

Michael Gehr, chair, called the meeting to order at 4:30 p.m. on Thursday, September 12, 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, 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:

July 25, 2019 and August 22, 2019.

- MOTION:** (Allen/Silas) So moved (to approve the minutes).
DISCUSSION: Mr. Gehr noted a typo in the July 25 minutes on page 4, last full paragraph (“selectin” should be “selection”). The motioner and seconder agreed to the correction.
ACTION: APPROVED AS CORRECTED (Unanimous)

CONSENT AGENDA

831 Oak Hill Avenue – Justina and Andrea Aragon – Revisions to Previously Approved Deck Project, Case No. HDC 2018-18.

- MOTION:** (Silas/Chilton) Mr. Chairman, I have reviewed the materials submitted in Case No. HDC 2018-18, 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 recommendations in this case as its own and grant a Certificate of Appropriateness to the applicant for Case No. HDC 2018-18.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

None.

WORKSHOP

**43-47 West Washington Street – Rodney Tissue/City of Hagerstown – Proposed
Façade/Street Wall.**

A concept has been received for the façade/street wall for the northern extension of the Cultural Trail to West Washington Street. The historic building was recently torn down because of its deteriorated state. In the past the Historic District Commission (HDC) has expressed concerns about the loss of buildings and the importance of maintaining the historic street wall in the downtown area. Staff reviewed a number of options and noted that cost is part of the consideration. There are historic photos of the building that was removed.

The proposed concept is a two-story approximation of what the building looked like in the 1830s to 1850s before the third floor was added. The windows are not symmetrical on purpose in that measurements of the existing façade were taken before the original building was demolished. The widths and separations match the original facade. The bottom left “storefront” window will have a precast concrete knee wall; the bottom right “storefront” window will be the entrance to the park.

Janelle Horst and Brianna Blackaby of MSB Architects were present. The proposed brick pattern is speculative in that the building had been painted many times over the years making it difficult to discern the original brick pattern. They are not fixed on the proposed pattern and could use a different pattern if the commission desired. The new façade will not be painted.

Mr. Bockmiller noted that several interpretive markers are planned for this portion of the Cultural Trail, including a photograph of the three-story Civil War-era façade. No images exist of the original façade prior to the circa 1860 third-floor addition. Mr. Tissue added that there is funding available for a piece of public art in the easternmost “storefront” window.

Mr. Gehr had concerns about wind loads. With the number of openings in the wall it will be difficult to reinforce it. The wall would also be susceptible to water absorption since it will be exposed on both sides. Mr. Bockmiller asked the architects how they determined where to locate the pedestrian door, which is shown on the concept off center. Ms. Horst and Ms. Blackaby stated that the location was based on measurements before the façade came down. Concerning preventing birds from roosting on the many window openings, Mr. Tissue stated that they will be using deterrent features.

Overall the HDC had no comments or concerns about the proposed concept for the street wall. Procedurally, the design review could be held independently or it could be rolled into the site plan which the HDC will have to approve.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS

- Ms. Allen inquired about the use of a building on West Franklin Street located across from the Broad Axe.
- Ms. Allen asked whether anyone know of someone interested in partnering on a historical rehab project outside of Washington County.

ADJOURN

It was moved and seconded that the meeting adjourn (5:00 p.m.).

9/26/2019

Approved



Debra C. Calhoun – Secretary