



# CITY OF HAGERSTOWN, MARYLAND

**Planning & Code Administration Department**

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## HAGERSTOWN HISTORIC DISTRICT COMMISSION MINUTES

DATE: Thursday, May 11, 2023 – 4:30 p.m.

LOCATION: Room 407, City Hall

**Attendance –**

Name	In-Person	Remote	Absent
<b>Appointed Voting Members</b>			
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		
<b>Staff and Ex-Officio Members</b>			
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 5:08 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 –**

**Minutes of April 17, 2023.**

Motion- Mr. Carroll made a motion to adopt the minutes as presented with no correction. Mr. George seconded the motion. The motion passed by a vote of 5-0-0.

**Consent Agenda –**

HDC 2023-18 – 87 Wareham Alley-Ares Investments.

Mr. Bockmiller reviewed the staff report with the Commission. The applicant seeks approval to correct work done without a Certificate of Appropriateness and inconsistent with the Guidelines by removing concrete block infill from the first floor loading dock door on the north façade and replacing it with a brick infill, recessed one inch to “ghost in” the removed feature. The applicant also proposes to do this to two windows on the second floor of the east façade, again using brick and recessing the brick 1 inch to maintain the architectural presence of the infilled windows.

Tonya Huff of UGO Management spoke of all the intended improvements and the timeline they are working with and what improvements they are currently planning to complete within a short amount of time. In this discussion the applicant agreed to comply with the Commission's recommended correction to work already done as well as some work still needing to be completed.

Motion- Mr. Carroll, "Mr. Chairman, I reviewed the material in case HDC 2023-18, and its associated staff report recommendations and I have viewed the property in question. The staff report recommends approval of this application as consistent with the applicable standards adopted by this Commission, and no one has appeared at this hearing with concerns about, issues with, or objections to this application. Therefore, I move that this Commission adopt the staff report evaluation and recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2023-18". Mr. George seconded. The motion passed with a vote of 5-0-0.

### **Design Review-**

HDC 2023-17 – 811 The Terrace- Kathryn Kerchner- Roof & Shingles.

The applicant proposes to replace the existing Spanish tile and composite shingle roof with composite shingle where it existed before, and with a synthetic Spanish tile material. They also plan to seek grant funding from the Maryland Historical Trust to replace the tile portion of the roof with in-kind actual Spanish tile. The roof was damaged in a storm.

David Kerchner was present and provided clarity regarding the materials options and design. After much discussion regarding the options and what would be acceptable to HDC standards, staff recommended to amend the application to reflect a request that the synthetic roof tiles be approved in addition to the terracotta clay tile.

Motion- Mr. Carroll, "Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans and the use of synthetic and terracotta barrel tile the project is compatible with the character of the district and is generally in harmony with the architectural Design Guidelines for Residential Historic Districts 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 2023-17". Mr. Sherman seconded the motion. The motion passed by a vote of 5-0-0.

HDC 2023-13 – 72-74 East North Street-Valley Properties – Fence.

Due to the applicant not being present, staff recommended a dismissal as the applicant did not follow up following an onsite meeting with staff.

Motion- Mr. George made a motion to dismiss and Mr. Carroll seconded the motion. The motion passed with a vote of 5-0-0.

### **Workshops-**

None.

### **New Business-**

To condense staff reports, staff requested the Commission to agree to identify only the standards that are listed based on if they actually apply to the case in the staff report. Ones that don't apply will be omitted. No official vote but the Commission unanimously agreed it was an appropriate change.

**Old Business-**

Draft Revisions to the Design Guidelines to be provided potentially between now and the next meeting for review. Staff recommended the following adjustments to the Downtown resource map:

<b>Building</b>	<b>Current Rating</b>	<b>Proposed Rating</b>
Schmankerl Stube	B	A (front), E (rear addition)
BISFA addition (former Edison site)	B	E
Franklin Center	B	C
Fundamental Baptist Church	B	A (front), B (rear)
Alexander House addition between Cannon Coffee	E	A
Behind Cannon Coffee	B	E
4 E Franklin	B	E
The Grand	C	B
Wolf Building	A	B
Kuszynski Building	B	A
Old Harmon Hotel	E	G
Antietam Street Lot	G	E
Alsatia Club	B	A
Tiger Eye Investment	B	A
WOW Building	A	A (front), E (rear addition)
Old YMCA addition (1968)	A	E
Hatter's Plaza	B	G
Verizon	B	E
Bridge of Life offices	E	B
Behind John Wesley Church	-	C

Buildings that were combined or reshaped:

- Washington County Library
- 4 E Franklin
- Broad Axe
- Mount Hope Prison Ministry
- 17 East Ave
- Verizon
- First Hose Fire House
- Bridge of Life offices
- Heist Building

**Announcements-**

None.

**Adjourn -**

With no further discussion, the chair asked for a motion to adjourn. Mr. George made a motion to adjourn and Mr. Sherman seconded the motion, the meeting adjourned at 6:15 P.M.



Mary Revilla, Recording Secretary