

**Historic District Commission
MINUTES**

**May 25, 2017
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, May 25, 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 C. Davis, C. Crumrine, and S. Silas. S. Bockmiller, Development Planner and Zoning Administrator was present on behalf of the Planning and Code Administration Department.

The chair noted two modifications to the agenda: first, “Approval of Minutes” will be moved to the end of the meeting; and second, the case for a roof replacement at 400 Park Lane (HDC 2017-20) will be moved to the Consent Agenda.

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

CONSENT AGENDA

400 Park Lane – Facelift Remodeling Inc./Paul and Christopher Pritchard – New Roof, Case No. HDC 2017-20.

101 South Prospect Street – St. John’s Episcopal Church – New Roof and Fan Housing, Case No. HDC 2017-21.

37 South Potomac Street – TMG Studios/Community Foundation of Washington County – Sign, Case No. HDC 2017-24.

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

MOTION: (Wertman/Silas) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2017-20, 400 Park Lane; HDC 2017-21, 101 South Prospect Street; HDC 2017-24, 37 South 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 for the previously mentioned cases.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

162 South Potomac Street – Gideon Properties, LLC/Matt Mallow – New Door, Case No. HDC 2017-22.

Brandon Mark and Matt Mallow, 382 South Cleveland Avenue, Hagerstown, Maryland, were present.

Staff Report: This building is a B resource in the Downtown Local Historic District. The applicant proposes to replace the front door on the right side of the façade with a wood Jeld-Wen Craftsman six-Lite door with two panels. Wood will be painted to match the existing door. The configuration is similar to the existing door which is a four-lite window above four panels. Staff recommended approval. Staff noted that it is not clear whether the subject door or the door to the left that has the large glass pane and two panels below are original to the building—it could be that neither door is original to the building.

Applicant/Commission Discussion: Commission members had no issues or concerns.

MOTION: (Davis/Silas) 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 architectural detailing are similar to what could have been or is currently on the building and is in general harmony with 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 applicants for Case No. HDC 2017-22.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

136 East North Avenue – Kate A. Ehrlich – Fence, Case No. HDC 2017-23.

Kate A. Ehrlich, 136 East North Avenue, Hagerstown, Maryland, owner of the property, was present.

Staff Report: This building is a B resource in the Potomac-Broadway Local Historic District. Applicant is proposing to enclose the rear yard with six-foot tall beige and white vinyl tongue-and-groove privacy fence. Fence is partially visible from East North Avenue along the alley and from North Mulberry Street. Staff recommended not approving the application due to sight lines from East North Avenue. The Design Guidelines recommend wood or ornamental metal fencing.

Applicant/Commission Discussion: Ms. Ehrlich contended that the fence is not visible from North Mulberry and that what is shown in the exhibit is actually her neighbor's fence. Mr. Bockmiller observed that this house is on the edge of the Potomac-Broadway historic district and the duplex to the east which faces North Mulberry Street is not in the historic district; however, all of the properties on East North Avenue are in the district. In response to a question by Mr. Gehr, Ms. Ehrlich stated that there is approximately 2.5 feet from the alley to the proposed fence line. Mr. Silas asked if she had considered a wood fence; her concern is that she will be unable to paint the fence because it will be against other fences on two sides of the property. Composite fencing is too expensive.

Mr. Gehr stated that the main concern would be the 10-foot section that would be visible from East North Avenue along the alley. Ms. Ehrlich stated that her contractor could do the fence entirely in beige and assured her it would appear more like wood and blend in well. Ms. Davis asked if Ms. Ehrlich had a sample of the vinyl material; Ms. Ehrlich stated she did not have a sample, although manufacturer's literature was provided with the application. She was not agreeable to Mr. Gehr's suggestion to use wood for the 10-foot section that would be visible from East North Avenue because it would be mixing two different types of materials. There is a deteriorated fence in this location now that would be replaced with the vinyl fencing material; and also a chain link fence.

Ms. Davis stated that the fence will not affect the structure of the historic house and disagreed with staff that it should not be approved. It will be located in the back yard and visibility is minimal. Mr. Gehr agreed that the proposed fence will give the basic appearance of a fence and has a headrail and a solid bottom rail. The existing fence is a wood slab from top to bottom. Commission members stated that the fence should be all beige which would draw less attention to it rather than the proposed two-tone color scheme. Ms. Ehrlich agreed to amend her application to a solid color (beige or white).

MOTION: (Davis/Silas) 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 setback and it is not that visible and other alternatives would be untenable, is generally in harmony with the Architectural Design Guidelines for the Residential Preservation Design 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. HDC 2017-23.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

WORKSHOP

None.

APPROVAL OF MINUTES:

There were not enough members present at this meeting who were also in attendance at the May 11 meeting.

MOTION: (Davis/Silas) Move to table.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

NEW BUSINESS

None.

OLD BUSINESS

Maryland Theatre Expansion Plans and Edison Building Demolition.

The meeting that was held for the Maryland Theatre project did not meet the requirements of the Maryland Historical Trust (MHT). Mr. Bockmiller informed the commission that the MHT will be conducting its own community meeting for the Maryland Theatre and for the Barbara Ingram School for the Arts expansion project on Friday, June 9 at 1:30 p.m. at the Washington County Free Library. The HDC has been invited to participate in the meeting. Mr. Bockmiller will consult with the Planning Director and legal counsel as to what the commission's level of participation can be since the HDC is a decision-making body for any projects that are planned for these properties. Staff offered to attend the meeting in the commission's place. If legal counsel and the Planning Director give the okay for commission members to attend the meeting, Mr. Bockmiller will let commission members know.

Mr. Bockmiller anticipated the demolition application for the Edison Building (associated with the Barbara Ingram School) to be in front of the HDC at its June 8 meeting. There will be two components to the review of the Certificate of Appropriateness: determining whether the applicant has provided the necessary documentation to justify a Certificate of Hardship based on the criteria under which the applicant will be filing; and reviewing the preliminary elevations to provide feedback to make sure the new building is on track to meet the Design Guidelines.

Alternate Materials Workshop.

Mr. Bockmiller inquired whether any commission members will be attending the conference on June. 10. Mr. Gehr indicated that he had not signed up yet but was planning to attend with commission member Leslie Allen.

ANNOUNCEMENTS

- Mr. Crumrine stated that he is finished with his class so he should be able to attend most meetings from now on. He thanked commission members for their patience and for accommodating him so he could take this class.

ADJOURN

It was moved and seconded that the meeting adjourn (4:57 p.m.).

7/13/2017

Approved



Debra C. Calhoun – Secretary