

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, September 26, 2013, in the Fourth Floor Conference Room, 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. Davis, V. Hrabal, S. Silas, P. Reed, and M. Wertman. P. Nigh was present on behalf of the Mayor and City Council. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Division.

APPROVAL OF MINUTES: September 12, 2013.

MOTION: (Silas/Allen) Motion to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Mr. Gehr introduced Leslie Allen, the commission's newest member.

CONSENT AGENDA

111 East North Avenue – Mary Hoffman – Fence, Case No. HDC 2013-46.

111 West Washington Street – Charles Bailey – Sign, Case No. HDC 2013-47.

118 East North Avenue – Dolly A. Lane – Replace Porch Roof, Case No. HDC 2013-48.

(Ms. Nigh and Ms. Hrabal arrived.)

MOTION: (Wertman/Silas) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2013-46, HDC 2013-47, and HDC 2013-48, 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 2013-46, HDC 2013-47, and HDC 2013-48.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

60 West Washington Street – University System of Maryland/Erin Harman – Awning (Revised), Case No. HDC 2013-35.

Erin Harman, University System of Maryland, 32 West Washington Street, Hagerstown, Maryland, was present on behalf of the University.

Mr. Gehr noted that this is an application that was heard previously, and after further investigation, the University System of Maryland (USM) would like the Historic District Commission (HDC) to revisit this application.

Staff Report: This building is a “B” resource in the Downtown Local Historic District. On July 25 the HDC reviewed an application for balloon style awnings and asked the applicant to amend its application to show shed-style awnings with valances. The applicant would like to revise the approved application to pursue the balloon-style awnings. Everything else about the application will remain the same: Awnings would be added to the three entrances that open on to University Plaza; all awnings will be “Sunbrella” material; eight feet of clearance will be maintained between the bottom of the awnings and the stoops; color scheme will be similar to the awnings that were installed over the Convention & Visitors Bureau on North Potomac Street—red, black, and yellow.

Staff recommended approval of the revised application. The entrances are non-historic and are on the nonhistoric side façade of the building facing the modern park. All surrounding improvements are either new or nonhistoric. The Design Guidelines dictate leniency in the treatment of such improvements. Therefore, modern rounded awnings would not be inappropriate in this situation. The awnings will not be backlit. In addition, the shed awning with the exaggerated valance to hold two lines of text does not appear particularly historic.

Mr. Bockmiller noted that one of the questions that came up is that there are other barrel-style awnings in the Downtown Historic District: the Alexander House on the Carson’s Jewelers storefront, on the Susquehanna Bank, and on the Academy Theatre (although the Theatre is outside the Historic District). The awnings proposed are on a nonhistoric façade, the park to the east is modern, and the doors and stoops over which the awnings will be placed were installed within the last two years.

Applicant/Commission Discussion: Ms. Harman had nothing to add to the staff’s presentation, other than she submitted a rendering of the shed-style awnings on the building. Mr. Gehr pointed out that this building originally had another building built against it, which was demolished to construct the park. It was never intended for this façade to have doorways placed in it. Mr. Bockmiller noted that the primary theme is that Design Guidelines dictate leniency for nonhistoric facades. Dr. Reed questioned the “B” rating for this structure. She added that it is

significant that the HDC approved barrel awnings on the Alexander House. Mr. Bockmiller

**Historic District Commission
MINUTES**

**September 26, 2013
City of Hagerstown, Maryland**

observed that awnings are not a permanent feature in that they are reversible.

MOTION: (Wertman/Davis) Mr. Chairman, I have inspected the project plans and property in question and if constructed in accordance with these plans, the project is compatible with the character of the districts, for the reasons that this is a “B” resource and the side of the building was an interior wall and the awnings that are going to be attached can be removed so they will not do any damage to the building and the design is generally in harmony with the Guidelines for the Downtown Historic District and the character of the adjoining properties being that it is a modern plaza. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2013-35.

DISCUSSION: None.

ACTION: APPROVED (YES – Allen, Davis, Silas, Wertman; NO - Hrabal)

WORKSHOP:

None.

NEW BUSINESS:

- It was noted that the commission now has a full complement of members. All seven voting member slots have been filled.
- Ms. Allen asked if the house at 442 North Potomac Street received approval for the work they are doing on their front porch. Mr. Bockmiller stated that if the work is strictly repair work and there is no change in materials, the commission does not review. Ms. Allen stated that it appears that some work may have involved a change of material. She said the new owners may not be aware that the property is in an historic district and everything that entails.
- Ms. Hrabal questioned whether the work John Wesley United Methodist Church on North Potomac Street is currently undertaking on the front of the church requires approval by the commission. Commission member familiar with the work said it appears that they are just making repairs and cleaning the windows.

**Historic District Commission
MINUTES**

**September 26, 2013
City of Hagerstown, Maryland**

OLD BUSINESS:

- Text Amendment for Economic Development –Mr. Bockmiller stated the recommendations will be reviewed at the next meeting.

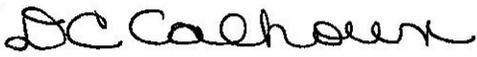
ANNOUNCEMENTS

Civil War 150th Event – Mr. Bockmiller thanked Ms. Hrabal and Ms. Wertman for their help with this event on September 21 at Rose Hill Cemetery. Staff has received significant positive feedback, although the threatening weather held attendance down.

ADJOURN: It was moved and seconded that the meeting adjourn (4:50 p.m.).

10/31/2013

Date



Debra C. Calhoun – Secretary