



City of Hagerstown, Maryland
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MINUTES - HAGERSTOWN HISTORIC DISTRICT COMMISSION

Date: March 24, 2022
Time: 4:30 p.m.
Location: City Council Chambers, Second Floor, City Hall, 1 East Franklin Street
Attendance:

| Name | In-Person | Remote | Absent |
|--|------------------|---------------|---------------|
| Michael Gehr, Chairperson | X | | |
| Leslie Allen, Vice Chairperson | | X | |
| Robert Powell | X | | |
| W. Douglas Carroll | X | | |
| Christopher George | X | | |
| Matthew Chilton | | | X |
| Vacancy | - | - | - |
| Staff and Ex-Officio Members: | | | |
| S. Bockmiller, Development Review Planner and Zoning Administrator | X | | |
| M. Flick, Planner | X | | |
| A. Haught, Recording Secretary | X | | |

Preliminary Matters:

- Call to Order and Instructions from the Chair** - The Chairperson called the meeting to order at 4:36 p.m. Attendance of members and staff are reflected in the chart above. The Chair read the standard instructions to applicants regarding order of business into the record.
- Approval of Minutes** – None.

Application Review:

- Consent Agenda** – The Commission agreed to the following case being approved on consent motion:
 HDC 2022-13 603 Oak Hill Avenue – V.R. and B.I Groh Charitable Trust – Sign.
 HDC 2022-14 32 Summit Avenue – Ares Investment Group – Removal of Fire Escape

Mr. Powell expressed his concern about the fire escape and access. Mr. Bockmiller answered his question.

Action: (Carroll/George): “Mr. Chairman, I have reviewed the materials submitted in Cases No. HDC 2022-13 and HDC 2022-14 and its associated staff reports and recommendations, and I have viewed the properties in question. The staff reports recommend approval of these applications 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 these applications. Therefore, I move that this Commission adopt the staff evaluations and recommendations in these cases as its own and grant a Certificate of Appropriateness to the applicants for Cases No. HDC 2021-28 and HDC 2021-30.” There being no further discussion, the motion was **approved** by a vote of 5-0.

- Reviews** – None.
- Consultations and Workshops** – None.

4. Other Business:**O'Sick Local Conversion Overlay District – 245 North Potomac Street**

The applicant applied for a Local Conversion District Overlay. Historic District Commission comment is required by the Planning Commission, as the property lies within the Potomac-Broadway Historic District. Mr. Bockmiller presented Mr. O'Sick's Local Conversion overlay. He suggested the possibility of landscaping in the front of the building to break up the paving that covers the entire front yard.

Ms. Allen was concerned with retail space in the Potomac-Broadway Historic District, which is predominantly residential.

Mr. Bockmiller explained that the HDC has no purview over building use, however, any exterior changes, including signage, would be subject to review and approval by the HDC applying the Residential District Design Guidelines, and the zoning requirements for signs in residential zoning districts, which is more restrictive than in the commercial, industrial, or mixed-use zoning districts.

Action: (George/Powell) "I motion for a memo to be put together for HDC regarding the O'Sick's Local Conversion Overlay/Rezoning." With no further discussion, the motion was **approved** with a vote of 5-0.

5. New Business:

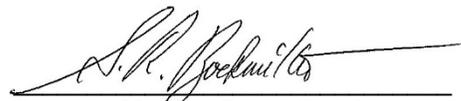
2022 Preservation Awards – The Commission discussed several potential nominations for preservation award for this year.

6. Old Business –

Mr. Powell called attention to HDC 2021-37 for 1002 Oak Hill Avenue – approval of a vinyl fence. Mr. Chairman state that this was approved at the meeting on October 27, 2022.

7. Announcements – None.**Adjournment:**

(Powell/Carroll) There being no further business, the meeting was adjourned at 5:08 pm.



for Amy Haught, Recording Secretary
Approved on 9/14/2023