



# CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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## HAGERSTOWN HISTORIC DISTRICT COMMISSION

### MINUTES

DATE: April 11, 2024 – 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		
J. Wu, Planner	X		

#### Preliminary Matters -

##### Call to Order and Instructions from the Chair

Michael Gehr called the meeting to order at 4:53p.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 -

Approval of Minutes for meeting of March 28, 2024.

Motion - Mr. George made a motion to adopt the minutes as presented with no changes. Mr. Gehr seconded the motion. The motion passed by a vote of 2-0-2. Mr. Powell and Mr. Grant abstained.

#### Consent Agenda -

HDC 2024-16 – 151 South Potomac Street – Ken Berry – Fence.

HDC 2024-17 – 35-41 West Franklin Street – Ken Berry – Gate.

Motion - Mr. George: "Mr. Chairman, Mr. Chairman/Madam Chair, I have reviewed the materials submitted in Cases **HDC-2024-16, and HDC-2024-17**, and their 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 Certificates of Appropriateness to the applicants for Cases **HDC-2024-16**, and **HDC-2024-17**." Mr. Powell seconded the motion. The motion passed by a vote of 4-0-0.

### **Design Review** -

#### **HDC 2024-15 – 28 South Potomac Street – Bowman 2000 LLC. – Restore Vault Lighting.**

Staff explained the nature of the vault lighting in front of both front doors.

Linda Ebersole of Bowman 2000 explained the process was started by digging out underneath the lights in the basement and developing the idea of re-illuminating them and Bowman would like to complete the process.

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 is compatible with the character of the district for the reasons that the height, setback, and architectural detailing are generally in harmony with the Downtown 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 no. **HDC 2024-15**." Mr. Powell seconded the motion. The motion passed by a vote of 4-0-0.

#### **HDC 2024-12 – 107 East North Avenue – Jean lacet – Window replacement.**

Mr. Powell: "Mr. chairman-move to table HDC 2024-12 until the next meeting date of April 25, 2024, due to the applicant did not show." Mr. George seconded the motion. The motion passed with a vote of 4-0-0.

### **Workshops** -

None.

### **New Business** -

Mr. Bockmiller Recused himself since he was involved in preparing the application for the next case.

**ZM 2024-02 – American Hall – 132 Bethel Street** – Recommendation on creation of a Landmark Overlay – The Most Worshipful Prince Hall Grand Lodge - F & A.M. Of Maryland and Its Jurisdiction Inc. The applicant seeks to be considered for the Landmark Overlay and the Local Conversion District Overlay.

The Commission members are excited to forward this to the Planning Commission for a recommendation to Mayor and Council.

Motion - Mr. Powell "Mr. Chairman, the Historic District has reviewed the Landmark Overlay for requested for the applicant located at 132 Bethel Street for the American Hall and recommends that the Planning Commission proceed to the next step with this application. Mr. Grant seconded the motion. The motion passed with a vote of 4-0-0.

**Discussion of 2024 Land Management Code Amendments that impact Commission activity.**

1. Create a special exception option to increase the height of freestanding signs in the CC-MU Zoning District.
2. Expand provision for marquees on theaters to include performing art centers.
3. Introduce a new provision to allow for large projecting signs in the CC-MU Zoning District and window lettering for upper floor businesses.

Mr. Powell had a question about signage regulations for churches. The Commission had no objections.

**2024 Preservation Awards discussion.**

Next meeting there will be review of potential awards for this year.

**Old Business -**

Leslie Allen a sent reminder to staff regarding large projecting signs which was shared with the Commission.

**Announcements -**

None.

**Adjourn -**

With no further discussion, Mr. Grant made a motion to adjourn, and Mr. George seconded the motion, the motion passed with a vote of 4-0-0. The meeting was adjourned at 5:42 p.m.

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Mary Revilla, Recording Secretary