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
February 4, 2026

Regular Meeting – 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 the December 3, 2025, meeting *

NEW BUSINESS

1. **Residential New Construction Permit (2025-05908), 21245 Mount Lena Road – (WA-II-166, Mount Lena Rural Village) -** (Discussion/Approval) - 2,520 sq. ft. one story pole building on concrete slab to rear of dwelling to be used as a garage, (7) overhead doors, metal roof and sides, pre-engineered roof trusses *****

2. **Non-Residential Addition-Alteration Permit (2025-05780), 8505 Fahrney Church Road – (WA-II-055, San Mar Orphanage and Mechanical Institute) -** (*DEMOLITION PORTION ONLY* - Discussion/Support) - Demolition of exterior balconies and front covered porch, gutting all interior levels of structure to create individual suites, associated rooms, and community use rooms for the purpose of young adult housing and staffing, 975 sq. ft. three story addition to be used as a stairway with elevator and elevator lobby on all floors, 666 sq. ft. ramp, 174 sq. ft. covered front porch, 22 sq. ft. stoop, Zoning Certification for "San Mar Children's Home" to convert space from an orphanage to a young adult housing facility San Mar family & Community Services, Findley Building *****

3. **Residential Demolition Permit (2026-00212), 13511 Maugansville Road – (WA-I-252, Martin Farm)** – (Discussion/Support) - Demolition of 3,256 sq. ft. dwelling and foundation

4. **HTC-25-004, 900 The Terrace, Hagerstown (WA-HAG-146, Oak Hill Historic District) –** (Information) – Part 1 and Part 2 application equivalent documentation for tax credits at the Seifarth House for roof repair *****

OTHER BUSINESS

1. **Certified Local Government Annual Report Federal Fiscal Year 2025 -** (Discussion/Comment) The completed draft report is attached. *

2. **Correspondence**
   - **a. Request for Comments - Smithsburg High School Telecommunications Tower -** Proposed Telecommunications Project - Trileaf #766917 *****
     - i. **Note**: Updated documentation attached for comment
   - **b. Request for Comment – AP2025-034, 20659 National Pike** – Special exception for banquet/reception facility use and variance from the pavement requirement for off-street parking *****
     - i. **Note:** Staff submitted comments
   - **c. Invitation to Comment** – Proposed Telecommunications Project – Trileaf #746609 – 5404 Mondell Road, Sharpsburg*****
     - i. **Note:** staff submitted standard comment/request to consult; Section 106 still in progress
   - **d. Request for Comment AP2025-031, 5404 Mondell Road** - special exception for communication tower *****
     - i. **Note:** staff submitted comments and attended meeting – Special exception was denied
   - **e. Invitation to Comment** – Proposed Telecommunications Project – Trileaf #778831, Mt. Briar, 4220 Chestnut Grove Road *****
     - i. **Note**: Staff requested standard information 1/13/2026
   - **f. Request for Comment AP2025-030, 4220 Chestnut Grove (no attachments)**
     - i. **Note**: Staff did not comment on this tower as part of local appeal process; Appeal was granted
   - **g. Request for Comment –** Telecommunications Tower – 10944 White Hall Road Smithsburg, MD – Trileaf #770617 *****
     - i. **Note:** Staff requested standard information 12/22/2025
   - **h. Request for Comment –** Proposed Telecommunications Tower – 3417/3413 Rohrersville Rd., Rohrersville, MD - Trileaf #771285 **(no attachments)**
     - i. **Note:** Staff submitted comments provided by HDC at 12/4/2025 meeting; No Section 106 update after new comments; SP-25-029, related local site plan, in progress, AP2025-004, Granted
   - **i. Request for Comment-** Proposed Telecommunications Tower – Bakersville, 7116 Houser Road, Trileaf #775393 **(no attachments)**
     - i. **Note:** Staff requested standard information 10/14/2025; consultant work in progress to compile as of 1/14/2026; No local applications at this time
   - **j. Section 106 Consultation: I-70 Bridges over Licking Creek – MDOT ***
     - i. **Note:** no comments submitted by staff
   - **k. Consultation Request –** New ICE Baltimore Processing Facility – 16220 Wright Road, Williamsport, MD *****

3. **Staff Report**
    - **a.** Staff Reviews *
    - **b.** Update on Town adoption of MOU's for Tax Credit
        i. Boonsboro and Sharpsburg completed
        ii. Smithsburg finished their process; awaiting copies to take to BOCC
        iii. Funkstown is still outstanding
    - **c.** Grant Program for Historic Structures – Draft – Status with CA update
    - **d.** Reminder to submit Financial Disclosures to staff before April 30, 2026
    - **e.** Preservation Month 2026 planned/potential topics/events (discussion)
        i. May 30th Campaign for Historic Trades Window Workshop
        ii. Emphasize Ordinary Maintenance
        iii. Highlight Salvage Positives
            1. 20313 Locust Grove
        iv. Emphasize sustainability of historic Preservation and deconstruction
        v. Adaptive Reuse (saving places article from Ann)
        vi. Interview Bikles for historic tax credit highlight

ADJOURNMENT

UPCOMING MEETING

1. Wednesday, March 4, 2026 at 6:00 p.m.

***attachments**

MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
December 3, 2025

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, December 3, 2025 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 Vice-Chairman called the meeting to order at 6:00 p.m.

Commission members present were: Justin Bedard, Vice-Chairman, Ann Aldrich, Tyler Milam, Greg Smith, and Brianna Candelaria. Staff members present were: Washington County Department of Planning & Zoning: Meghan Jenkins, GIS Coordinator and HDC Staff member.

Also in attendance were Theodore and Sharon Lapkoff (20313 Locust Grove Road).

MINUTES

Motion and Vote: Ms. Aldrich made a motion to approve the minutes of the November 5, 2025 regular meeting as presented. The motion was seconded by Mr. Milam and unanimously approved.

NEW BUSINESS

Residential Demo Permit (2025-05388) – 20313 Locust Grove Road

Ms. Jenkins presented a demolition permit application for the deconstruction of a 3,900 sq. ft. single-family dwelling and a detached garage. She noted there are several exterior elements that have contributed to the deterioration of the structure. The configuration of the structure is generally intact with a log front and frame structure to the rear. The property owners have tried to rehabilitate the dwelling over the years. Ms. Jenkins noted that due to topographic constraints on this property such as the location of the septic system and the forest conservation easement area, the owners would like to demolish the existing structure and use the same site to construct their new home. Deconstruction of the existing structure will be performed by Second Chances and the applicants intend to reuse some of the stone and timbers, if possible.

Ms. Jenkins explained that the applicants intend to keep the bank barn (which has been restored) as well as the summer kitchen and the well house located on the property.

Staff recommends support of the demolition application in consideration of the alternative analysis provided by the applicants and details of the staff report and photographs provided.

Motion and Vote: Mr. Smith made a motion to support the demolition permit in accordance with Staff's recommendation. The motion was seconded by Ms. Aldrich and unanimously approved.

OLD BUSINESS

Residential Demo Permit (2025-04522) – 11416 Hanging Rock Road, Clear Spring

Ms. Jenkins reminded members that this demolition permit application was tabled at the November 5th meeting pending staff working with other reviewing agencies to determine if the structure could be reused. Following the meeting, the applicant withdrew the demolition application because they intend to

save the structure and remove whatever elements are required by the Health Department in order to use the space either for storage or as a workshop.

