

Robert W. Hershey, chair, called the meeting to order at 4:30 p.m., on Thursday, April 26, 2012, in the Fourth Floor Conference Room, City Hall. A roster of the members of the commission and the technical slots they fill are on file and available upon request. Also present were commission members M. Gehr, V. Hrabal, M. Mallery, D. Pembroke, and K. Sanford. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning Office.

APPROVAL OF MINUTES: March 12, 2012

MOTION: (Hrabal/Sanford) Mr. Chairman, I move to accept the minutes as presented.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

Mr. Bockmiller asked if the commission was amenable to placing the Design Review case on the Consent Agenda. Commission members had questions about the application so it remained on Design Review.

DESIGN REVIEW

239 North Locust Street - City of Hagerstown - Proposed Parking Lot and Landscape Area with Storm Drain System, Case No. HDC 2011-41

Tim Young of the City of Hagerstown Department of Parks and Engineering, and Jonathan Kerns of the Hagerstown Community Development Office, were present.

Staff Report: This is a Landmark resource. The City of Hagerstown purchased this property in 2004 and designated it as a local Landmark in 2009. At this time, no work is proposed for the building. The purpose of the project is to construct a community parking lot for neighborhood residents to the rear of the building. A number of properties on North Locust Street do not have off-street parking and the provision of parking in the area would be beneficial to the area residents. If the Almshouse building is renovated in the future, the parking lot could be used for the users of the building.

The proposed project includes the following work: 1) removal of existing broken concrete slabs; 2) construction of a storm drain system to collect surface runoff; 3) construction of a stone base

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and bituminous surface parking area; 4) elimination of one of the two driveways from North Locust Street; 5) addition of outdoor lighting; and 6) addition of landscaping per the parking lot landscape standards in the Zoning Ordinance. Staff recommended approval of the project, although details on the proposed lighting fixtures were not included with the application.

Applicant/Commission Discussion: Mr. Young noted that the broken concrete slabs are remaining from garages that were demolished in the rear several years ago. The entire parking area in the rear would contain a six-inch stone base and five inches of asphalt. The parking lot area will be lighted, including the installation of a police surveillance camera. Mr. Hershey expressed concerns about the safety of the parking area because it is behind the building and not readily visible. Mr. Young stated that the driveway in front of the building will be removed leaving a single entrance to the property. Any parking spaces in front of the building will be removed. In addition, landscaping (bushes, shrubs, mulch) will be installed along the front of the building. The existing historical marker on the northeast corner of the property will remain.

Mr. Kerns stated that the City has no plans to sell the building. Funds are available the CDBG budget for neighborhood improvements for the Northeast Quad Plan, which dates back to 2008. The goal of the improvements is to ease parking congestion, improve neighborhood aesthetics, and serve as a catalyst for development of the Almshouse.

MOTION: (Sanford/Pembroke) Mr. Chairman, I have inspected the project plans and the property in question and if constructed in accordance with these plans, I believe the project is compatible with the character of the district for the reason that the modifications are acceptable enhancements to the overall property and have no structural effect on the primary structure and are therefore, generally in harmony with the Architectural Design Guidelines for this landmarked building and the character of the adjacent historic district. Therefore, I move the HDC issue a Certificate of Appropriateness to the applicant for Case No. 2012-09.

DISCUSSION: Staff noted that lighting is not part of the approval. The applicants will need to file a separate application for lighting once a light pole design has been selected.

ACTION: APPROVED (Unanimous)

(Mr. Gehr arrived.)

WORKSHOP:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

2012 Preservation Awards

Commission members determined that due to the economic conditions, there has been a scarcity of any significant activity in the historic districts. As a result, there will be no preservation awards this year.

ANNOUNCEMENTS

- Mrs. Mallery reported on a recent Greater Hagerstown Commission meeting. The main topic of discussion was the feasibility study for the multi-purpose facility proposed for West Baltimore Street and Summit Avenue. She noted that the study was very detailed, but that it only compares the current stadium site and the proposed site in the City Center. Much depends on funding for the project, including state contributions. The idea behind building the stadium in this location is to bring more people downtown.
- Mr. Bockmiller reported that the Mayor is planning to move forward with appointments and reappointments to the Historic District Commission membership. Members were encouraged to submit applications to the City Clerk by May 1 if they are interested in reapplying for membership.

ADJOURN: It was moved and seconded that the meeting adjourn (5:00 p.m.).

Date

5/10/2012

Debra C. Calhoun - Secretary