

**Historic District Commission
MINUTES**

**December 8, 2016
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, December 8, 2016, in the Conference Room, Fourth 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 L. Allen, C. Crumrine, C. Davis, S. Krieger, and P. Reed. S. Bockmiller and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES – November 10, 2016:

MOTION: (Davis/Allen) So moved.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

No one was present with objections to any of the Consent Agenda items. Mr. Bockmiller noted that the application for 232 North Potomac Street was on the agenda for a Design Review; however, the garages proposed for demolition are not contributing and not visible from public ways. He indicated that he would have no objection to this application being moved to the Consent Agenda.

MOTION: (Crumrine/Davis) I'll make a motion to do so.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

**418 North Potomac Street – Bradley, Thomas & Matthew Close – Revisions,
Case No. HDC 2016-35.**

20 West Washington Street – Michael Fitzgerald – Alterations, Case No. HDC 2016-45.

**29-31 West Franklin Street – Harry W. Jones – Replacement Windows,
Case No. HDC 2016-46.**

36 South Potomac Street – TMG Studios – Signage, Case No. HDC 2016-47.

232 North Potomac Street – H2 Asset Management – Demolition, Case No. HDC 2016-48.

MOTION: (Davis/Crumrine) Mr. Chairman, I have reviewed the materials in Cases HDC 2016-35, 418 North Potomac Street; HDC 2016-45, 20 West

Washington Street; HDC 2016-46, 29-31 West Franklin Street; HDC 2016-47, 36 South Potomac Street; and HDC 2016-48, 232 North Potomac Street, 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 the previously mentioned cases.

DISCUSSION:

None.

ACTION:

APPROVED (Unanimous)

DESIGN REVIEW

20-22 Public Square – Rashmi Mehta – Awning and Lighting, Case No. HDC 2016-49.

Vishal Mehta, Jerry’s Subs, and Keyvan Yousefie, awning contractor, were present.

Staff Report: This building is an “A” resource in the Downtown Local Historic District. The applicant proposes to install a 65-foot long awning over the storefront windows which will be constructed in three sections but will appear as one continuous awning. The awning will be made of black 10-oz. Sunbrella awning material and will have logos for Jerry’s Subs, Sports Bar, and Jerry’s Pizza. Based on the length of the storefront, total square footage of the signs cannot exceed 65 square feet. Applicant is proposing to add additional signage in a 16-inch band with 12-inch tall letters on the storefront windows. Logos will be illuminated from above by three gooseneck lamps. Eight feet of clearance must be maintained between the bottom of the awning and the sidewalk. Staff recommended approval and will verify that the awning signage will not exceed 65 square feet. The window signage does not exceed standards recommended in the Design Guidelines. Staff’s only concern was that the awning needs to be installed in such a manner so it does not damage the historic transom windows, which will be concealed by the awning.

Applicant/Commission Discussion: The applicant, Mr. Mehta, told the commission that he would like to amend his application to change the awning color from black to red.

Ms. Allen mentioned the wind issue in this area and that it tends to be blustery in that section of Potomac Street. She concurred with Mr. Bockmiller’s observation that securing the awning to historic masonry might be a challenge. This was not raised as an objection, just a concern. Mr. Gehr questioned how the lighting will be mounted to the building. The applicant stated that the lighting will be mounted above the awning and the cornice and will be placed between the

second floor windows. If the amount of light cast on the logo is not sufficient, they may need to add a second light to each logo. Staff suggested they do their research to find an appropriate lamp that will provide the level of illumination that is needed with a single fixture. The applicant stated that he would like to change the lamp because what is chosen is the highest wattage. Staff stated that if the chosen fixtures are not sufficient, the applicant could come back with a second proposal. If the higher-wattage fixture looks the same, it would not need to come back for review.

Mr. Mehta amended his application to state the Sunbrella material will be red. Staff will ensure that the amount of graphics meets Zoning Ordinance requirements for wall signage, which does not include the window signage. The awning supports will occur every three feet and should avoid the transoms. There will be no drilling into the area between the windows. Staff noted that mountings should be in the mortar joints and not into the brick itself.