OTHER BUSINESS

Correspondence

a. **Smithsburg High School Tower Update** – Ms. Jenkins provided comments on this project that included information that the proposed cell tower site is located in a forest conservation area. The Board of Education intends to replant any trees that are cleared for the project. Members would like the consultant to provide an archaeological report, a historic structures assessment of the viewshed area, and visualizations (GIS viewshed and photo simulations) of the proposed tower,
b. **Rohrersville Telecommunications Tower** – Mr. Bedard explained that the report covered the standard level of effort; however, the effects of the historic properties in Rohrersville is insufficient. The summary provided does not address key elements or issues to determine if location of this cell tower would have any adverse effects on the historic properties. The assessment does not address any of the following concerns: a) if the proposed cell tower is visible from the historic resources; b) the extent or magnitude of the visibility and its effect on the setting of the resources; or c) an adequate assessment of whether or not the proposed cell tower will alter the characteristics of these historic properties that qualify them for inclusion in the National Register of Historic Places. The summary does not state under which criteria the properties are eligible nor does it discuss if the location of the tower would diminish the integrity of each property's location, sign, setting, materials, workmanship feeling or association. Members recommended that Mr. Bedard's comments be sent directly to the consultant.

Staff Report

- A written report was provided to members in the agenda packet.
- Legislative Priorities Update – The County Attorney's Office has reviewed the grant and to their knowledge the grant program can be enacted without further legislation. The implementation information has been updated by the County Attorney's Office and will be brought back to the Commission for review. We are trying to get the funding source added to the upcoming fiscal year's budget.
- Update of Town adoption of MOUs for Tax Credits
    - The MOUs for the Towns of Boonsboro and Sharpsburg will be presented to the County Commissioners on December 9th for their approval and signature.
    - Ms. Jenkins will be attending the Funkstown Town Council meeting on December 8th to make a presentation.
- Discussion of Demolition Resources – Members discussed the visibility of the HDC's demolition resources that are currently on the County's website. Discussions were focused on becoming part of the Permitting Department's outreach, including information in the County's Solid Waste Management Plan regarding deconstruction and reuse, and discuss ordinary maintenance of historic resources during Preservation month.
- Discussion of ruins and their rehabilitation/reuse – Ms. Jenkins noted she was having difficulty finding any information on this subject. Members believe this could be a cultural issue.

Motion and Vote: Mr. Smith made a motion to adjourn to Closed Session. The motion was seconded by Ms. Aldrich and unanimously approved.

CLOSED SESSION

To discuss the appointment, re-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.

The Vice-Chairman reconvened the meeting in Open Session at 7:15pm.

ELECTION OF OFFICERS

Motion and Vote: Mr. Smith made a motion to elect Lloyd Yavener as the Chairman for a second term. The motion was seconded by Ms. Aldrich and unanimously approved.

Motion and Vote: Ms. Candelaria made a motion to elect Justin Bedard as the Vice-Chairman for a second term. The motion was seconded by Mr. Milam and unanimously approved.

UPCOMING MEETING

The next meeting of the Historic District Commission is scheduled for Wednesday, January 7, 2026 at 6:00 p.m.

ADJOURNMENT

Ms. Aldrich made a motion to adjourn the meeting at 7:20 pm. The motion was seconded by Mr. Smith, unanimously approved and so ordered by the Vice-Chairman.

Respectfully submitted,

_____

Justin Bedard, Vice-Chairman

HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission

From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff

Date: January 22, 2026

Subj: Residential New Construction Permit/Garage-Carport, 2025-05908

Staff Report and Analysis

Property Owner: DORSEY HAROLD V, DORSEY WANDA L

Applicant: Randy Dick

Location: 21245 MOUNT LENA Road

Tax Account ID: 16010138

Map/Grid/Parcel/Lot: 64/13/27/

Legal Description: 1.26 AC21245 MT LENA RD

Zoning: Rural Village

Rural Village: Mount Lena (MHT) Historic Rural Village

Project Description: 2,520 sq. ft. one story pole building on concrete slab to rear of dwelling to be used as a garage, (7) overhead doors, metal roof and sides, pre-engineered roof trusses

Applicable Law and Review Criteria:

The HDC is enabled through Article 20 of the Zoning Ordinance for Washington County, MD. Specifically Section 20.3.a states: *"The Commission shall act upon all applications as required by Section 20.6, Historic Preservation district, Section 5D.4, Rural Village District and Article 20A, Antietam Overlay District of this Ordinance."*

The HDC shall consider only exterior features of a structure that would affect the historic, archeological, or architectural significance of the site or structure, any portion of which is visible or intended to be visible from a public way. It does not consider any interior arrangements, although interior changes may still be subject to building permit procedures.

1. The application shall be approved by the HDC if it is consistent with the following criteria:
   - A. The proposal does not substantially alter the exterior features of the structure.
   - B. The proposal is compatible in character and nature with the historical, cultural, architectural, or archeological features of the site, structure, or district and would not be detrimental to achievement of the purposes of Article 20 of the County Zoning Ordinance.
   - C. The proposal would enhance or aid in the protection, preservation and public or private utilization of the site or structure, in a manner compatible with its historical, archeological, architectural, or cultural value.
   - D. The proposal is necessary so that unsafe conditions or health hazards are remedied.
   - E. The *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating*

Historic Buildings and subsequent revisions are to be used as guidance only and are not to be considered mandatory.

2. In reviewing the plans for any such construction or change, the HDC shall give consideration to and ***not disapprove*** an application except with respect to the factors specified below.
   A. The historic or architectural value and significance of the site or structure and its relationship to the historic or architectural value and significance of the surrounding area.
   B. The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.
   C. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.
   D. Any other factors, including aesthetic factors, that the Commission deems to be pertinent.
3. The HDC shall be strict in its judgment of plans for those structures, sites, or districts deemed to be valuable according to studies performed for districts of historic or architectural value. The HDC shall be lenient in its judgment of plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding structures.

For Rural Villages, additional review criteria for applications are listed in Section 5D.5 Architectural Review of the Zoning Ordinance and include:

1. The exterior appearance of existing structures in the Rural Village, including materials, style, arrangement of doors and windows, mass, height and number of stories, roof style and pitch, proportion.
2. Building Size and Orientation
3. Landscaping
4. Signage
5. Lighting
6. Setbacks
7. Accessory structures

Policy HDC-2021-01:Review of Pole Buildings

2. Permit applications for construction of pole buildings that will require HDC review:
   b. Construction of a pole building, associated with a residential use, on a property or portion of property which DOES contribute to Historic Rural Village.

Design Guidelines for Historic Structures – New Construction and Accessory Buildings – p.71

1. New construction should be sited to avoid demolition of contributing structures.
2. The design of new construction or new accessory buildings should be compatible with the form, height, scale, proportions, materials and details of the adjacent contributing structures or landscapes.
3. Consideration of the ratio of built versus open space of the site or the adjacent landscape should be given.
4. Existing setbacks, landscaping or site grading of adjacent historic resources should be preserved when siting new construction if those characteristics contribute to the historic site or its landscape. This includes circulation routes, fences, walls, and yards, etc.
5. Locate new construction and new accessory buildings so that the existing significant visual and special characteristics of the property are maintained.
6. Locate new construction and new accessory buildings so that significant viewsheds are maintained or enhanced.

HISTORIC DISTRICT COMMISSION

Secretary of Interior Standards for Rehabilitation (p.45 of County Design Guidelines)

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Report:

The subject property is located in Mount Lena Historic Rural Village which has a long period of significance spanning ca.1790-1946. The village was most recently documented in 2008 with initial documentation completed in 1978. Most recent documentation and evaluation was completed for Criteria A as an example of a rural village that developed along a primary route crossing South Mountain. The route included both the road and electric rail. Eventually the village would be bypassed by US Route 40 with construction slowing at the start of World War II. The rural village consists of 42 contributing vernacular structures on the north and south sides of Mount Lena Road. There are 36 non-contributing structures. It is important to note that the most recent documentation did not evaluate outbuildings. The contributing residential structure to which this application would be accessory, was constructed during one of several major building periods identified in the rural village around 1930 and it is noted as a vernacular cottage. The property is located at the corner of Lum's Lane and the southside of Mount Lena Road. It is at the end of the adjacent Mason Dixon Dragway. This location makes it the northernmost property in the surveyed rural village except for the Mount Lena Methodist Church which is along the north side of Mount Lena Road.

