

Michael Gehr, chair, called the special meeting to order at 3:00 p.m. on Thursday, December 27, 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 V. Hrabal, S. Silas, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Division.

DESIGN REVIEW

**27 South Potomac Street - The Maryland Theatre Association - Alteration,
Case No. HDC 2012-52**

Ron Bowers, 13933 Distant View Avenue, Maugansville, Maryland, and Benito Vattelana, President, Maryland Theatre Board of Directors, 21-27 South Potomac Street, Hagerstown, Maryland, were present.

Staff Report: This building is a B resource in the Downtown Local Historic District. The Maryland Theatre Association proposes to remove the overhang at 23-25-27 South Potomac Street in concert with the renovation work being done at the nearby First Hagerstown Hose Company due to the ability to use the same contractor. The overhang needs to be removed due to safety concerns as it is beginning to separate from the facade. As part of this project the Theatre's projecting sign will need to be removed and reinstalled once the overhang has been removed. In addition, some work will be done to the brick to erase evidence of the overhang.

Staff recommended approval of the application. Unless minor masonry pointing is all that is required to return this part of the facade to a presentable appearance and mitigate any damage that may be discovered upon removal, a condition of approval should be imposed requiring the applicant to return to the HDC with a plan for rehabilitating the area to be exposed. At this time it is impossible to assess potential needs until the overhang is removed.

Applicant/Commission Discussion: Mr. Bowers thanked the commission for coming in for a special meeting between the holidays to review this application. The roof has been unsafe for a period of time and with Theatre patrons using the ticket office and pedestrians on South Potomac Street, it is imperative that the roof be removed. Ms. Hrabal asked if they know how the roof is attached. Mr. Gehr stated that the mansard truss is probably hanging from ledger boards. Water may have gotten behind the roof construction and rusted the fasteners. Dr. Reed pointed out that the mansard was attached to the veneer. Mr. Bowers indicated that he had no objections to coming back to the commission once there is a better idea of what is behind the mansard. He has already applied for a permit to reattach the Theatre sign.

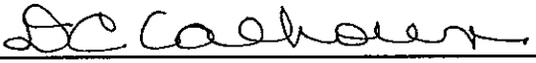
- MOTION:** (Wertman/Hrabal) Mr. Chairman, I have inspected the project plans and the property in question and if constructed in accordance with these plans, the project is compatible with the character of the district for the reasons that it is unsafe to stay there and under the condition that the applicant will come back and we will look at how the facade needs to be repaired, if needed, and are generally in harmony with the Guidelines for Preservation Design Districts and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness for the applicant of Case No. HDC 2012-52.
- DISCUSSION:** None.
- ACTION:** APPROVED (Unanimous)

57 West Franklin Street - Board of Zoning Appeals.

Mr. Bockmiller announced that an administrative appeal has been filed for the January 16 BZA hearing appealing his determination that repairs were made to the building without a Certificate of Appropriateness. Mr. Bockmiller requested that one or more members of the Historic District Commission attend the hearing on the 16th to support his actions. The hearing begins at 7:00 p.m.

ADJOURN: It was moved and seconded that the meeting adjourn (3:11 p.m.).

1/10/2013
Date


Debra C. Calhoun - Secretary