



BOARD OF COUNTY COMMISSIONERS

October 23, 2018

OPEN SESSION AGENDA

- 09:00 A.M. INVOCATION AND PLEDGE OF ALLEGIANCE
CALL TO ORDER, *President Terry L. Baker*
APPROVAL OF MINUTES – September 25, 2018
- 09:05 A.M. CLOSED SESSION
(To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals; to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.)
- 10:00 A.M. RECONVENE IN OPEN SESSION
- 10:05 A.M. COMMISSIONERS' REPORTS AND COMMENTS
- 10:15 A.M. REPORTS FROM COUNTY STAFF
- 10:25 A.M. CITIZENS PARTICIPATION
- 10:35 A.M. ECONOMIC DEVELOPMENT WEEK (October 21st – 27th)
PROCLAMATION – *Board of County Commissioners*
- 10:40 A.M. GENERAL FUND CONTINGENCY GRANT REQUEST, SMITHSBURG
MEMORIAL GARDEN – *Susan Buchanan, Director, Office Grant Management, and*
Tara Keplinger, Chair, Smithsburg Park Commission
- 10:45 A.M. YALE DRIVE PROJECT CLOSEOUT CHANGE ORDER – *Scott Hobbs, Director,*
Division of Engineering
- 10:50 A.M. PUBLIC SAFETY TRAINING CENTER – WATER ALLOCATION – *Scott Hobbs,*
Director, Division of Engineering
- 11:00 A.M. CONTRACT AWARD (PUR-1396) FOR GASOLINE AND DIESEL FUEL
DELIVERIES – *Brandi Naugle, CPPB, Buyer, Purchasing Department*
- 11:05 A.M. BID AWARD (PUR-1398) SWIMMING POOL AND WATER/WASTEWATER
TREATMENT CHEMICALS – *Brandi Naugle, CPPB, Buyer, Purchasing Department,*
and Dan Divito, Director, Division of Environmental Management

- 11:10 A.M. NATIONAL REGISTER NOMINATION OF COOL HOLLOW HOUSE – *Stephen T. Goodrich, Director, Department of Planning and Zoning*
- 11:20 A.M. REAL ESTATE AGENT SERVICES - *Todd Moser, Real Property Administrator, Division of Engineering, Susan Small, Director, Department of Business Development, Scott Hobbs, Director, Division of Engineering, and Jim Sterling, Director, Public Works*
- 11:30 A.M. RECESS

EVENING MEETING AT THE MAUGANSVILLE RURITAN

Location: 18007 Maugans Avenue, Hagerstown, MD

- 07:00 P.M. INVOCATION AND PLEDGE OF ALLEGIANCE
CALL TO ORDER, *President Terry L. Baker*
- 07:05 P.M. TOWN OF MAUGANSVILLE LEADERS' REPORTS AND COMMENTS
- 07:10 P.M. COMMISSIONERS' REPORTS AND COMMENTS
- 07:20 P.M. REPORTS FROM COUNTY STAFF
- 07:30 P.M. CITIZENS PARTICIPATION
- 07:35 P.M. ADJOURNMENT



Agenda Report Form

Open Session Item

SUBJECT: Economic Development Week – October 21st – 27th, 2018

PRESENTATION DATE: October 23, 2018

PRESENTATION BY: Board of County Commissioners

RECOMMENDED MOTION: None

REPORT-IN-BRIEF: Proclamation Presentation

WHEREAS, Economic Development efforts have and will continue to improve the economic well-being and quality of life of Washington County by helping to create and retain jobs that facilitate business growth and provide a stable tax base; and

WHEREAS, Economic Development requires county-wide teamwork with all government, workforce development, educational, private business and various other partners to be successful; and

WHEREAS, the economic growth and stability of the State affects all regions and jurisdictions of Maryland, and Washington County is an important component the State's economic success and will highlight and promote Washington County's economic development efforts in our county; and

NOW THEREFORE, We the Board of County Commissioners of Washington County, Maryland, do hereby proclaim October 21, 2018 - October 27, 2018, as *Economic Development Week*, recognizing the past, current, and future efforts of those who participate and support private and public Economic Development efforts at all levels - federal, state, county, city and municipal.



Open Session Item

SUBJECT: General Fund Contingency Grant Request, Smithsburg Memorial Garden

PRESENTATION DATE: October 23, 2018

PRESENTATION BY: Susan Buchanan, Director, Office of Grant Management, Tara Keplinger, Chair, Smithsburg Park Commission

RECOMMENDED MOTION: Move to approve the request for General Fund Contingency funding for a new memorial in the Memorial Garden in Smithsburg's Veterans Park in the amount of \$ _____.

REPORT-IN-BRIEF: The Smithsburg Park Commission has submitted a request for General Fund Contingency funding for the addition of a new memorial in the Memorial Garden in Smithsburg's Veterans Park.

DISCUSSION: The Smithsburg Park Commission has submitted a request for \$2,500 for the addition of a new memorial to the Memorial Garden in Smithsburg's Veterans park. The garden currently has memorials for veterans from World War I and II, Korea, and Vietnam. The Commission wishes to add an additional memorial to represent Afghanistan and future conflicts. In 2011, Lance Corporal Maung P. Htaik, a 2008 Smithsburg High School graduate, was killed in action in Afghanistan. Currently, his service is not recognized in the garden. The cost for this memorial is approximately \$2,500. This includes a granite stone, bronze plaque, and installation. The plaque is designed to allow the addition of future names.

The Office of Grant Management has reviewed this request and it is consistent with General Fund Contingency grant funding.

FISCAL IMPACT: General Fund Contingency fund will be reduced by the amount of this award.

CONCURRENCES: N/A

ALTERNATIVES: Deny the request for General Fund Contingency funding.

ATTACHMENTS: General Fund Contingency Funding Application

AUDIO/VISUAL NEEDS: N/A

Washington County, Maryland
General Fund Contingency
Grant Application

100 West Washington Street
Room 2200
Hagerstown, Maryland 21740
240-313-2040

Organization/Agency: E-mail Address:

Address:

Contact Person: Title:

Phone Number: Fax:

TaxID/FederalID#: Capital Request Operating Request

Pre-Event/Project Request Post-Event / Project Request

Project Name:

Project Start Date: Project End Date:

Narrative Description of Project: Include description, purpose, goals, expected attendance or participation, and any other information that may be useful in the consideration of your request.

The Smithsburg Park Commission is working to add an additional memorial stone and plaque to the Memorial Garden in Smithsburg's Veterans Park.

Description: Add additional memorial stone and plaque for Veterans lost during service to our country since the Vietnam War.
Goals: To establish a memorial for existing Veterans and future veterans who have lost their life in service to our country.
Events: Memorial Garden is the location to our annual Veterans Day and Memorial Day ceremonies. Both of these events are well attended by members of our county.
Timeframe: We would like to install the memorial before Memorial Day, May 27, 2019.

Background: The Memorial Garden currently has memorials for Veterans from WWI, WWII, Korea and Vietnam. We are working to add an additional memorial to represent Afghanistan and future conflicts. Lance Corporal Maung P. Htaik, a US Marine was killed in action on January 1, 2011 in Afghanistan. LCpl Htaik graduated from Smithsburg High school class of 2008. A brief video about him can be seen at the following URL: https://www.youtube.com/watch?v=LyNP_QjOrSw. Currently his service to our country is not noted in the memorial garden.

The cost for this memorial is approximately \$2,500. This includes a granite stone, bronze plaque and installation costs. The plaque is designed to allow the addition of future names. The stone would also include a small plaque indicating who funded the memorial.

Based on the Commissioners previous generous donations for Veteran memorials across the county, we know the Commissioners value the remembrance of Veterans from our proud county. The Smithsburg Park Commission is requesting Washington County assist with this project to not only remember LCpl Htaik but any future Smithsburg residents who give the ultimate sacrifice.

A. Amount of Contingency Funding Requested	\$2,500.00
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B. List other sources of funding to be provided by applicant below :

C. Total Project/Event Funding (A+B)	\$2,500.00

Total Project Budget (indicate how grant funds will be used)

D. Personnel Costs:	
E. Operating:	
F. Equipment Purchases/Rental:	
G. Other:	
Granite Memorial & Installation	\$1,700.00
Bronze Plaque	\$800.00
Total Project Budget (This line should agree to to line C)	\$2,500.00

Certification:

I/We certify the information contained in this application is complete, accurate, and fully discloses the scope and intent of our request for funding from the General Fund Contingency. We agree to comply with the County's requests for information regarding the use of awarded funds and to provide access to accounting records related to these funds.

We acknowledge that if expenditures of funds is approved, such approval will be for line-item-by-line-item expenditures, which must be adhered to within the maximum 10% line item deviation.

We further acknowledge that any deviations beyond 10% of the allowable amount will require us to submit a program amendment which will have to be approved in writing by the Office of Grant Management prior to any further expenditures.

By signing this application, I/we accept and agree to be bound by the terms and conditions of General Fund Contingency Regulations/Procedures as administered by the Washington County Commissioners in compliance with current State laws.

Applicant: Tera P Keplinger Digitally signed by Tera P Keplinger
Date: 2018.10.16 09:00:34 -04'00' Date: 10-16-2018
Title/Position: Smithsburg Park Commission Chairmain

Recommended by: Date: Approve
 Deny
Director, Office of Grant Management

Recommended Award:

Comments:

Approved by: Date: Approved
 Denied
County Administrator

Approved Award:

Return Application To:
Washington County Office of Grant Management
100 West Washington Street
Room 2200
Hagerstown, Maryland 21740
240-313-2040



Open Session Item

SUBJECT: Yale Drive – Project Closeout Change Order

PRESENTATION DATE: October 23, 2018

PRESENTATION BY: Scott Hobbs, Director, Division of Engineering

RECOMMENDED MOTION: Move to approve a closeout change order of \$114,088.67 with a budget transfer of \$36,000 from account RDI056, Professional Boulevard Phase II to RDI054, Yale Drive as part of the final project closeout.

REPORT-IN-BRIEF: This is part of the final closeout for Yale Drive and a portion of Professional Boulevard constructed with Yale Drive. The contract value for C. William Hetzer will be increased accordingly, and this budget transfer with a final closeout change order will close out the project. The County received Appalachian Regional Commission (ARC) federal funding on this project and the change order and budget transfer will cover final adjustment and reconciliation of contract quantities.

DISCUSSION: There is available funding in the Capital Improvement Plan (CIP) for Professional Boulevard as a portion of the road was constructed as part of the Yale Drive Extended project.

FISCAL IMPACT: Budgeted Capital Improvement Plan (CIP) projects.

CONCURRENCES: Budget and Finance

ALTERNATIVES: N/A

ATTACHMENTS: Budget Adjustment Form

AUDIO/VISUAL TO BE USED: N/A



Washington County, Maryland Budget Adjustment Form

Print Form

- Budget Amendment - Increases or decrease the total spending authority of an accounting fund or department
- Budget Transfer - Moves revenues or expenditures from one account to another or between budgets or funds.

Transaction/Post -Finance

Deputy Director - Finance Digitally signed by Kelcee Mace
DN: cn=Kelcee Mace, o=Washington County,
ou=Budget and Finance,
email=kelcee@washco-md.net, c=US
Date: 2018.10.18 09:50:05 -0400

Preparer, if applicable

Department Head Authorization Digitally signed by Scott Hobbs
Date: 2018.10.17 10:43:15 -04'00'

Division Director / Elected Official Authorization Digitally signed by Scott Hobbs
Date: 2018.10.17 10:43:38 -04'00'

Budget & Finance Director Approval

County Administrator Approval

County Commissioners Approval

Required approval with date

If applicable with date

Required approval with date

Required approval with date

Required > \$ 25,000 with date

Expenditure / Account Number	Fund Number	Department Number	Project Number	Grant Number	Activity Code	Department and Account Description	Increase (Decrease) + / -
XXXXXX	30	11620	RDI056			Professional Boulevard Phase II	-36,000
XXXXXX	30	11620	RDI054			Yale Drive	36,000
498710	30	11620	RDI056			Capital Transfer - General	-36,000
498710	30	11620	RDI054			Capital Transfer - General	36,000

Explain Budget Adjustment

Required Action by County Commissioners No Approval Required Approval Required Approval Date if Known



Open Session Item

SUBJECT: Public Safety Training Center – Water Allocation

PRESENTATION DATE: October 23, 2018

PRESENTATION BY: Scott Hobbs, Director, Division of Engineering

RECOMMENDED MOTION: N/A

REPORT-IN-BRIEF: The City of Hagerstown requested a letter from the Board of County Commissioners regarding water allocation for the project. This is a request for approval by amendment to the City Water & Wastewater Policy for an essential government service.

DISCUSSION: The Public Safety Training Center site at 9238 Sharpsburg Pike is located on a 49 acre parcel of land just south of the community at Westfields and the facility will be used by emergency services, police, and fire personnel from the County and City. Staff from the City of Hagerstown has provided an initial review of the project and determined the training building will use more Equivalent Dwelling Unit (EDU's) than currently allocated to the property making the project ineligible for exception number 4 of the City of Hagerstown Waste & Wastewater Policy for water requests outside of the Hagerstown Medium Range Growth Area.

FISCAL IMPACT: Budgeted Capital Improvement Plan (CIP) Project.

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: Letter, City of Hagerstown Water & Wastewater Policy

AUDIO/VISUAL TO BE USED: N/A



October 23, 2018

The Honorable Robert Bruchey
and Hagerstown City Council
City of Hagerstown
City Hall, Second Floor
One E. Franklin Street
Hagerstown, Maryland 21740

Subject: Public Safety Training Center – Water Allocation

Dear Mayor Bruchey and Members of the City Council:

Our staff has had discussions with City staff regarding water allocation for the project, and the proposed facility will use more equivalent dwelling units (EDUs) than currently allocated to the property, making the project ineligible for Exception 4, Redevelopment of a Property Containing an Existing Customer, of the City of Hagerstown Waste & Wastewater Policy for water requests outside the Hagerstown Medium Range Growth Area.

Exception 4, Redevelopment of a Property Containing an Existing Customer. Service approval by the Utilities Department using this exception is contingent upon there being no addition of land area to the existing lot(s) of record containing the existing customer(s) and there being no increase in the existing allocation as a result of the redevelopment.

Therefore, as recommended by your staff, the Board of County Commissioners is requesting that the Mayor and City Council approve the water request for the project by amendment to the City of Hagerstown Water & Wastewater Policy for this essential government service.

The proposed Public Safety Training Center will be located at 9238 Sharpsburg Pike on a 49-acre parcel of land just south of the community at Westfields. The project when complete is planned to consist of a training center building, indoor shooting range, and tactical village.

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | TDD: 711

WWW.WASHCO-MD.NET

Phase 1 of the project, a 35,000-square foot building, is currently being designed for classroom training of emergency services, police, and fire personnel and is planned to be used by both the County and the City of Hagerstown. Phase 1 construction is scheduled to begin next year.

If your staff has any questions about the request, please contact our Director of Engineering, Scott Hobbs, at 240-313-2407 or by e-mail at shobbs@washco-md.net.