The proposed pole building is to be 2,520 square feet and one story on concrete slab. The structure is to be located to the rear of the residence with its primary façade being along Lum's Lane. There was a structure previously in place of this proposed structure, however it was much smaller in size and of a different construction type. The proposed structure will be primarily white metal siding and black trim details to match existing structures on the site. The purpose of the building is to house existing automobile projects for the property owner. The property owner has indicated that existing temporary storage will be replaced by this structure including sea containers and enclosed auto trailers. To place the building to the rear of the existing contributing structure and not disturb existing accessory structures, the property owner incurred the expense of moving the existing power lines on the property.

Staff Analysis:

As this rural village has a mixture of construction materials, the metal sided pole building will be compatible with existing design materials in the village. While color is not something that is typically evaluated, it is part of the design and in the case of this application, the owner is using primarily white siding with black trim for compatibility with existing structures on the site. The scale of this structure and its proportion to the other structures on site will be incongruous. However, there are a variety of sizes in accessory structures in this village compared to their primary structures. The variety of scale in proportion structures and site is not unusual for the village itself. The proposed structure will be visible

as you enter the rural village but not highly visible from a majority of the village as this property is located at the northernmost point in the village. It is also sited to the rear of the property for minimal visibility from Mount Lena Road. It is unlikely to detract anymore than other accessory structures existing in the village and those buildings on the property currently. It will result in the removal of multiple temporary storage methods. This proposed new construction is a pole building type which results in minimal disturbance of the site and would be removable without loss of integrity to the site should it be necessary in the future. For these reasons the Residential New Construction Permit/Garage-Carport appears to be consistent with the review criteria of Section 5D.5 Architectural Review of the Zoning Ordinance and the applicable County Design Guidelines and Secretary of Interior Standards for Rehabilitation listed.

Staff Recommendation:

Recommend approval of the Residential New Construction Permit/Garage-Carport 2025-05908, in Mount Lena Historic Rural Village for the reasons stated in the staff analysis.

Respectfully Submitted,

Meghan Jenkins

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos provided by Staff
- Permit Submission Packet

Washington County
MARYLAND

HISTORIC DISTRICT COMMISSION



Photo 1: Front Façade of structure, facing Southeast

HISTORIC DISTRICT COMMISSION



Photo 2: Front Façade, Facing Northwest



Photo 3: Side of structure with accessory structures, Facing southeast



Photo 4: Existing Detached garage to rear of dwelling (to remain), facing southeast



Photo 5: Rear of existing detached garage/dwelling and proposed site of pole building, facing northeast

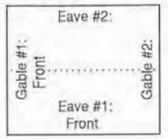


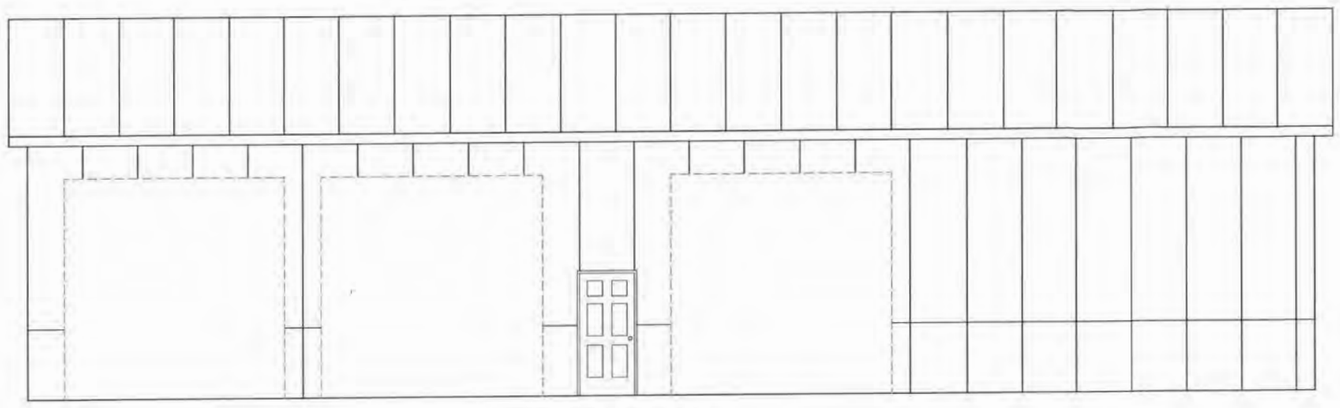
Photo 6: Existing detached garage rear elevation, existing on site temporary storage and corner of graded area for proposed pole building



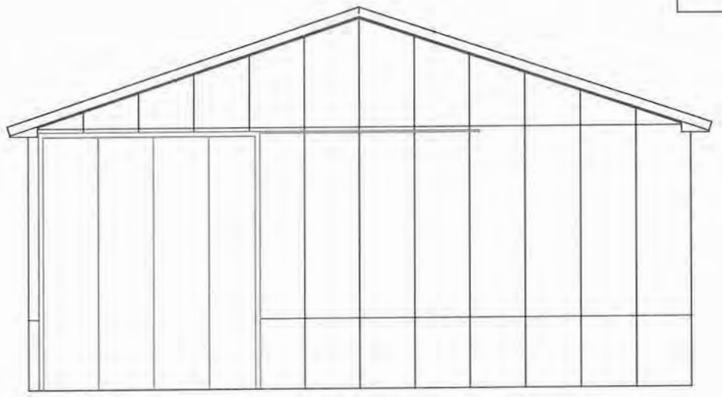
Photo 7: Existing shed (to remain), relocated powerline along the southeast side of the property, was bisecting

Contract # 693704-005

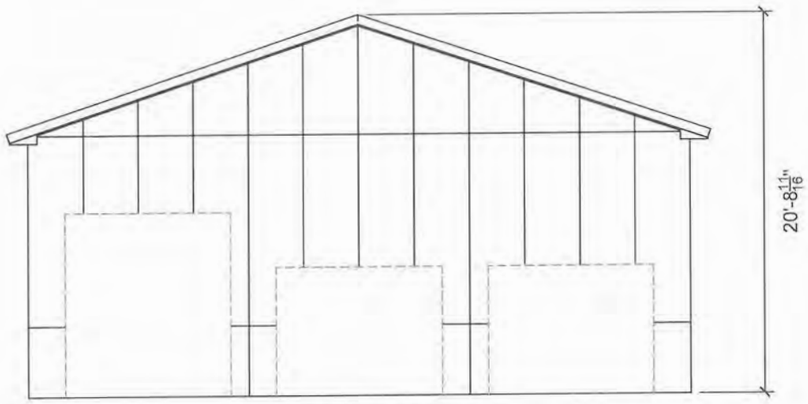




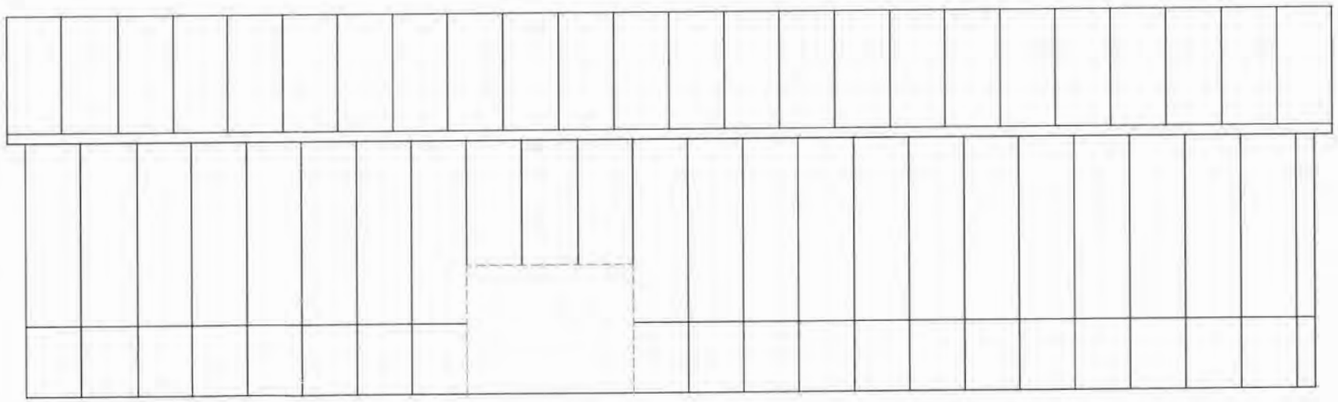
EAVE #1



GABLE #1



GABLE #2



EAVE #2

Revisions:

