Gehr called the meeting to order at 3:32 p.m. Attendance of members and staff are reflected in the chart above. The Chair read the standard public instructions regarding order of business into the record.

Approval of Minutes –

None.

Consent Agenda –

None.

Design Review-

HDC 2022-55- 50 East Antietam Street - City of Hagerstown – Review and Approval of Revised Building Elevations for a Parking Deck.

For a general description of the proposal, staff referred the Commission to the staff report for the application that was approved by the Commission in December. The plans called for a building faced in brick on all sides, a fourth-floor panel for artwork to be determined later, etc. Due to project bids exceeding anticipated cost and available funding, the applicant submitted revised plans that do the following:

1. Retains brick veneer front. Little will change on the front façade. One “window” opening on the far-right ground level will be removed.
2. The art screen on the front of the building at 4th floor level will be removed.
3. Construction of the two sides will be a more contemporary open system with wide openings at each floor level, instead of individual “windows”, finished in gray. The rear of the building will be highlighted with precast concrete spandrel panels, as will the two stair towers. Two bays of windows will be retained at the front left corner on the west side so that traffic approaching from the west will still see the brick-and-opening front finish on the first approximately 20 feet of this façade closest to the front street.
4. A modest pre-cast system will be added to the west side in the location where a future pedestrian bridge to the adjacent Shockey Building will be added to support that future connection.
5. The openings on the first floor on the sides and rear will be controlled with black coated chain link fencing. Chain link is being used in order to have structure conducive to mounting artwork is consistent with the Cultural Trail.

Interim City Engineer Jim Bender advised the site plan will not be affected. This is architectural only. Staff suggested that if it doesn't impact the budget much (and it shouldn't) the brick work be adjusted to recess the now enclosed opening on the first floor far right of the façade, in order to maintain the façade's symmetry. Recessing the brick to simulate an enclosed opening will help maintain the symmetry of the facade.

Jennifer Greenlee of Newcomer Associates architecture + engineering displayed alternate materials being used for the revised elevations and demonstrated the placement of each type of material.

Several minutes of discussion ensued. Most members of the Commission would have preferred the design as initially proposed, but understood the situation regarding the significant cost overrun discovered when the bid packages were opened, necessitating making adjustments to the plan in order to bring the design in line with the amount of money allocated to this project in the capital budget. Mr. Grant expressed disappointment and disapproval of the new design.

Motion- Mr. George- "Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans, the project HDC 2022-55 is compatible for the reasons that although is it is not a historic structure, currently is in character of the district and surrounding Commercial Historic District and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant in case number HDC 2022-55."

Mr. Carroll seconded motion. The motion passed by a vote of 4-1-0. Mr. Grant voted against the motion.

Workshops-

None.

New Business-

None.

Old Business-

None.

Announcements-

Preservation awards nominations will be discussed the next meeting.

Mr. Bockmiller mentioned the Alexander House has been renovated to the design guidelines, however the façade changes on the one-story section on Public Square was not reviewed by the Commission. They will be informed and an application should be required.

Adjourn -

With no further discussion, the chair asked for a motion to adjourn. Mr. Carroll made a motion to adjourn and Ms. Allen seconded the motion, the meeting adjourned at 4:00 P.M.



Mary Revilla, Recording Secretary