

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, October 11, 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, S. Kreiger, and P. Reed. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES: September 27, 2018:

The minutes were not ready for approval.

CONSENT AGENDA

15 West Franklin Street – WLR Property Management/Dori Carr – Replacement Windows, Case No. HDC 2018-39.

49 North Potomac Street – WLR Property Management/Dori Carr – Replace Ramp, Case No. HDC 2018-40.

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

MOTION: (Crumrine/Krieger) Mr. Chairman, I reviewed the material submitted in Cases HDC 2018-39 for 15 West Franklin Street; and HDC 2018-40 for 49 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 Cases HDC 2018-39 and HDC 2019-40.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

**1-3 North Potomac Street – Chris Richardson – Remove Third Floor Bay Window,
Case No. HDC 2018-41.**

Chris Richardson, 13842 Emerson Drive, Hagerstown, Maryland, applicant was present.

Staff Report: Applicant is proposing to remove this deteriorated third floor bay window above the alley. The space created when the bay is removed will be filled in with brick to be recessed one-half inch. Removal is being proposed on the advice of the applicant’s engineer (Daniel Matonak) who informed them that the bay window is in an advanced state of deterioration. Mr. Bockmiller read highlights of Mr. Matonak’s report into the record (copy in the meeting file). Dr. Reed noted that the bay is not original to the building. Staff had no objection to the proposal.

Applicant/Commission Discussion: Mr. Richardson had nothing to add except to provide additional photos. Mr. Bockmiller asked commission members if it would be best to recess a window or the bay since this is a newer addition. Mr. Richardson noted that the brick on the alley side is not painted and he will try to match the new brick to the old as best as possible. Dr. Reed noted that the bay is much bigger than any of the original windows and added that if the infill takes the form of a window that it should match the size of the windows on either side. Mr. Gehr advised that the infill should be centered over the windows below. Commission members had no strong feelings whether the infill should be a window shape or a bay shape.

Mr. Richardson amended his application to recess the brick area to match the window pattern on either side with the remainder to be flush with the rest of the wall.

MOTION: (Crumrine/Krieger) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these amended plans the project is compatible with the character of the district for the reasons that the recess will match the windows on the same floor and returning the building to potentially what it originally was and 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 2018-41.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOPS

None.

NEW BUSINESS

Proposed 2019 Meeting Schedule. Mr. Gehr noted that he will be unable to attend meetings from April through most of August in 2019. He suggested moving the meeting time to 4:00 p.m. for that period which would allow him to attend for an hour. Commission members were agreeable to moving the meeting time to 4:00 for those months. Concerning the meeting that would fall on April 25, which is the first day of Passover, commission members agreed to eliminate that meeting date, with the understanding that a special meeting could be called if necessary.

MOTION: (Crumrine/Kreiger) So moved (to approve the 2019 meeting schedule with the caveat that there will be no second meeting in April and that from April to August meetings will be held at 4:00 p.m.).

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

October 17, 2018, Board of Zoning Appeals Agenda. The Board of Zoning Appeals (BZA) received an application for a special exception and a change of nonconforming use for the former First Church of Christ Scientist at 235 North Potomac Street. Zion Reformed United Church of Christ (Zion) would purchase the property and create parking for the church in the back yard. Zion would then sell the property at some point to a parishioner who plans to renovate the house for four dwelling units. An easement would allow Zion to have access to the rear portion of the property for parking. Zion has repeatedly come to the HDC about demolishing buildings in the 200 block of North Potomac Street to create parking for the church. The scenario envisioned as part of this appeal will give them needed parking without tearing a building down. The new parking area will be completely behind the house (former First Church of Christ Scientist).

Staff recommended that the HDC send a positive recommendation to the BZA. If the applications to the BZA are granted, the commission will review the site plan for the parking lot and any exterior changes to the residential structure. The HDC was amenable to sending a letter to the BZA highlighting that the church has been before the HDC in the past to tear the building down, which the HDC denied. This proposal would save the structure which is a nice example, creates goodwill, and would help keep the building maintained, and would encourage that to proceed. Mr. Bockmiller will craft a memo from the commission and sent it around to HDC members for comment before he sends it to the BZA.

OLD BUSINESS

None.

ANNOUNCEMENTS

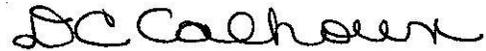
- On Friday, November 9, Mr. Bockmiller will be giving a presentation during the dinner hour at the Historical Society on Captain George Fisher (“Culture & Cocktails”). Dr. Reed added that nonmembers can attend for \$10, which includes hors d’oeuvres and a cocktail.
- Ms. Allen encouraged members to check out Kingston, New York, which is near Rhinebeck and Woodstock. The town is very similar to Hagerstown and is in an upswing in renovating their buildings. One of the things Ms. Allen noticed when she was visiting that many of the owners have added canopies on the fronts of the buildings, which changed the whole look and feel of the downtown. She promised to forward photographs to members.

ADJOURN

It was moved and seconded that the meeting adjourn (5:05 p.m.).

10/25/2018

Approved



Debra C. Calhoun – Secretary