BUILDING SIZE: 36x70x14'-4"		DATE: 11-7-2025	
DRAWN BY: HEIDI KLOCK	Job Number: DORSEY-1	SHEET: Elevations	
CHECKED BY:			

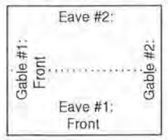
PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

JOB SITE ADDRESS:
SAME

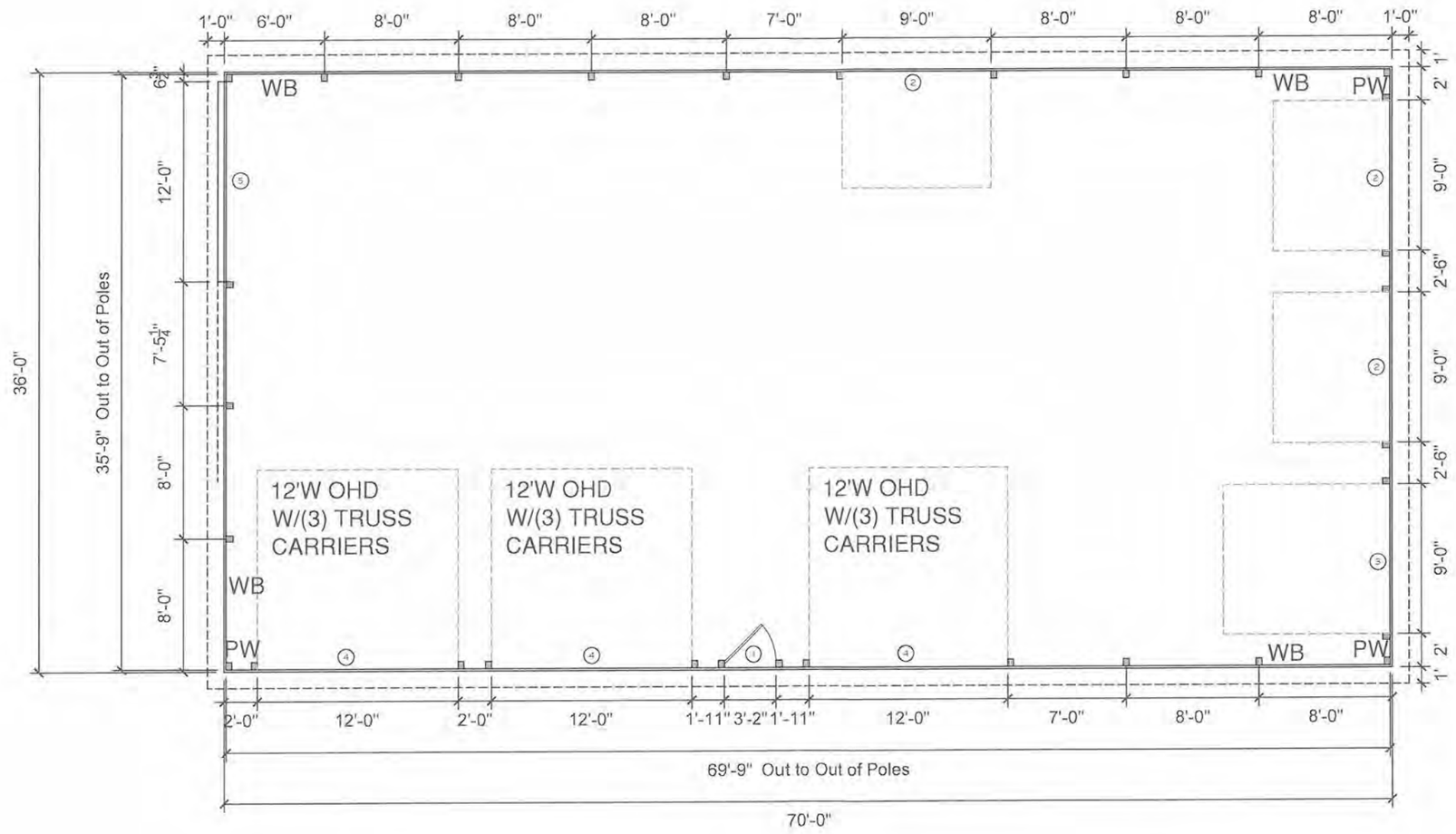
CUSTOMER ADDRESS:
HAROLD V. DORSEY
WANDA L. DORSEY
21245 MOUNT LENA ROAD
BOONSBORO, MD 21713
240-527-7212 (H)
301-992-0205 (M)

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

Contract # 693704-005



HOUSE



MOUNT LENA RD

LUMS LN

WINDOW & DOOR SCHEDULE

SYM	TYPE OF WINDOW / DOOR	NOMIN.	R.O.
1	ENTRY DOOR	3068	38" x 82"
2	OVERHEAD DOOR R.O.	9X7	9'-0" x 7'-0" V.I.F.
3	OVERHEAD DOOR R.O.	9X10	9'-0" x 10'-0" V.I.F.
4	OVERHEAD DOOR R.O.	12X12	12'-0" x 12'-0" V.I.F.
5	SLIDING DOOR	12X14	12'-0" x 14'-0"

Revisions:

BUILDING SIZE: 36x70x14'-4"

DRAWN BY: HEIDI KLOCK

CHECKED BY:

Job Number: DORSEY-1

DATE: 11-7-2025

SHEET: Pole Plan

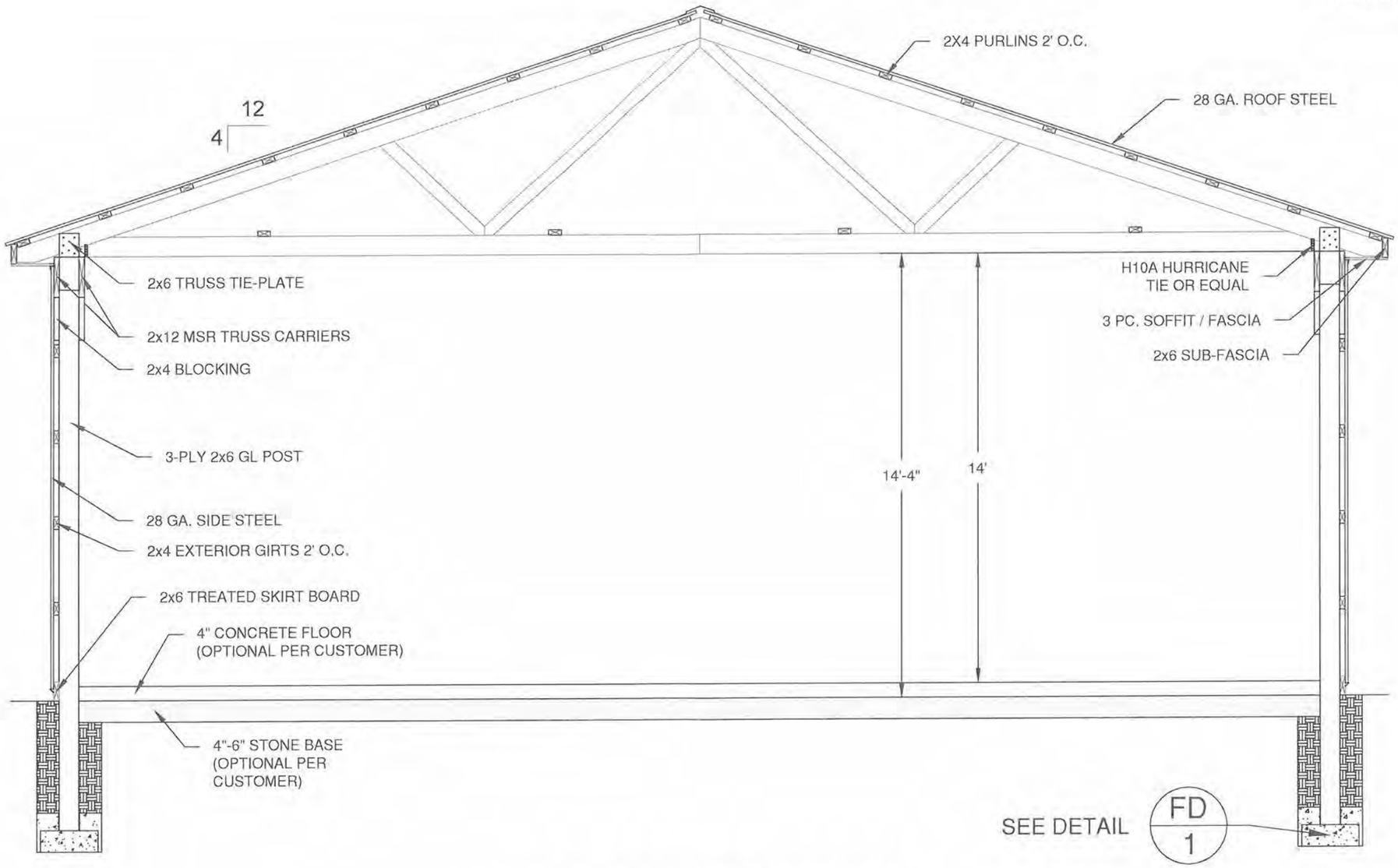
PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