We look forward to a successful project in collaboration with the City of Hagerstown.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Terry L. Baker
President

cc: Robert Slocum, County Administrator
Scott Hobbs, Director of Engineering
Kathleen Maher, City of Hagerstown, Director of Planning and Code Administration
Michael Spiker, Director of Utilities

City of Hagerstown
Water and Wastewater Policy

Adopted: February 24, 2004

Amended: July 29, 2008, September 22, 2009, October 11, 2016

Amended: May 23, 2017

The City of Hagerstown will not extend or expand water or wastewater services beyond the Hagerstown Medium-Range Growth Area or the Hagerstown Long-Range Growth Area as defined in the City's Annexation Policy, and shall not allow new connections to the existing lines located outside the Hagerstown Medium-Range Growth Area or Long-Range Growth Area. Reference: City of Hagerstown 2008 Comprehensive Plan, Policy 4-4. The following nine exceptions may be granted:

1. **Condemnation or Impending Failure of an Existing Private Water or Septic System.** The governing health authority has provided a request with documentation or certification to the Utilities Department that, to obtain a water or wastewater service connection, the existing private water or wastewater system for an existing dwelling or nonresidential building has been condemned, or has impending failure, and a reasonable alternate system is otherwise not available. Service approved by the Utilities Department using this exception is contingent upon acceptance and signing of a service contract by the owner providing for the allocation of costs of extending and maintaining the service to the property and that such service shall be subject to all applicable policies, procedures and practices. Reference: City of Hagerstown 2008 Comprehensive Plan, Policy 4-4.
2. **System Improvement.** Upon the recommendation of the Director of Utilities to, and approval by, the Mayor and Council, a system extension would provide a vital improvement or enhancement to the operation or efficiency of the water and/or wastewater system.
3. **Connection to an Existing Lot of Record for a Single-Family or Two-Family Dwelling.** Service approval by the Utilities Department is contingent upon the following: (a) outside the Long-Range Growth Area, lot was an existing lot of record prior to February 24, 2004; (b) between the Medium-Range Growth Area and Long-Range Growth Area boundaries, lot was an existing lot of record prior to April 22, 2008; (c) lot is contiguous to a right-of-way containing a City water or wastewater line that was in existence at the time the property became a lot of record. Any exception the Utilities Department may determine is warranted will be given with the following limitations and conditions: (a) the maximum allocation shall not exceed two hundred (200) gallons per day for one dwelling unit, or 400 gpd for a two-family dwelling if allowed by County zoning and if it does not involve a subdivision; and b) service is contingent upon acceptance and signing of a service contract by the owner providing for the allocation of costs of extending and maintaining the service to the property and that such service shall be subject to all applicable policies, procedures and practices.

4. **Redevelopment of a Property Containing an Existing Customer.** Service approval by the Utilities Department using this exception is contingent upon there being no addition of land area to the existing lot(s) of record containing the existing customer(s) and there being no increase in the existing allocation as a result of the redevelopment.
5. **Pre-existing Water or Wastewater Agreement.** Service approval by the Utilities Department using this exception is contingent upon a water or wastewater agreement having been in place prior to July 29, 2008, which guaranteed water or wastewater service to this property as a condition of the construction and/or provision of land for the construction of the water or wastewater line at issue.
6. **Economic Development Project.** Service approval using this exception is contingent upon recommendation of the County Commissioners, the City and County Economic Development Directors, and the City Director of Utilities to, and approval by, the Mayor and Council, for a vital economic development project located in a targeted area for industrial and/or non-retail commercial development.
7. **Pre-Annexation Agreement.** Service approval by the Utilities Department using this exception is contingent upon a pre-annexation agreement having been approved by the Planning and Code Administration Division and recorded in the County Courthouse prior to April 22, 2008.
8. **Affordable Housing Project.** Service approval using this exception is contingent upon recommendation of the County Commissioners, the City Administrator or designee, the County Administrator or designee, and the City Director of Utilities to, and approval by, the Mayor and City Council, for an affordable housing project restricted to households with annual incomes up to 80% of AMI (Area Median Income) and located in close proximity to economic development target areas and adjacent to development served by City water and/or wastewater.
9. **Connection to a Proposed New Lot of Record or Existing Lot of Record for a new SFR or DUP when well testing failed to gain approval of the Health Department due to GWUDI issues.** GWUDI is groundwater under direct influence of surface water and it is present in areas of the Hagerstown Valley due to the karst geological formations. A sensitive area where such conditions have been documented to occur has been designated by the Health Department on the northwest side of Hagerstown – an area bounded by I-81, US40, proximity to the Greencastle Pike, and at the Pennsylvania border. Service approval by the Utilities Department is contingent upon the following: (a) The Health Department has provided a request with documentation to the Planning and Utilities Departments that the new well for the proposed new lot or existing lot of record does not meet the minimum criteria for drinking water requirements and the well cannot be approved by the Health Department; (b) Health Department’s analytical results are consistent with COMAR and this analysis identifies contaminants which are precluded from treatment in new wells per State law; (c) the proposed lot or existing lot is contiguous to a right-of-way containing a City water line; (d) any extension of existing water infrastructure is the responsibility of the landowner requesting service and all

required improvements to the water infrastructure shall be in conformance with City Water and Wastewater Standards and Specification. The Utilities Director may approve up to three requests per year for this exception. Requests shall be taken on a first come, first served basis each calendar year. Requests for service under this exception which would create a new lot for development outside the County Urban Growth Area must first receive the approval of the administrative authority of the County Water & Sewer Plan.

The granting of exceptions one through five and eight and nine above is contingent upon the property owner submitting a pre-annexation agreement to the City of Hagerstown that offers the property for annexation at such time as the corporate boundaries of the City reach the property and the Mayor and City Council determines annexation to be advantageous to the City of Hagerstown. For exception number six above, this pre-annexation agreement requirement may be subject to negotiation between the City of Hagerstown and Washington County.



Open Session Item

SUBJECT: Contract Award (PUR-1396) for Gasoline and Diesel Fuel Deliveries

PRESENTATION DATE: October 23, 2018

PRESENTATION BY: Brandi Naugle, CPPB, Buyer, Purchasing Department

RECOMMENDED MOTION: Move to award the bid for gasoline and diesel fuel transport deliveries and gasoline and diesel fuel tank-wagon deliveries to the responsive, responsible bidder A,C & T Inc. of Hagerstown, MD at the unit price submitted for Option 2. in its bid dated September 26, 2018 for the total lump sum bid of \$1,986,894.41

REPORT-IN-BRIEF: The following tabulations listed below were made from the bids received on October 3, 2018 based on estimated quantities for the contract period that is tentatively to start on December 1, 2018 and end November 30, 2019. The contracts are for a one (1) year term with no option to renew. These are requirements contracts and the County guarantees neither a maximum nor a minimum quantity.

The bid was advertised on the State of Maryland's "eMaryland Marketplace" web site and on the County's web site, and in the local newspaper. Eighteen (18) persons/companies registered/downloaded the bid document on-line and five (5) bids were received, one (1) of which was deemed non-responsive. The bids were evaluated based on the Oil Price Information Service (OPIS) pricing index publication and the bidder's bid factor; bids were submitted as follows:

GASOLINE: OPTION NO. 1 *(multiple contract award)*

<u>Vendor</u>	<u>Transport Loads Total Bid</u>	<u>Tank-wagon Loads Total Bid</u>
A, C & T Co., Inc. Hagerstown, MD	\$123,453.77	\$663,078.56
James River Solutions Ashland, VA (Non-Responsive)	\$126,464.25	\$675,322.14
Mansfield Oil Co. of Gainesville, GA	NO BID	\$662,945.17
Petroleum Traders Corp. Fort Wayne, IN	NO BID	\$647,575.30

RKA Petroleum Companies, Inc. Romulus, MI	NO BID	\$665,398.63
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DIESEL: OPTION 1 *(multiple contract award)*

<u>Vendor</u>	<u>Transport Loads Total Bid</u>	<u>Tank-wagon Loads Total Bid</u>
A, C & T Co., Inc. Hagerstown, MD	\$1,086,864.79	\$116,463.29
James River Solutions Ashland, VA (Non-Responsive)	\$1,126,218.64	\$116,251.27
Mansfield Oil Co. of Gainesville, GA	\$1,170,341.49	NO BID
Petroleum Traders Corp. Fort Wayne, IN	\$1,091,072.00	NO BID
RKA Petroleum Companies, Inc. Romulus, MI	\$1,103,109.80	NO BID

GASOLINE & DIESEL: OPTION 2 *(single contract award)*

<u>Vendor</u>	<u>Transport/Tankwagon Loads Total Bid</u>
A, C & T Co., Inc. Hagerstown, MD	\$1,986,894.41
James River Solutions Ashland, VA	\$2,042,075.68
Mansfield Oil Co. of Gainesville, GA	NO BID
Petroleum Traders Corp. Fort Wayne, IN	NO BID
RKA Petroleum Companies, Inc. Romulus, MI	NO BID

DISCUSSION: The contract requirements for the City of Hagerstown, Washington County Public Schools and Hagerstown Community College are also included in the above recommendations. Those entities will also make their own formal contract awards.

FISCAL IMPACT: Funds are available in various departmental operating budgets for fuels.

CONCURRENCES: N/A

ALTERNATIVES: N/A

ATTACHMENTS: The complete Bid Tabulation may be viewed on-line at:
<https://www.washco-md.net/wp-content/uploads/2018/10/purch-pur-1396-bidtab.pdf>

AUDIO/VISUAL NEEDS: N/A

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 1

		AC & T Company, Inc. Hagerstown, MD					James River Solutions (JRS) Ashland, VA			
		A	B	C	D	E	B	C	D	E
Item	OPIS Newsletter Price as of <i>08-24-17</i>	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	
Sec. I	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.554</i>	\$0.1865	\$1.7405	61,887	\$107,714.32	\$0.1800	\$1.7340	61,887	\$110,780.05
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.6652</i>	\$0.1865	\$1.8517	8,500	\$15,739.45	\$0.1800	\$1.8452	8,500	\$15,684.20
	Total Sum Gasoline Tank-wagon Deliveries as Described in Section I		\$123,453.77					\$126,464.25		
Sec. II	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Transport	<i>\$1.554</i>	\$0.0300	\$1.5840	210,000	\$332,640.00	\$0.0080	\$1.5620	210,000	\$353,012.00
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Transport	<i>\$1.6652</i>	\$0.0300	\$1.6952	194,926	\$330,438.56	-\$0.0117	\$1.6535	194,926	\$322,310.14
	Total Sum Gasoline Transport Deliveries as Described in Section II		\$663,078.56					\$675,322.14		
Sec. III	Total Sum Diesel Tank-wagon Deliveries as Described in Section III No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	\$0.1765	\$1.8233	63,875	\$116,463.29	\$0.1675	\$1.8143	63,875	\$116,251.27
Sec. IV	Total Sum Diesel Transport Deliveries as Described in Section IV No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	\$0.0325	\$1.6793	647,213	\$1,086,864.79	\$0.0123	\$1.6591	647,213	\$1,126,218.64

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 1

	<p align="center">AC & T Company, Inc. Hagerstown, MD</p>	<p align="center">James River Solutions (JRS) Ashland, VA</p>
<p>Winter Chemical Additive Protection (cost per gallon):</p>	<p>Tankwagon at Rack: \$.0300/gallon added to product cost Transport: \$.0600/gallon added to product cost</p>	<p align="center">\$0.025</p>
<p>Winter Chemical Additive Protection Product Name:</p>	<p align="center">Tankwagon at Rack: CFI-1902 Transport: 137 ULSW Diesel Treat 2000</p>	<p align="center">Legal Diesel Fuel Additive 1400 LHF</p>
<p>Manufacturer's Name:</p>	<p align="center">Tankwagon at Rack: Innospec Transport: Schaffer Manufacturing</p>	<p align="center">Innospec</p>

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 2

		AC & T Company, Inc. Hagerstown, MD				James River Solutions (JRS) Ashland, VA				
		A	B	C	D	E	B	C	D	E
Item	OPIS Newsletter Price as of 08-24-17	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	
Sec. I	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.554</i>	\$0.1840	\$1.7380	61,887	\$107,559.61	\$0.1750	\$1.7290	61,887	\$110,460.62
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.6652</i>	\$0.1840	\$1.8492	8,500	\$15,718.20	\$0.1750	\$1.8402	8,500	\$15,641.70
Sec. II	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Transport	<i>\$1.554</i>	\$0.0275	\$1.5815	210,000	\$332,115.00	\$0.0070	\$1.5610	210,000	\$352,786.00
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Transport	<i>\$1.6652</i>	\$0.0275	\$1.6927	194,926	\$329,951.24	-\$0.0137	\$1.6515	194,926	\$321,920.28
Sec. III	Total Sum Diesel Tank-wagon Deliveries as Described in Section III No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	\$0.1740	\$1.8208	63,875	\$116,303.60	\$0.1625	\$1.8093	63,875	\$115,930.89
Sec. IV	Total Sum Diesel Transport Deliveries as Described in Section IV No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	\$0.0300	\$1.6768	647,213	\$1,085,246.76	\$0.0110	\$1.6578	647,213	\$1,125,336.19
OPTION 2 Total Sum Bid of All Section Totals (Sections I-IV)		\$1,986,894.41				\$2,042,075.68				

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 2

	<p align="center">AC & T Company, Inc. Hagerstown, MD</p>	<p align="center">James River Solutions (JRS) Ashland, VA</p>
<p>Winter Chemical Additive Protection (cost per gallon):</p>	<p>Tankwagon at Rack: \$.0300/gallon added to product cost Transport: \$.0600/gallon added to product cost</p>	<p align="center">\$0.025</p>
<p>Winter Chemical Additive Protection Product Name:</p>	<p align="center">Tankwagon at Rack: CFI-1902 Transport: 137 ULSW Diesel Treat 2000</p>	<p align="center">Legal Diesel Fuel Additive 1400 LHF</p>
<p>Manufacturer's Name:</p>	<p align="center">Tankwagon at Rack: Innospec Transport: Schaffer Manufacturing</p>	<p align="center">Innospec</p>

NOTES:

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 1

		Mansfield Oil Company of Gainesville, Inc. Gainesville, GA				Petroleum Traders Corporation Fort Wayne, IN				
		A	B	C	D	E	B	C	D	E
Item	OPIS Newsletter Price as of 08-24-17	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	
Sec. I	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.5540</i>	No Bid	No Bid	61,887	No Bid	No Bid	61,887	No Bid	
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.6652</i>	No Bid	No Bid	8,500	No Bid	No Bid	8,500	No Bid	
	Total Sum Gasoline Tank-wagon Deliveries as Described in Section I		No Bid				No Bid			
Sec. II	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Transport	<i>\$1.554</i>	+\$.0496	\$1.6036	210,000	\$336,756.00	+\$.0037	\$1.5577	210,000	\$327,117.00
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Transport	<i>\$1.6652</i>	+\$.0082	\$1.6734	194,926	\$326,189.17	-\$.0212	\$1.6440	194,926	\$320,458.30
	Total Sum Gasoline Transport Deliveries as Described in Section II		\$662,945.17				\$647,575.30			
Sec. III	Total Sum Diesel Tank-wagon Deliveries as Described in Section III No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	No Bid	No Bid	63,875	No Bid	No Bid	63,875	No Bid	
Sec. IV	Total Sum Diesel Transport Deliveries as Described in Section IV No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	+\$.0773	\$1.7241	647,213	\$1,170,341.49	\$0.0390	\$1.6858	647,213	\$1,091,072.00

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 1

	Mansfield Oil Company of Gainesville, Inc. Gainesville, GA	Petroleum Traders Corporation Fort Wayne, IN
Winter Chemical Additive Protection (cost per gallon):	+\$0.0250	\$0.02
Winter Chemical Additive Protection Product Name:	ColdPro	Diesel Treat 2000 Ultra Low Sulfur Winter Premium (#13ULSSW)
Manufacturer's Name:	Arsenal	Schaeffer Manufacturing Company

