

Chad Crumrine, vice chair, called the meeting to order at 4:00 p.m. on Thursday, April 11, 2019, 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, M. Chilton, S. Silas, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

**APPROVAL OF MINUTES:**

March 28, 2019:

**MOTION:** (Silas/Allen) So moved (to approve the minutes).  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

**148 North Potomac Street – Bob Jones – New Lighting, Case No. HDC 2019-14.**

No one was present with concerns about these cases; commission members had no concerns.

**MOTION:** (Wertman/Silas) Mr. Chairman, I have reviewed the materials submitted in Case HDC 2019-14 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 the commission adopt the staff evaluation and recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case HDC 2019-14.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

Staff introduced and welcomed the commission’s new member, Matthew Chilton. Mr. Chilton filled the vacancy created by Samantha Kreiger’s resignation.

**DESIGN REVIEW**

**201-229 North Potomac Street – Frederick, Seibert & Associates, Inc./Zion Reformed Church  
– Parking Lot Site Plan, Case No. HDC 2019-12.**

Fred Frederick, President, Frederick, Seibert & Associates, Inc., 128 South Potomac Street, Hagerstown, Maryland; Mrs. Becky Owens and Mr. Ken Shaffer, were present on behalf of Zion Reformed Church.

Staff Report: Zion Reformed Church would like to expand its parking lot behind the former Christian Science Reading Room. The church recently acquired the property and received a special exception from the Board of Zoning Appeals to create a parking lot for the church behind the former reading room. The existing lot will be incorporated into the new lot to provide 40 parking spaces for Zion Reformed Church. Staff recommended approval.

The new parking lot will straddle both properties. The former Christian Science Reading Room was purchased by members of Zion Reformed Church. There will be an easement across most of the back yard so the church can use the parking spaces along with the tenants of the apartment. The new parking lot will not be visible from public ways.

Applicant/Commission Discussion: Mr. Frederick explained that the parsonage (south of the Reading Room) already has parking behind it. The addition of the Reading Room property will create better circulation. Currently there are 17 spaces and this improvement will increase the number of parking spaces to 40. The parking lot will not be visible from North Potomac Street. Mr. Bockmiller added that there will be a connection to the call center property along the northern property line. There is a “handshake agreement” between the Zion Reformed Church/Christian Science Reading Room that allows the call center to use the church and reading room parking. Access to the church parking lot stands alone and is not dependent upon access from the call center. There is a masonry wall which will mostly be removed and the area graded to allow handicap access to the proposed apartment building. Access from the parking lot to the alley on the west side will not be feasible due to the grade difference.

Mr. Bockmiller noted that a site plan will need to be reviewed by the Planning Commission.

**MOTION:** (Wertman/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 it is not visible from public ways and it will make everything smoother and a little easier to get in and out; and is generally in harmony with the Architectural Design Guidelines for the Potomac-Broadway Historic District and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2019-12.

**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**82 West Washington Street – Bryan Center, LLC – Replacement Windows,  
Case No. HDC 2019-13.**

Brian Beard, new owner of the Bryan Center, 82 West Washington Street, Hagerstown, Maryland, was present.

Staff Report: This building is a B resource in the Downtown Local Historic District. Applicant proposes to replace the alley side and rear windows (87 windows total) with Norandex 3000 white vinyl windows. This window model was previously approved by the commission for another project. The existing windows have no grids and none are proposed for this replacement project. The rear of the Bryan Center is visible at a distance from West Franklin Street. Staff recommended approval but noted that the first stack of windows on the side nearest the front of the building are somewhat visible from West Washington Street. The windows being replaced are not historic. There are storm windows and the arches will be kept according to the applicant.

Applicant/Commission Discussion: Staff noted that the first three floors of the front façade, including the windows, were modified about 40 years ago. Staff had no information on what the historic windows looked like. Given the age of the building (circa World War I), the fact that it is a commercial building, and the size of the windows, they probably did not have grilles. The existing framing in the archway and in between the two panes will remain. There are existing storm windows on top of the wood windows. Mr. Beard had nothing to add. There were no additional questions or comments by the Historic District Commission.