JOB SITE ADDRESS:
SAME

CUSTOMER ADDRESS:
HAROLD V. DORSEY
WANDA L. DORSEY
21245 MOUNT LENA ROAD
BOONSBORO, MD 21713
240-527-7212 (H)
301-992-0205 (M)

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

Contract # 693704-005



TYP. CROSS SECTION

Revisions:

BUILDING SIZE: 36x70x14'-4"		DATE: 11-7-2025	
DRAWN BY: HEIDI KLOCK	Job Number: DORSEY-1	SHEET: TYP Cross Section	
CHECKED BY:			

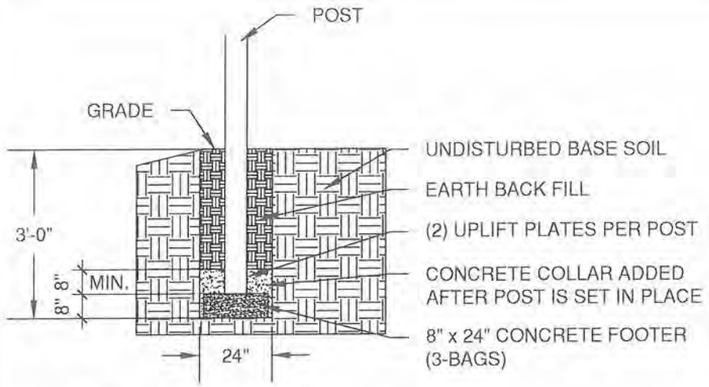
PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

JOB SITE ADDRESS:
SAME

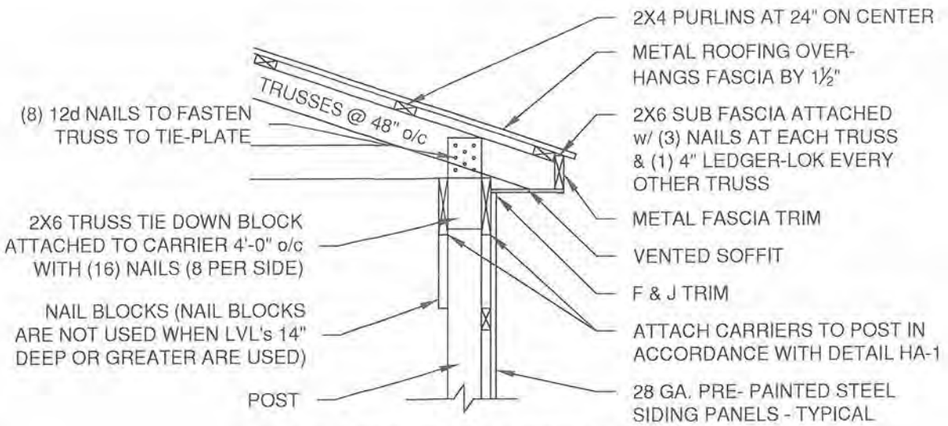
CUSTOMER ADDRESS:
HAROLD V. DORSEY
WANDA L. DORSEY
21245 MOUNT LENA ROAD
BOONSBORO, MD 21713
240-527-7212 (H)
301-992-0205 (M)

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

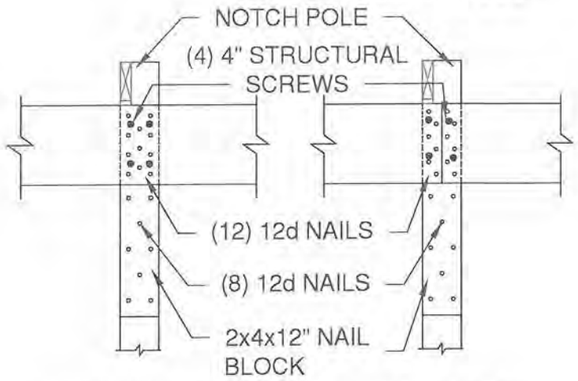
Contract # 693704-005



FD 1 FOOTER DETAIL

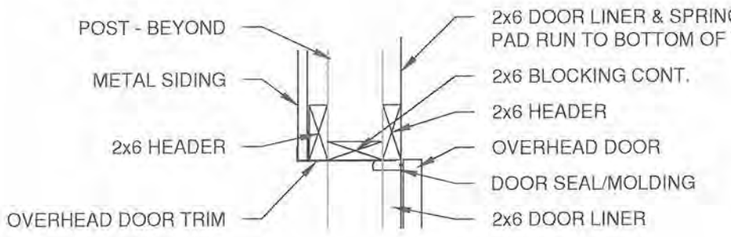


RE 1 STEEL ROOF EDGE DETAIL

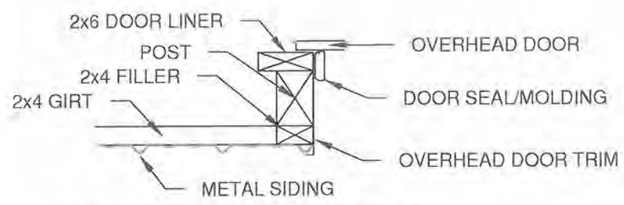


CONTINUOUS ***SPLICED***

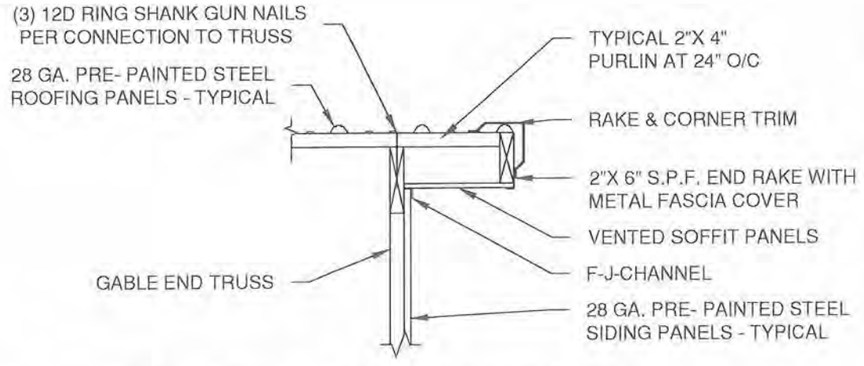
HA 1 2X12 MSR OR BETTER HEADER ATTACHMENT BOLT REPLACEMENT SEE SHEET 2.20



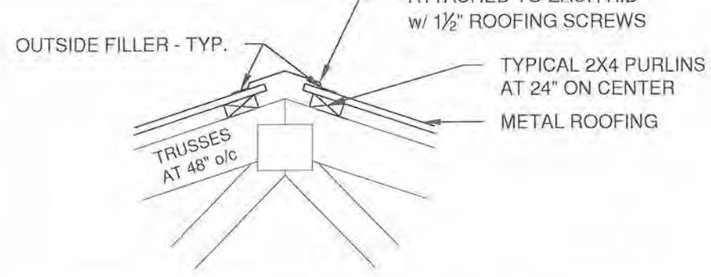
OD 1 O.H. DOOR HEADER DETAIL



OD 2 O.H. DOOR JAMB DETAIL



GD 1 TYPICAL GABLE OVERHANG DETAIL



SR 1 STEEL ROOF RIDGE DETAIL

Revisions:

