

Christina Davis, vice chair, called the meeting to order at 4:30 p.m. on Thursday, August 13, 2015, 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, P. Reed, S. Silas, and M. Wertman. P. Nigh was present representing the Mayor and City Council. S. Bockmiller, Development Planner/Zoning Administrator, and D. Calhoun, Secretary, were present on behalf of the Planning and Code Administration Division.

**APPROVAL OF MINUTES – May 28, 2015; June 11, 2015; June 25, 2015; and July 9, 2015:**

Anticipating his absence, Mr. Gehr emailed in a change to page 2 of the May 28, 2015 minutes. The last sentence under “Commission/Applicant Discussion” should read: “Mr. Smith indicated that this window model can do that and *the meeting rail division* can be customized to whatever is required.” There were no changes to the minutes of June 11, June 25, or July 9.

**MOTION:** (Silas/Allen) Motion to approve (as amended).  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

None.

**DESIGN REVIEW**

**927-929 Oak Hill Avenue – Paul Johnson – Front Porch Alteration, Case No. HDC 2015-24.**

Paul Johnson, 14701 Rice Road, Hancock, Maryland; and Varner Paddack, property owner, were present.

Staff Report: This is a “B” resource in the Oak Hill Local Historic District. Applicant is proposing to wrap the fascia on the front porch with aluminum. Wrapping this feature in aluminum is inconsistent with the Residential Design Guidelines. This was discussed in workshop. Staff recommended that if the HDC is inclined to approve wrapping the fascia that the justification should be tailored to a uniqueness of this situation to warrant deviation from the design standards.

Applicant/Commission Discussion: Mr. Johnson told the commission that he is attempting to preserve what is underneath, including the wooden slats. If he tries to remove the fascia it will get into the rafters and beyond. He might as well replace the entire porch. Wrapping the fascia will prevent what is there from deteriorating any further. All elements proposed for wrapping would be completely dry before being wrapped.

Aluminum wrapping on the columns will be removed. Mr. Bockmiller noted that the application is for wrapping the fascia only. The molding is one piece. Ms. Allen asked about the amount of damage could be contained. Ms. Wertman wanted to make sure that the wood is not soft. Mr. Johnson said he cannot replace what is there years ago to an exact science.

Mr. Silas made a motion to approve prefacing the motion with the understanding that the rationale behind doing this is that removing the metal wrapping would jeopardize the structural integrity of the porch as opposed to just making it look nice.

**MOTION:** (Silas/Wertman) Ms. Vice Chair, 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 reason that the materials, general form and proportion, are generally in harmony with the Architectural Design Guidelines for the Residential Preservation Design Districts and the character of the adjoining properties. Therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2015-24, with the notice that this is being done to prevent further structural damage.

**DISCUSSION:** Dr. Reed stated that the motion needs to acknowledge that the proposed treatment does not meet the commission’s guidelines, but because of the special circumstances the commission will allow it. Mr. Silas added to his motion that the proposed work does not meet the current guidelines and that this rationale is strictly for structural integrity. Ms. Wertman seconded the amendment.

**ACTION:** APPROVED (Unanimous)

**170 West Washington Street – City of Hagerstown – Alterations, Case No. HDC 2015-25.**

Tim Young, Parks and Engineering Department for the City of Hagerstown, and Christopher Weir of MSB Architects, 1165 Imperial Drive, Suite 208, Hagerstown, Maryland, were present on behalf of the City of Hagerstown, property owner.

Staff Report: This is a “B” resource in the Downtown Local Historic District. The City is proposing the following work which has been discussed in previous workshop sessions:

- Demolition of small, one-story room at rear.

- Temporarily board up exposed windows and doors behind the demolished room.
- Approve new windows in demolished area to match those previously approved for remainder of building, to be installed when budget allows.
- Brace chimney on North Prospect Street side of building.

Staff recommended approval of the application. Currently exterior renovations are underway. Staff noted that the portion of the building proposed for demolition most likely was a porch at one time. In the location of the demolition there are interior windows and a door which will be exposed and replaced at a later date. The same windows as were used on the rest of the building will be used for the replacement windows. In the meantime, until the windows and door can be replaced, the openings will be boarded up. The chimney is in an advanced state of deterioration. The City is proposing to build a cricket behind the chimney to provide additional structural integrity and provide a stable feature to tie the chimney into.

