

Michael Gehr, chair, called the meeting to order at 4:00 p.m. on Thursday, May 9, 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, C. Crumrine, R. Powell, and S. Silas. S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Department.

APPROVAL OF MINUTES:

April 11, 2019:

The minutes from April 11 will be considered at the next meeting.

CONSENT AGENDA

**50 West Washington Street – City of Hagerstown/Rodney Tissue – Expand Stage,
Case No. HDC 2019-17.**

**4 South Potomac Street – Century Graphics Group, LLC, d/b/a Sign Here – Sign and
Window Lettering, Case No. HDC 2019-18.**

**2 South Potomac Street – Cannon Coffee, LLC – Sign and Alterations,
Case No. HDC 2019-19.**

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

MOTION: (Crumrine/Silas) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2019-17, for 50 West Washington Street, HDC 2019-18, for 4 South Potomac Street, and HDC 2019-19, for 2 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 to the applicants for Case Nos. HDC 2019-17, HDC 2019-18, and HDC 2019-19.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

158 South Prospect Street – Stephen B. Sagi – Rebuild Rear Porches, Case No. HDC 2019-16.

The applicant not present. Commission members decided to wait until after 4:30 p.m. in case the applicant did not realize the meeting started at 4:00 p.m.

951 The Terrace – James Van Wynen – Atrium Alterations, Case No. HDC 2019-20.

Mr. Gehr recused himself and did not participate in this discussion. Mr. Crumrine assumed the chair.

James Van Wynen, 951 The Terrace, Hagerstown, Maryland, owner of the property, was present.

Staff Report: This building is a B resource in the Oak Hill Local Historic District. The owner of the property is proposing to modify the existing glass atrium by moving it forward 36 to 48 inches to the portico columns. The existing panels and steel framing will be reused; two new panels of glass will be added on the roof to cover the extension. All but the middle section of metal railing along the edge of the stone walkway in front of an inward swinging door will be removed. (The original atrium addition was approved by the Preservation Design District Commission in March 2006 under Case No. PDDC 2006-13.) Staff recommended approval. This portion of the house is marginally visible from Forest Drive. Staff noted that the proposed work is on the back of the house and the lot is surrounded by streets on three sides.

Applicant/Commission Discussion: Mr. Van Wynen was present. The entire gable front will move forward and the side doors will move out. The central part of the railing will remain. The only new materials will be the glass panels on the roof extension and behind the peaked wall that will be moved forward. Mr. van Wynen may decide to use the gates in place of the metal railing and amended his application to include use of the gates in place of the railing if he decides to go in that direction.

MOTION: (Silas/Powell) 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, roof, windows, general form and proportion, are generally in harmony with the Architectural Design Guidelines for the Residential Preservation Design 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 2019-20.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Mr. Gehr re-assumed the chair.

WORKSHOP

None.

NEW BUSINESS

335 Jonathan Street. Commission members and staff discussed the current controversy over the proposed demolition of this property. There is no historic district overlay in place on Jonathan Street so the Historic District Commission will not be reviewing this. The commission may be consulted about creating a Jonathan Street National Register District or a Jonathan Street Local Historic District; however, staff was skeptical that anything would come of that. The Mayor and Council postponed the demolition of the building until the neighborhood's structural engineer has a chance to look at the building. Economically it may be prohibitive to stabilize the structure and fix it up. The property is owned by a defunct limited liability corporation. The City obtained a court order to remove the blighted building, which has been on a list of blighted buildings for approximately ten years. In another section of Jonathan Street, an 1840s-era house is slated for demolition in the 400 block because the building is beyond its life expectancy and a police cruiser recently hit it and exacerbated the problem.

Doleman Black History Museum. Ms. Allen asked if there is any update on the progress of establishing the Doleman Museum. Staff indicated that the City is getting ready to help out with funding, but the organizers would have to have a plan for steady progress on establishing the museum. The building (the former Coca-Cola Bottling Company building) is solid but will require substantial investment in bringing the building up to code since the prior use was a warehouse.

Stadium. The Stadium Authority presented its findings to the Mayor and Council on Tuesday, May 7. The Authority began with a list of ten or eleven potential sites and winnowed the list to three sites. One site is partially in the Downtown Historic District and two sites are not in a historic district. The favored site is near the Herald Mail; the others are behind the Post Office and at the current location of the Central Parking Lot.

OLD BUSINESS

- The fifth annual Memorial Park ceremony is Saturday, May 18, at 10:00 a.m. This year's honorees are Ann Smith and Florence MacMichael.
- New City Administrator, Scott Nicewarner. Sworn in on Tuesday.

ANNOUNCEMENTS

None.

DESIGN REVIEW

158 South Prospect Street – Stephen B. Sagi – Rebuild Rear Porches, Case No. HDC 2019-16.

The applicant did not appear. The case was postponed until the May 23 meeting. Staff noted that the 45-day time limit for this case expires on May 28.

ADJOURN

It was moved and seconded that the meeting adjourn (4:40 p.m.).

5/23/2019

Approved



Debra C. Calhoun – Secretary