BUILDING SIZE: 36x70x14'-4"		DATE: 11-7-2025	
DRAWN BY: HEIDI KLOCK	Job Number: DORSEY-1	SHEET: Detail A	
CHECKED BY:			

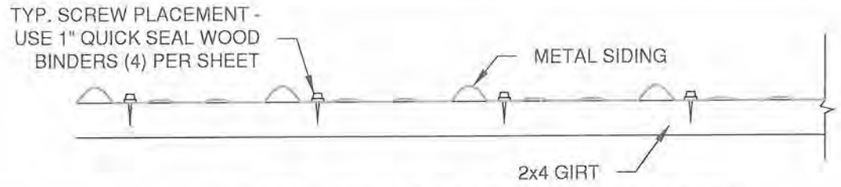
PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

JOB SITE ADDRESS:
SAME

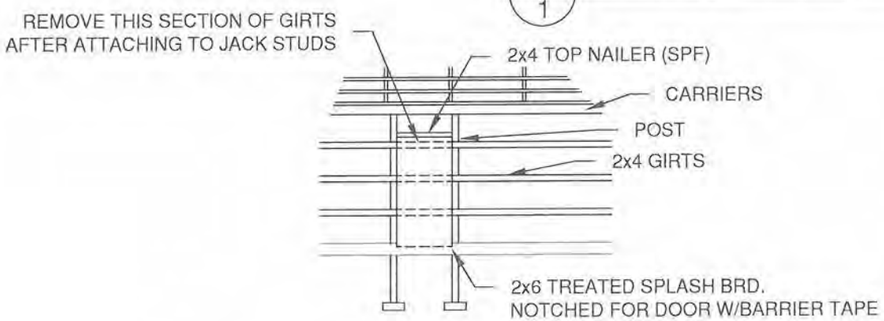
CUSTOMER ADDRESS:
HAROLD V. DORSEY
WANDA L. DORSEY
21245 MOUNT LENA ROAD
BOONSBORO, MD 21713
240-527-7212 (H)
301-992-0205 (M)

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

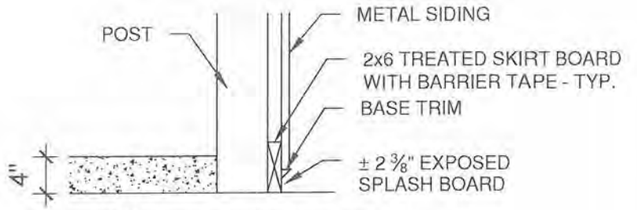
Contract # 693704-005



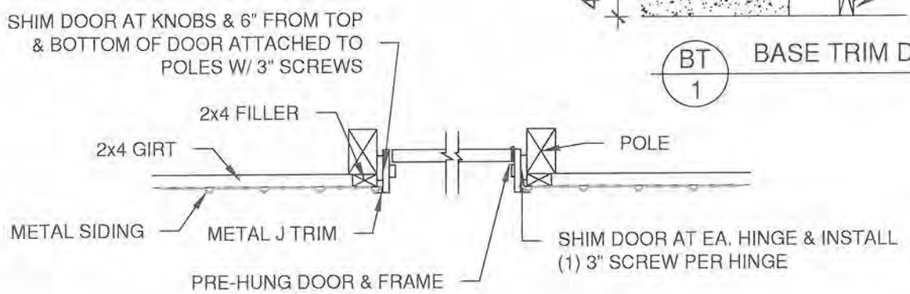
SS 1 SIDING SCREW PATTERN DETAIL



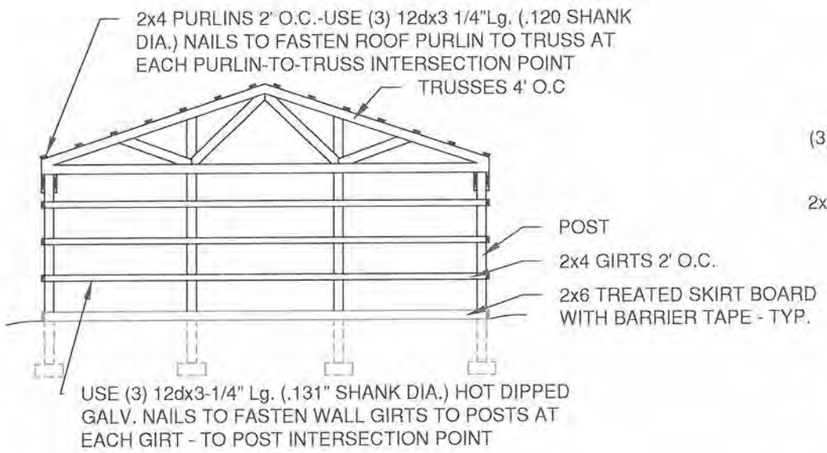
SD 1 SERVICE DOOR FRAMING DETAIL



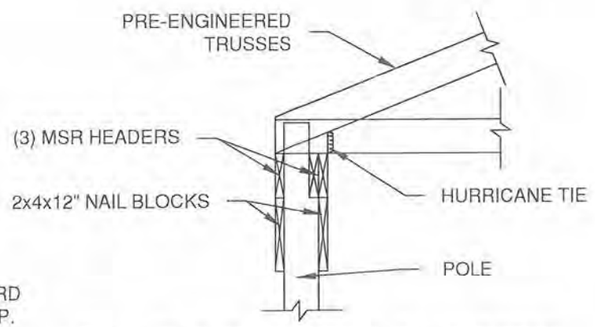
BT 1 BASE TRIM DETAIL



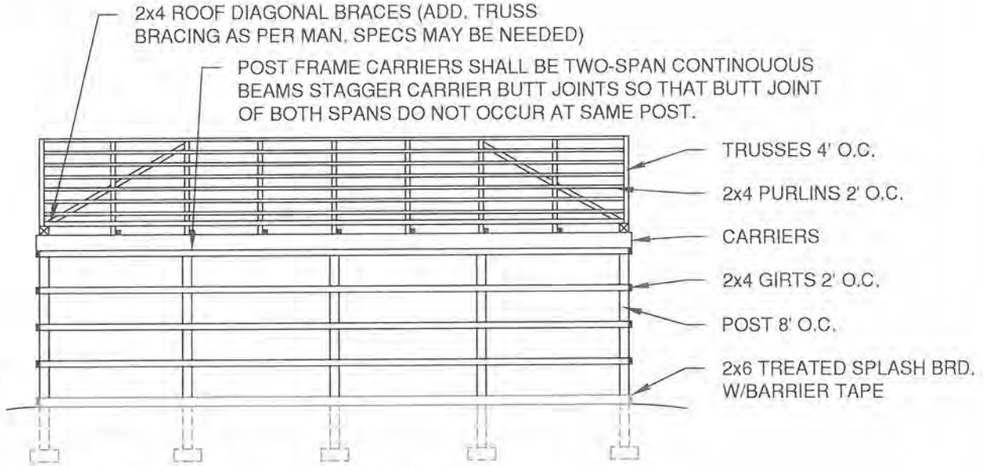
SD 2 SERVICE DOOR JAMB DETAIL



GF 1 GENERAL GABLE VIEW DETAIL



TH 1 TRIPLE HEADER @ O.H.D. DETAIL



EF 1 GENERAL EAVE VIEW DETAIL

Revisions:

