

**Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, November 13, 2014, 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, S. Silas, P. Reed, and M. Wertman. S. Bockmiller, Development Planner/Zoning Administrator, and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Division.**

At the suggestion of the chair, Case No. HDC 2014-50 was moved to the consent agenda.

**MOTION:** (Wertman/Silas) I move we move it up.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**APPROVAL OF MINUTES – July 24, 2014 and August 14, 2014**

**MOTION:** (Davis/Wertman) So moved (to approve minutes from July 24 and August 14, 2014).  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

(Dr. Reed arrived.)

**CONSENT AGENDA**

**43-47 West Washington Street, Rear – City of Hagerstown – Landing,  
Case No. HDC 2014-49.**

**49 South Potomac Street – Hamad Abuziyad – Fence and Deck, Case No. HDC 2014-50.**

There were no objections or comments by the commission or from the audience.

**MOTION:** (Wertman/Davis) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2014-49 and HDC 2014-50, 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 Cases HDC 2014-49 and HDC 2014-50.

**Historic District Commission  
MINUTES**

**November 13, 2014  
City of Hagerstown, Maryland**

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

**DESIGN REVIEW**

**21 South Potomac Street – The Maryland Theatre Association, Inc. – Sign and Grant,  
Case No. HDC 2014-41.**

Jessica Green, The Maryland Theatre, 21-27 South Potomac Street, Hagerstown, Maryland, was present on behalf of the applicant.

Staff Report: The front of this building is an E resource; however, the theatre itself is an A resource in the Downtown Local Historic District. Applicant proposes to install three 8-foot, 11.5-inch tall and 7-foot, 11.25-inch wide multiple density overlay panels, one in each arched doorway opening on the plaza. Signs will not be illuminated. In addition, the applicant is requesting grant funding for these signs. Staff recommended approval since the outside of the building is not historic.

Applicant/Commission Discussion: Ms. Green had nothing to add to the staff's presentation. They would like to replace the existing signage since it has no text and does not identify The Maryland Theatre. The existing signs are banners which are several years old and beginning to fade. The new signs will measure the same as the existing banners. Mr. Bockmiller recommended that the commission's motion mention that the new signs will match the size of the existing banners.

There were no comments or questions by the HDC.

**MOTION:** (Wertman/Silas) Mr. Chairman, I have inspected the project plans and the property in question, and if constructed in accordance with these plans, being that the size of the new permanent signs will be the same size as the banners that are currently there, the project is compatible with the character of the district for the reasons that the setback is actually a modern construction, and the materials go along with what is already in the district, and everything will generally be in 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 for the applicant of Case No. HDC 2014-41 and the accompanying grant application.

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

**26 East North Avenue – Sarah A. Viera – Pergola, Case No. HDC 2014-48.**

Sarah Viera, 26 East North Avenue, Hagerstown, Maryland, was present.

Staff Report: This house is a B resource in the Potomac-Broadway Local Historic District. Applicant has begun work on an attached rear porch roof as an extension to a back porch. Construction materials include 2 x 10-inch roof trusses, 4 x 4 posts held up by double-sided 2 x 10 beams. Roof is made of clear corrugated plastic. Staff recommended approval, provided the support post closest to the alley is removed. Rear porch is only marginally visible from East North Avenue.

Applicant/Commission Discussion: Ms. Viera stated that the post in question will be removed and relocated next to “the third one.” She assured the commission that the post will not extend beyond the side of the house.

There were no comments or questions by the HDC.

**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 is actually a modern construction, and the materials go along with what is already in the district, and everything will generally be in 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 for the applicant of Case No. HDC 2014-41 and the accompanying grant application.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**WORKSHOP**

None.

**NEW BUSINESS**

**Special Election – Vice Chair.** With the resignation of Vickie Felmet last month, the commission lost its vice chair. The floor was opened up for nominations to fill the vacant position.

**MOTION:** (Silas/Wertman) I nominate Christina Davis.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**2015 HDC Meeting Schedule.** Commission members had no corrections to the 2015 meeting schedule.

**Commission Workshops.**

- Ms. Davis suggested that put together a presentation on state grants for projects in historic districts. If the commission was better informed about these programs, it could pass along tax credit advice to applicants.
- Mr. Gehr noted that several months ago the commission discussed asking the Maryland Historical Trust in to conduct an education seminar. Staff promised to make inquiries into a possible seminar.

It was noted that these educational opportunities could be used toward the Certified Local Government educational requirements.

**OLD BUSINESS**

**Proposed Amendment to HDC Membership Requirements.** Mr. Bockmiller noted that one of the amendments being proposed as part of the 2014 Land Management Code Amendments is loosening the HDC membership requirements. Current requirements are stricter than state law. As proposed, two of the seven voting member slots could be filled by nonresident members. The City Attorney has researched the law and believes that City could loosen membership requirements.

**ANNOUNCEMENTS**

- Mr. Bockmiller introduced Chad Crumrine who will be sworn in as a new HDC member in the next few weeks. Mr. Crumrine told the commission that he is currently working at the C & O Canal Headquarters in a one-year internship program. He has a background in history and is interested in learning more about Hagerstown.

**ADJOURN**

It was moved and seconded that the meeting adjourn (approximately 4:58 p.m.).

2/12/2015  
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Approved

  
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Debra C. Calhoun – Secretary