

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, April 28, 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 C. Crumrine, C. Davis, **P. Reed**, S. Silas, and S. Taylor. P. Nigh was present representing 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 Department. **(NOTE: HDC revisions are indicated in red text.)**

APPROVAL OF MINUTES – April 14, 2016:

MOTION: (Davis/Silas) So moved (to adopt the minutes as submitted).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Mr. Gehr asked commission members if they would consider moving the three Design Review cases to the Consent Agenda. There were no objections from the commission.

MOTION: (Davis/Silas) So moved (to adjust the agenda to move the Design Review Cases to the Consent Agenda).
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

14 West Franklin Street – Synergy Management Service/Sheryl Bowers – Replacement Windows, Case No. HDC 2016-07.

4 East Franklin Street – ARISU/Tony Beaudette – Sign, Case No. HDC 2016-08.

1019 Oak Hill Avenue – Robert Miller – Fence, Case No. HDC 2016-09.

823 Hamilton Boulevard – Terry Jenkins/Mr. Fix It Home Services – Repair Rear Porches, Case No. HDC 2016-10.

433 North Potomac Street – Edward and Meredith Williams – Privacy Fence, Case No. HDC 2016-11.

There were no concerns from the audience or from the commission on any of these cases.

MOTION: (Davis/Crumrine) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2016-07, 14 West Franklin Street; HDC 2016-08, 4 East Franklin Street; HDC 2016-09, 1019 Oak Hill Avenue; HDC 2016-10, 823 Hamilton Boulevard; HDC 2016-11, 433 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 the 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 aforementioned cases.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

None.

WORKSHOP

840 Hamilton Boulevard – Terry Jenkins/Mr. Fix It Home Services.

An impromptu workshop was held for the above property. Mr. Jenkins has been hired to make repairs to this building. The porch must be rebuilt; a wooden patio at grade level needs to be removed and will be replaced with a 7 x 16-foot concrete pad; the porch will be rebuilt. The rear yard is enclosed by a fence so most of the proposed work would not be visible from a public way. There may be a glimpse from Park Lane.

The porch railing and columns will be retained; The existing tongue-and-groove flooring is in bad condition and will be replaced with pressure-treated lumber boards.

Based on the limited visibility, the HDC had no concerns with the work proposed. Mr. Jenkins was advised to file a Design Review application when ready.

NEW BUSINESS

None.

OLD BUSINESS

Preservation Week. Mr. Bockmiller informed the commission that the Preservation Awards presentation by the Mayor and Council has been scheduled for Tuesday, May 17. He is in the process of notifying the winners.

Delta Building. Mr. Silas asked if Dr. Reed had been brought up to speed on Mr. Azadi's plans to demolish the Delta Building. Mr. Bockmiller stated that Scott Bowen, Mr. Azadi's architect, presented estimates on the cost to renovate the Delta Building but did not have official estimates on the cost of a new building. Dan Matonak, the commission's structural engineer, was present at that meeting and believed the numbers were plausible. On a straw vote of 4-1 the HDC indicated that the documentation of cost appeared to be sufficient. Mr. Azadi has been cautioned that the front portion of the building must remain until the replacement building is ready to be constructed, unless Code Compliance orders it down sooner. The ell in the back may be demolished once official approval is received. Mr. Azadi is considering a number of possible building configurations, including buildings between four and eight stories tall.

Dr. Reed found it sad and discouraging that the building was allowed to deteriorate. When the property was sold to the current owner, it was a tax credit project and was in relatively good shape. Since then, the building has been allowed to get into a condition that it was compromised. Dr. Reed asked if the commission suggested demolishing the ell and retaining the front. This building is the last remaining old building within a block of Public Square. Mr. Bockmiller stated that this option was presented to the applicant.

ANNOUNCEMENTS

- Staff noted that construction on the Hagerstown Cultural Trail has begun.

**Historic District Commission
MINUTES**

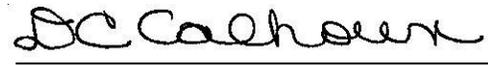
**April 28, 2016
City of Hagerstown, Maryland**

ADJOURN

It was moved and seconded that the meeting adjourn (4:54 p.m.).

5/12/2016

Approved



Debra C. Calhoun – Secretary