

**Historic District Commission
MINUTES**

**August 10, 2017
City of Hagerstown, Maryland**

Christina Davis, vice chair, called the meeting to order at 4:31 p.m. on Thursday, August 10, 2017, 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. Kreiger, Dr. P. Reed, and S. Silas. 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:

June 8, 2017.

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

July 27, 2017.

MOTION: (Kreiger/Silas) So moved.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

111 North Potomac Street – Dean Martin/Sign Here – Sign, Case No. HDC 2017-34.

No one was present at the meeting with concerns about this case; commission members had no comments or concerns.

MOTION: (Kreiger/Allen) Mrs. Chairman, I have reviewed the materials submitted in Case HDC 2017-34 and their associated staff reports and recommendations. 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 2017-34.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

**111 West Franklin Street – Washington County Board of County Commissioners –
Demolition, Case No. HDC 2017-36.**

John E. Van Riper, Civil Engineer, and Andrew Eshelman, 80 West Baltimore Street, Hagerstown, Maryland, were present on behalf of the Washington County Board of County Commissioners.

Staff Report: This building is an A resource in the Downtown Local Historic District. Applicant is seeking approval for demolition of a deteriorated brick and frame structure measuring 45' x 30' behind 111 West Franklin Street. The applicant informed staff that the building is in deplorable condition and believes the building will fall down in the near future. Hazardous materials mitigation inspectors refused to enter the building and insisted on a man lift to inspect the top of the structure. One of the brick walls has a significant bulge. The building is almost completely surrounded by other structures. Staff recommended approval of the application. This building is an A resource in the Downtown Local Historic District; however, staff visited the site and concurred with the County's assessment that this building is in an advanced state of decay and near collapse.

Mr. Bockmiller explained the County's project and the location of the historic district boundaries. The plan is to install a parking lot for County employees. The building to be demolished is two stories and part of a former bakery.

Applicant/Commission Discussion: Mr. Van Riper and Mr. Eshelman had nothing to add to the staff presentation. Their biggest concern is public safety and the surrounding buildings. It is inevitable that this building will fall down. Once the building is demolished green space will be added as part of the overall project. Concerning the condition of the building, there are bulges and cracks in the masonry which necessitated barricading the area off. There are also concerns with squatters. According to the County's observations there are signs that squatters have been going in and out of the building. As far as condition, the hazardous studies inspector would not enter the building without a man lift. The first level is masonry; the original wood siding above that was covered with asphalt shingles. Mr. Van Riper stated that the structure is leaning in all directions; however, bulging is mostly visible near the door and extends about two feet. There is missing mortar between the cracks and there are missing bricks.

Dr. Reed stated the subject building is clearly an add-on and a recent part of this complex. Mr. Bockmiller added that the building shows up in the late 1880s on the Sanborn maps. Ms. Allen asked which property this structure was associated with prior to being purchased by the County Commissioners. The County representatives stated the building was part of the T & R Tire Center property. There are no hazardous waste situations associated with this building.

- MOTION:** (Silas/Kreiger) Ms. 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 architectural general form and proportion are not in harmony with the Architectural Design Guidelines for the Residential Preservation District or 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. 2017-36 for the demolition.
- DISCUSSION:** Staff recommended that the motion be amended to state that the building is in an advanced state of decay, collapse is imminent, and the building does not retain any architectural integrity. Mr. Silas and Ms. Kreiger agreed to add the staff's comments and also that Dr. Reed's comments be incorporated.
- ACTION:** APPROVED (Unanimous)

WORKSHOP

Maryland Theatre Expansion Project.

Jessica Green, Executive Director, Maryland Theatre, 21-27 South Potomac Street, Hagerstown, Maryland, and Sue Haynes, Grimm & Parker, 11720 Beltsville Drive, Calverton, Maryland, were present.

Architect's Presentation: A copy of the architect's PowerPoint presentation is in the meeting file.

- Saving stained glass windows from the McBare's building and using them in the stair tower.
- The cornice design will be similar to the McBare's building. The frieze will be reminiscent of the Colonial Theatre's frieze and will incorporate colored tile. They are also picking up on the diamond shapes that are found on other buildings in the area.
- Concerning the marquee, the theatre wants to keep the historic appearance. The inside of the marquee will be a dark burgundy with gold accents. Ms. Green noted there is a standard design for historic theaters. The marquee/canopy will be metal and hung on rods with some version of the glass scalloped pieces and lights.
- Dr. Reed asked if any thought was given to trying to reproduce a building that is more reminiscent of the building that burned in the 1970s. Ms. Green stated that one of the goals of the City Center plan was to create a more effective presence on South Potomac Street for the theatre. Many times visitors and community members are not aware that the theatre is there. Ms. Haynes stated that the original building "reads" apartment building and not so much "theater." The new front was designed to be more visible so people know it is open and active.

- Exterior colors will be red on the stair tower and buff-colored stone on the main part of the building.
- Front façade will be high-density masonry units measuring 16” x 24” which will resemble stone. Cast stone will be used for the accent colors. The front façade materials will be turned back along the sides. Sides and rear will be concrete block in the same colors as the front façade (red on the bottom and tan along the top) for continuity.
- There will be a LED screen with the Theatre’s logo that will scroll with upcoming performers. Mr. Bockmiller noted that other cities with historic theaters have incorporated these types of screens successfully; however, the screen must comply with the sign regulations and will need to be reviewed by the Historic District Commission. The Maryland Theatre sign will be vertical.
- Mr. Bockmiller stated that the overall sign plan needs to comply with what is permitted in the CC-MU zoning district. Dr. Reed asked if they could reproduce the original theatre sign.

Dr. Reed questioned whether the Maryland Historical Trust (MHT) has reviewed the proposal. Ms. Green stated that the MHT approved the plans with some minor comments. The MHT has been included in the meetings that have been held on this project. Mr. Bockmiller stated that the plans need to show what the bridge will look like. Concerning the canopy, the depth will match that of the stair tower. (Dr. Reed left the meeting.)

Mr. Bockmiller noted that the cornice wraps around the sides of the building. The theatre needs to work with the First Hose Fire Company. The fire company’s cornice hangs over the theatre’s property and has for 140 years—it was built like that. Mr. Bockmiller said he needs to check with the City Attorney on the legal ramifications. Ms. Kreiger noted that the cornice of stair tower will hang over the fire company’s property.

The tentative start date for construction is the end of June 2018. Building permits will be applied for this fall and put out to bid. All is contingent on the theatre’s fundraising goals. Mr. Bockmiller added that the demolition permit is based on whether the project is funded.

The theatre is hoping to be on the HDC’s agenda for design review in early October. Concerning submittal requirements for design review, the design review application must include manufacturers’ literature, cut sheets, or samples for all elements (windows, glass, exterior finishes, signage, doors, cornice materials, railings, canopy, etc.), elevation plans. What is presented to the commission at design review is what must be used when the building is constructed. If something needs to be changed later on, the theatre can come back for an amendment.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS

None.

ADJOURN

It was moved and seconded that the meeting adjourn (5:27 p.m.).

9/28/2017

Approved



Debra C. Calhoun – Secretary