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 2

		Mansfield Oil Company of Gainesville, Inc. Gainesville, GA					Petroleum Traders Corporation Fort Wayne, IN			
		A	B	C	D	E	B	C	D	E
Item	OPIS Newsletter Price as of 08-24-17	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	
Sec. I	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Tank-wagon	\$1.554	No Bid	No Bid	61,887	No Bid	No Bid	61,887	No Bid	
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Tank-wagon	\$1.6652	No Bid	No Bid	8,500	No Bid	No Bid	8,500	No Bid	
Sec. II	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Transport	\$1.554	No Bid	No Bid	210,000	No Bid	No Bid	210,000	No Bid	
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Transport	\$1.6652	No Bid	No Bid	194,926	No Bid	No Bid	194,926	No Bid	
Sec. III	Total Sum Diesel Tank-wagon Deliveries as Described in Section III No. 2-D Diesel Ultra Low Sulfur	\$1.6468	No Bid	No Bid	63,875	No Bid	No Bid	63,875	No Bid	
Sec. IV	Total Sum Diesel Transport Deliveries as Described in Section IV No. 2-D Diesel Ultra Low Sulfur	\$1.6468	No Bid	No Bid	647,213	No Bid	No Bid	647,213	No Bid	
OPTION 2 Total Sum Bid of All Section Totals (Sections 1-4)		No Bid					No Bid			

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 2

	Mansfield Oil Company of Gainesville, Inc. Gainesville, GA	Petroleum Traders Corporation Fort Wayne, IN
Winter Chemical Additive Protection (cost per gallon):	<p align="center">No Bid</p>	<p align="center">No Bid</p>
Winter Chemical Additive Protection Product Name:		
Manufacturer's Name:		

NOTES:

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 1

**RKA Petroleum Companies, Inc.
Romulus, MI**

	Item	A	B	C	D	E
		OPIS Newsletter Price as of 08-24-17	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)
Sec. I	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.5540</i>	No Bid	No Bid	61,887	No Bid
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.6652</i>	No Bid	No Bid	8,500	No Bid
	Total Sum Gasoline Tank-wagon Deliveries as Described in Section I		No Bid			
Sec. II	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Transport	<i>\$1.5540</i>	+\$0.0546	\$1.6086	210,000	\$337,806.00
	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Transport	<i>\$1.6652</i>	+\$0.0154	\$1.6806	194,926	\$327,592.63
	Total Sum Gasoline Transport Deliveries as Described in Section II		\$665,398.63			
Sec. III	Total Sum Diesel Tank-wagon Deliveries as Described in Section III No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	No Bid	No Bid	63,875	No Bid
Sec. IV	Total Sum Diesel Transport Deliveries as Described in Section IV No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	+\$0.0576	1.7044	647,213	\$1,103,109.80

PUR-1396
Bulk Gasoline and Diesel Fuel

OPTION 1	RKA Petroleum Companies, Inc. Romulus, MI
Winter Chemical Additive Protection (cost per gallon):	\$0.04
Winter Chemical Additive Protection Product Name:	Diesel Guard Supreme Plus
Manufacturer's Name:	Valve Tect

**PUR-1396
Bulk Gasoline and Diesel Fuel**

OPTION 2		RKA Petroleum Companies, Inc. Romulus, MI				
		A	B	C	D	E
Item	OPIS Newsletter Price as of 08-24-17	Bidder +/- Factor	OPIS Price + Bidder Factor (A + B) Per Gallon	Approx. Gallon Usage	Net Delivered (C X D)	
Sec. I	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.5540</i>	No Bid	No Bid	61,887	No Bid
Sec. I	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Tank-wagon	<i>\$1.6652</i>	No Bid	No Bid	8,500	No Bid
Sec. II	Gasoline Unleaded 87 Octane CBOB Ethanol (10%) Transport	<i>\$1.5540</i>	No Bid	No Bid	210,000	No Bid
Sec. II	Gasoline Unleaded 89 Octane CBOB Ethanol (10%) Transport	<i>\$1.6652</i>	No Bid	No Bid	194,926	No Bid
Sec. III	Total Sum Diesel Tank-wagon Deliveries as Described in Section III No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	No Bid	No Bid	63,875	No Bid
Sec. IV	Total Sum Diesel Transport Deliveries as Described in Section IV No. 2-D Diesel Ultra Low Sulfur	<i>\$1.6468</i>	No Bid	No Bid	647,213	No Bid
OPTION 2 Total Sum Bid of All Section Totals (Sections 1-4)		No Bid				

PUR-1396
Bulk Gasoline and Diesel Fuel

OPTION 2	RKA Petroleum Companies, Inc. Romulus, MI
Winter Chemical Additive Protection (cost per gallon):	No Bid
Winter Chemical Additive Protection Product Name:	
Manufacturer's Name:	

NOTES:



Agenda Report Form

Open Session Item

SUBJECT: Bid Award (PUR-1398) Swimming Pool and Water/Wastewater Treatment Chemicals

PRESENTATION DATE: October 23, 2018

PRESENTATION BY: Brandi Naugle, CPPB, Buyer, Purchasing Department, and Dan Divito, Director, Division of Environmental Management

RECOMMENDED MOTION: Move to award the bids for Swimming Pool and Water/Wastewater Treatment Chemicals to the responsive, responsible bidders with the lowest bids for each item.

Product/ (Estimated Annual Usage)	Vendor	Unit Price	Unit of Measure
Item #12 - Sodium Hypochlorite (110 drums)	Univar, USA Inc. Morrisville, PA	\$2.42/gal.	55-Gallon Drum
Item #14 – Caustic Soda (Sodium Hydroxide) (11,935 gallons)	Univar, USA, Inc. Morrisville, PA	\$3.03/gal.	55-Gallon Drum
Item #15 – Ferrous Chloride Solution (14,000 bulk gallons)	NO BID	\$/gal.	Gallon Bulk
Item #16A – Hydrofluosilic Acid (H ₂ SiF ₆) (75 gallons)	Univar, USA Inc. Morrisville, PA	\$16.015/gal.	15-Gallon Pail
Item #16B – Hydrofluosilic Acid (H ₂ SiF ₆) (165 gallons)	Univar, USA Inc. Morrisville, PA	\$6.53/gal.	55-Gallon Drum
Item #17 – DelPac 2000 (Polyaluminum Chloride Hydroxide Sulfate Solution) 144,000 Pounds	USALCO Baltimore, MD	\$0.1286/lb.	Bulk Pounds
Item #19 – Sodium Hypochlorite (47 Drums)	Chem2o, LLC Herdon, PA	\$2.40/gal.	55-Gallon Drum

<u>Product/ (Estimated Annual Usage)</u>	<u>Vendor</u>	<u>Unit Price</u>	<u>Unit of Measure</u>
Item #20 – Cyanuric Acid (100-200 pounds)	Amato Industries Inc. Silver Spring, MD	\$1.68/lb.	Pound
Item #21 – Calcium Chloride (500 – 600 pounds)	Amato Industries Inc. Silver Spring, MD	\$0.65/lb.	Pound
Item #22 – Muriatic Acid (20-40 Pounds)	NO BID	\$/lb.	Pound
Item #24 – DelPAC 2020 (Polyaluminum Hydroxychlorosulfate Solution) 18 Drums	Univar, USA Inc. Morrisville, PA	\$4.10/lb.	55-Gallon Drums
Item #29 – Bacterial Enzymatic Powder (1,500 pounds)	Maryland Chemical Company, Inc. Baltimore, MD	\$9.33/lb.	Pound
Item #32 – DelPAC 2000 (Aluminum Chloride Hydroxide Sulfate) (4-55 gallon drums)	Univar, USA Inc. Morrisville, PA	\$5.44/gal.	55-Gallon Drum
Item #33 – Liquid Aluminum Sulfate (8,000 gallons)	Univar, USA Inc. Morrisville, PA	\$1.65/gal.	Gallon Bulk
Item #34 – Micro C 2000	George S. Coyne	\$3.8618/gal.	240 Gal.Tote

REPORT-IN-BRIEF: The County accepted bids on October 3, 2018 for the swimming pool and water/wastewater treatment chemical requirements for County using departments as well as for the City of Hagerstown, which was advertised in the local newspaper, on the State of Maryland’s “*eMaryland Marketplace*” website, and on the County’s website. Twenty-Five (25) persons/companies registered/downloaded the bid, and Thirteen (13) bids were receive. The term of this Contract is for a one (1) year period tentatively beginning December 1, 2018 with no options for renewal. The above recommendations are for the County’s requirements only; the City of Hagerstown shall make its awards independently from the County.

DISCUSSION: N/A

FISCAL IMPACT: Funds are available in various accounts for chemicals for the Department of Water Quality facilities and Parks and Facilities Department.

CONCURRENCES: County using departments.

ALTERNATIVES: N/A

ATTACHMENTS: The complete Bid Tabulation may be viewed on-line at: <https://www.washco-md.net/wp-content/uploads/2018/10/purch-pur-1398-bidtab.pdf>

AUDIO/VISUAL NEEDS: N/A

PUR-1398

Swimming Pool / Water / WasteWater Treatment Chemicals

Bid Item No.	Description / (Delivered Price per Unit of Measure)	Delivered Price Per	Unit of Measure	Amato Industries, Inc./Amchlor Silver Spring, MD	Brenntag Northeast, LLC Reading, PA	Chem2o, LLC Herndon, PA	George S. Coyne Chemical Company Inc. Croydon, PA	JCI Jones Chemicals, Inc. Milford, VA	Kuehne Chemical Company, Inc. South Kearny, NJ	Maryland Biochemical Company, Inc. Bel Air, MD
1	Liquid Chlorine (City of Hagerstown)	Cylinder	1-Ton Cylinder	No Bid	No Bid	No Bid	No Bid	No Bid	\$1,500.00	No Bid
2	Aqueous Ammonia 19% (City of Hagerstown)	Pound	Pound Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
3	Ferric Chloride (City of Hagerstown)	Dry Ton	Dry Ton	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
4	Sodium Hypochlorite (City of Hagerstown)	Gallon	Gallon Bulk	\$3.00	No Bid	\$1.88	No Bid	No Bid	\$6.00	No Bid
5	12.5% Sodium Hypochlorite (City of Hagerstown)	Gallon	Gallon Bulk	\$2.85	No Bid	No Bid	No Bid	No Bid	\$6.00	No Bid
6	Powdered Activated Carbon (City of Hagerstown)	Ton	50-Pound Bag	No Bid	No Bid	No Bid	\$2,204.8824 *	No Bid	No Bid	No Bid
7	Polyaluminum Chloride (PAC) (City of Hagerstown)	Dry Ton	Dry Ton	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
8	Cyanuric Acid (City of Hagerstown)	Pound	Pound	\$1.68	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
9	Caustic Soda (Sodium Hydroxide) (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	\$1.045	No Bid	No Bid	No Bid	\$1.467	No Bid
10	Sulfuric Acid 93% - 95% (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	\$1.675	No Bid	No Bid	No Bid	No Bid	No Bid
11	Calcium Chloride (City of Hagerstown)	Pound	50-Pound Container	\$0.65	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
12	Sodium Hypochlorite (Washington County DWQ)	Gallon	55-Gallon Drum	\$2.85	No Bid	No Bid	\$2.5217 *	No Bid	No Bid	No Bid
13	Potassium Permanganate (City of Hagerstown)	Pound	55-Pound Pail	No Bid	\$3.4066	No Bid	No Bid	No Bid	No Bid	No Bid
14	Caustic Soda (Sodium Hydroxide) (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	\$3.2143 *	No Bid	No Bid	No Bid
15	Ferrous Chloride Solution (Washington County DWQ)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
16A	Hydrofluosilicic Acid (H2SiF6) (Washington County DWQ)	Gallon	15-Gallon Pail	No Bid	No Bid	No Bid	\$10.0444 *	No Bid	No Bid	No Bid
16B	Hydrofluosilicic Acid (H2SiF6) (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	\$5.9668 *	No Bid	No Bid	No Bid
17	DelPac 2000 (Polyaluminum Chloride Hydroxide Sulfate Solution) (Washington County DWQ)	Pound	Pound Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

PUR-1398

Swimming Pool / Water / WasteWater Treatment Chemicals

Bid Item No.	Description / (Delivered Price per Unit of Measure)	Delivered Price Per	Unit of Measure	Amato Industries, Inc./Amchlor Silver Spring, MD	Brenntag Northeast, LLC Reading, PA	Chem2o, LLC Herndon, PA	George S. Coyne Chemical Company Inc. Croydon, PA	JCI Jones Chemicals, Inc. Milford, VA	Kuehne Chemical Company, Inc. South Kearny, NJ	Maryland Biochemical Company, Inc. Bel Air, MD
18	3" Tablet Chlorine (Calcium Hypochlorite) (City of Hagerstown DWQ)	Pound	50 - 100 Pound Drum	\$2.40 *	No Bid	No Bid	\$2.2437 *	No Bid	No Bid	No Bid
19	Sodium Hypochlorite (Washington County Parks)	Gallon	55-Gallon Drum	\$2.85	No Bid	\$2.40	No Bid	No Bid	No Bid	No Bid
20	Cyanuric Acid (Washington County Parks)	Pound	Pound	\$1.68	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
21	Calcium Chloride (Washington County Parks)	Pound	50-Pound Container	\$0.65	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
22	Muriatic Acid (Washington County Parks)	Pound	15-Gallon Pail Pound	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
23	Sodium Bisulfite (38% - 40%) (City of Hagerstown)	Pound	600-Pound Drum	No Bid	No Bid	No Bid	\$0.2509	No Bid	No Bid	No Bid
24	DelPAC 2020 (Polyaluminum Hydroxychlorosulfate Solution) (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	\$5.0971	No Bid	No Bid	No Bid
25	Sodium Fluorosilicate (City of Hagerstown)	Pound	50-Pound Bag	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
26	Defoamer – Anti-Foam (City of Hagerstown)	Gallon	55-Gallon	No Bid	No Bid	No Bid	\$9.7687	No Bid	No Bid	\$7.11
27	Thioguard (55% - 65% Magnesium Hydroxide) (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
28	Methanol (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	\$1.78	No Bid	No Bid	No Bid	No Bid	No Bid
29	Bacterial Enzymatic Powder (Washington County DWQ)	Pound	50-Pound Containers (1/2 pound packets)	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$9.83
30	Poly-Orthophosphate Solution (SLI-5250) (City of Hagerstown)	Pound	Pound Bulk	No Bid	No Bid	No Bid	\$0.4123 *	No Bid	No Bid	No Bid
31	50% Caustic Soda (Sodium Hydroxide) (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	\$2.485	No Bid	No Bid	No Bid	No Bid	No Bid
32	DelPac 2000 (Aluminum Chloride Hydroxide Sulfate) (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
33	Liquid Aluminum Sulfate (Washington County DWQ)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

Swimming Pool / Water / WasteWater Treatment Chemicals

Bid Item No.	Description / (Delivered Price per Unit of Measure)	Delivered Price Per	Unit of Measure	Amato Industries, Inc./Amchlor Silver Spring, MD	Brenntag Northeast, LLC Reading, PA	Chem2o, LLC Herndon, PA	George S. Coyne Chemical Company Inc. Croydon, PA	JCI Jones Chemicals, Inc. Milford, VA	Kuehne Chemical Company, Inc. South Kearny, NJ	Maryland Biochemical Company, Inc. Bel Air, MD
34	MicroC 2000 (Washington County DWQ)	Gallon	240-Gallon Tote	No Bid	No Bid	No Bid	\$3.8618	No Bid	No Bid	No Bid
35	Polymer (Zetag 8814) (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	\$10.8729	No Bid	No Bid	No Bid
36	Morton Salt (City of Hagerstown)	Pound	Pound Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

Exceptions:**Amato Industries, Inc./Amchlor**

#18 - 50 #

George S. Coyne Chemical Company, Inc.

