

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, May 24, 2018, 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, S. Silas, and M. Wertman. S. Bockmiller, Development Planner and Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

**APPROVAL OF MINUTES: May 10, 2018:**

**MOTION:** (Wertman/Silas) I move we approve.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

None.

**DESIGN REVIEW**

**40 North Potomac Street – City of Hagerstown – Replace Deck/Replace Brick,  
Case No. HDC 2018-16.**

James Bender, Assistant City Engineer, One East Franklin Street, Hagerstown, Maryland, representing the City of Hagerstown, was present.

Staff Report: (A copy of the staff report is in the meeting file.) This is a B Resource in the Downtown Local Historic District. The applicant is proposing to remove and replace the rear deck and all of the white painted brick masonry on the one-story wall behind it. The existing window openings will not be recreated (vent and small window below it will remain). The new brick wall will remain unpainted. The new deck will match the deck at 36 North Potomac Street and will be constructed with pressure-treated lumber on concrete foundations; wood shall be painted or stained once the wood has seasoned. The existing wood fascia board will be replaced with PVC trim. Staff recommended approval. The carved arched windows will not be retained but the windows are not visible from a public way so staff was not concerned.

Applicant/Commission Discussion: Mr. Bender stated the deck is in poor condition and is a safety concern. The brick is beginning to peel away from the wall and replacement of the deck is the perfect opportunity to address the failing brick wall. When finished, the wall will be flush, except for the openings for the small window and the exhaust vent. The existing small window is

in the kitchen area in the rear and is part of Thai Zap’s kitchen illumination system; the vent is tied in to the existing exhaust system.

**MOTION:** (Wertman/Silas) 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 and since it is not sitting on a public way the concerns about the existing windows have been addressed so there are no issues with that plan. So it is all 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 2018-16.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**808 The Terrace – Nicholas Dahlberg – Alteration (Garage Rooftop Deck),  
Case No. HDC 2018-17.**

Nicholas Dahlberg, 808 The Terrace, Hagerstown, Maryland, was present.

Staff Report: (A copy of the staff report is in the meeting file.) This is a C Resource in the Oak Hill Local Historic District, it does not contribute to the period of significance but it does fit in with the character of the district. The owner is proposing to expand an existing garage roof deck on the rear of the house. Existing porous flooring will be removed and replaced with AZEK material (Timber Teak). A 36-inch tall PVC/composite railing system will be installed around the perimeter of the deck. This area is concealed behind the adjacent house to the south and is not visible from either Prospect Avenue or The Terrace. Staff recommended approval of the application. This house is not a contributing structure and the area in question is not visible from public ways.

Applicant/Commission Discussion: In response to a question by Mr. Gehr, Mr. Dahlberg stated that approximately four inches of concrete will need to be knocked out and then the roof will be added. The rubber roof will be replaced before this. Mr. Dahlberg provided samples of the materials for the commission’s review.

**MOTION:** (Wertman/Silas) 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 and it is not even a contributing resource and nothing can be seen from the street so it will generally be in harmony with architectural design guidelines for the Residential Preservation Design Districts 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 2018-17.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**WORKSHOPS**

None.

**NEW BUSINESS**

None.

**OLD BUSINESS**

- Preservation Awards were handed out at Tuesday’s Mayor and Council meeting.
- Firehouse on North Potomac Street – In response to a question by Mr. Gehr, Mr. Bockmiller stated that the project will probably not wrap up for another few months. On a related note, the last word Mr. Bockmiller heard is that the owner is still planning to redo the storefront to bring it back to its original appearance. The HDC would have to review those plans.
- Construction will be starting for the Barbara Ingram School for the Arts expansion and the Maryland Theatre expansion in the next few weeks. Sequencing and street closings were discussed.

**ANNOUNCEMENTS**

- Ms. Wertman is looking for chalk artists for an event that is being sponsored by the Main Street Committee. Applications from artists need to be received by June 1.
- Ms. Allen announced a summit in College Park with the Maryland Historical Trust on June 15 and 16. She would be willing to carpool.

**Historic District Commission  
MINUTES**

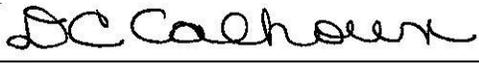
**May 24, 2018  
City of Hagerstown, Maryland**

---

**ADJOURN**

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

6/14/2018  
\_\_\_\_\_  
Approved

  
\_\_\_\_\_  
Debra C. Calhoun – Secretary