

**Historic District Commission
MINUTES**

**September 26, 2019
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:28 p.m. on Thursday, September 26, 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, 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:

September 12, 2019.

MOTION: (Silas/Allen) Move to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

**63 East North Avenue – Andrea Towe/LB Home Improvements – Fence,
Case No. HDC 2019-34.**

MOTION: (Silas/Powell) Mr. Chairman, I have reviewed the materials submitted in Case No. HDC 2019-34, 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 2019-34.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

**43 South Prospect Street – Sally Beaver Condominium Association – Façade Repairs,
Case No. HDC 2019-35.**

Ron Ginste, Sally Beaver Condominium Association, 43 South Prospect Street, Hagerstown, Maryland, was present.

Staff Report: This building is a contributing resource in the Prospect Street Local Historic District. The applicant is proposing the following repairs to the basement level on the West Antietam Street elevation:

- Installation of a custom-fabricated metal cover to prevent water infiltration into the interior masonry of the West Antietam Street wall (18 gauge galvanized sheet metal flashing, 24 inches x 45 feet).
- Seal existing cracks around the perimeter of the wall with polyurethane sealant to prevent water infiltration (100 linear feet at ¼-inch bead).
- Parge the West Antietam Street stoop to prevent further deterioration of the supporting cinder block (volume mix of 1:1.5:3 Portland cement, lime, sand and polyurethane sealant for cracks).

All work is proposed for the West Antietam Street façade. The repairs are proposed to address water infiltration issues along the West Antietam Street wall. (Further details are contained in the attached report in the meeting file). Staff recommended approval.

Applicant/Commission Discussion: Mr. Ginste noted there will be a number of issues they will need to address over the next few months. They have a short period of time to get the work covered under this application completed (work needs to be completed by January 10, 2020). Mr. Ginste asked the commission for guidance on the best materials to use for the flashing and the parging. Commission members recommended either stainless steel or galvanized flashing material. Concerning the parging material, Mr. Gehr advised Mr. Ginste to contact Steffey & Findlay for recommendations on the best material to use for the parging. Mr. Gehr also made recommendations on the best way to seal up the building to prevent moisture from getting into the masonry.

Mr. Ginste amended his application to state that the flashing will be equivalent to those listed in the application and that the surface coating will be parging and/or a liquid sealant coating. Mr. Ginste was instructed to provide manufacturer’s literature on his final selections for the flashing and parging for the record.

MOTION: (Silas/Allen) 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 reason that the materials, architectural detailing, general form and proportion are generally in harmony with the Architectural Design Guidelines for the Residential 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 2019-35.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

(Mr. Powell left the meeting; the quorum was lost.)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS

- Doug Carroll has purchased the “Pythias Castle” on West Franklin Street and has applied to the state for tax credits to rehabilitate the building. As a result, completion of the “Fire House” at 105-107 North Potomac Street has been put on indefinite hold until the purchase and financing of the “Castle” has been completed. Eventually, the Fire House and the Pythias Castle will be tied together as a complex.

ADJOURN

It was moved and seconded that the meeting adjourn (5:02 p.m.).

10/10/2019

Approved



Debra C. Calhoun – Secretary