#6 - Bidding Hydrodarco B - Min 8000 lbs. dely

#12 - Min 4 drums combined dely

#14 - Min 8 drums dely

#16A - Min 5 drums dely

#16B - Min 3 drums dely

#18 - Bidding Accutab SI

#30 - Bidding CP-722

Swimming Pool / Water / WasteWater Treatment Chemicals

Bid Item No.	Description / (Delivered Price per Unit of Measure)	Delivered Price Per	Unit of Measure	Maryland Chemical Company, Inc. Baltimore, MD	Premier Magnesia, LLC Wayne, PA	PVS Technologies, Inc. Detroit, MI	Shannon Chemical Corporation Malvern, PA	Univar USA, Inc. Morrisville, PA	USALCO Baltimore Plant, LLC Baltimore, MD
1	Liquid Chlorine (City of Hagerstown)	Cylinder	1-Ton Cylinder	No Bid	No Bid	No Bid	No Bid	\$615.00	No Bid
2	Aqueous Ammonia 19% (City of Hagerstown)	Pound	Pound Bulk	No Bid	No Bid	No Bid	No Bid	\$0.165	No Bid
3	Ferric Chloride (City of Hagerstown)	Dry Ton	Dry Ton	No Bid	No Bid	\$592.00	No Bid	No Bid	No Bid
4	Sodium Hypochlorite (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	\$1.85 *	No Bid
5	12.5% Sodium Hypochlorite (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	\$1.55 *	No Bid
6	Powdered Activated Carbon (City of Hagerstown)	Ton	50-Pound Bag	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
7	Polyaluminum Chloride (PAC) (City of Hagerstown)	Dry Ton	Dry Ton	No Bid	No Bid	No Bid	No Bid	No Bid	\$2,382.40
8	Cyanuric Acid (City of Hagerstown)	Pound	Pound	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
9	Caustic Soda (Sodium Hydroxide) (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	\$1.0355	No Bid
10	Sulfuric Acid 93% - 95% (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	\$1.49	No Bid
11	Calcium Chloride (City of Hagerstown)	Pound	50-Pound Container	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
12	Sodium Hypochlorite (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	No Bid	\$2.42 *	No Bid
13	Potassium Permanganate (City of Hagerstown)	Pound	55-Pound Pail	No Bid	No Bid	No Bid	No Bid	\$4.16	No Bid
14	Caustic Soda (Sodium Hydroxide) (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	No Bid	\$3.03	No Bid
15	Ferrous Chloride Solution (Washington County DWQ)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
16A	Hydrofluosilicic Acid (H2SiF6) (Washington County DWQ)	Gallon	15-Gallon Pail	No Bid	No Bid	No Bid	No Bid	\$16.015	No Bid
16B	Hydrofluosilicic Acid (H2SiF6) (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	No Bid	\$6.53	No Bid
17	DelPac 2000 (Polyaluminum Chloride Hydroxide Sulfate Solution) (Washington County DWQ)	Pound	Pound Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	\$0.1286

Swimming Pool / Water / WasteWater Treatment Chemicals

Bid Item No.	Description / (Delivered Price per Unit of Measure)	Delivered Price Per	Unit of Measure	Maryland Chemical Company, Inc. Baltimore, MD	Premier Magnesia, LLC Wayne, PA	PVS Technologies, Inc. Detroit, MI	Shannon Chemical Corporation Malvern, PA	Univar USA, Inc. Morrisville, PA	USALCO Baltimore Plant, LLC Baltimore, MD
18	3" Tablet Chlorine (Calcium Hypochlorite) (City of Hagerstown DWQ)	Pound	50 - 100 Pound Drum	No Bid	No Bid	No Bid	No Bid	\$2.12 *	No Bid
19	Sodium Hypochlorite (Washington County Parks)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	No Bid	\$2.43 *	No Bid
20	Cyanuric Acid (Washington County Parks)	Pound	Pound	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
21	Calcium Chloride (Washington County Parks)	Pound	50-Pound Container	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
22	Muriatic Acid (Washington County Parks)	Pound	15-Gallon Pail Pound	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
23	Sodium Bisulfite (38% - 40%) (City of Hagerstown)	Pound	600-Pound Drum	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
24	DelPAC 2020 (Polyaluminum Hydroxychlorosulfate Solution) (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	No Bid	\$4.10	No Bid
25	Sodium Fluorosilicate (City of Hagerstown)	Pound	50-Pound Bag	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
26	Defoamer – Anti-Foam (City of Hagerstown)	Gallon	55-Gallon	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
27	Thioguard (55% - 65% Magnesium Hydroxide) (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	\$2.57	No Bid	No Bid	No Bid	No Bid
28	Methanol (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	\$1.65	No Bid
29	Bacterial Enzymatic Powder (Washington County DWQ)	Pound	50-Pound Containers (1/2 pound packets)	\$9.33	No Bid	No Bid	No Bid	No Bid	No Bid
30	Poly-Orthophosphate Solution (SLI-5250) (City of Hagerstown)	Pound	Pound Bulk	No Bid	No Bid	No Bid	\$0.423	No Bid	No Bid
31	50% Caustic Soda (Sodium Hydroxide) (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	\$3.35 *	No Bid
32	DelPac 2000 (Aluminum Chloride Hydroxide Sulfate) (Washington County DWQ)	Gallon	55-Gallon Drum	No Bid	No Bid	No Bid	No Bid	\$5.44	No Bid
33	Liquid Aluminum Sulfate (Washington County DWQ)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	\$1.65	No Bid

PUR-1398

Swimming Pool / Water / WasteWater Treatment Chemicals

Bid Item No.	Description / (Delivered Price per Unit of Measure)	Delivered Price Per	Unit of Measure	Maryland Chemical Company, Inc. Baltimore, MD	Premier Magnesia, LLC Wayne, PA	PVS Technologies, Inc. Detroit, MI	Shannon Chemical Corporation Malvern, PA	Univar USA, Inc. Morrisville, PA	USALCO Baltimore Plant, LLC Baltimore, MD
34	MicroC 2000 (Washington County DWQ)	Gallon	240-Gallon Tote	No Bid	No Bid	No Bid	No Bid	\$3.96 *	No Bid
35	Polymer (Zetag 8814) (City of Hagerstown)	Gallon	Gallon Bulk	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
36	Morton Salt (City of Hagerstown)	Pound	Pound Bulk	\$0.22	No Bid	No Bid	No Bid	\$0.2534 *	No Bid

Exceptions:

Univar USA, Inc.

#4 - Univar will not deliver to tanks owned by Community Pools. If awarded we will provide two 1,000 Gal tanks. Minimum order requirement 1,400 gallons

#5 - 1,200 gallon minimum order requirement

#12 - 4 drum minimum

#18 - 24 pail minimum one pallet

#19 - 4 drum minimum

#31 - 2,000 gallon minimum

#34 - 265 Gallon Tote 2700#

#36 - 49 Bag minimum one pallet



Open Session Item

SUBJECT: NATIONAL REGISTER NOMINATION OF COOL HOLLOW HOUSE

PRESENTATION DATE: October 23, 2018

PRESENTATION BY: Stephen T. Goodrich, Director, Department of Planning and Zoning

RECOMMENDED MOTION: Move to concur with the Historic District Commission recommendation in favor of listing Cool Hollow House in the National Register of Historic Places and forward same to the Maryland Historical Trust

REPORT-IN-BRIEF: Cool Hollow House, located at 9302 Old National Pike, is proposed for listing in the National Register of Historic Places by the owner, Thomas Freeman.

The National Register of Historic Places is the United States government listing of properties that have been determined worthy of recognition and preservation for their significance in American history and culture. Washington County is included in the local review portion of the process by virtue of its status as a Certified Local Government (CLG). Local review consists of consideration and recommendation by the local Historic District Commission and the Board of County Commissioners during public meetings.

The benefits of National Register listing include eligibility for certain federal or state tax credits and consideration in the planning of federal and state projects. These benefits are more fully explained in the attachment Effects of Listing Maryland Properties. Some common misunderstandings about the effects of listing are also explained. Listing does not limit the owner's rights to use or modify the structures. Listing does not limit neighboring property owners' rights.

DISCUSSION: Cool Hollow House is located along the west side of Old National Pike (aka Alt US 40) at the intersection with Cool Hollow Road, between Funkstown and Boonsboro. It is proposed for listing in the National Register of Historic Places by addressing 3 of the 4 qualifying criteria. Cool Hollow House has associations "with events that have made a significant contribution to the broad pattern of our history" (Criteria A) such as its witness to Civil War skirmishes during the July 1863 Retreat from Gettysburg and the Battle of Boonsboro, its presence during westward expansion along the National Road and its participation in the development and operation of the locally significant milling industry in Washington County. The property is also proposed for listing under Criteria C for its highly intact representation of a vernacular adaptation of a late Federal/Greek Revival style brick farmhouse with a high degree of integrity. Finally, listing is proposed due to the property's potential "to yield information important in prehistory or history" such as the potential of the unexplored Cool Hollow Well cave and the unexplored abandoned mill site on the west bank of the Antietam Creek (Criteria D).

FISCAL IMPACT: No fiscal impact to Washington County.

CONCURRENCES: Historic District Commission recommends approval

ALTERNATIVES: Recommendation against listing or no recommendation

ATTACHMENTS: National Register nomination form for Cool Hollow House Effects of Listing

AUDIO/VISUAL NEEDS:

NATIONAL REGISTER OF HISTORIC PLACES

Effects of Listing Maryland Properties

The National Register of Historic Places is a list of properties acknowledged by the Federal Government as worthy of recognition and preservation for their significance in American history and culture. National Register properties include districts, sites, buildings, structures, and objects of significance to their local community, state, or the nation. The National Register program is part of a national policy to recognize and protect the country's historic and cultural heritage. The National Register is maintained by the Secretary of the Interior and administered by the National Park Service. In Maryland the National Register program is administered by the Maryland Historical Trust, the State Historic Preservation Office.

Benefits of listing in the National Register:

1. The prestige of formal recognition that a property is of significance in American history, architecture, archaeology, engineering and/or culture. Nomination involves a multiple-step review process that includes professional evaluations of the significance of the property.
2. Consideration in the planning for federally or state assisted projects. Procedures require careful consideration of properties which will be affected by projects involving federal or state funds, licenses, permits, or tax benefits.
3. Eligibility for federal income tax benefits that include: 1) a 20% investment tax credit for a certified rehabilitation of historic commercial, industrial, and rental residential buildings and 2) a charitable donation deduction for the conveyance of a perpetual easement to a qualified preservation organization.
4. Eligibility for a Maryland income tax credit for approved rehabilitation.
5. Eligibility to apply for grants and low interest loans for historic preservation projects.
6. Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining Control and Reclamation Act of 1977.

Listing in the National Register . . .

does **NOT** mean that the Federal Government or the State of Maryland want to acquire the property, place restrictions on the property, or dictate the colors or materials used on individual buildings. Local ordinances or laws establishing restrictive zoning, special design review committees, or review of exterior alterations, are **NOT** a part of the National Register program.

Effects of National Register listing, page 2

Listing in the National Register . . .

does **NOT** require the owner to preserve or maintain the property or seek approval of the Federal Government or the State of Maryland to alter the property. Unless the owner applies for and accepts special federal or state tax, licensing, or funding benefits, the owner can do anything with his property they wish so long as it is permitted by state and local law.

does **NOT** guarantee preservation of the property. The owner is not required to preserve the property nor is the property protected from the effects of development projects, unless federal or state funding, licensing or tax benefits are involved.

does **NOT** stop federally or state funded or licensed projects when these are desired by the owner and shown to be in the public interest. Procedures do require careful consideration of federally or state funded or licensed projects which call for alteration or demolition of National Register properties before the license is issued or funds released.

does **NOT** impose tax penalties on owners who demolish listed properties.

For further information about the National Register program in Maryland or the eligibility of a property for listing in the National Register, please contact the Office of Research, Survey and Registration of the Maryland Historical Trust at 410-697-9550.

For further information concerning tax benefits, grants, and loans, please contact the Office of Preservation Services at the Trust at 410-697-9535, or visit the Trust's website at www.mht.maryland.gov.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cool Hollow House/Emmert's Home
other names WA-11-195

2. Location

street & number 9302 Old National Pike not for publication
city or town Hagerstown vicinity
state Maryland code MD county Washington code 043 zip code 21740

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register.
 See continuation sheet.

Determined not eligible for the National Register.

removed from the National Register.

other (explain): _____

Signature of the Keeper _____
Date of Action _____

Cool Hollow House/Emmert's Home (WA-11-195)
Name of Property

Washington County, Maryland
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- Private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
4	1	buildings
4		sites
		structures
		objects
8	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

FEDERAL/GREEK REVIVAL

foundation Stone
Walls Brick
Roof Standing Seam/Metal
Other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

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National Park Service

National Register of Historic Places Continuation Sheet

Cool Hollow House/Emmert's Home
(WA-11-195)

Name of Property

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Section 7 Page 1

Description Summary:

Cool Hollow House, a c.1823 Federal/Greek Revival style farmhouse of brick construction on fieldstone foundations, rests on a sloping, narrow strip of land comprising of approximately 7 acres between the Old National Pike and the east side of the Antietam Creek. The five bay house, with a two bay 1 ½ story wing on the north end, has a central entrance, covered by a one bay, one story temple form porch with large square pillars. The interior retains its original, simple, but elegant woodwork.

General Description:

Cool Hollow House, a c.1823 Federal/Greek Revival style farmhouse of brick construction, resides on land comprising of 6.92 acres between the Old National Pike, and the east side of the Antietam Creek.

The property is the remnant of once large farm of 180 acres dating to the first quarter of the 19th century at least. This farm was owned for more than a century by the Emmert and Schindel families, both prominent surnames in Washington County history. The property occupied both sides of the Old National Pike and in addition to the main house; it included several smaller tenant houses, and a collection of stone barns, three spring houses and other outbuildings. The farm included a strip of land on the west bank of the Antietam, with an 18th century mill complex, now in ruin, which the current plot still retains. The landscape and buildings still retain their authentic 19th century character.

Cool Hollow House faces east toward the Old National Pike and South Mountain. A paved, circular drive begins immediately adjacent to the Cool Hollow Culvert (WA-II-131), a stone arch bridge built in the early part of the 19th century during the construction of the National Road, begun in 1811. The house sits on gently sloping ground, descending to the banks of the Antietam Creek. The home is surrounded by sprawling lawns, inhabited by venerable trees, including Oak, Walnut, and Sycamore. The property includes considerable water frontage on the Antietam, having land on both the east, and west banks. The village of Funkstown is exactly 3 miles northwest on the Old National Pike, and the village of Boonsboro is approximately 4 ½ miles to the southeast. Within the immediate vicinity of nominated property, three other Maryland Historic properties reside. The 18th-19th century Tollgate House (WA-II-177), sits to the north. Lone Pine Farm, the nominated property's original stone bank barn, with a date of 1793 in the rafter, and a tenant house (WA-II-206), sits directly to the south. Diagonally across the Old National Pike is Hillside Lake Farm (WA-I-420).

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Cool Hollow House/Emmert's Home
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Cool Hollow House is a 2 ½ story five bay brick dwelling resting on limestone foundations, with a 2 bay, 1 ½ story brick wing projecting from the north end with small gable roof dormers. The front elevation is formal with five bays and a central entrance. Bricks are laid in Common bond, or American bond on all sides, with five stretcher rows to each row of headers. Heavy wooden lintels above the openings with projecting, decorative corner blocks enhance the front elevation. Substantial molded wooden cornices span the front and rear elevations at the roofline.

Large brick chimneys at each end gable of the main block, and at the end gable of the wing are located inside the walls. Standing seam sheet metal finishes the roof terminating with barge boards set directly against the end walls.

