

Lloyd Yavener, Chair
Justin Bedard, Vice Chair
Ann Aldrich
Brianna Candelaria



Michael Lushbaugh
Tyler Milam
Gregory Smith
Randal Leatherman,
BOCC Rep

HISTORIC DISTRICT COMMISSION OF WASHINGTON COUNTY, MARYLAND

AGENDA

June 3, 2026, 6:00 p.m.

Washington County Administration Complex, 100 West Washington Street, Room 2001, Hagerstown, MD 21740

CALL TO ORDER AND ROLL CALL

MINUTES

1. Minutes of May 6, 2026, meeting*

NEW BUSINESS

1. **Historic Advisory Committee Merger** - (Discussion/Comment) - To discuss the merger of the two groups memberships and the priorities outlined by the Board of County Commissioners and to coordinate continued historic preservation efforts

OTHER BUSINESS

1. **Staff Report**

- a. Staff Reviews *
- b. Preservation Month 2026 Recap

CLOSED SESSION

To discuss potential candidates to be recommended to the Board of County Commissioners for appointment to the Historic District Commission to fill an upcoming vacancy.

ADJOURNMENT

UPCOMING MEETING

1. Monday, June 8, 2026, 11:00 a.m. (Workshop for Building Codes/Historic Resources)
2. Wednesday, July 1, 2026, 6:00 p.m.

***attachments**

The Historic District Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than ten (10) days prior to the meeting. Notice is given that the agenda may be amended at any time up to and including the meeting.

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**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
May 6, 2026**

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, May 6, 2026 at 6:00 p.m. in the Washington County Administrative Complex, 100 W. Washington Street, Room 2001, Hagerstown, Maryland

CALL TO ORDER AND ROLL CALL

The Chairman called the meeting to order at 6:00 p.m.

Commission members present were: Lloyd Yavener, Chairman; Justin Bedard, Ann Aldrich, Michael Lushbaugh, Greg Smith, and Ex-officio County Commissioner Randy Leatherman. Staff member present was: Washington County Department of Planning & Zoning: Meghan Jenkins, GIS Coordinator and HDC Staff member.

MINUTES

Motion and Vote: Mr. Bedard made a motion to approve the minutes of the April 1, 2026 regular meeting as presented. The motion was seconded by Ms. Aldrich and unanimously approved with Mr. Lushbaugh abstaining from the vote.

NEW BUSINESS

Residential Demolition Permit (2026-91126) – 13034 Little Antietam Road

Ms. Jenkins presented a demolition permit application for a 2,500 sq. ft. single-family dwelling on property located at 13034 Little Antietam Road. The dwelling is not visible from the roadway and is constructed of varying materials. There is wood siding with failing asphalt paper and shingle siding. The summer kitchen is connected to the main house with cinder blocks. Only one window remains intact in the attic. The roof is corrugated metal on the front façade and asphalt shingles on the rear façade. The doors into the structure were visible; however, they were warped and unable to be opened during Ms. Jenkins site visit. Staff recommends support of the demolition permit due to unsafe conditions and health hazards observed during the site visit.

Discussion and Comments: Mr. Shannon, the property owner, was present at the meeting and also during the site visit. He stated that the structure has not been used for at least 40 years. He has many safety concerns regarding the structure and cisterns that are located on the property.

Members asked Mr. Shannon if pictures could be taken inside of the structure as it is being torn down.

Motion and Vote: Mr. Smith made a motion to support approval of the demolition permit as presented. The motion was seconded by Mr. Lushbaugh and unanimously approved.

HTC-26-002 – 205 E. Main Street, Sharpsburg

Ms. Jenkins presented Parts 1 and 2 of a tax credit application for property located at 205 E. Main Street in Sharpsburg. This application applies only to the sloped part of the roof. This will be a replacement in-kind (standing seam metal roof). The Town of Sharpsburg has been notified of this tax credit application.

OTHER BUSINESS

Correspondence

- **MAHDC Newsletter** – A copy of the newsletter was included in the agenda packets for members' information only.
- **Request for Comment AP2026, 10944 White Hall Road Telecommunications Tower** – The Board of Appeals granted approval of this cell tower; formal opinion pending. Ms. Jenkins stated she has reached out to Trileaf on several occasions requesting additional information. MHT may only request sites that have been evaluated for National Register listing outside of the immediate property within the ½ mile radius. If a historic property exists but has not been evaluated for National Register listing, the telecommunications company does not have to include these properties in its report. Staff has requested additional information regarding the viewshed from historic properties. No response has been received from the applicant.
- **Request for Comment, 3417/3413 Rohrsersville Road** – Staff attended the consulting parties meeting on 4/23/26. The National Park Service has released guidance documents related to review criteria and items to consider when reviewing cell towers. There are now plans for public engagement for this proposed tower and no final decision has been made.

