

SHEPHERDSTOWN HISTORIC LANDMARKS COMMISSION

Monday, June 9, 2025

6:00 p.m.

TOWN HALL

104 NORTH KING STREET

In attendance: Chair Keith Alexander (KA), Carmen Slater (CS), Rebecca Bickler (RB), Tom Mayes (TM)

In absentia: Architectural Consultant Jim King

In audience: Emmanuel Spanos (25-08), Kameron Turner (25-14), Valerie and Tre Lapole (25-15), Nicholas Landon (contractor) & Lauren and Jason McAlee (314 N Princess St. workshop), Jim Auxler (former Mayor of Shepherdstown)

1. Call to Order: Call to order at 6:01

2. Approval of Minutes: May 12, 2025: No comment, minutes automatically approved in accordance with Robert's Rules.

3. Visitors: No comments

4. Conflicts of Interest: None noted.

5. Applications:

25-08 115 E. German Street

Fence for patio: Applicant summarized the project noting 1 modification to original application to change the fence material from vinyl to wood lattice. The applicant inquired as to a requirement to paint or stain the fence. CS noted that the choice is of the applicant. Page 68 of guidelines references "Fences" zoning ordinance 9.802(d), now 9.803 (d), which states, "the regulations guide construction of fences to preserve the distinctive character and integrity of the Historic District and surrounding properties. Fence design should be compatible with the house scale and design." CS and TM noted that the fence will require coping and framing finishing to ensure that the finished fence reflects the Historic District. TM noted that he would encourage 1 consistent paint color for the fence post supports, posts, fencing lattice and coping. RB noted that she does not view this application as falling under the purview of the HLC, only the planning commission. TM moved to approve application 25-08 in accordance with pg. 68 paragraph A "Fences" with the condition that the entire project be painted one solid color with the appropriate coping added to frame the lattice throughout the entirety of the wood structure. If HLC approval is not necessary, the HLC encourages the planning commission to approve the application. CS seconded. All in favor. None opposed. Passed.

25-14 306 West German Street

Purchase, deconstruct, move and install an old German style, white pine, 12 x 14 log cabin in parking area near Back Alley. This log cabin uses the same joint type as the primary house and is very similar in architectural design. Similar door, windows and window location.: Applicant summarized the project. Guidelines page 31 note that this application should be considered new construction. New Construction page 56 of guidelines considerations: Scale (A): New construction 17'h vs current building 27'h. Square footage of new construction is just over 200sq ft compared to 1,150sq ft of the residence. 12'w x 14' d vs. residence 25'w x 32'd. Design (B): log in line with existing residence. Location (C): back of lot as is traditional. Materials (D): Log with traditional pressed steel infrastructure to overlay with lime mortar along with a low density foam on the inside (KA noted to ensure any spray foam is concealed fully on the exterior). Stone Foundation will be poured concrete with a veneer on the piers and actual stone in between the piers. KA noted that a plaque should be placed on the 'new construction' designating it as unique and separate from the existing residence. CS moved to approve application 25-14 placement of reconstructed log cabin/shed on the rear of 306 W German St according to guidelines pg. 56 with a plaque stating where the building originated and the fact that it was moved. TM noted that the approval is also in accordance with the guidelines on pg. 31 A "Relocation - Moving Buildings" into Shepherdstown as well. TM seconded. All in favor. None opposed. Passed.

25-15 133 West German Street

Business Sign: Applicant summarized the project. Commercial Signage page 63 of guidelines. CS inquired if the sign will be the same on each side and the applicant noted it will be. RB moved to approve application 25-15 in accordance with guidelines on page 63 stipulating that the sign is installed in the existing mounting holes in the building and displays on both sides. KA seconded. All in favor. None opposed. Passed.

6. Workshop Sessions: 314 North Princess Street – Garage Project: Demolition page 31 of guidelines. New Construction page 56 of guidelines.

Applicant summarized the project: *Demolition of Garage*- There is an active spring that runs under the garage foundation and empties into the river. The integrity of the building has been compromised due to this and the height of the garage blocks the sun's ability to dry some of the water retained on the lot causing issues with the residence as well. TM and CS inquired of the date of construction of the garage and the applicant noted that they are not entirely sure, but estimate based on the materials that the garage was built in the late 70s. TM, CS and KA all noted that the demolition of the garage as planned is in accordance with pg 31 of the guidelines. *New Construction of Garage*- the Stone Toll-Bridge platform/abutment is the proposed site of the newly constructed garage. Applicant noted that the original wooden bridge was burned down during the Civil War and then rebuilt but demolished in the 1930s. The abutment that remains is iron pinned, not mortared and there are no cap stones. Garage footprint as proposed would be built to the front of the platform (street side) leaving 12-15' on the rear (river side) of the platform and 8-10' on the left and right. The use of the building will be a home office and 1 car garage. There is no other location on the lot to accommodate the new construction due to the grade/river proximity with the exception of the middle of the

front yard in front of the residence. CS noted that the scale as planned (24' H x 28' W x 25' D) seems to dwarf the existing residence especially given the placement on the lot. Applicant noted that as all sides can be visible (from Princess St, from the bridge to Sharpsburg, from the boat ramp launch point) and as such the plan is to build the structure itself with historical materials to maintain the historic feel as there is no true 'front' of the house. TM inquired about the possibility to build the garage as an addition to the home. The applicant noted that the grading would make it prohibitive. Due to the complexity of the proposed building site being historic in and of itself, the HLC will walkthrough the property to help with assessment on 6/17/25 at 6PM (CS and RB) and 6/23/25 at 6PM (TM KA and AR).

7. Ongoing Business: Tabled to July 2025 meeting.

8. New Business: None.

9. Adjournment: CS moved to adjourn, TM seconded. Adjourned 7:28pm.