

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, October 26, 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. 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.
- October 12, 2017.

**MOTION:** (Wertman/Allen) I move we approve (the minutes of September 28 and October 12, 2017).

**DISCUSSION:** Mr. Gehr noted a typo on page 5 (last line, last word should be “pattern.”

**ACTION:** APPROVED AS CORRECTED (Unanimous)

The chair suggested that Case No. HDC 217-43 could be moved to the Consent Agenda if there were not concerns about the application by commission members.

**MOTION:** (Wertman/Allen) I move to move Case No. HDC 2017 2017-43 to Consent.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

No one was present in opposition to or had any questions about this case.

**112 North Potomac Street – Haspel, McLead & Drawbaugh, P.C./Lisa Allen – Sign,  
Case No. HDC 2017-43.**

**MOTION:** (Wertman/Silas) Mr. Chairman, I have reviewed the materials submitted in Case HDC 2017-43 and its associated staff report and recommendations, and I have viewed the property in question. The staff report recommends approval of this application 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 this application. Therefore, I move that this commission adopt the staff evaluation and recommendation

in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2017-43.

**DISCUSSION:**

None.

**ACTION:**

APPROVED (Unanimous)

**DESIGN REVIEW**

None.

**WORKSHOP**

**31-33 South Potomac Street – First Hose Fire Company/Ray Lushbaugh and Blaine Snyder.**

Ray Lushbaugh, Secretary, First Hose Fire Company, 331 Radcliffe Avenue, Hagerstown, Maryland, and Blaine Snyder, First Hose Fire Company, 13902 Kellan Drive Hagerstown, Maryland were present.

Mr. Lushbaugh stated that the fire company wholeheartedly endorses the Maryland Theatre expansion project; however, they have concerns about their cornice. According to a text the fire company received from the executive director of the Maryland Theatre, the cornice on the north side of the fire company's building will need to be removed because the theatre is contending that the cornice overhangs the Maryland Theatre's property. The fire company believes that removing the cornice will compromise their building which was built in 1815 in order to build a brand new building. Mr. Bockmiller clarified that the building was built in the 1880s.

The fire company asked the commission to let them know how historic the cornice feature is. A possible solution would be to recess the brick of the new building to go around the fire company's cornice. They said they were not consulted by the theatre to provide input on how to work around issues between the old building and the new building.

Mr. Bockmiller stated that the Planning Commission approved the site plan and the final plat for this project at their October 25 meeting. Mr. Gehr advised the fire company representatives to contact the Maryland Theatre's architect to get more information about their plans. Another concern of the fire company is that they want assurances that their building will be protected during construction. They have many fire-related artifacts that are displayed in their museum on the north side of the building. Mr. Bockmiller explained that the Historic District Commission deals with the review of architectural features.

The Maryland Theatre presented the designs for final approval by the HDC a few weeks ago and the cornice issue came up. At the time, staff and commission members advised the theatre and

their architect that the HDC does not get into property line issues, and advised them to work the issues with the fire company. The approved design assumed they could do anything within the footprint of the theatre's property. When it comes to a contest between property owners, both parties need to settle the disagreement among themselves and/or with their attorneys.

As far as the cornice, Mr. Gehr stated that the cornice on the front needs to remain. If the back side is modified he would have no objections to removing it at the corner as long as it wraps around the corner of the building.

The fire company representatives noted there are two chimneys attached to the fire company building and the fire company does not know which property they belong to. Mr. Gehr advised them to determine if there is a connection between the chimneys and the fire company's building. He also advised them to find out from the Maryland Theatre how the roof will be connected to the brick at the back of the fire house property. Any exposed walls belonging to the fire company's building after the McBare Building is demolished will need to be protected against water damage.

### **NEW BUSINESS**

- Ms. Allen pointed out that the Maryland Historic Trust newsletter did not mention Hagerstown on the list of Main Street applications for grant funding. Ms. Wertman will check with Amanda Whitmore with the City—it could be the City just received grants.
- Ms. Allen stated it would be possible that state tax credit will probably be reduced or cut with the new federal budget.

### **OLD BUSINESS**

- Ravenswood Tour. Mr. Bockmiller attended the open house last weekend. He reported that the work the new owners did was more renovation than restoration, although much of the historic materials were salvaged (fireplaces, staircases, floors). This could be a possible Historic Preservation Award nominee in 2018.
- John Brown/Kennedy Farm. Mr. Gehr reported that these owners did a good job of fixing the building and preserving it. The work was done by a private entity with no public funding.
- A commission member suggested that Hagerstown could back the idea of recreating historical events with period costumes as an “event.”

**ANNOUNCEMENTS**

- There will be only one meeting in November and one meeting in December.
- Mr. Bockmiller has resumed his work on revising the Design Guidelines. He hopes to have a first draft to the commission for review in the next few months.

**ADJOURN**

It was moved and seconded that the meeting adjourn (5:13 p.m.).

11/9/2017

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Approved



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Debra C. Calhoun – Secretary