The main entrance is covered by a one bay, one story temple form porch with a heavily molded pediment, and large square pillars. Simple, but heavy balustrades link the pillars to the structure. The tall six panel door is crowned by a transom with diamond shaped panes, and surrounded by deep, raised panel molding.

The north wing contains a recessed porch along the entire front elevation, a typical feature of the region in the 18th and 19th centuries. Off of this porch, a six panel coffin door with a simple three light transom and deep, raised panel molding leads to the formal drawing room. A two panel service door with glazing on the upper half, and a transom leads to the old kitchen, and a window with two panes of bullseye glass, (reportedly brought to the United States from an ancient English house by a former owner) sits beside the service door.

Windows have six over six pane sashes, and are held with narrow frames finished with a bead at the inside edge. All windows on the first floor are flanked with four panel shutters, while the upper floors have louvered shutters with stationary slats. The south end of the house contains one window on each level at the southwest corner. Both ends of the main block and the end of the north wing, have a pair of six pane hinged windows in the attic level flanking the chimney.

In the early-mid 20th century, a screened-in porch was constructed on the rear of the north wing, and was converted into a four season room surrounded by windows on three sides in the 1960s.

Interior:

The front entrance opens into a full length formal stair and entrance hall, with rooms on either side. The modified Georgian floorplan, that once consisted of two rooms on each side of the center hall, was modified to two large rooms in the mid-20th century, however all original moldings and flooring remain.

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The staircase rises against the north wall of the entrance hall, and gently ascends to a slight curve at the landing, turning back on itself and rising again to the second floor. The walnut newel post is heavy and simply turned, with a more delicate hand rail and simple turned balusters that taper slightly. Entrance hall molding is deep with raised panels on both the vertical and horizontal surfaces. The same molding is in the room to the left of the hall. All other trim in the house is more simple; symmetrically molded, with corner blocks. Mantelpieces are bulky with carved, raised panels and tapering columns.

The north wing contains a massive service fireplace with simple mantle and its original cranes. A steep set of winder stairs leads to the large ½ story bedroom above.

The main section of the house sits on a full stone cellar with a generous crawl space beneath the wing. Built directly on top of the stone bedrock, the limestone shelf can be seen protruding through the east wall of the basement.

Additional Buildings:

In addition to the main house, there are three other service buildings remaining on the property located behind the home. A stone spring house, built into the slope is one story at the front and two at the back with two rooms separated by a brick wall. An early 20th century frame potting shed, built on older stone foundations, extends off the rear side of the spring house.

Underground through a wooden door in the potting shed, a stone root cellar resides. Beyond the springhouse and coy pond installed in the mid-20th century, along the banks of the Antietam Creek, an 18th century stone forge without its roof sits surrounded by ancient Walnut trees. The forge retains its massive raised stone fireplace, and characteristic low windows in the front elevation. A mid-century three stall garage with mechanics pit stands to the south of the house.

Additional Sites:

On the west bank of the Antietam Creek on property belonging to the main plot, the ruin of an 18th century mill complex remains. The stone foundations, walls, and a dug mill race remain undisturbed. The 1794 map of Washington County Maryland, by Dennis Griffith (Figure 1) shows the site as a Powder Mill. The nominated property also contains another site that was a Fulling and Dyeing Mill operated by Henry Funk¹ prior to 1812.

¹ Cottingham D., "Our Legacy in Stone," The Daily Mail (Hagerstown, MD), October 22, 1964

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Residing at the bottom of a dug well in the front lawn is a cave opening that leads to the Cool Hollow Well Cave, a formation in the limestone bedrock, listed by the National Geological Survey². The cave is one of the thirty listed caves in Washington County, Maryland. Washington County contains nearly sixty percent of the known, listed caves in the state of Maryland³. The opening to the cave can be seen at the bottom of the well.

Additionally, the property includes an intact brick-domed cistern located directly behind the home, date and materials congruent with the construction of the main house.

Resource Count:

4 contributing buildings
1 non-contributing building
4 contributing sites

Evaluation of Integrity:

Cool Hollow House is a fine example of a transitional Federal/Greek Revival style country home from west central Maryland. The house and its dependencies remain highly intact with key components- design, layout, and woodwork-all present. The setting in which the property and buildings sit is largely unchanged since the mid-19th century. The contributing factors of the nomination are the significant early-mid 19th century architecture, unspoiled 18th century mill complex site on the property, proof of civil war skirmishes on the farm, a section of the original National Road, the listed Cool Hollow Well cave, and its prominent location on the Antietam Creek along the Old National Pike render this property historically significant. Therefore, Cool Hollow House retains a high level of integrity of location, setting, materials, design, workmanship, feeling, and association with historical events.

² Franz, R.; Slifer, D. (1971). Maryland Geological Survey's Caves of Maryland, Maryland Geological Survey. pp. 72-73.

³ IBID, pp. 8-9

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

- ARCHITECTURE
- ARCHEOLOGY
- MANUFACTURING/COMMERCE
- MILITARY

Period of Significance

1790-1863

Significant Dates

1823
July 9-10, 1863

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

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(WA-II-195)

Name of Property

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Summary Statement of Significance:

Cool Hollow House (MIHP # WA-II-195) is locally significant under National Register Criterion C as a fine example of a vernacular adaption of a late Federal/Greek Revival style farmhouse. The home is significant for its large scale, and simple, stylistic attributes, that define an early example. Built c. 1823 during the peak years of the westward expansion, the large brick house with its elegant temple form porch and large chimneys sits prominently on the National Road, built to impress. Located at the only point where the Antietam Creek meets the National Road between Funkstown and Boonsboro, this particular site makes its location a critical point along the route. Early deeds read that travelers are allowed to use the natural springs located on the grounds. The nominated property derives additional significance under National Register Criterion D, for the archeological potential of the mill sites and well/cave on the property. The 18th century mill complex on the property is shown on the 1794 Dennis Griffith map of Maryland (Figure 1) as a Powder Mill. The ruin is an undisturbed example of an early mill complex along the Antietam Creek. Another possible ruin of an early 19th century fulling and dyeing mill run by Henry Funk⁴, sits on the property near the Cool Hollow Culvert on the run-off from Beaver Creek. These sites offer potential to yield important information regarding manufacturing and commerce in the nation's early history. The Cool Hollow Well, a 35 foot deep man-made well that intersects a largely unexplored cave formation in the Elbrook limestone beneath the front lawn, also has potential to yield information important to prehistory or history. Cool Hollow House is significant under National Register Criterion A, as a site of documented Civil War skirmishes. During the retreat from Gettysburg, both the Confederate and Union forces engaged along the National Road between Boonsboro and Funkstown on the days of July 8-12, 1863. On July 9th thru July 11th, battle was joined by Confederate and Union cavalry forces on the Cool Hollow Farm owned by the prominent Schindel family. The period of significance c. 1823 represents the date of construction of Cool Hollow House, and the period of significance of July 8-12, 1863 represents the Civil War skirmishes and encampments that took place around the home.

Resource History and Historic Context:

Historic Context

⁴ Cottingham D., "Our Legacy in Stone," The Daily Mail (Hagerstown, MD), October 22, 1964

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Cool Hollow House represents an important piece of regional history, rooted in the rich agricultural and manufacturing opportunities that Washington County provided in the 18th and 19th centuries. The home is significant as well due to the fighting that took place around it in 1863 during the Civil War.

"A few pioneering farmers and fur traders initially settled the area in the 1730s and 1740s. At that time Lord Baltimore had just opened Maryland's frontier or "back country" for settlement, and Germans were migrating through the area to create settlements in Virginia. Seeking to develop the back portions of Maryland, Lord Baltimore began to encourage settlement on his colony's frontier. Speculators from eastern Maryland responded by acquiring large tracts for subdivision and resale to German farmers. As settlement progressed, political divisions of the frontier occurred. Until 1748, the land was part of Prince George's County. Afterward it was Frederick County until 1776 when Washington County was formed. Settlement was sparse until the close of the French and Indian War in 1763 and the end of Pontiac's rebellion the following year. Thereafter, settlement progressed rapidly as transportation routes improved and word of the rich farmland in the Cumberland and Shenandoah valleys spread. The land was made fertile by numerous limestone outcrops, which give special visual character to the landscape as well as providing material for buildings and fences. The English speculators who had acquired large grants of land as investments began to subdivide and sell into smaller lots of 100-300 acres which were ideal for a profitable family farm. These farms were divided into fields of 20-40 acres and planted with small grains and corn or clover. Other lands were left in pasture and woodlots, as the process of clearing the land was slow. Woodlot and pasture functions were often combined in areas where rock outcrops made cultivation difficult. Allowing cattle and hogs to forage through woodlands helped to keep them open and clear.

While the valley lands of Washington County were easily converted to the general/grain farming traditions carried on by German and Pennsylvania-German immigrants, the mountains bordering the valleys on the east and west provided different opportunities for development. Covered with old growth trees and laden with iron ore, the mountains were soon home to several iron furnace operations. The Green Spring Furnace, nestled within the North Mountain ranges to the west, was established in 1765 by Lancelot Jacques and Thomas Johnson.' The insatiable need for wood to provide charcoal for the furnaces ensured that previously forested mountain land was eventually cleared.

Through the first half of the 19th century, the west-central region of Maryland became known for grain production. Grain was sold in bulk, or processed into flour and meal, or

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distilled into whiskey. These commodities were shipped to markets in Baltimore or Philadelphia. Shipping from western Maryland was a problem, and hindered the growth and prosperity associated with grain production. There was no reliable inland water route to the farming areas, although navigation of the Potomac River was seasonally available from the 1790s through 1828. Road transportation served as the primary artery for the freight hauling needs of the region. Maryland, therefore promoted turnpike development, although most of these toll routes were privately funded. The output and growth in population in the western areas of Maryland encouraged construction and improvement of roads.

In 1806 the Federal government began the construction of a highway that would lead to the newly acquired Louisiana Purchase lands comprising much of the central portion of the United States. The "National Road" began in Cumberland, Maryland partly following the old Braddock Road, a rough wagon track established by explorers and traders, and led to Wheeling in Virginia (West Virginia) and later on to Terre Haute, Indiana. The main wagon road from Baltimore to Cumberland, a collection of privately owned and operated turnpike segments that ran through the heart of Washington County was eventually upgraded and consolidated to become part of the National Road system. The National Pike, as it became known, was one of the most heavily traveled east-west routes in America with traffic passing all hours of the day and night.”⁵

Military Context

General Robert E. Lee began his retreat from Gettysburg on July 4, 1863 after a grueling battle with the Union Army. Lee's plan was to retreat through Maryland over South Mountain by way of Cashtown, Hagerstown and Williamsport, and cross the Potomac at the latter and into the relative safety of Virginia. “Time was of the essence, and Lee's army had a substantial head start on Meade. Most of the Southern army passed through Fairfield Gap and Monterey Pass. The goal was Williamsport, but whether they would reach it in time-and safely cross the river-remained an open question in the minds of many Confederate soldiers.”⁶

Major General George G. Meade led the Union Army in chase through the farmlands of Pennsylvania and into Maryland. Combat, including raids, cavalry battles, and skirmishes occurred at several places beginning at Fairfield, Pa July 3, 1863. Some of the heaviest fighting of the retreat occurred in the rich farmland between Funkstown and Boonsboro, MD. Much of the conflict was along the National Road on July 8-July 12, 1863. This area was no stranger to

⁵ NRHP Reference #11000882, WA-V-015

⁶ Wittenberg, p. 341

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war as it was in the same general area that a year before had seen the bloodiest single day of battle in American history, the Battle of Antietam. The final battle was on July 23, 1863 at Manassas Gap, Va. thus ending the Gettysburg Campaign.

The Battle of Boonsboro took place on July 8, 1863. Major General J.E.B. Stuart commanded five cavalry brigades on a mission to prevent the Union Army from intercepting Lee's forces, thus cutting off their escape across the Potomac into Virginia. The battle began in the morning along the National Road beginning four and a half miles north of the village of Boonsboro at the Beaver Creek Bridge. Stuart rode south from Funkstown and intercepted Brig. General H. Judson Kilpatrick at this location. They fought all day across the mud soaked fields north of the town of Boonsboro culminating in what was the largest cavalry battle in Maryland during the campaign. Heavy fighting took place until after 7pm, when the crumbling Union forces were reinforced by the Union infantry, thus sending Stuart back north towards Funkstown. "After being driven back across Beaver Creek, the Confederates took up a strong defensive position approximately four miles northwest of the day's battlefield."⁷ The location of this campsite is a field diagonally across from the nominated property.

The evening of July 9, 1863 provided much action on the nominated property as Union Brigadier General John Buford ordered General Thomas Devin to search out the positions of the Confederate army known to be camped around the location of the nominated property.

"Late on the afternoon of July 9, orders came for the Northern horsemen to mount up. Around 4:00 p.m., Buford ordered Devin to reconnoiter the Confederate positions west of the Beaver Creek bridge between the towns of Boonsboro and Funkstown. While scouting, Devin encountered a detachment of cavalry and artillery left by Stuart on high ground near his main line. About 5:30, Devin deployed a line of mounted skirmishers to sweep the left flank of the Confederates as far as a bend in Antietam Creek. Lt. Albert O. Vincent's combined batteries B and L, 2nd U.S. Artillery, supported the horse soldiers. Devin dismounted two squadrons and, connecting with elements of Gamble's brigade on the left, advanced against the enemy line. Ferguson's Brigade held a prominent ridge overlooking the "Boonsboro Road, and a battery of horse artillery under Capt. Thomas E. Jackson supported him. Grumble Jones rode up with his brigade on the right of Jackson's guns, while Chambliss' Brigade pulled up on the left. Three full brigades of Stuart's horse soldiers now held a strong position on the high ground overlooking Antietam Creek.

⁷ Wittenberg, p. 636

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One company of the 17th Virginia Cavalry deployed as skirmishers. As their Yankee opposites advanced, both sides dashed for a rail fence about 300 hundred yards in front of each side's main line. The Virginians won the foot race and unleashed a potent volley in the faces of the Federals, who tried to use the protection of waist-high corn to cover their advance. The Southerners swept each row with their rifle fire, inflicting severe casualties. While the skirmishers dueled, Vincent's Union artillery picked out targets and opened on Ferguson's and Chambliss' positions. "The air above our heads seemed to be full of splinters, bark, and bullets but we were thus far safe and unhurt as the enemies [sic] bullets mostly struck the top of the fence or went over our heads," recalled a member of the 17th Virginia. Their position grew untenable when Chambliss' troopers gave way under Vincent's artillery fire, their withdrawal exposing Ferguson's left flank. When Chambliss' line crumbled, Devin's troopers advanced quickly against it.

After a short and sharp fight, Devin's skirmishers took the crest while the left squadron ran into a large camp of Stuart's cavalry and quickly dispersed it. "The federal cavalry had advanced on the road so far as to nearly cut us off and I distinctly heard loud commands to halt, but in the confusion supposed it was our officers getting their men into line but it was not, it was the enemy, who had nearly overtaken us," wrote Virginia trooper James Hodam, who had advanced with his company and carried off a wounded comrade, all while suffering from a wound of his own. As his comrades fell back in the face of the powerful Union attacks, Hodam stumbled. Covered with his own blood, and feeling weak and sick, he leaned against a fence along the road in an effort to catch his breath.

Pressing their advantage, Devin's and Gamble's brigades drove the Confederates. "[We] drove them about 2 miles like fun," one of Gamble's troopers later recounted. One member of the 8th New York succinctly described the action. "Out again. Found the rebels about 5 p.m. and made them get, up and get. Sometimes they run us and sometimes we run them until they brought up their infantry and we had to leave," recalled a member of the 1st Virginia Cavalry. Stuart called upon Chew's Battery of horse artillery to help "fend off the enemy attack. With darkness settling on the field, Chew's guns were only able to fire a couple rounds before it was too difficult to find suitable targets.

