



CITY OF HAGERSTOWN, MARYLAND

Planning & Code Administration Department

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HAGERSTOWN HISTORIC DISTRICT COMMISSION

MINUTES

DATE: March 27, 2025 – 4:30 p.m.

LOCATION: Council Chambers, 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		
Michael Heyser			X
Rich Owens			X
Sven Alstrom	X		
Staff and Ex-Officio Members			
S. Bockmiller, Development Review Planner/Zoning Administrator	X		
M. Revilla, Recording Secretary	X		

Preliminary Matters –

Call to Order and Instructions from the Chair –

Michael Gehr called the meeting to order at 4:36 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 meetings of February 27, 2025, and March 13, 2025.

Ms. Allen made a motion to adopt the minutes as presented with no changes. Mr. Alstrom seconded the motion. The motion passed by a vote of 4-0-0.

Consent Agenda –

HDC-2025-14 – 16 East North Avenue – Sonya Chappellear – Fence.

The applicant was not present for the meeting.

Motion – Ms. Allen moved to table the application until the next meeting on April 10, 2025. Mr. Carroll seconded. The motion passed with a vote of 4-0-0.

Design Review -

HDC-2025-12 – 160 South Prospect Street – Nick Hodges– Construction of a new 2-family dwelling.

The Applicant proposes to construct a two-story side-by-side two-family dwelling on an existing vacant lot. The basement will be walk-out in the rear. Per request from the Commission, the building is being designed to give the appearance of a single-family home, placing the front door of the left side unit on the side of the building. The front will be faced in brick. Sides and rear will be faced with a beadboard vinyl siding. Windows will be vinyl, but details on them were incomplete in the package. Staff will request they provide better exhibits prior to the meeting. The right unit front door will be a full-view door with full view sidelights and transom. It is unclear from the drawings what the left unit's front door will look like, but manufacturers' literature was provided which shows a door with a window in the top half. There will be two sliding glass doors on the first-floor rear. Four single-car garage doors will be located at the grade on the rear. Porch railings will be pvc, with aluminum porch posts. The foundation will be concrete faced with brick veneer.

Terease Kwiatowski of 151 South Prospect Street was opposed to the proposed single hung windows verses double hung and thought the ceiling heights were lower than the applicant is proposing. Deb Kepler of 125 South Prospect Street was not in favor of Aluminum being used to wrap instead of brick.

Kim Winders, resident of 175 South Prospect Street, wondered if a small window could be added to the gable. The applicant requested to amend the application to add the window to that location. Ms. Winder also requested a letter from Renee Kesner of 170 South Prospect Street be read into the record. The applicant addressed each point of opposition and assured the residents that he has worked very hard to design and build the duplex to add curb appeal and overall be astatically complementary to the street.

Nick Hodges advised that he was incorporating the recommendations of the Commission as well as the complaints of the residents by reframing to wrap the brick around to the sides as well as on the porch to better blend in with the front. The goal also is to make it appear less obvious that there are two entrances by not adding to much brick. In addition, the proposed plan will allow for more rear parking than required, taller ceilings, and a more astatically pleasing duplex than the existing ones on the street.

Motion - Mr. Carroll: "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 in our Historic District Guidelines, therefore it is also in harmony with the architectural design guidelines for Residential Historic Districts and the character of the adjoining properties. Therefore, I move that the HDC grant a certificate of appropriateness to the applicant in case number HDC 2025-12." Ms. Allen seconded the motion. The motion passed by a vote of 3-0-1. Mr. Alstrom voted against.:

Workshops -

None.

New Business -

The Zoning Administrator provided information about the ongoing reorganization that will be announced at Tuesday's Mayor and Council meeting.

He also announced that the Planning Director, Kathy Maher's retirement party would be March 28th and her last day at the City would be April 11, 2025.

Old Business -

The final completed draft of the Design Guidelines should be ready by May.

Announcements -

None.

Adjourn -

With no further discussion, Ms. Allen made a motion to adjourn, and Mr. Carroll seconded the motion, the meeting adjourned at 5:48 P.M.

Mary Revilla

Mary Revilla, Recording Secretary

Approved 5.8.25