



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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HAGERSTOWN HISTORIC DISTRICT COMMISSION

MINUTES

DATE: June 22, 2023 – 4:30 p.m.

LOCATION: Room 407, City Hall Building

Attendance –

Name	In-Person	Remote	Absent
Appointed Voting Members			
Michael Gehr, Chairperson	X		
Leslie Allen, Vice Chairperson	X		
Robert Powell	X		
W. Douglas Carroll	X		
Christopher George	X		
Glen Grant	X		
Matthew Sherman			X
Staff and Ex-Officio Members			
S. Bockmiller, Development Review Planner/Zoning Administrator	X		
Mary Revilla , Recording Secretary	X		
J. Wu, Planner			X

Preliminary Matters -

Call to Order and Instructions from the Chair –

Michael Gehr called the meeting to order at 4:38 p.m. Attendance of members and staff are reflected in the chart above. The Chair read the standard public instructions regarding order of business into the record.

Approval of Minutes –

Approval of Minutes for meeting on April 27, 2023, May 11, 2023 and June 8, 2023.

Mr. George moved to approve all three sets of minutes with no correction. Ms. Allen seconded. The motion passed with a vote of 6-0-0.

Consent Agenda –

HDC 2023-25 – 241 South Prospect Street – Homan Solemaninejad – Windows & front door.

HDC 2023 – 26 – 248 South Prospect Street – Vanessa Garcia – Fence.

HDC 2023 – 27 – 7 East Washington Street – Christopher Tom – Façade material and Sign.

Mr. Powell: “Mr. Chairman, I have inspected the properties in question and if constructed in accordance with the Downtown Historic District Guidelines as well as the adjoining properties therefore, I move that the HDC grant a Certificate of Appropriateness to the applicant in case number HDC 2023-25, 26, 27.” Mr. George seconded the motion. The motion passed by a vote of 6-0-0.

Design Review-

HDC 2023-28 – 278 South Prospect Street – Piotr Zielinski – Door, Windows, Porch roof, shutters.

The applicant is proposing to replace all replacement windows on the house with custom made wood windows, using 1 over 1 or 6 over 1 grilles as appropriate, to duplicate or closely approximate existing remaining historic windows. The applicant proposes to replace existing aluminum storm windows with wood storm sashes consistent with the original windows. The applicant proposes to install custom made wood shutters in the same style original to the house, operable and outfitted with the necessary hardware. The applicant proposes to restore original door openings on north side and rear of house, reconstructing brick as necessary to return building to previous condition before alterations were made to door areas. The applicant will repurpose the door on south side of house to north side (where it likely was originally) and close in the south side opening. The applicant proposes to restore the porch roof to standing seam metal (evidence shows original roof was standing seam metal), and use same material to re-roof rear addition.

Mr. George: “ Mr. Chairman I have inspected the property in question, and is compatible for reasons that the height, materials, and Architectural detailing are generally in harmony with the Downtown Historic district and the adjoining properties therefore, I move that the HDC grant the applicant in case number HDC 2023-28 a Certificate of Appropriateness.” Ms. Allen seconded the motion. The motion passed by a vote of 6-0-0.

Workshops-

278- South Prospect Street.

Piotr Zielinski explained the design and repair needed to be completed such as brickwork to be repointed with limestone, 26 gage metal built in gutters, black galvanized steel. Also the porch floor, soffit, and steps. After a lengthy discussion and review of proposed materials, the Commission was in agreement overall with the materials and would be compatible with the Prospect Street district.

The Commission members made recommendations and opinions to what was proposed. The applicant agreed to finalize the design material choices and come back before the Historic District Commission again.

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New Business-

None.

Old Business-

Comments regarding the Design Guidelines are due July 27, 2023 for discussion.

Announcements-

None.

Adjourn –

With no further discussion, the Chair asked for a motion to adjourn. Mr. Powell made a motion to adjourn and Ms. Allen seconded the motion. The meeting adjourned at 5:53 P.M.



Mary Revilla, Recording Secretary