Devin's men bivouacked on the field. It had been another good day for "Buford's Hard Hitter," as Devin was known to men in Buford's division. "The enemy contested the ground with their usual earnestness," noted one of Gamble's Hoosiers, "but were forced back beyond Beaver Creek. The battle continued until late in evening and we stayed in

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line of battle.” Pleasonton proposed that Devin be promoted to brigadier general and assume the position left vacant by Elon Farnsworth’s death at Gettysburg.”⁸

On the morning of July 10, the Union Army swept north from Boonsboro to Funkstown. The Union Army soon encountered Confederate forces after passing over Beaver Creek on the National Road.⁹ The confederates were driven “beyond Antietam on the left and to Funkstown on this road,”¹⁰ thus beginning the Battle of Funkstown south of the village. Following the Battle, the Union established a line running from the nominated property east towards Doub’s Mill along the general line of Cool Hollow Road, establishing breastworks and entrenchments and remained until July 12.¹¹ On the afternoon of July 11, three additional skirmishes occurred within the close vicinity of the nominated property.¹²

Cool Hollow House represents an important piece of history resting on the National Road, one of the most important routes travelled, and fought along during the Civil War in Maryland. The nominated property hosted numerous skirmishes July 8-11, 1863, Confederate campsites on July 9, and Union campsites and entrenchments July 10-12. The property’s prominent location three miles south of Funkstown and four and a half miles north of Boonsboro, is the only point between the two villages where the National Road curves to parallel the Antietam Creek. High grounds on the right forced the road to bisect the property, making this an ideal strategic location for both the north and south. The house stands as a rare witness to some of the most interesting, and tumultuous times in our nation’s history.

Architectural Context

Farmhouses in mid-central Maryland vary greatly in both style and construction. When settlement began in the early part of the 18th century, log was the preferred material used to build dwellings. Some of the wealthier families used the readily available limestone that was abundant in the Cumberland Valley area of Washington County. While very few of the log structures survive, or have been covered over by wooden clapboards, or shingle, the stone structures endured far better.

⁸ Wittenberg, pp. 685-687

⁹ United States War Department. War of the Rebellion, A Compilation of the Official Records of the Union and Confederate Armies. Washington D.C. 1880-1901. Series 1 – Vol. 27 (Part I) p. 90

¹⁰ Wittenberg, p.700-701

¹¹ United States War Department. Series 1 – Vol. 27 (Part I) p. 302

¹² IBID p. 663

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As the 19th century dawned, brick was still a rather rare material used in construction, although they could be found. "When 18th century brick farmhouses do occur they are distinguished by the presence of water tables, Flemish bond facades and common bond secondary walls with three or four courses of stretcher rows to each header row. Much more common among mid-Maryland brick farmhouses are those from the 1820-1900 period."¹³

The evolution of the Washington County farmhouse began with the Germanic influences of the first settlers. These dwellings composed of a plan with a central chimney, and several rooms clustered around it. The houses could be either one or two stories high. After the arrival of the British settlers a more formal hall and parlor plan was introduced with interior or exterior chimneys. Although the dwelling came in many forms the most common was a three or five bay plan with a side wing or rear "ell". Usually the "ell" contained the kitchen and perhaps in the wealthier homes, quarters for the domestic help.¹⁴

Cool Hollow House is an elegant example of a Washington County vernacular adaption of the Federal/Greek Revival style with a modified Georgian floorplan. Other area farmhouses built through the mid-19th century would commonly adapt Greek Revival features into their design and plan, however Cool Hollow House stands out as a rather elegant example with refined details applied. The heavy wooden lintels with corner blocks, temple form porch with heavy pediment, and deep cornice, are examples of such details. The design elements and construction methods of Cool Hollow House put the dwelling into the later part of the first quarter, or very early part of second quarter of the 19th century. The house exhibits characteristics of a transitional Federal/Greek Revival styles, leaning heavier to the latter. It is appropriate to suggest the date of construction c.1823, due to historic facts, newspaper articles, and early crudely cut machine made nails with irregular handmade heads found during restoration, that date the house from the 1790's-1820's.¹⁵ Similar to Cool Hollow House, in style and construction, are the Sherrick House (MIHP #WA-II-334), built in 1834 near Sharpsburg, and Greystone Manor (WA-HAG-093) c.1835. These dwellings, like Cool Hollow House, are more formal farmhouses with five bays providing a symmetrical, central entrance and center stair hall. The dwellings respectively also retain prominent Greek Revival features including the prominent Greek-styled portico, similarly stylized interior mantels, moldings, and stairway.

¹³ Ditto Knolls, WA-II-093, MIHP documentation, 1978. c.1790-1810 is a good example of an early Washington County brick farmhouse in a transitional Georgian/Federal taste.

¹⁴ Paula S. Reed & Assoc, "Mid-Maryland: An Agricultural History and Historic Context," draft, Frederick, MD: Catoctin Center for Regional Studies, 2006, Chapter 5.

¹⁵ Nelson, L. (November 1968). Nail Chronology as an Aid to Dating Old Buildings: American Association for State and Local History Technical leaflet 48. History News 23, No. 11, p. 6 retrieved from http://files.umwblogs.org/blogs.dir/7608/files/nail_chronology.pdf

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Geological/Archeological Context

Caves are not as common in Maryland as they are in other states such as Virginia. Finding them in the state border is somewhat of a rarity. The first discovery and study of caves began in the mid-18th Century. "While it's perfectly true that Maryland is not exactly vying for underground prominence with, say, our neighbor the Commonwealth of Virginia, with its 2,000-plus caves, or Alabama, with over 1,000 caves catalogued, the Maryland cave picture is not quite what the wits occasionally imply. Cave studies here have come a long way since their inauspicious beginnings in the mid-18th Century, when Joseph Spangenberg made reference in Moravian Journals to a cave believed to have been the one now known as Busheys Cavern. This same cave, then called "Hughes' Cave," was one of two listed for Maryland in Dr. Louis Feuchtwanger's 1859 Treatise on Gems. A Maryland cave attained a considerable measure of scientific stature in the very early years of the 20th Century when the great American paleontologist, James William Gidley, began his extensive excavations in the Pleistocene deposits of the Bone Cave near Cumberland. It remains today one of the finest such fossil discoveries ever made."¹⁶

By the end of the second quarter of the 20th Century the number of registered caves on the Maryland State list was still only five, as recorded by Robert Morgan in his "Partial Index to All the Known Caves of the World".

In 1950 Bill Davies published "The Caves of Maryland, Bulletin 7 of the Maryland Department of Geology, Mines and Water Resources." Davies' survey, reprinted with an appendix in 1952, contained general comments on cave science, and descriptions of some 54 caves as they were known at that time. A decade later, members of the Baltimore Grotto (chapter) of the National Speleological Society, responding to a need for up-to-date information on local caves, organized the Maryland Cave Survey. Several workers added considerably to our knowledge of the state's underground before this initial Survey became inactive. Periodic reports on their work appeared in publications of the National Speleological Society, notably the Baltimore Grotto News. In late 1965, Dick Franz and Dennis Slifer reactivated the Maryland Cave Survey, bringing to it both the spelunker's zeal and the investigative depth required to make a first-rate speleological study. Working with other members of the National Speleological Society, most of them Marylanders, their efforts have culminated in this extensive new book on the caves of Maryland."¹⁷

Caves around the Mid-Atlantic Region such as Luray Caverns, or Crystal Grottos, have become a major attraction, and source of information into our Prehistoric past. "Our caves are part of the natural heritage of America. In recent years we have become more and more aware of their

¹⁶ Franz, R.; Slifer, D. (1971). Maryland Geological Survey's Caves of Maryland, Maryland Geological Survey. pp. iii

¹⁷ IBID

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aesthetic and scientific values to mankind. They are ancient phenomena. They have their own unique geological and mineralogical formations, and are inhabited by remarkable living things adapted to their very special environments. The evolutionary processes which have produced caves and their marvels required a great investment of the world's iv time. Like any other aspect of our natural heritage, they should be treated with intelligence and responsibility. Unfortunately, though, as is the case with much of our environment we are both loving and vandalizing many of them to death. Man had developed the questionable ability to destroy many of the inexorable works of eons. And so, it must be uppermost in the minds of those who read this book and use its information for whatever purposes, that all who enter the underground are privileged visitors. That caves, if they are to survive as living museums, laboratories, nature preserves, challenges, or just plain curiosities, must be treated with all the respect due their fragile grandeur and inestimable value.”¹⁸

The Cool Hollow Well is one of these finds. It can be surmised that while digging the well during early settlement, they broke through the karst terrain into an underground formation with heavy water flow. More than a century after the discovery, the well had gone dry, and a partial collapse of the stone wall near the bottom revealed once again the entrance to the cave.

“Cool Hollow Well Washington County, Funkstown Quadrangle Location: C 5/1/3 Elevation: 440. At the base of a 35 foot man made well, in the front yard of Mr. Long's "Cool Hollow House", near Funkstown, there is a low passage which trends southwest for at least 20 feet. The passage was exposed by a partial collapse of the rock lining the well. It would require digging in order to enter but a mass of loose rock directly overhead makes this unwise. Definite solutional pockets were observed on the ceiling. The cave is in the Elbrook Limestone.”¹⁹

Commerce Context

Settlement of the Western Maryland was delayed from the rest of the state due to the lack of adequate roadways that led to the frontier. It began in the beginning part of the 18th century, and picked up considerably in the later part. The history of industry in western Maryland is centered almost exclusively in what is now Washington County. In 1732 Lord Baltimore announced that his vast land holdings in Western Maryland, were open for settlement. Early settlers were mainly English and German and took to farming.

Transportation challenges in the region meant that it was difficult for most farmers to find places to have their wheat ground. This resulted in gristmills popping up on virtually every stream in

¹⁸ IBID

¹⁹ Franz, R.; Slifer, D. (1971). Maryland Geological Survey's Caves of Maryland, Maryland Geological Survey. pp. 72–73.

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Washington County that provided enough waterpower to run a mill.²⁰ Narrower than the Monocacy and Conococheague Rivers, Antietam Creek was easier to build and operate mills on and quickly became populated with such mills²¹. There were so many mills in fact, that lawsuits often ensued when water rights and usage came into question²².

Early mills were run on a custom basis, however around the mid-18th century a second type of operation began to emerge: the merchant mill. These mills were market-oriented and shipped their products to Baltimore. The merchant mill became the bedrock of industry in eastern Washington County. While most were grist and saw mills, there was also fulling and dying, gunpowder, and distillery mills.

Iron furnaces and forges was another major industry. The most famous of these businesses were the Mt. Aetna Iron Furnace and the Antietam Forge and Mill, both near the Potomac River near Virginia along the Antietam Creek. "The rise of the iron industry in Washington County is largely attributable to the Hughes family, which erected at least four forges in Washington County, Maryland and neighboring Franklin County, Pennsylvania. These forges and furnaces were run largely with slave and indentured labor, and played an important role in the Revolutionary War as manufacturers of canon for the Continental Army."²³

Transportation of goods during the 18th and early 19th century in the Washington County area was difficult because of under-developed roads. Goods would need to travel through the steep and narrow pass of Turner's Gap to get to Frederick. From Frederick, merchant roads of better quality led east to Baltimore and south to Georgetown. Although Maryland legislation recognized and appropriated funding for improvements to Turner's Gap as early as 1774²⁴, it was still a difficult trip for merchant wagons until the 1810's.

In 1811, merchants along the Antietam Creek approached the Potomac Company, which had begun work on the Potomac and Monocacy Rivers in 1784, to discuss making the creek navigable by boat from the Pennsylvania line to the Potomac River. This would aid easy and timely transport of goods south to Georgetown and Alexandria. The Potomac Company's assessment called for the construction of 21 locks and the conversion of 19 millraces into boat canals with an initial cost estimate of \$20,000. In 1812, farmers and merchants along the Antietam Creek agreed to loan the Potomac Company over \$20,000 which would be repaid by

²⁰Chidester, R. C. (2004). A Historic Context for the Archaeology of Industrial Labor in the State of Maryland. On file in the Department of Anthropology, University of Maryland, College Park

²¹ Guzy, D. (2003) Maryland Historical Magazine Vol. 98, No. 3 (FALL 2003) p. 282

²² Stonebraker, p.16

²³ Chidester, R. C. (2004).

²⁴ Report on the Highways of Maryland (1899). Maryland Geological Survey Commission pp. 143-144

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future toll revenue. By 1813, construction of 10 locks along the Antietam Creek had begun. Immediately encountering labor and financial issues, the project was slow in progression and eventually suspended in 1814. In 1815, the Potomac Company attempted to revive the project in part between Hagerstown and the Potomac River but failed.²⁵ Since transporting goods by water wasn't possible, there was a renewed emphasis on road improvements.

In 1822, work on the turnpike between Hagerstown and Boonsboro had begun. The completion of this ten mile stretch "finished the line of travel from the seaboard to the west, through the valley so long isolated."²⁶ When it was completed in 1824, it was the first macadamized road in the United States and established the standard of roads moving forward throughout the nation. Shortly after the road's opening, Mrs. Royall, of Baltimore, accounts her travel:

"Better horses, or a better road is not to be found in the world, than the road from Boonsboro to Hagerstown. The road is a great curiosity, being turnpike with white stone, broken into small regular pieces, and laid as firm as the original rock. No floor could be more level; it was one entire smooth pavement. It appeared more like sailing or flying rather than riding over land: not a jar nor a jolt the whole way."²⁷

The nominated property is one of the most recognizable buildings and locations along this historic stretch of road. The sharp descent into the hollow, and the steep and rocky terrain of the immediate landscape around Cool Hollow House forced the turnpike road to take a series of perilous turns that came to be known as "Death Curve".

Resource History

The tracts of land on which the nominated property resides date back to the early division of the area, starting in 1732 by Charles Calvert, 5th Lord Baltimore. The Macklefish, and Chaney families first owned the area that encompassed the property during the Colonial era. These Colonial patents were "Macklefish's Ridge" c.1738, "Chaney's Delight" c.1738, "Strife" c.1740, "Cadiz" c.1759, "Chaney's Chance" c.1762, and "Stull's Forest" c.1761. Proving the importance of this location along the Turnpike Road, is provided by the fact that only 16 of the more than 2250 patents issued in Western Maryland between 1730 and 1830, predate the patents of "Macklefish's Ridge", and "Chaney's Delight"²⁸.

²⁵ Guzy, p. 295

²⁶ Hays, Helen A. (1910), *The Antietam and Its Bridges*. New York: G. P. Putnum's Sons p.24 (retrieved from <https://archive.org/details/antietamitsbridg00haysuoft>)

²⁷ IBID. p. 25

²⁸ <http://www.whilbr.org/assets/uploads/landpatentswashco1730-1830.pdf>

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Thomas Macklefish (aka McKelfish, McElfish, Maclefish) was born December 21, 1705 in South River Parish, Anne Arundel, MD. He was the son of David Macklefish, the Lord Mayor of London Town, MD from 1693 to 1711. Thomas married Susannah Chaney on January 1727 in South River Parish, Anne Arundel, MD. "Macklefish's Ridge" was granted in 1738,²⁹ however since patents could take years to finalize, it is probable that the Macklefish family moved to the property earlier than 1738. Thomas Macklefish also had several other pieces of land patented lying continuously with the original tract. These patents were "Macklefish's Luck" c. 1750, "Macklefish's Range c. 1750, and "Macklefish's Small Bit" c. 1783. Thomas Macklefish's sons Thomas Jr. and Richard Macklefish were living on the property as recorded in the 1783 Maryland tax records. Both Thomas Jr. and Richard were soldiers in the Revolutionary War, fighting for the United States. The record shows the property with about half of the land being forest, and half being arable. By 1790, Thomas Macklefish Jr. was listed in the census with a household of 10, including two slaves. It is probable that the dwelling the Macklefish family resided in was built is the same spot where the current residence sits since no other foundations can be located. Both Richard and Thomas resided on the property until around 1798, when they relocated to Pennsylvania.³⁰

The farm grew even larger as it was assembled by Matthias Springer by purchasing pieces of the aforementioned tracts between the years of 1793 and 1802. Matthias Springer and family lived on the property in 1798 when other prominent land owners of the time published a statement in the local newspaper prohibiting fishing on their property.