**MOTION:** (Silas/Wertman) 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, architectural detailing, windows are generally in harmony with the Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2019-13.

**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

Mr. Beard asked about replacing the front windows and the existing storm windows. Mr. Bockmiller advised that the HDC takes into account visibility and the front will be scrutinized more closely than the sides of the building covered under the above Design Review application. Modern materials would still be acceptable, however, the model selected will be looked at more closely by the commission. It will depend on the model chosen. Ms. Allen stated

that the owner will need to take into account the details around the windows. Mr. Beard stated he has photos of the historic storefront on this building. Mr. Bockmiller stated that the HDC's main concern will be whether the chosen window is a quality product and that the details of the proposed window closely approximate the historic windows.

**58 South Potomac Street – MSB Architects – Revisions to Previously Approved Renovation Project, Case No. HDC 2019-15.**

The applicant was not in attendance. The commission deferred its review to later in the meeting in order to give the applicant a chance to be present.

**WORKSHOP**

None.

**NEW BUSINESS**

- Bylaws. Mr. Bockmiller announced that the commission's bylaws are out of date and need to be revised to reflect the current practices. The Planning Commission recently went through a similar exercise and added procedures that were not common when the bylaws were first adopted in 1987. Staff will work on a draft and bring it back for the commission's perusal.

**OLD BUSINESS**

Preservation Awards. Mr. Bockmiller indicated that staff looked through the case log for the last 18 months and no outstanding projects were discovered with the exception of The Masonic Lodge. The Lodge replaced their windows last year, however, they have not finished the overall project. Commission members agreed to wait until next year to award Preservation Awards since there will be a large number of worthy projects next year.

66 West Washington Street. Ms. Allen noted that the area has been fenced where the former Delta Hosiery building was located. Mr. Bockmiller reported that the owner may start on this once the Hamilton Hotel is complete. Mr. Bockmiller noted that when the Delta Hosiery building was demolished, the demolition exposed the Tybeck on the adjacent building owned by the Shaools. The Azadis and the Shaools need to cooperate to come up with a plan to fix this damage which will require HDC review and approval.

**DESIGN REVIEW - Continued**

**58 South Potomac Street – MSB Architects – Revisions to Previously Approved Renovation Project, Case No. HDC 2019-15.**

Janelle Horst, MSB Architects, 1165 Imperial Drive, Suite 208, Hagerstown, Maryland, was present.

Staff Report: This building is a B resource in the Downtown Local Historic District. The applicant received approval in 2018 to construct a 46’8” x 42’2” two-story addition with flat roof on the east side of the property where the existing Beer Garden is located. Since the current Design Review application was submitted, the applicant has come back with additional minor revisions to the proposed configuration of windows and doors on the south (Antietam Street) and east facades of the building. Materials will be consistent with past approvals. Staff recommended approval. All modifications required in the original approval remain in place.

Applicant/Commission Discussion: Ms. Horst indicated that the fire escape on the second floor will remain; the fire escape on the third floor that runs past the dormers will be removed. The reason the windows are being moved closer together is due to plans for the adjacent property. The new owner could cover the windows up with development on that property. Bunching them up would allow the owner to enjoy the windows for a longer period. The proposed Hardiplank material is new on the east façade. The only changes are to the right half of the new façade. Ms. Horst stated that there will be a different manufacturer for the windows on the east side. These windows need to be fire rated so they will be all metal.

**MOTION:** (Wertman/Silas) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these new plans the project is still compatible with the character of the district for the reasons that everything is generally going to be in harmony with Architectural Design Guidelines for the Downtown Historic District and the character of the adjoining properties. Therefore, I move the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2019-15.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**ANNOUNCEMENTS**

- There will be no meeting at the end of April.

**Historic District Commission  
MINUTES**

**April 11, 2019  
City of Hagerstown, Maryland**

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**ADJOURN**

It was moved and seconded that the meeting adjourn (4:50 p.m.).

5/23/2019

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Approved



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Debra C. Calhoun – Secretary