Applicant/Commission Discussion: Mr. Young stated that the plan is to grab the chimney from the back and stabilize it. The cricket will be attached to the mansard roof and will be covered with slate to match the existing mansard roof. The applicant amended the application to add the cricket. Ms. Allen noted that Hagerstown has many of these decorative chimneys—they must have been a popular architectural feature at one time. Mr. Weir provided a more detailed drawing for the cricket from the structural engineer.

**MOTION:** (Wertman/Silas) Ms. Vice Chair, 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 reason that the chimney will be braced and preserved and will stay in place it will blend into the roof; the materials will be similar to what is already there; and the shed coming off in the back will make the building better as well so the architectural detailing part of the roof and then also the windows that were previously approved because they want to use the same ones for future planning are all generally 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 to the applicant for Case No. HDC 2015-25.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**64 East North Avenue – Petrie Hallahan-Tibbs – Rear Porch Alterations,  
Case No. HDC 2015-26.**

The applicant was not present. Commission members agreed that this case should be moved to the Consent Agenda since there were no issues and staff recommended approval.

**MOTION:** (Wertman/Silas) I move that we move HDC 2015-26 to Consent Agenda.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

**64 East North Avenue – Petrie Hallahan-Tibbs – Rear Porch Alterations,  
Case No. HDC 2015-26.**

**MOTION:** (Wertman/Silas) I move to approve the Consent Agenda Case HDC 2015-26.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**WORKSHOPS**

**920 The Terrace – Damien Myers – Chimney Removal.**

Damien Myers owner of 920 The Terrace was present for advice from the commission on removing the deteriorating chimney on the left side of the house. Bats are entering his house via the chimney and there are water issues. He indicated that he has shingles that match the roof to cover the area where the chimney would be removed. It is not a working chimney so the roofing contractor’s mason recommended that it be removed. Mr. Myers was concerned that if the chimney toppled over it could damage his neighbor’s house.

Commission members had concerns about the proposal to remove one of the chimneys citing the symmetry of this house; removing the chimney would throw the balance off. Since it is a simple box-shaped chimney it should not be too expensive to repair it. The chimney was identified as a significant feature to the architecture of the house. It can be closed off so it is not functional, just cosmetic. Commission members were not in favor of recommending to the property owner that he remove the chimney. Mr. Myers should look into repairs instead. If the chimney is replaced exactly the way it is now, no HDC approval would be necessary.

**120 East North Avenue – Stephanie Craft – Front Porch Alterations.**

Stephanie Craft, owner of the property, needs to repair the front porch of this building. Plans are to replace the existing plywood floor with mahogany tongue-and-groove flooring; replace the existing tar roof with rubber roofing. The neighbor on the other side of this duplex received approval from the HDC to replace the porch roof with a rubber roof; replace one of the front

porch columns and repair the other column. The new column will be a clamshell with a sealed seam. The new column will be painted. There is a railing on the front stairs that needs to be replaced. Mr. Bockmiller suggested that the railing could be reused, removed without replacement, or replaced with a simple, black tube rail, which would be less obvious than a painted wood rail. Ms. Craft noted that the original bead board on the porch ceiling has cracked. They plan to repair the bead board on their side of the porch and it will be varnished after it has been repaired.

Commission members had no additional comments. Ms. Craft will file an application for the next meeting. The City issued a notice for this work to be completed by early September so she needs to keep making progress on the repairs.

**NEW BUSINESS**

None.

**OLD BUSINESS**

None.

**ANNOUNCEMENTS**

- Antietam Cable is presenting a series of videos dealing with the Civil War in Washington County on Saturday at the Washington County Free Library. At the conclusion of the videos, there will be exhibitors. The event will be held in the Library's Community Room between 10:00 a.m. and 4:00 p.m.

**ADJOURN**

It was moved and seconded that the meeting adjourn (5:15 p.m.).

8/27/2015

Approved



Debra C. Calhoun – Secretary