"We the subscribers, living on the waters of the Antietam, in Washington County, holding land there on, find that very great inconveniences arise from sundry persons fishing in that creek- We therefore give public notice, that after the date hereof, we will not allow any person of persons to fish therein, unless liberty be first obtained. Those who disregard this notice, will be dealt with according to the law. John Booth, Elijah Cheney, George Powell, John Shafer, Jeremiah Chaney, Nich. Broadstone, Matthias Springer, Nich. Frankhauser, John Smith, Joseph Chaney, Stephen Follen, Edward Breathed, Elizabeth South, Christian Bnckly, Jacob Sharer, John Clagett."³¹

The 1803 tax records for Washington County put the value of the then deceased Matthias Springer's "Macklefish's Ridge" farm, which included 2 stills, at 311 Pounds and 18 shillings making him one of the wealthier men in the Jerusalem Hundred. The household furnishings, etc

²⁹ IBID

³⁰ Moylan, Charles E. (1920), "The third generation ; Richard McElfresh (1724-1808), beginnings of western migration"

³¹ Elizabeth-Town Adviser, August 16, 1798

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were valued at 124 pounds, quite a handsome sum. This leads one to assume at that point there was a substantial dwelling of size already in existence. Again it is felt that the current home was constructed on the foundations built by the Macklefish's in the 18th century. Springer's heirs sold the 180 acres of land and premises in 1809 to Benjamin Emmert for about three thousand pounds sterling.^{32 33} For a property in the still-developing frontier was quite a bit, proving that it was already at that time a farm that had been well developed. Benjamin Emmert, a man of considerable wealth, was the son of Leonard Emmert, the founder of the Dunker Church in Washington County.³⁴

The 1810 and 1820 census shows Benjamin Emmert and family living in the property's district and in line with neighboring land owners at that time. Also, an 1819 notice of petition to open a road, likely now Cool Hollow Road, mentions the Emmert's residing at the property.³⁵

Benjamin Emmert had the land re-surveyed on September 5, 1821 for a new patent "Emmert's Home".³⁶ Curiously enough, the name of the patent, "Emmert's Home", tells a story in itself. After owning the property for over a decade, and himself nearly 50 years old, it is likely that the Emmert's had constructed the current large brick dwelling by that time, and the new patent was in honor of it. An 1824 newspaper article announcing the completion of the "Turnpike Road between Hagerstown and Boonsborough" and the opening of the Tollgate House next to the Emmert's home. The 1821 and 1824 are congruent with the style, and construction methods used to build Cool Hollow House.

Around 1811, the Potomac Company proposed to build a series of locks along the Antietam to facilitate boat navigation to the Potomac, and thus to major trading locations. Benjamin Emmert built a dam prior to 1814 on the nominated property after the effort had begun, and proposed a canal to circumvent "Chaney's Falls", a series of steep rapids in the creek at his property.³⁷ Ruins of this dam can be seen fording the creek. The purpose of Emmert's dam is unclear, but suggests it was preplanning for his later acquisition of the mill ruins from Elias Cheney, son of Ezekiel Chaney on the west bank of the Antietam directly across from where the house sits in 1838. It is unclear at this time if Benjamin Emmert used the mill site during his ownership.

³² Washington County Deed Books liber T, folio 478-479

³³ Washington County Deed Books liber W, folio 80

³⁴ Henry, J. M. 1936, History of the Church of the Brethren in Maryland, p. 269

³⁵ Hagerstown Herald and Torch Light Newspaper, October 26, 1819

³⁶ Washington Co. Patented Certificate # 289, MSA_S1208_336. Maryland State Archives.

³⁷ Guzy, D. (2003) Maryland Historical Magazine Vol. 98, No. 3 (Fall 2003)

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Benjamin Emmert died in 1851, leaving all his land holdings as well as a sum of \$60,000³⁸ to his sole surviving child, Magdalene and his grandchildren. Upon the death of Benjamin Emmert, "Emmert's Home" was sold to Philip Schindel, father of his son-in-law David Schindel for \$14,500, proving that at that time the property had substantial improvements. Philip in turn sold the property to David and Magdalene in 1856, ensuring the farm stayed in the Emmert family. The 1850 census does show them on the property in district 6, with their land value at \$19,000, while Phillip Schindel resided in Fairplay. This was a considerable sum for such a young couple, more than half a million dollars in today's currency.

Benjamin Emmert also owned half of the famed Roxbury Mill (WA-II-134), which was one of the largest distilleries of its day and dates to the 18th century. According to the extensive wills of Benjamin Emmert, considerable money was owed to him for the crop of wheat and rye, the materials used to make whiskey.³⁹ Emmert farmed these crops on the nominated property, and would transport the goods to Roxbury. Roxbury Mill was less than a mile downstream from "Emmert's Home/Cool Hollow House", and a minor road shown on old maps links the property to it running along the west bank of the Antietam Creek via a fording place on the nominated property (Figure 2). While the mill itself was sold to the Rowland family in 1851⁴⁰, David and Magdalene became owners of the extensive acreage around it after Benjamin's death.

The prosperity of David Schindel and his wife Magdalene grew considerably in the next few years. By 1860, David and Magdalene Schindel's "Cool Hollow" was listed on the census as being valued at \$35,000 dollars, over one million today, making it one of the more valuable farms in the county. David Schindel was listed as a farmer on the 1860 census. Three generations of the prominent Benjamin Emmert family would own the property from 1809-1910, over a century.

The property sits on a prominent curve along the National Road between Boonsboro and Hagerstown known infamously as "Death Curve"⁴¹. Previously known as the Boonsboro and Hagerstown Turnpike and Bank Road, the road was one of Maryland's main through routes prior to 1760 that connected Hagerstown to Frederick via Turner's Gap⁴². The 10 mile stretch between Funkstown and Boonsboro on which the property sits was the first paved road in the United States. This proves that the route along which the nominated property sits has in fact

³⁸ Washington County Administration Bonds 1842-1856 Vol. F, p. 390

³⁹ Washington County Will Book Vol. E-F pp. 119-120

⁴⁰ Washington County List of Sales 1853-1857 Vol T, p. 443

⁴¹ Greene, J. E. July 7, 2002., Alt. 40 Accident Kills Two, The Herald Mail

⁴² Baltimore: Maryland Geological Survey, 1899; Volume 3, Plate 14 Original Source: University of Alabama Map Library

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been an important thoroughfare for at least 260 years. This road, was already well-travelled by 1760, predates the birth of our nation by more than two decades.

The United States Civil War was arguably the most violent and divisive time in our nation's history. Cool Hollow House witnessed this first hand during the days of July 8-12, 1863 as General Robert E. Lee retreated from their defeat at Gettysburg. As Lee prepared to ford the Potomac River at Williamsport, MD just a few miles to the west, the swollen river provided a challenge. The construction of new means of crossing would require several days. Lee instructed his Generals to set up a line of defense stretching several miles from Williamsport past Funkstown. Union and Confederate forces would battle many times over the next days, mainly along the National Road between Funkstown and Boonsboro.

In the years after the Civil War, Cool Hollow House was sold to David and Magdalene Schindel's son Benjamin and his wife Julia in 1878 for a sum of \$12,000. Over the next century, while the nominated property shrank in acreage due to several subdivisions of the old patents, Cool Hollow House was extremely fortunate to have had many responsible stewards. By the 1950's the property was at its current 6.92 acres. In the late 1970's the notable author and illustrator of children's books Julia Nordell owned and lived at the property. Cool Hollow House stands as a fine, restrained example of early 19th century Federal/Greek Revival architecture in Mid-Maryland. Built by one of the most prominent and influential families of this part of the state. The property remains largely unchanged since its construction nearly 200 years ago. Beyond the architecture, the house proudly guards over land that played host to some of the most important pieces of our nation's history, the westward expansion, early manufacturing, and the Civil War.

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Major Bibliographical References:

Cool Hollow House (MIHP # WA-II-195)

Cool Hollow Culvert (WA-II-131),

Tollgate House (WA-II-177)

Frame House and Stone Barn (WA-II-206)

Hillside Lake Farm (WA-I-420)

Ditto Knolls (WA-II-093)

Sherrick House (MIHP #WA-II-334)

Greystone Manor (WA-HAG-093)

Scharf, J. Thomas. *History of Western Maryland*. (Baltimore: 1882), reprint Regional Publishing Co., 1969.

United States War Department. War of the Rebellion, A Compilation of the Official Records of the Union and Confederate Armies. Volume 128. WashingtonD.C. 1880-1901.

North and South Vol. 2, No. 6, August 1999.

Brown, Kent Masterson. Lee, Logistics and the Pennsylvania Campaign. Retreat from Gettysburg. University of North Carolina Press, 2005.

Moore, Robert H., II. The Chew's Ashby Shoemaker's Lynchburg, and the Newton Artillery. H.E. Howard, Lynchburg, Va.1995.

Schildt, John W. Roads from Gettysburg. Burd Street Press, 1979

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Wittenberg, Eric J., Petruzzi, J. David., Nugent, Mike. One Continuous Fight, The Retreat from Gettysburg and the Pursuit of Lee's Army of Northern Virginia, July 4-14, 1863. Savas Beatie, New York and California, 2008

Zeller, Paul G. The Second Vermont Volunteer Infantry Regiment, 1861-1865, McFarland and Company, North Carolina, 2009.

Washington County Estate and Marriage Records, Washington County Courthouse, Hagerstown, MD.

Washington County Land Records, <http://mdlandrec.net>.

Cool Hollow House/Emmert's Home

(WA-II-195)

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10. Geographical Data

Acreage of Property 6.92 acres

UTM References

(Place additional UTM references on a continuation sheet)

1									
	Zone	Easting			Northing				
2									

3									
	Zone	Easting			Northing				
4									

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Thomas Freeman and Benjamin Tinsley/ Owners

Organization N/A date March 9, 2017

street & number 9302 Old National Pike telephone N/A

city or town Hagerstown state MD zip code 21740

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

Name Thomas A. Freeman

street & number 9302 Old National Pike telephone 703-606-6422

city or town Hagerstown state MD zip code 21740

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Verbal Boundary Description:

The boundaries of the nominated property are recorded among the Land Records of Washington County, Maryland in Liber 5018, folio 0072, and further shown as Parcel 1 on Washington County Tax Map 63.

Boundary Justification:

The nominated property, 6.92 acres, encompasses the remnant of the acreage historically associated with the resource, including the historic house, period dependencies, large domestic yard, 18th century mill site, and well/cave formation.

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FIGURE 1



Title

Map of the State of Maryland laid down from an actual survey of all the principal waters, public roads, and divisions of the counties therein; describing the situation of the cities, towns, villages, houses of worship and other public buildings, furnaces, forges, mills, and other remarkable places; and of the Federal Territory; as also a sketch of the State of Delaware shewing the probable connexion of the Chesapeake and Delaware Bays.

Contributor Names

Griffith, Dennis.
Thackara, James, 1767-1848.
Vallance, J. (John), 1770-1823.

Created / Published

Philadelphia, J. Vallance, 1795.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Cool Hollow House/Emmert's Home
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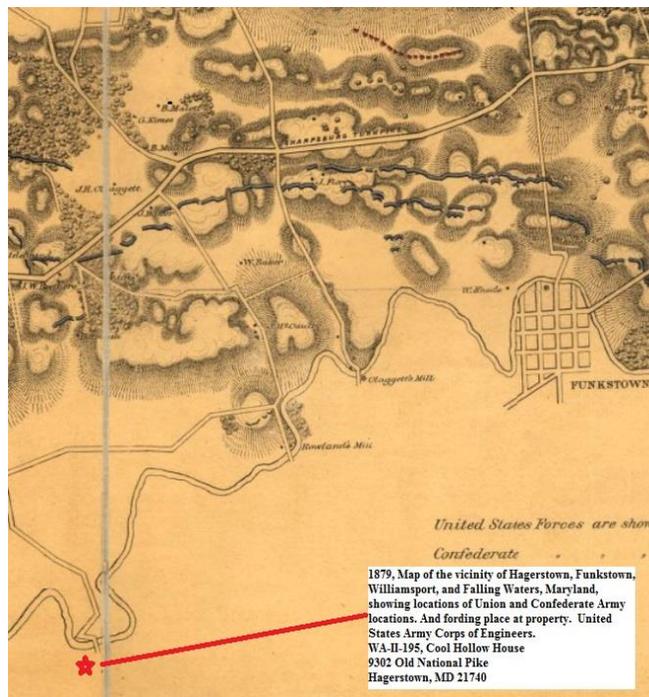
Name of Property

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FIGURE 2



Title

Map of the vicinity of Hagerstown, Funkstown, Williamsport, and Falling Waters, Maryland

Contributor Names

United States. Army. Corps of Engineers

Created / Published

Published by the authority of the Hon. The Secretary of War. Office of the Chief of Engineers, U.S. Army, 1879

Note: was published after war to show the patterns of Retreat from Gettysburg.

