

Draft Minutes

April 9th, 2012, New Town Hall, 7 p.m.

Present:

Commission Members: Hank Willard – Chair, Jay Hurley, Donna Northouse, and Alice Chakmakian

Secretary to the Historic Shepherdstown Commission: Angela Wilt

Zoning Officer: not present

Visitors: *Listed in sign-in sheet order, from the Z.O.'s notes, and from the recording:* Stephen Ayraud, (William) Bane Schill, Lorrie Schoettler, Wayne Wolk, and Robert Cronin.

A. Call to Order: Meeting called to order at 7:00 pm

B. Approval of Minutes: March 12, 2012

Motion by D. Northouse to approve as submitted; second by J. Hurley; unanimously approved.

Conflicts of Interest: J. Hurley is the owner of the mobile home park in application #12-17.

D. Visitors: *All visitors were present to speak to specific applications/agenda items or to observe.*

E. Applications for Consideration: *Listed here by numerical order, although the HLC may have taken them up in a revised order for the convenience of those present: (The numbers in parentheses following the introductory information are approximate discussion start times on the recording of the meeting for reference.)*

#10-12: *Philip Masemer; 201 North Princess Street; enclose a portion of the rear porch and repair and, modify the front porch – Still tabled: The Mayor has recommended that this application be removed from future agendas until something happens relative to it. Not discussed.*

#12-14: *Susan Wolcott for Yarnability; 219 S. Duke St.; Change paint colors on the trim and planter (43:28). The Applicant was not present. The HLC reviewed the color chips.*

Motion by A. Chakmakian to recommend approval; second by D. Northouse; unanimously approved.

#12-15: *Welcome Sign Project Team (Rotary) for the Corporation of Shepherdstown; West side of N. Duke St. at the Bavarian Inn property, close to the bridge; preliminary application to construct and display a welcome sign (5:56):* The Applicant was present and made a courtesy presentation: The Rotary Club and its Community Service Committee were contemplating how they could participate in the 250th Celebration of Shepherdstown. The Applicant stated they came up with two ideas, one being the parade, and the second being a welcome sign. The Applicant stated the welcome sign will be by the Bavarian Inn as you drive in from Maryland across the bridge. The Applicant stated the majority of the sign will be on Bavarian Inn property; however, part will rest on state property. The Applicant stated they have already received approval for the right of way variance from the State Department of Highways (WV DOH) and that the Rotary Club has begun fundraising efforts. The Applicant also indicated they will be meeting with Town Council to determine what authority they will have to act on the Town's behalf *[discussion scheduled for the 4-10-12 Council meeting.]* The HLC stated there are no specific provisions regarding this type of sign in the Ordinance, but they will be happy to look at the application.

Sign Clutter: The HLC expressed its concern about sign clutter in the area. The Applicant indicated they will try to consolidate the existing signs with the new welcome sign.

The HLC took no action on this preliminary application.

The Applicant also brought up their hopes to construct welcome signs on the other approaches to Town with character appropriate for each part of Town. J. Hurley expressed willingness to coordinate thoughts about design with the Applicant.

#12-16: *Stephen Ayraud; 105 W. Washington St.; Install exterior storm windows at entrance (sidelights and transom) and at one first floor window (22:05):* The Applicant was present and stated that he is overwhelmed by the traffic noise near his residence. He explained the proposed heavy ¼ in. acoustical glass and indicated that interior storm windows had been considered (and rejected because the heavy frames required would hide the historic interior trim).

The HLC found the application very well illustrated which was helpful. They expressed their understanding of the noise issues. The HLC stated their concern that the reflection from the exterior glass will hide the exterior trim on the house (as can be seen with the existing storm door) – a special concern with the historic wood panels on the sidelights. They discussed the possibility of storm windows over only the glazed area of the sidelights, but the Applicant responded with his opinion that approach would create even more jarring elements on the exterior than fully covering the sidelights. The HLC suggested reconsideration of the interior solution. The Applicant reminded the HLC that interior storms would hide the interior historic trim.

Motion by D. Northouse to recommend approval of the application; second A. Chakmakian. **The motion failed by a tie vote (2 ayes and 2 nays).**

Motion by H. Willard to recommend approval of the storm window at the window, but not at the transom or sidelights; second by J. Hurley; the motion passed 3 votes for and 1 against. D. Northouse stated her opposition to this decision.

#12-17: *Jay Hurley; 203 S. Mill St. Lot #4; Move small mobile home onto lot and install driveway, sidewalk, skirt, and outbuilding (45:38):* The Applicant was present as well as the tenant's father, Bob Cronin. Before recusing himself, Mr. Hurley explained the circumstances of the application stating that the camper is already in place and that a sidewalk, brick patio, and garden have been installed. (The new tenants were forced to move in too quickly to allow the customary one to two month approval period.) *[A double fee as penalty was paid.]* Mr. Hurley stated that, according to the Ordinance, he has two years to re-occupy this lot (following removal of the previous mobile home), or he will lose his rights to place a mobile home on it. The HLC stated that that is more of a Planning Commission issue than an HLC issue.

Size of the Mobile Home: The HLC remarked that the new unit seems more like a recreational vehicle than a mobile home. Mr. Hurley pointed out that the park was designed for small 45 ft. maximum length units, which have become increasingly hard to find in decent condition *[as required by the Ordinance]*. He also pointed out that the installed unit has been jacked up, permanently connected, and skirted like other mobile homes.

Before the motion was made, Mr. Hurley recused himself and left the room.

Motion by D. Northouse to recommend approval; second by A. Chakmakian; unanimously approved.

The HLC noted that their motion was not intended to comment on any of the specific Title 9 issues related to mobile homes.

After the vote was taken and the discussion was concluded, Mr. Hurley returned to the meeting.

#12-18: *William B. Schill & Deborah Hodge; 134 W. German St.; Demolish unsafe, dilapidated carport (18:43):* The Applicant was present. The HLC stated they thought the application spoke for itself.

Motion by J. Hurley to recommend approval; second by A. Chakmakian; unanimously approved.

Shepherdstown Historic Landmarks Commission – April 9th, 2012 Regular Meeting

#12-19: *Deborah Hodge; 134 W. German St.; Replace existing business sign with similar new sign with modified lettering (20:14):* The Applicant's husband was present and stated that the original sign reading "A Taste of France" had led people to believe that it was a restaurant. The new sign will read "European Elements."

Motion by A. Chakmakian to recommend approval; second by D. Northouse; unanimously approved.

#12-20: *Louie "Tom" Sanders; Adjacent to 331 W. High St.; Construct a new modular house on a presently vacant lot (40:50).* The Applicant was not present. The Secretary indicated he had requested by phone call that the application be tabled at this time.

Motion by J. Hurley to table the application; second by A. Chakmakian; unanimously approved.

F. Workshop Session: None scheduled for this meeting.

G. Review of Planning Commission Actions on HLC Recommendations: No discussion.

H. Continuing Business:

6. Shepherdstown Semi-Quincentennial (SQ250) (54:15): J. Hurley presented the final product and stated that this was an incredible, but fun challenge. The HLC was very pleased with the outcome of the poster and discussed the marketing effort briefly. (Roughly 230 must be sold to break even.)

I. New Business: *No items identified by the Agenda.* No discussion.

J. Administrative Reports: *No items identified by the Agenda.* No discussion.

K. Non-Agenda Items: *There were no non-agenda items brought up.* No discussion.

L. Adjournment: 7:55 pm

Submitted by,

Angela Wilt, Secretary to the HLC