

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, October 12, 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, C. Davis, S. Silas, and M. Wertman. 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:

- September 28, 2017.

The minutes were not ready for approval.

CONSENT AGENDA

None.

DESIGN REVIEW

**21 South Potomac Street – Maryland Theatre – Lobby Expansion Project,
Case No. HDC 2017-42.**

Susan Hains, Grimm & Parker Architects, Calverton, Maryland; and Jessica Green, Executive Director, The Maryland Theatre, 21 South Potomac Street, Hagerstown, Maryland, were present.

Staff Report: The applicant received conditional approval for demolition of the “McBare Building” to accommodate the construction of a new façade and space for the Maryland Theatre which will span both the McBare Building property as well as the existing Maryland Theatre front plaza area. The demolition was approved on two conditions: obtaining approval for the design of the new building from the HDC before demolition permits are approved; and providing documentation that funding is in place to ensure the construction of the replacement building. This application satisfies the first of these two conditions. The Maryland Historical Trust (MHT) has completed its review of the proposal and appears to be in general agreement with it. The proposed plans are generally consistent with those reviewed by the HDC in recent workshop meetings. The site plan was also included for the commission’s review and approval. The new building addition will be four stories in height and will be attached to the existing Maryland Theatre building which is subject to an easement held by the MHT. It will be connected to the planned Board of Education/Bowman Development project to the north by an elevated enclosed walkway at the third floor level.

Front Elevation:

- Front elevation will reveal four stories and will be finished with ground faced high-density masonry units in tan with red on the stair tower.
- Architectural pre-cast banding, sills, lintels and arch will be used, and a decorative cornice base using colored glass and tile will be just beneath the cornice, which will be made of composite plastic/fiberglass material.
- Windows will be three three-story tall units with arched tops made of insulated glass with metal framing.
- Leaded glass from the upper levels of the McBare building will be salvaged and used in the upper level of the stair tower.
- Four pairs of metal doors with full-view glass will be across the front with two singular solid units at the sidewalk in the stair tower façade.
- Three steps up to the entry level will be located between the front façade, stair tower, and sidewalk.
- A golden metal canopy will be located the width of the three arched windows over the main entrance.
- The exterior entry level will be concrete, dyed tan with red rectangles in front of each door.

South Elevation:

- The south elevation will not be visible to any public way. The building will be constructed abutting the First Hose Company building. This proposal will require trimming of the decorative cornice at the top of the First Hose Building, which wraps around the side of the building. (Permission of the First Hose Company will be required.)

North Elevation:

- North elevation will be finished with metal siding and attached to the Bowman Development building with an elevated walkway.
- No windows are proposed for this façade.
- The front finish will be wrapped around the side of the building for a distance of approximately 18 feet; the remainder the façade will transition to concrete masonry units that will be simpler, but reflect the front materials in texture and color.
- There will be one pair of double doors near the rear of the new façade and another set closer to the front.

Rear Elevation:

- The new construction will attach to the existing Maryland Theatre and will not be visible from public ways.

Signage: The Zoning Ordinance permits the Historic District Commission to review theater marquees in the CC-MU District on an individual basis for general compatibility. The applicant is proposing a projecting vertical marquee and flat-mounted electronic message board mounted on

the north side of the stair tower to function as the marquee collectively. The vertical sign will be constructed of metal, read “The Maryland,” and will measure 23 feet, 4 inches tall by 5 feet, 1 inch wide (at its widest) and would project 5 feet, 9.5 inches from the front wall of the stair tower. The electronic message center will be 10 feet, 7.5 inches tall and 6 feet, 3.5 inches wide. The electronic message center would be centered on the deck level of the third floor facing the oncoming one-way southbound traffic on South Potomac Street. “The Maryland Theatre” will be in 10-inch raised letters across the center panel of the projecting golden metal canopy. Two poster cases will be located on the front façade: one on the right by the pedestrian way along the side of the building and one on the side of the stair tower. These together comply with the Zoning Ordinance’s limitations on flat-mounted signage. Two historical markers (including the existing Maryland Theatre historical marker which was installed in 2014) will be mounted on the right front corner of the stair tower.

Site Plan: The site plan was included with the packet and staff requested that the commission review it as part of this application.

Staff recommended approval of the application and the site plan, subject to resolution of the concerns of First Hose Fire Company’s cornice hanging onto the Maryland Theatre’s property. Staff is not dictating how the issue is resolved—just that it needs to be resolved.

Mr. Bockmiller showed commission members the Maryland Theatre YouTube video (https://www.youtube.com/watch?v=qR_LaUq3vHw).

Applicant/Commission Discussion: Ms. Hains provided samples of the materials listed in the staff report above. They have two options for the curtain wall: one is gold which is more expensive and the other is a bronze. She asked that the commission approve both so they have the option of using one or the other. The glass tiles will be part of the frieze pattern that will emulate the building across the street and will be used as a decorative band at the top of the building.

Ms. Allen asked about the width of the sidewalk under “The Maryland” projecting sign. She wondered whether the sign would overhang the entire width of the sidewalk. Ms. Hains stated that the projecting sign is 5 feet wide; Mr. Bockmiller added that the sidewalk under the sign is at least 6 feet across. Mr. Gehr questioned what the texture will be on the exterior of the pedestrian bridge that will connect to the Board of Education’s building to the north. Ms. Hains indicated that this element will be a one-foot wide seamed piece (shown on page 14 of the manufacturers’ literature package in the meeting file) and resemble lap siding with tight joints. The pattern will be vertical.

Mr. Gehr noted that no major changes are proposed from what has been discussed with the commission at previous meetings. Ms. Green said the color of the tiles will be the same as the tiles presented at this meeting, however, the pattern may be tweaked. The First Hose Fire Company’s cornice overhangs the property line of the Maryland Theatre. The proposal is to clip the cornice that is on the Maryland Theatre’s property.

There were no comments or concerns about the site plan.

MOTION: (Wertman/Davis) 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 are listed in the package and all the materials in front of us are appropriate and it is generally going to be in harmony with the Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. It will depend on the resolution of the issue between the two adjoining properties of the cornice attached to one of the buildings. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2017-42.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Regarding the site plan:

MOTION: (Wertman/Davis) I'll move that we also approve the site plan for HDC Case 2017-42.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Concerning the status of their fundraising campaign, Ms. Green stated they have \$1 million committed to the project and anticipate raising another \$1 million by the end of 2017. Funding has been requested from the City of Hagerstown and from Washington County. With a July start date for construction, contracts will have to be signed in January 2018.

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS

- Ms. Davis will be out of town for the October 26 meeting.
- The Ravenwood Mansion (off of Frederick Street) will be holding an open house on Sunday, October 15.
- There is an event at the John Brown farmhouse outside of Keedysville on Saturday 9:00 a.m. until 3:00 p.m. (“John Brown to James Brown”).

ADJOURN

It was moved and seconded that the meeting adjourn (5:00 p.m.).

10/26/2017

Approved



Debra C. Calhoun – Secretary