Staff Report

- **Staff Reviews** - A written report was provided to members in the agenda packet. At Landis Road there is a spring house, farmhouse, tenant house, smoke house and barn where a residential development is proposed. However, these structures will be subdivided onto their own 65-acre parcel.
- **Rural Village Letter Draft** – Members had no comments on the draft letter.
- **Survey Funding Update** – RK&K Consulting will be performing two individual MIHP surveys over the next two months. Both properties will be photographed; however, only one will have the MIHP form completed during this fiscal year.
- **Preservation Month 2026 Updates**
 - The Board of County Commissioners will be presenting a Preservation Proclamation to Staff on May 5th
 - Preservation Maryland will be hosting a workshop on May 14th at 6:00 p.m. at the Hagerstown Library
 - John Frye Preservation Awards will be held at Hub City Vinyl on May 21st at 5:30 p.m.
 - Campaign for Historic Trades Window Workshop will be held on May 30th at the Saylor House
 - Greg Cartrette, Director of Permits & Inspections will present a Workshop regarding building code regulations as they relate to the preservation of historic ruins. Ms. Jenkins will coordinate a date and time for the workshop.

ADJOURNMENT

Mr. Bedard made a motion to adjourn the meeting at 7:10 pm. The motion was seconded by Ms. Aldrich, unanimously approved and so ordered by the Chairman.

Respectfully submitted,

Lloyd Yavener, Chairman

Historic Review Activity 04/23/2026 thru 05/22/2026

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info				
SP-25-045	Site Plan	II0055	In Review	26-Nov-25	28-Apr-26	8505 FAHRNEY CHURCH ROAD BOONSBORO, MD 21713	BUILDING RENOVATION AND PARKING LOT EXPANSION	Folder Status	Status Date	Task Name	Comments	
								Approved	15-May-26	Historic District Commission		Updated by Script from EPR.
								Days in Review:	17			
2026-01127	Residential Demolition Permit	I163	Approved	23-Mar-26	23-Mar-26	13034 LITTLE ANTIETAM ROAD	DEMOLITION OF 2,500 SQ. FT. SINGLE FAMILY DWELLING INCLUDING FOUNDATION	Folder Status	Status Date	Task Name	Comments	
								Approved	07-May-26	Historical Review		Updated by Script from EPR.
								Days in Review:	45			
SP-26-010	Site Plan	IV270	In Review	02-Apr-26	22-Apr-26	22637 CAVETOWN CHURCH ROAD SMITHSBURG, MD 21783	MIXED USE COMMERCIAL DEVELOPMENT WITH 10 MINI-WAREHOUSE SELF-STORAGE BUILDINGS AND TWO COMMERCIAL BUILDINGS, UNKNOWN USAGE AT THIS TIME. TWO ENTRANCES ONTO JEFFERSON BLVD. STORMWATER FACILITIES INCLUDE BIO-RETENTION AREAS, PIPING AND INLETS.	Folder Status	Status Date	Task Name	Comments	
								Note	15-May-26	Historic District Commission		Historic Structures on this site previously demo'd and that was reviewed by the HDC. No note requested on the site.
								Approved	15-May-26	Historic District Commission		Updated by Script from EPR.
Days in Review:	23											
SP-26-015	Site Plan	II0099	In Review	14-Apr-26	27-Apr-26	20659 NATIONAL PIKE BOONSBORO, MD 21713	SITE PLAN FOR BANQUET/EVENT CENTER	Folder Status	Status Date	Task Name	Comments	
								Revisions Required	15-May-26	Historic District Commission		Updated by Script from EPR.
								Days in Review:	17			
2026-01496	Residential Addition-Alteration Permit	II0164	Approved	15-Apr-26	22-Apr-26	LOR 21175 SAN MAR ROAD	INSTALLATION OF A ROOF MOUNTED SOLAR ARRAY SYSTEM ON A SINGLE FAMILY DWELLING, CONSISTING OF (16) 7.92KW PANELS AND 16 ENPHASE MICRO-INVERTERS	Folder Status	Status Date	Task Name	Comments	
								Note	15-May-26	Historical Review		panels going on outbuilding between bank barn and SF home. Not in a review area for HDC.
								Passed - Info	15-May-26	Historical Review		Updated by Script from EPR.
Days in Review:	23											
SP-26-019	Site Plan		In Review	27-Apr-26	29-Apr-26	9738 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	MINOR SITE PLAN FOR ACCOUNTING OFFICE.	Folder Status	Status Date	Task Name	Comments	
								Note	15-May-26	Historic District Commission		Routed due to being in HCWHA but HDC doesn't need to review this site. There was an older house here but it was NOT on the County/MIHP.
								Approved	15-May-26	Historic District Commission		Updated by Script from EPR.
Days in Review:	16											
S-26-018	Preliminary-Final Plat	II0092	In Review	30-Apr-26	05-May-26	20245 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	A SUBDIVISION PLAT TO PUT AN EXISTING HOUSE AND ACCESSORY STRUCTURES ON AN INDIVIDUAL LOT.	Folder Status	Status Date	Task Name	Comments	
								Note	15-May-26	Historic District Commission		As this is a County property potentially changing hands, requesting that engineering use on call services to update inventory to determine this property's national register qualification.
								Revisions Required	15-May-26	Historic District Commission		Updated by Script from EPR.
Days in Review:	10											

Activity Count: 7

Review Activities Summary

Application Type	Application Number	Approved	Note	Passed - Info	Revisions Required	Total
Preliminary-Final Plat	Total	0	1	0	1	1
Residential Addition-Alteration Permit	Total	0	1	1	0	1
Residential Demolition Permit	Total	1	0	0	0	1
Site Plan	Total	3	2	0	1	4
Total		4	4	1	2	7