

**Historic District Commission
MINUTES**

**June 27, 2019
City of Hagerstown, Maryland**

Michael Gehr, chair, called the meeting to order at 4:00 p.m. on Thursday, June 27, 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:

June 13, 2019:

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

CONSENT AGENDA

260 South Prospect Street – Joan McKean – Fence, Case No. HDC 2019-24.

No one was present with concerns about this case.

MOTION: (Silas/Powell) Mr. Chairman, I have reviewed the materials submitted in Case HDC 2019-24 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 2019-24.

DISCUSSION: None.
ACTION: APPROVED (Unanimous)

DESIGN REVIEW

**2 South Potomac Street – Cannon Coffee – Revisions to Previously Approved Signage,
Case No. HDC 2019-19.**

Chris Reese, Cannon Coffee, 2 South Potomac Street, Hagerstown, Maryland, was present.

Staff Report: Applicant received approval in May 2019 for two wall signs and a projecting sign. At that time, the sign materials were going to be painted metal for the projecting sign; and three-dimensional individual letters on the front and side fashioned out of fabricated metal. The applicant is requesting to amend the application to include the following materials for the signs:

- Projecting Sign: three pieces of ½-inch wood sign board screwed together, painted black, and covered on the two faces with printed vinyl.
- Wall-Mounted Signs: Acrylic letters will be mounted on a ½-inch thick piece of wood; lettering material will be glossy white acrylic, ½-inch thick and 21 inches tall (previous application indicated letters would be 24 inches tall). The board with the letters will be stud-mounted into the sign board area above the storefront.

The remaining items on the original application are not being modified (removal of the small window on the Public Square façade and installation of a black aluminum, fixed “picture window” in its place; the addition of Farmhouse hooded wall lights on the front and side facades (four total) and a similar, flush-mounted entry light in the recessed area off of South Potomac Street).

Staff generally recommended approval. The Design Guidelines recommend against glossy finishes. The applicant provided a sample of the material for the commission’s review.

Commission/Applicant Discussion: Mr. Reese explained that they went with a different company and the signage as proposed was more expensive. Matte finish was twice the price; glossy is the stock material; a matte finish would have added \$500 to the cost. Mr. Reese stated that the vinyl on the projecting sign will be a matte finish. Mr. Bockmiller noted there is no shortage of vinyl projecting signage in the district. Mr. Reese added that there will be a poly UV coating on the sign for protection from sun damage.

- MOTION:** (Silas/Powell) 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 height and materials are generally in harmony with the Architectural Design Guidelines for the Downtown Design District and the character of the adjoining properties. Therefore, I move that HDC grant a Certificate of Appropriateness to the applicant for Case No. HDC 2019-19.
- DISCUSSION:** None.
- ACTION:** APPROVED (Unanimous)

WORKSHOP

None.

NEW BUSINESS

43 West Washington Street. The City is beginning to move forward with design work for the proposed plaza behind the Maryland Theatre. Staff has been asked to provide design guidance for the entrance to the plaza at 43 West Washington Street. His general approach has been to work up something that maintains the street wall. Mr. Bockmiller asked for the commission’s feedback on several versions including a one-story and a two-story option. A third option would be a two story version with a roof, however, that might prove to be too costly.

Mr. Bockmiller was not certain the one-story option would be appropriate for the streetscape and would not be in keeping with the original appearance of the building. The two-story version would have five windows across the top and the amount of brick on first floor level would be minimal for safety reasons. HDC members agreed that any design should address the street wall. The name of the space should tie into the Updegraff Company which used to occupy the building, i.e., “Hatter’s Way.”

OLD BUSINESS

None.

ANNOUNCEMENTS

None.

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ADJOURN

It was moved and seconded that the meeting adjourn (4:25p.m.).

7/25/2019
Approved


Debra C. Calhoun – Secretary