

**Historic District Commission  
MINUTES**

**May 27, 2021  
City of Hagerstown, Maryland**

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Michael Gehr, chair, called the meeting to order at 4:37 p.m. on Thursday, May 27, 2021, in the Council Chamber, Second 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 D. Carroll, C. George, and R. Powell. S. Bockmiller, Development Planner/Zoning Administrator, and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

**Approval of Minutes:**

March 25, 2021.

The minutes were not ready for approval.

May 13, 2021.

**MOTION:** (Powell/Carroll) So moved (to adopt the minutes)  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

None.

**DESIGN REVIEW**

**37-49 Jonathan Street – City Sprouts, LLC – Exterior Renovations and Façade Grant,  
Case No. HDC 2021-22.**

Amir Shirazi, representing City Sprouts LLC, was present via Zoom.

Staff Report: This is a B resource in the Downtown Local Historic District. The applicant has applied for a façade grant through the City’s Department of Community & Economic Development. The proposed exterior work would have been subject to review even if it had not been under a façade grant. The exterior renovations include removal of the metal stairs on the rear of the building, masonry and wood repairs, and handicap access. Maryland Historical Trust approval of the work will be required. Details of the signage will require a separate application when commercial tenants are known. Staff recommended approval of the fire escape removal; approval of the other work in concept for the purpose of advancing the grant request, subject to submission of a new application with materials details and specifications for doors, windows, and any other visible elements. Mr. Bockmiller said some of it is fairly simple that could be resolved

via discussions with the applicant. Most of the items in question are on the rear of the building which is not visible from public ways. The hopper windows are partially below grade; the proposed door will be on the first floor, left side; the new handicap ramp will be constructed of concrete and the railing is being replaced on the existing handicap ramp. Lastly, pages S-1 and S-2 show the general signage plan (window lettering) and a wall-mounted sign on the south side of the building. The proposed wall-mounted sign will be illuminated by three gooseneck lamps.

Applicant/Commission Discussion: Mr. Shirazi indicated that with regard to the elevations, everything will stay the same in the front. The building was previously painted, and Mr. Shirazi stated that he will be painting the building in traditional antique colors. Changes will occur in the rear with the removal of the deteriorated fire escape. A new entrance and stair tower will be constructed at the rear of the building for security and privacy for the tenants. No changes are proposed for the windows or the roof.

Mr. Gehr asked about the proposed materials for the new stair tower door. Mr. Shirazi stated they are trying to maintain the traditional double entry door and will try to dress it up to conform with the surrounding architecture, like a six-panel door similar to a residential dwelling. The material will be brown metal. Mr. Gehr pointed out a reference to glass block windows on page A-5, Elevation 2, and whether they were being replaced just across the bottom. Mr. Shirazi stated that no windows are being replaced or installed. If they are replaced it will be in-kind. Staff noted that other items included in the façade grant are a handicap ramp and gooseneck lamps for future signage. Mr. George asked about whether a replacement fire escape will be installed since the existing one is being removed. Mr. Bockmiller said the new interior staircase and the fact that the building will have sprinkler system negates the need for a fire escape.

**MOTION:** (Carroll/Powell) 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 following reasons: the removal of the fire escape, the doors as represented in the application, the lamps for future signage, and approval of a City Façade Grant, are generally in harmony with the Architectural Design Guidelines for Commercial Historic Districts and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of appropriateness to the applicant for Case 2021-22.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**WORKSHOP**

None.

**NEW BUSINESS**

- None.

**OLD BUSINESS**

- Mr. Bockmiller announced that Preservation Awards have been postponed until June 15 due to staff workload. Mr. Gehr asked that the awards be pushed back to June 29 in that he will be unavailable on the 15<sup>th</sup> and the 22<sup>nd</sup>.
- 900 Block of Forest Drive – Mr. Powell asked about enforcement of the unpermitted fence two doors down from the house that was approved for an addition. Staff will look into this.
- Lighted Signs and Signs on the Inside of Windows. Mr. Carroll again expressed his concern about the proliferation of the electronic, digital signs cropping up downtown. Mr. Bockmiller stated that these signs are in violation of the Sign Ordinance, and the Historic District regulations if they are inside a historic district. Mr. Carroll offered to identify the locations and forward staff an email list.

**ANNOUNCEMENTS**

None.

**ADJOURN**

It was moved and seconded that the meeting adjourn (5:03 p.m.).

6/24/2021

Approved



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Debra C. Calhoun – Secretary