

**Historic District Commission
MINUTES**

**February 11, 2021
City of Hagerstown, Maryland**

This meeting was held remotely via Zoom and was broadcast to the public via the Planning and Code Administration Department’s YouTube channel. Michael Gehr, chair, called the meeting to order at 4:33 p.m. on Wednesday, February 11, 2021. A roster of the members of the commission and the technical posts they fill are on file and available upon request. Also participating virtually were commission members L. Allen, D. Carroll, C. George, and R. Powell. S. Bockmiller, Development Planner/Zoning Administrator participated via Zoom and D. Calhoun, Secretary, was present at City Hall on behalf of the Planning and Code Administration Department.

Approval of Minutes:

January 20, 2021:

MOTION: (Powell/Carroll) Motion to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

CONSENT AGENDA

202 South Prospect Street – Sarah Perrie – Fence, Case No. HDC 2021-07.

151 South Potomac Street – Hub Bubbles/Ken Berry – Sign, Case No. HDC 2021-08.

**14 North Potomac Street (Rear) – Maryland Watch Works – Awning,
Case No. HDC 2021-09.**

151 South Potomac Street – Hub Bubbles/Ken Berry – Parking Lot, Case No. HDC 2021-10.

No one was present to speak against either of these cases; nor did any commission members have concerns. Mr. Bockmiller pointed out that there was a minor amendment to the Hub Bubbles sign application. Mr. Berry would like to amend his application to add an option to paint the sign directly onto the sign board. Staff recommended that they leave the frame around the sign board alone. Ms. Allen asked if any progress had been made with regard to removal of the two existing signs on the north side of the building. Mr. Bockmiller stated that staff has advised the applicant that the signage needed to be taken down years ago. He added that with the new signage the signage maximums will not permit the signs on the north façade. The signs on the side of the building are not part of this application and staff and the applicant have not worked it out yet.

MOTION: (Carroll/Powell) Mr. Chairman, I have reviewed the materials submitted in Cases HDC 2021-07 (amended for the sign on the front of Hub Bubbles the option of painting directly into the sign board rather than panels adhered to

the existing sign board—gives them the option of doing either or), HDC 2021-08, HDC 2021-09, and HDC 2021-10 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 No. HDC 2021-07, HDC 2021-08, HDC 2021-09, and 2021-10.

DISCUSSION: A clarification was made that the amendment was to Case No. HDC 2021-08 and not 2021-07 as stated in the motion. Mr. Carroll agreed to the correction

ACTION: APPROVED (Unanimous)

DESIGN REVIEW

45 West Washington Street – City of Hagerstown – Street Wall, Case No. HDC 2021-06.

Rodney Tissue, City Engineer for the City of Hagerstown, was present via Zoom.

Staff Report: This is a vacant lot in the Downtown Local Historic District. This application is for a building façade replacement, a dumpster enclosure, and the location of future signage. The new street wall will measure 28 feet high, 37 feet wide, and 32 inches thick. Proposed materials for the wall will be handmade Glen-Gery brick in “Rose Full Range.” The architectural stone elements will be a buff color to blend with the mortar and will be located under the east window on the first floor and as sills on the second floor windows, and as a masonry cap on the very top of the wall. All windows will have brick headers.

There will be a cast concrete sign board across the top of the opening in a custom font to be determined later. Above the cast concrete signboard will be five gooseneck “barn” lights in “Black.” Two projecting signs are proposed (graphics to be approved at a later date). The sign on the left will be in a hat-shape to mimic a historic sign and the sign on the right will incorporate branding for the Cultural Trail. Both signs will be hung metal brackets.

A brick and cast stone dumpster enclosure will be built at the back of the site and will be secured by an ornamental metal gate.

The two-story façade was designed with input from Planning staff and input from the HDC in the past. This façade approximates the first two floors of the building that was removed to reflect its original construction as a two-story building in the 1830s. The second floor window openings are intentionally not symmetrically spaced but are based on actual measurements of the original

façade made before it was demolished. This addresses the concern the commission had expressed in the past that this space not be left with another open hole in the streetscape. The proposed faux façade fills the opening up to the top of a second floor level and is designed to be itself used as a tool in explaining the history of the site.

Staff recommended the cultural trail sign board be either centered over the right hand opening into the park or centered over the width of the entire façade. Its off-center appearance compromises the intent that it approximates a storefront sign which would have been centered over a storefront or centered on the façade. Staff recommended approval, subject to review of the proposed materials. The trail into the plaza, it will be on the right hand opening.

Applicant/Commission Discussion: Mr. Tissue added that the architect centered the sign over the two openings that can be used to access the trail. He had no objections to staff’s recommendation. There was a consensus among commission members that the location of the sign board as shown on the drawing was acceptable. There were no comments or concerns by the commission on the proposal in general. Mr. Tissue stated that this project has many moving parts with funding, land acquisition, but it is hoped that it will all come together so the project can be bid in two weeks. The City is hoping to have this projected completed before September and back-to-school. Construction is planned for June through August. Mr. Bockmiller stated that a site plan will be forthcoming in the near future for the commission’s review which will put the whole project into perspective.

MOTION: (Powell/Allen) Mr. Chairman, I have reviewed the materials submitted in Case No. HDC 2021-06 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 2021-06.

DISCUSSION: Mr. Tissue wanted to confirm that the sign board location was acceptable as shown on the drawing. Mr. Gehr said he believed the commission was okay with it as shown.

ACTION: APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

ANNOUNCEMENTS

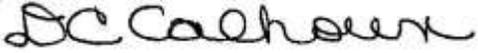
None.

ADJOURN

It was moved and seconded that the meeting adjourn (4:59 p.m.).

3/11/2021

Approved



Debra C. Calhoun – Secretary