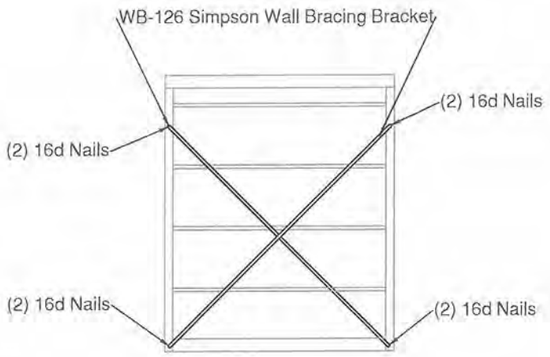
BUILDING SIZE: 36x70x14'-4"		DATE: 11-7-2025	
DRAWN BY: HEIDI KLOCK	Job Number: DORSEY-1	SHEET: Detail B	
CHECKED BY:			

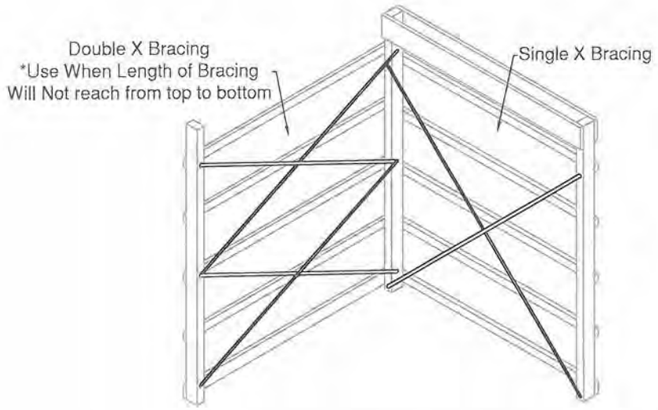
PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

JOB SITE ADDRESS:
SAME

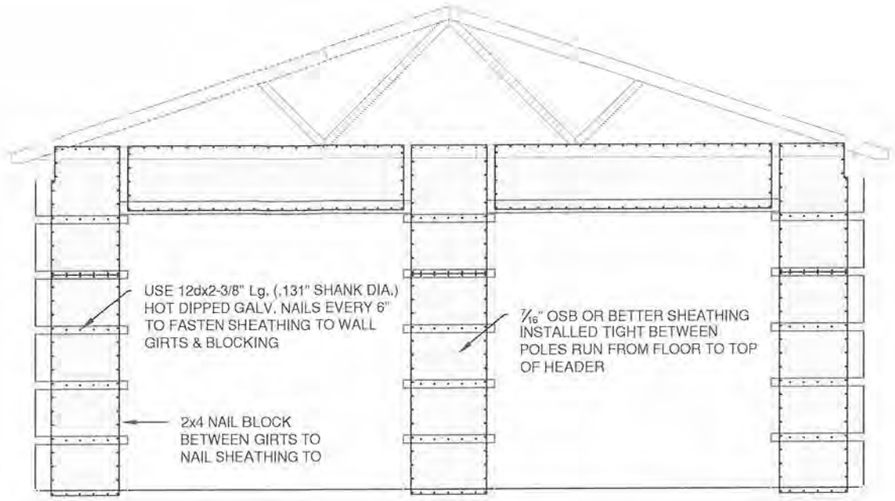
CUSTOMER ADDRESS:
HAROLD V. DORSEY
WANDA L. DORSEY
21245 MOUNT LENA ROAD
BOONSBORO, MD 21713
240-527-7212 (H)
301-992-0205 (M)

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

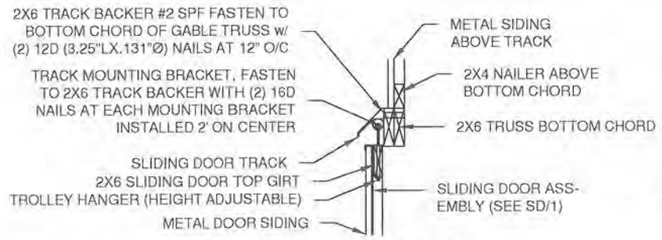




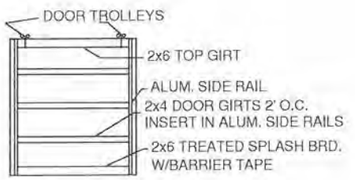
WB 1 WALL BRACE DETAIL



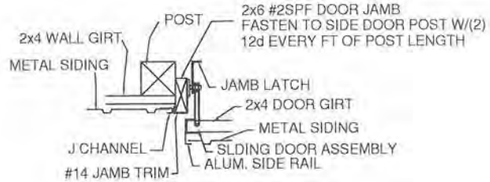
PW 1 PORTAL WALL DETAIL



SD 3 GABLE SLIDING DOOR MOUNTING HARDWARE DETAIL



SD 1 SLIDING DOOR ASSEMBLY



SD 2 SLIDING DOOR JAMB
(TYP. FOR GABLE OR EAVE LOCATION)

Revisions:

BUILDING SIZE: 36x70x14'-4"		DATE: 11-7-2025
DRAWN BY: HEIDI KLOCK	Job Number: DORSEY-1	SHEET: Detail C
CHECKED BY:		

PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

JOB SITE ADDRESS:
SAME

CUSTOMER ADDRESS:
HAROLD V. DORSEY
WANDA L. DORSEY
21245 MOUNT LENA ROAD
BOONSBORO, MD 21713
240-527-7212 (H)
301-992-0205 (M)

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

Contract # 693704-005

General Notes:

Foundations:

A. Bottom of all exterior footings shall be minimum of 3'-0" below finished grade. Minimum size 8" high x 24" round or as noted.
B. Assumed design soil bearing pressure = 2,000 PSF U.N.O.
C. Minimum concrete footing strength to be 3,500 PSI at 28 days.

Concrete Floor:

A. The floor thickness shall be a minimum of 4", or per plans
B. A minimum of 4,000 PSI concrete W/ Fibermesh reinforcement or equivalent reinforcement
C. Expansion and control joints as needed
D. 6-mil poly vapor barrier shall be installed between the floor slab and base material, joints lapped 6" minimum
D.1. The vapor barrier is not required in R-3 detached unheated buildings, or for exposed exterior flat work

Metal Cladding:

A. Steel siding and roofing panels shall be fabricated from 27 & 28 gauge, grade e 180 KSI structural quality steel conforming to ASTM A-446 with a hot dipped galvanized coating conforming to ASTM A-525 or with an aluminum-zinc alloy coating conforming to ASTM A-792 (plain products only).
B. Paint Finish: All panels when required shall receive a factory applied polyester coating conforming to the manufacturer's specifications.
C. Flashings: All flashings shall be shop fabricated from material that is the same gauge and finish as the wall/roof panels to which they are attached.
D. Closures: Shall be pre-molded neoprene to match the configuration of the wall/roof panel and shall be in lengths as supplied by the panel manufacturer.
E. Fasteners: All screw fasteners shall have a combination steel and neoprene washer. Nails shall have a Fabnseal washer or equivalent. Fastener selection and installation shall be as recommended by the cladding manufacturer.

Wood Trusses:

A. Trusses are to be designed and fabricated in accordance with the published standards of the National Forest Products Association and the Truss Plate Institute's "Design Specifications for Light, Metal Plate Connected Wood Trusses" (TPI-XX) Latest Edition.
B. The web configuration plate sizes, chord sizes and lateral bracing shall be designed by a licensed professional engineer. The truss manufacturer shall provide the contractor with shop drawings of each truss design bearing the engineers seal. Shop drawings shall be approved by the contractor before fabrication.
C. All trusses shall be designed for the loading, spacing and geometry shown on the plan.
D. The contractor shall install the bracing of the wood trusses in accordance with the manufacturer's design. Minimum lateral bracing of web and bottom chord members shall be as required by truss design.