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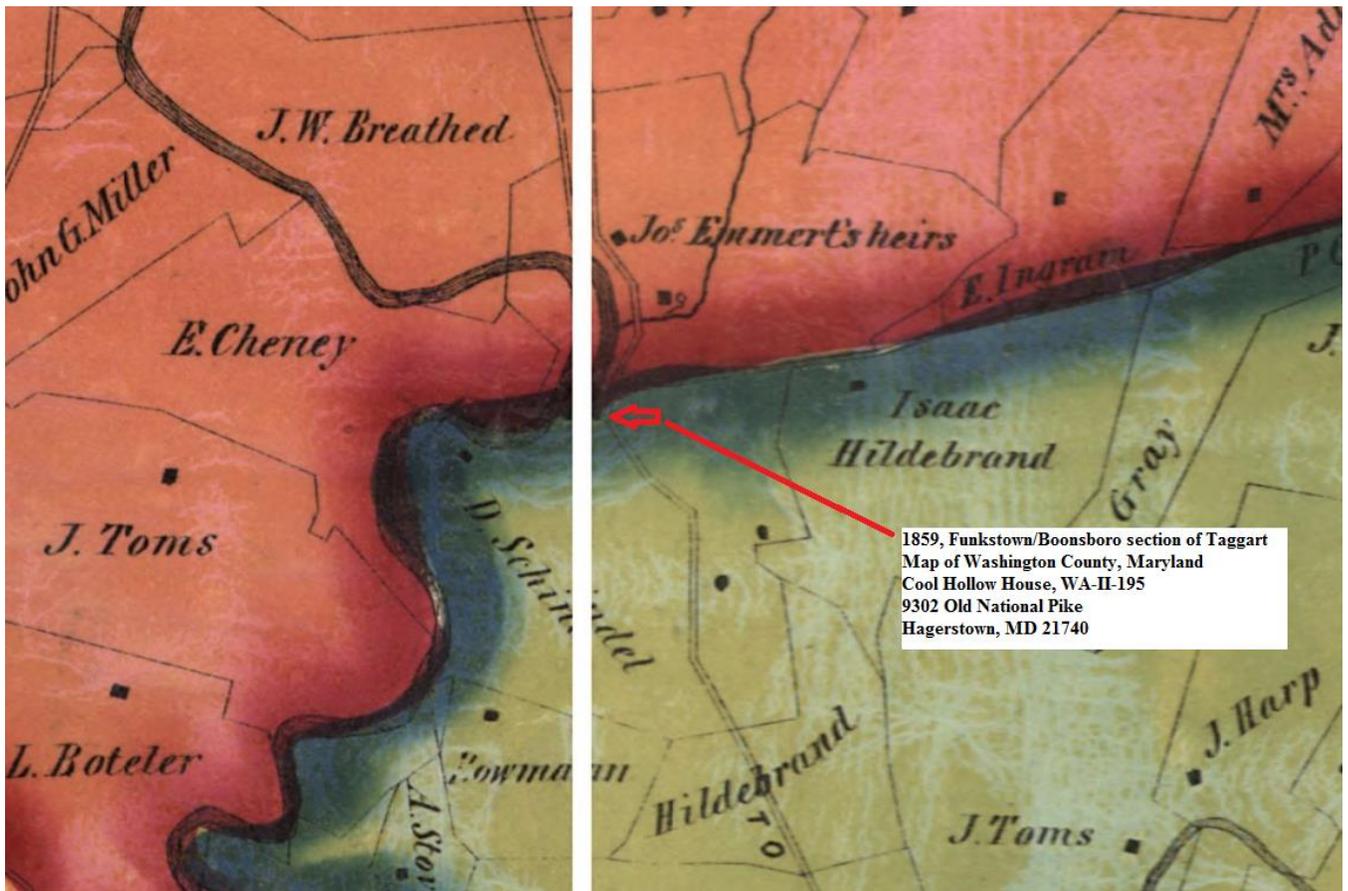
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FIGURE 3



Title

A map of Washington Co., Maryland. Exhibiting the farms, election districts, towns, villages, roads, etc., etc.:

Contributor Names

Taggart, Thomas, Downin, S. S.

Created / Published

[S.l.], L.McKee and C.G. Robertson, 1859.

Library of Congress Geography and Map Division Washington, D.C. 20540-4650 dcu

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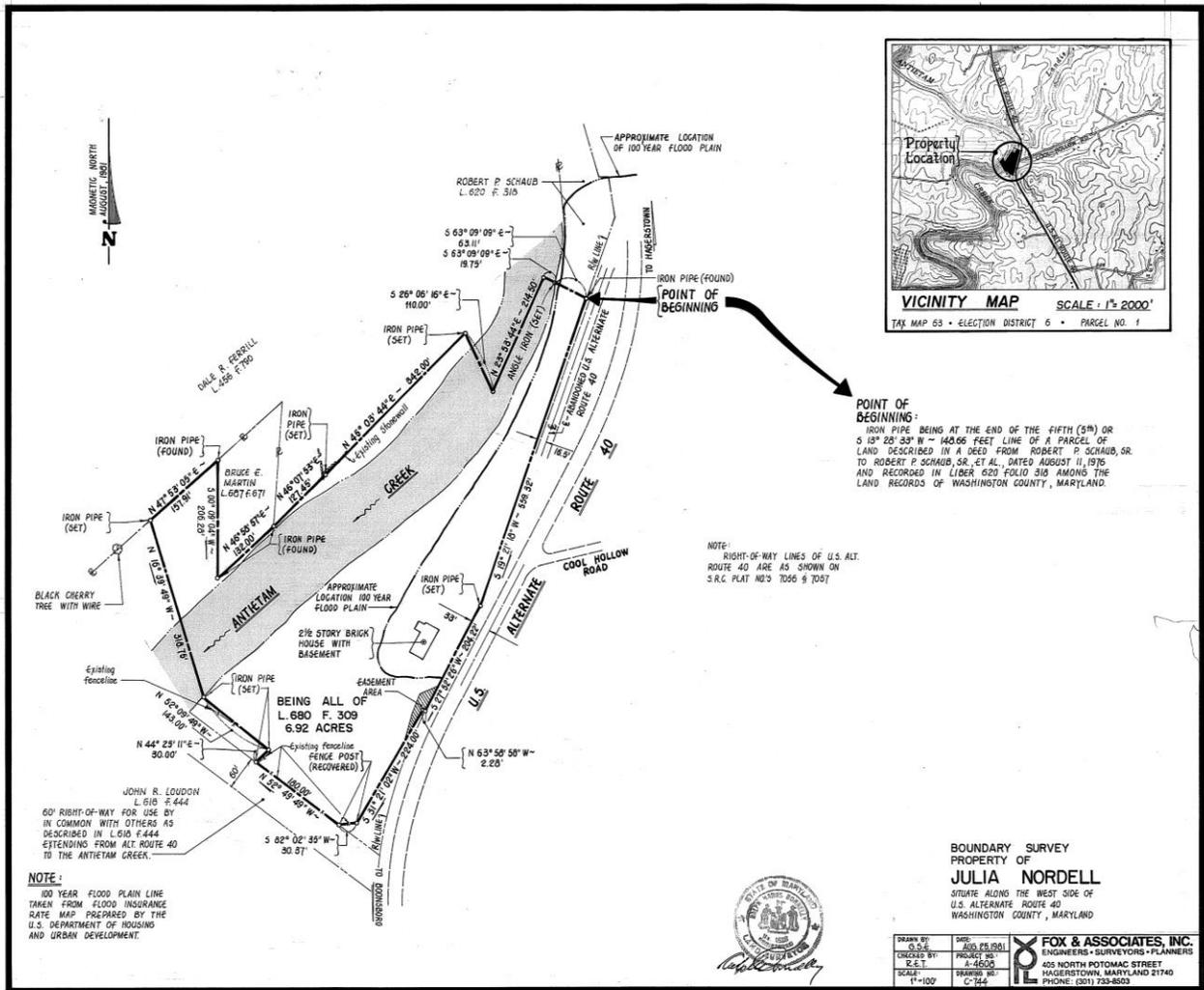
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FIGURE 4



Plat Map
Tax Map 63, Election District 6, Parcel No. 1
Cool Hollow House, WA-II-195

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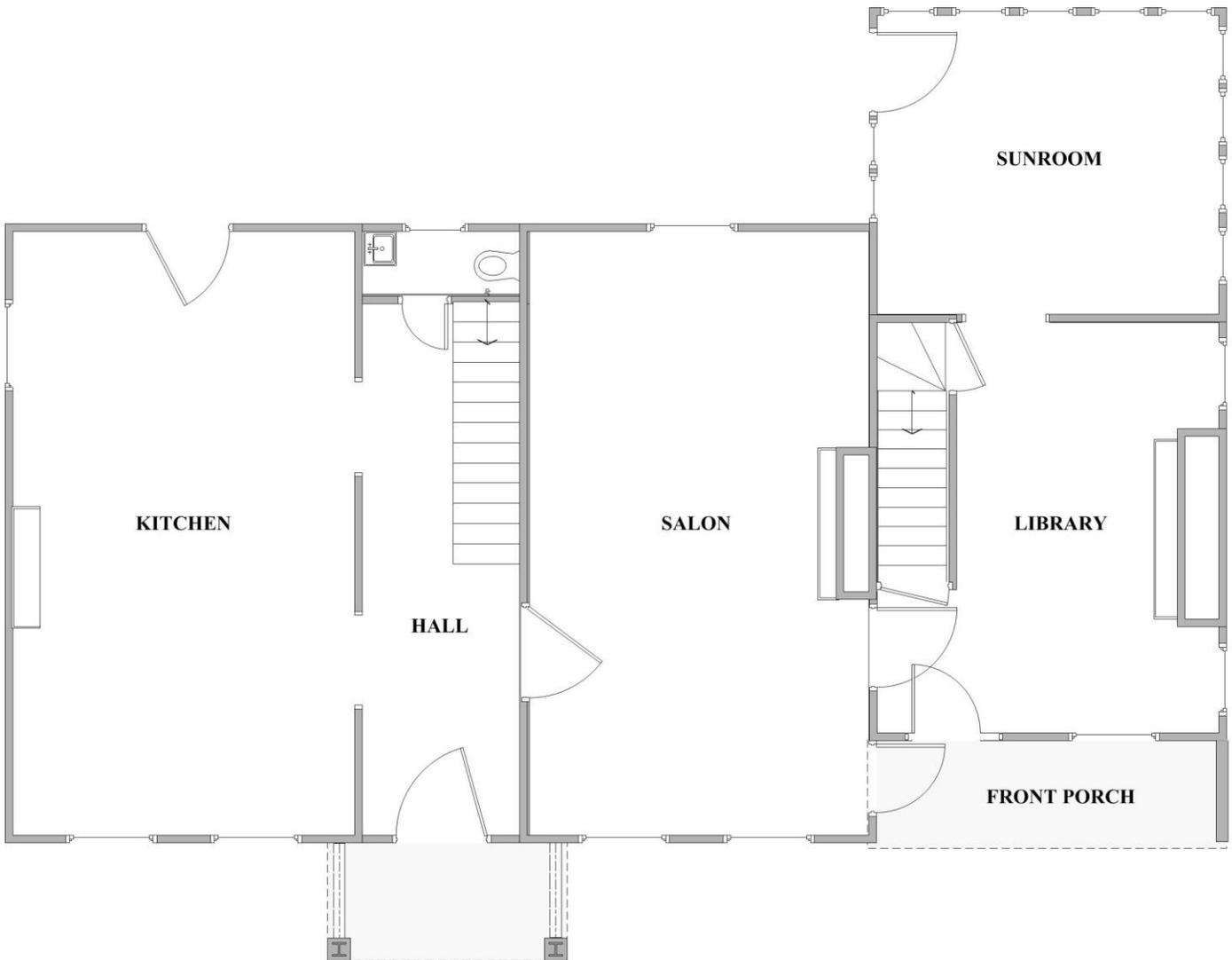
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FIGURE 5



Cool Hollow House (WA-II-195) First Floor Plan

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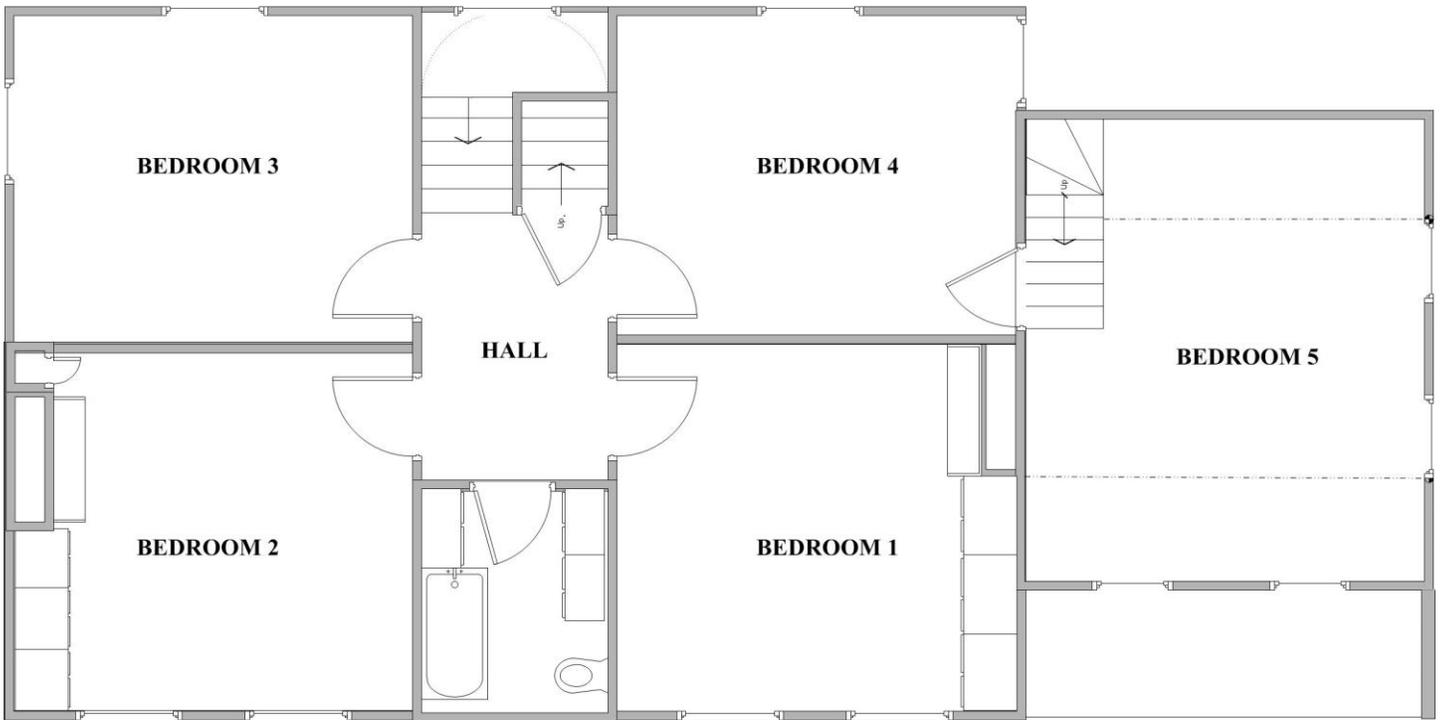
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FIGURE 6



Cool Hollow House (WA-II-195) Second Floor Plan

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Index to Photographs

The following information applies to all photographs which accompany this documentation:

WA-II-195

Cool Hollow House

Washington County, Maryland

Photographer: Thomas A. Freeman, Owner

Date taken: October 6, 2016

Digital Files located at residence.

Photo captions:

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MD_WASHINGTONCOUNTY_COOLHOLLOWHOUSE_0001.JPEG

West View, East elevation

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MD_WASHINGTONCOUNTY_COOLHOLLOWHOUSE_0005.JPEG
East View, West elevation



Agenda Report Form

Open Session Item

SUBJECT: Real Estate Agent Services

PRESENTATION DATE: October 23, 2018

PRESENTATION BY: Todd Moser, Real Property Administrator, Division of Engineering, Susan Small, Director, Department of Business Development, Scott Hobbs, Director, Division of Engineering, and Jim Sterling, Director, Public Works

RECOMMENDED MOTION: Seek approval to issue a request for proposal for a licensed / residential real estate agent to assist with various properties.

REPORT-IN-BRIEF: Several properties including 330 West Main Street in Sharpsburg, 11804 Partridge Trail in Hagerstown, 13529 Spriggs Road in Hagerstown, Cascade Towne Center, and other properties would benefit of services from a licensed real estate agent.

DISCUSSION: The County has had success with the real property services for Winter Street Elementary, Federal Lookout, and Conococheague Elementary and has a contract for real property acquisition services for capital improvement projects that will expire next year.

FISCAL IMPACT: N/A

CONCURRENCES: N/A

ALTERNATIVES: Staff to utilize other contracts.

ATTACHMENTS: Aerial maps

AUDIO/VISUAL NEEDS: N/A

330 West Main Street

Shepherdstown Pike

Surplus B.O.C.C
Property for Disposal
+/- .57 Acres

Board of Education of Washington County

Board of Education of Washington County

Board of Education of Washington County
Sharpsburg Elementary School
Map/Parcel
0761 / 0475
5.084 Acres

Legend

- Parcel Boundaries
- B.O.C.C Surplus Land

0 50 100 150 200 Feet



11804 Partridge Trail



Legend

 - Parcel Boundaries

 - 11804 Partridge Trail

N



0 25 50 75 100 Feet

13529 Spriggs Road

