

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, September 13, 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, C. Crumrine, C. Davis, and S. Kreiger. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES: August 9, 2018:

MOTION: (Davis/Crumrine) So moved (to approve minutes).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

**40 North Potomac Street – Zahana Pakpoom – Awning Replacement,
Case No. HDC 2018-32.**

24 West Franklin Street – The Game Stop/Matthew Shank – Sign, Case No. HDC 2018-30.

No one was present in the audience with comments or concerns about these cases.

MOTION: (Davis/Kreiger) Mr. Chairman, I reviewed the material submitted in Cases HDC 2018-32, 40 North Potomac Street, and HDC 2018-30, 24 West Franklin 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 Cases HDC 2018-32 and HDC 2018-30.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

66-70 West Washington Street – Polar, LLC – Fence, Case No. HDC 2018-31.

The applicant called ahead and indicated that his architect was running late.

WORKSHOPS

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS

- Mr. Bockmiller made the commission aware of a book that will be published in October that is a diary of a Hagerstown man who was a Civil War soldier, John Rigdon King. Mr. King eventually became National Commander of the “Grand Army of the Republic” (a national veterans’ organization). The author is Donald B. Jenkins and it may be available at the Washington County Visitors and Convention Bureau. Based on size of the book, Mr. Bockmiller is hopeful it will have insight into life in Hagerstown during the Civil War.
- Ms. Allen announced a workshop on the John Method of mortaring at the Saylor House. The workshop will be held on Saturday, September 15, and Saturday, October 6, five hours each, and the registration fee is \$50. This class could be used toward the required educational credits for CLG training.

The commission went off the record until the applicants arrived. Back on the record at 5:00 p.m.

DESIGN REVIEW

66-70 West Washington Street – Polar, LLC – Fence, Case No. HDC 2018-31.

Ash Azadi, developer, 12803 Oak Hill Avenue, Suite A1, Hagerstown, Maryland, and Adam Carballo, Carballo Architecture, 1816 Aliceanna Street, Baltimore, Maryland, were present.

Staff Report: (A copy of the staff report is in the meeting file.) Per the stipulations of the Certificate of Hardship permitting demolition of the Delta Hosiery Building, the applicant is proposing to install an eight-foot tall aluminum fence along the public sidewalk and an eight-foot tall chain link fence at the edge of the former building footprint. Staff recommended denial of the use of chain link that will be clearly visible from West Washington Street. Staff initially recommended bollards with chains to keep cars out of this area. If the applicant wishes to keep everyone out of the former footprint of the building, staff recommended using the same type of fencing as is proposed along the public sidewalk with a locking pedestrian gate. This body can only act on what is in front of it, unless the applicant amends the application.

Applicant/Commission Discussion: Mr. Carballo stated that they have no issue with using the same type of fence as the front and will have a gate in the rear section of fence to allow access for maintenance of the grassy area.

Ms. Allen noted that she was not able to attend the last meeting and asked how long the parcel will remain vacant. Mr. Azadi stated that a mixed-use building is proposed. It depends on when they can secure a least with an anchor tenant. He was hesitant to provide a definite time line, but hopes it will happen within one or two years.

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 materials and the fence is used at both the front and rear of the property and are generally in harmony with the Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2018-31.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

(Ms. Kreiger left the meeting.)

Mr. Carballo and Mr. Azadi presented draft concepts of what they are considering for the proposed new building. The new building will not be as tall as the two structures to the west, but taller than the building to the east. Ground level would consist of a retail space and apartments in

the rear. Garage parking will be provided on the lowest level and at this time they are able to show 18 parking spaces. A total of 30 one-bedroom apartments are proposed. Top floor will have club room/amenity room. At this point the developer and architect have not tackled the design of the façade. Materials have not been chosen.

Mr. Bockmiller noted that what is shown is consistent with the design guidelines with regard to rhythm of the streetscape. He did point out that the side of the building facing east will be visible so special attention will need to be paid to that façade. Mr. Carballo has a concern with the windows of the adjacent building which are on the property line and will face directly into the units of the new apartment building.

ADJOURN

It was moved and seconded that the meeting adjourn (5: 17 p.m.).

9/27/2018

Approved



Debra C. Calhoun – Secretary