

**Historic District Commission  
MINUTES**

**August 13, 2020  
City of Hagerstown, Maryland**

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Michael Gehr, chair, called the meeting to order at 4:32 p.m. on Thursday, August 13, 2020, in the Council Chamber, Second 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, D. Carroll (participated via Zoom), C. George, and R. Powell. 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 23, 2020.

**MOTION:** (Allen/Powell) So moved (to adopt).  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

**CONSENT AGENDA**

**831 Oak Hill Avenue – Andrea and Justina Aragon – Rear Patio and Front Porch Repairs,  
Case No. HDC 2020-27.**

**96 West Washington Street – Brian and Melissa Noel – Window Graphics,  
Case No. HDC 2020-28.**

**MOTION:** (Powell/Allen) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2020-27 and HDC 2020-28 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 2020-27 and 2020-28.

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

**DESIGN REVIEW**

**1003 The Terrace – Michael Green/Corey’s Construction – New Garage,  
Case No. HDC 2020-29**

Michael Green, Corey’s Construction, was present on behalf of the owner, Dr. Farah.

Staff Report: This property is a B resource in the Oak Hill Local Historic District. The owner of the property is proposing to construct a 1,800-square-foot, one-and-a-half story, detached garage with living space in the “bonus” area and an enclosed area on the deck providing enclosed access from the house to the garage. Materials will be as follows:

- CertainTeed “MainStreet” clapboard vinyl siding in Colonial White;
- CertainTeed “Carriage House” shingles in Sherwood Forest;
- ProVia Stone Terra Cut Slate;
- Gables will be siding on the left and stone on the right;
- Haas American Traditional Series 931 garage door in Mahogany;
- Owner will supply a six-panel steel fire door;
- Anderson 400 white windows;
- Six-inch white aluminum gutters;
- Norandex D5 white soffit;
- AZEK PVC white exterior trim.

The work will be minimally visible from public ways. Staff had no recommendation. This will be an oversized two-and-a-half-car garage with two garage doors, a steeply pitched roof, and a small amount of living space in the attic. The property is quite large and the Zoning Ordinance was recently amended to allow two-story, larger garages on properties over 20,000 square feet in area. Garages built under these regulations must meet principal structure setbacks and this garage meets those setbacks without any issues.

Staff provided copies of the application and attachments to Dr. Paula Reed, the HDC’s architectural historian. Dr. Reed generally found that the proposed garage is consistent new construction within the historic district. She did have several comments and suggestions that were forwarded to the Mr. Green to help make the new garage blend in better with the principal structure to which it is subordinate.

Commission/Applicant Discussion: Mr. Green addressed Dr. Reed’s comments. The existing glazed terra cotta roofing is no longer available. Her suggestion to use tan siding instead of white was brought up by the owner. Mr. Bockmiller noted that Mr. Green could amend his application and provide a copy of the manufacturer’s literature and/or a sample of the siding material for the record. Concerning the single gable on the right (eastern) side, that gable will be stone since it is

visible from the deck and the owner would prefer to look at stone from the deck. He will ask Dr. Farah if he would be agreeable to making the east side all stone.

Dr. Reed noted that the green shingles go a long way in helping the new roof on the garage blend in with the green tile roof on the primary structure. She asked Mr. Green what the actual color of the slate veneer will be due to the quality of the print out provided with the application. Mr. Green stated that the slate will be a tan/natural field stone color. Mr. Bockmiller asked about the elevation that shows a privacy fence around the deck. Mr. Green stated that the privacy fence is existing. The deck will be extended up to the garage. The owner needs access to the second floor living area from the deck. Mr. Bockmiller cautioned that the area in the attic is not a separate dwelling unit or livable space. Mr. Gehr pointed out that a landing may be required at the top of the steps per the Building Code.

There were no other comments. A final decision on the colors for the siding and the stone need to be provided for the file.

**MOTION:** (Powell/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 reasons that the setback, materials, architectural detailing, roof, windows, 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 2020-29.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

Mr. Green was encouraged to discuss Dr. Reed’s recommendations with Dr. Farah since her comments will help the new work blend with the historic primary structure. If Dr. Farah would like to incorporate these comments, the revisions can be added to an upcoming agenda as a consent agenda item.

## **WORKSHOP**

### **941 Forest Drive – Proposed Addition and Vinyl Siding.**

Michael Schwartzbeck, owner of the property was present. Mr. Bockmiller stated that staff was approached initially about adding a mother-in-law suite at the back of this cottage-style house and possibly re-siding the house with vinyl siding.

Mr. Schwartzbeck stated he is not “tied” to vinyl siding. The main focus is a proposed 24 x 24-foot addition for his ailing father. Mr. Bockmiller explained that additions should look different

from, but complement, the historic house. Any work to the historic part of the house would be held to a higher standard than new construction. However, any new construction would need to blend with the historic building.

Mr. Schwartzbeck stated that they are waiting for designs from their building contractor. The proposed addition would be off the back door. There is a bump out and the addition would have the same slope. The lot has frontage on Forest Drive and Woodland Way, however, due to the depth of the lot, the addition will be quite a distance from Woodland Way. Ms. Allen asked if the windows on the addition would match the existing windows. Mr. Schwartzbeck said the windows are new but were installed by the previous owner. Windows in the addition will match the windows on the existing house.

Concerning the siding, commission members suggested Hardiplank or brick; however, the Hardiplank would look more like the original wood siding. In addition, Hardiplank could be used on the entire house. Commission members suggested selecting a color that is compatible with the house and the neighborhood. Mr. Bockmiller noted that there are elements of the building that would need to be protected. Mr. Gehr suggested landscaping in the rear as well.

Mr. Gehr suggested another workshop once Mr. Schwartzbeck has drawings from his contractor. Mr. Bockmiller will discuss potential zoning issues with Mr. Schwartzbeck.

### **NEW BUSINESS**

Mr. Bockmiller stated that one of the recipients could not attend the ceremony—they will receive their certificate at the Mayor and Council meeting on Tuesday, August 18. Mr. George offered to represent the commission.

### **OLD BUSINESS**

None.

### **ANNOUNCEMENTS**

None.

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**ADJOURN**

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

8/27/2020  
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Approved

  
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Debra C. Calhoun – Secretary