MOTION: (Crumrine/Davis) 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 signage, form and proportion are generally in harmony with the Architectural Design Guidelines for 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 for Case No. HDC 2016-49, 20-22 Public Square subject to the amendments that we discussed.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOPS

261 South Prospect Street – City of Hagerstown/Jonathan Kerns.

Jonathan Kerns and Terry Irwin, City of Hagerstown Department of Community and Economic Development; and Robert and Stephanie Goldsack of Goldsack Hospitality Architects were present.

The commission held a workshop earlier this year on the matter of converting this property from a four-unit apartment building to a duplex that could be subdivided. The unique architecture and other complexities present challenges in converting the building into two units.

Currently there are two front doors, and they plan to eliminate one of the front doors and add a window in its place. Access to the second unit would be via a side entrance door. Dr. Reed asked if this property was originally constructed as a duplex. Mr. Goldsack stated this building was originally a single-family dwelling. A passage was created to get upstairs and the building was eventually converted to four units. Mr. Kerns pointed out that the back of the building has a

deteriorated porch system that would be demolished and rebuilt to code to allow a modern egress system and more modern bathrooms and kitchens. Over time the previous owners added living space on the porch. The existing porch has been condemned. It is marginally visible from South Walnut Street.

According to Mr. Goldsack, the only shared feature is the front porch; otherwise, the building could very easily be divided into two units. The only feature that is shared is the front porch. If a side porch is added it would be low-profile and would meet minimum standards. Dr. Reed stated that a side porch would be in keeping with the other houses on South Prospect Street. Mr. Kerns stated that they will work with the Zoning Administrator to ensure side setbacks are met. Mr. Bockmiller recommended they discuss these plans with the Chief Code Official with regard to fire rating and separation.

The next step would be a Design Review Application for all exterior work, including demolition and rebuild of the back porch, replacement of the southernmost front door with a window, overall window replacement, and creation of a side entrance. Dr. Reed noted that her primary concern would be retention of character defining features. Mr. Gehr asked if the chimney would be considered a character-defining feature. If the heating system is replaced, the chimney may be removed. Staff recommended a paint scheme that suggests a single-family residence rather than one that draws attention to it being a duplex. Dr. Reed suggested a darker tone or something similar to what was depicted in the rendering provided.

Hamilton Hotel – First Floor Windows and Doors – Ash Azadi.

Mr. Azadi was not present.

NEW BUSINESS

Election of Officers.

MOTION: (Allen/Krieger) I'll nominate Michael Gehr to remain as chair and Chris Davis to remain as vice chair.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

2017 Meeting Schedule.

Staff noted that the December meeting will be held on the first Thursday to avoid a conflict with Hanukkah. Commission members agreed to accept the 2017 meeting schedule as presented.

Mr. Crumrine noted that he will be unavailable for meetings beginning in January through early May due to a class he must take for his degree.

Commission members and staff discussed the process for term renewals. Mr. Bockmiller said members are asked if they want to continue serving, then the Mayor either reappoints them or comes up with another candidate. Four members will be up for reappointment in 2017. It is possible the Council representative slot may not be filled since it is not required by statute.

OLD BUSINESS

- Concerning the Junior Fire House on North Potomac Street, Mr. Bockmiller stated that he has been exchanging emails with the owner. The owner has indicated that he is attempting to get financing through the state.
- Mr. Gehr stated that the Washington County Board of Education is starting to move forward with the Barbara Ingram School for the Arts (BISFA) expansion. He was not sure of their schedule, but at some point the Board will be proffering a demolition scenario. The modified ordinance needs to be in place by then. Staff and the Commission discussed the Economic Development Demolition language. All other options need to be explored first; the regular process is the preferred method. The uniform policy/process has not been put together yet by Economic Development and the City Administrator. Ms. Davis suggested the City follow Cumberland's lead and when a building with significant architectural features is demolished, any architectural elements of value are salvaged and resold.
- Concerning the Updegraff Building, the boarded up section is beyond repair according to engineers' reports. Dr. Reed noted that this building was the original Updegraff's hattery. The entire interior was gutted and it is now unstable. She asked if the current or anticipated owner would be willing to do an historic resources study prior to demolition.

ANNOUNCEMENTS

Mr. Bockmiller reminded members that Planning Staff will be hosting its annual Boards and Commission's holiday party next Wednesday.

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ADJOURN

It was moved and seconded that the meeting adjourn (5:28 p.m.).

1/27/2017

Approved



Debra C. Calhoun – Secretary