Lumber:

A. All lumber shall comply to the requirements of the American Institute of Timber Construction and the National Forest Products Association's "National Design Specification for Wood Construction".
B. All lumber for posts and beams shall be #2 or better southern yellow pine grade stamped by a SPIB approved mill, surfaced at a maximum moisture content of 19% treated .6 pcf CCA, .23 pcf MCA, or equal.
C. All lumber for headers shall be SYP #1 or Better, grade stamped by a SPIB approved mill, surfaced at a maximum moisture content of 19%.
D. All lumber exposed to ground contact or insect infestation shall be treated according to the American Wood preservers' Association Standards, .15 pcf MCA or equal.

Connections:

A. All wood connection to be made according to the "National Design Specification for Wood Construction". The minimum connection to be two 12 penny nails. Other connection as per plan or as controlled by standard construction practices.
B. It is acceptable for 2x4 wind girt spacing to vary from 18" to 30", when the span of the girt is 10' or less. Horizontal spacing of fasteners for the metal wall panels shall be in accordance with the panel manufacturer's instructions. The wind girt spacing up to 30" conforms to the rigid diaphragm design for post frame walls.

Cautionary Notes:

1. Structural components such as posts, beams, trusses or fasteners and attachment brackets should NOT be modified, notched or cut in any manner without proper review and approval of the building design professional.

2. Rainwater and melt water should be directed away from post foundation locations.

3. On enclosed buildings with large doors (that is buildings designed as completely enclosed) the doors should be closed during periods high wind and/or stormy weather to reduce uplift forces on the building.

4. Do NOT lean heavy materials against posts or girts unless the building has been designed for those types of loads. Do NOT store loose material against walls unless building has been designed for side thrust loads and any moisture contained in the loose materials.

5. Do NOT use the roof trusses for storing material unless the building and roof trusses have been designed for those loads.

6. Concentrated loads such as ceiling-mounted furnaces, wet sprinkler systems, ventilation hoods, etc. SHALL NOT be attached to the roof trusses without the prior review and written approval of Pioneer Pole Buildings, Inc. and the building design professional.

7. Do NOT install hardware that would maintain snow cover on the roof of buildings without the prior review and written approval of Pioneer Pole Buildings, Inc. and the building design professional.

8. Do NOT attach additional buildings or lean-to enclosed areas to pole barn buildings unless the building has been designed for the additional loads created by these building additions and needs the written approval of Pioneer Pole Buildings, Inc. and the building design professional.

9. Door openings should NOT be added to the building walls after the building has been constructed without review and approval of the building design professional.

Misc. Notes:

These plans are designed in accordance with the 2021 IBC
Construction Class VB

TRUSS CARRIERS USED TO BE EQUAL TO OR BETTER THAN 2x12 MSR 2400f - 2.0e
(3) 2x12 MSR TRUSS CARRIERS USED OVER 12'W OPENINGS

BOLT HEADERS USING (8) 4" #14 STRUCTURAL SCREWS
HURRICANE TIES USED = RT16A (USP CONNECTORS)
TWO-TONE SIDING ON 4-WALLS
UNIVERSAL RIDGE VENT
IBC USE GROUP UTILITY

DESIGN CRITERIA:
Ground Snow Loads:
Ground Snow Load (psf) = 40
Wind Speed:
Wind Speed = 115 mph
Truss Loads:
Top Chord Live (psf) = 30
Top Chord Dead (psf) = 5
Bottom Chord Live (psf) = 0
Bottom Chord Dead (psf) = 5

Revisions:

BUILDING SIZE: 36x70x14'-4"
DRAWN BY: HEIDI KLOCK
CHECKED BY:
Job Number: DORSEY-1
DATE: 11-7-2025
SHEET: Notes

PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

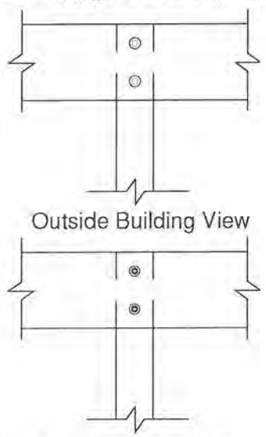
JOB SITE ADDRESS:
SAME

CUSTOMER ADDRESS:
HAROLD V. DORSEY
WANDA L. DORSEY
21245 MOUNT LENA ROAD
BOONSBORO, MD 21713
240-527-7212 (H)
301-992-0205 (M)

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

CONTINUOUS HEADER (NO SPLICE)

Header w/ (2) $\frac{1}{2}$" Ø Carriage Bolts



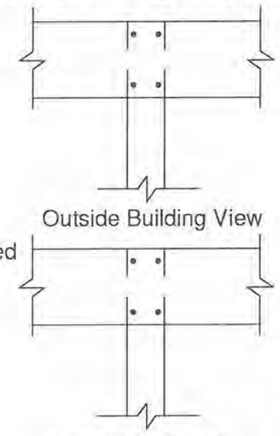
Outside Building View

Inside Building View

Top Down View

(2) $\frac{1}{2}$" Carriage Bolts Replaced with (8) 4" L-Loks

Header w/ (8) 4" L-Lok. (4) Ea. Side



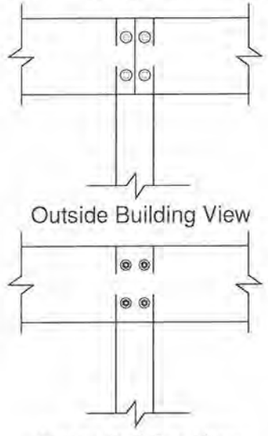
Outside Building View

Inside Building View

Top Down View

Header With Splice At Post

Header w/ (4) $\frac{1}{2}$" Ø Carriage Bolts



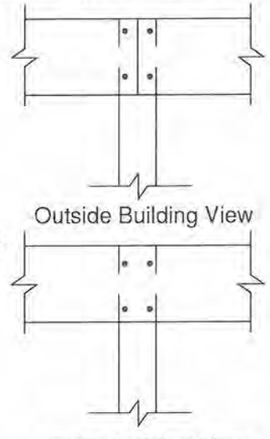
Outside Building View

Inside Building View

Top Down View

(4) $\frac{1}{2}$" Carriage Bolts Replaced with (8) 4" L-Loks

Header w/ (8) 4" L-Lok. (4) Ea. Side



Outside Building View

Inside Building View

Top Down View

Direct Replacement/Substation Notice

This document is to demonstrate how the 4" Ledger-Lok screws will directly replace applications requiring $\frac{1}{2}$" Ø Bolted Headers/

Authority for replacement of prior requirements is per ICC acceptance of ESR 1078 permitting the prescriptive use of FastenMaster Lok Series Structural Wood Screws.

S. M. NAEEM AKHTER REGISTERED 10400 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
COA # C02855-00

S.M. NAEEM AKHTER LICENSE No. 7670 DELAWARE PROFESSIONAL ENGINEER

STATE OF MARYLAND JAMES A. KOPPENHAVER 16053 PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES ALLEN KOPPENHAVER ENGINEER No. PE035748-E

COMMONWEALTH OF VIRGINIA JAMES A. KOPPENHAVER Lic. No. 0402052001 PROFESSIONAL ENGINEER

STATE OF NEW YORK JAMES A. KOPPENHAVER 077142 LICENSED PROFESSIONAL ENGINEER

STATE OF NEW JERSEY JAMES A. KOPPENHAVER No. GE32140 LICENSED PROFESSIONAL ENGINEER

Revisions:

PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

James A. Koppenhaver, P.E.
304 Logan Avenue
Wyomissing, PA19610
484-794-9949
info@koppenhaverpe.com

DATE: 3/2021

SHEET: Standards

BUILDING SIZE: Bolt Replacemant

DRAWN BY:

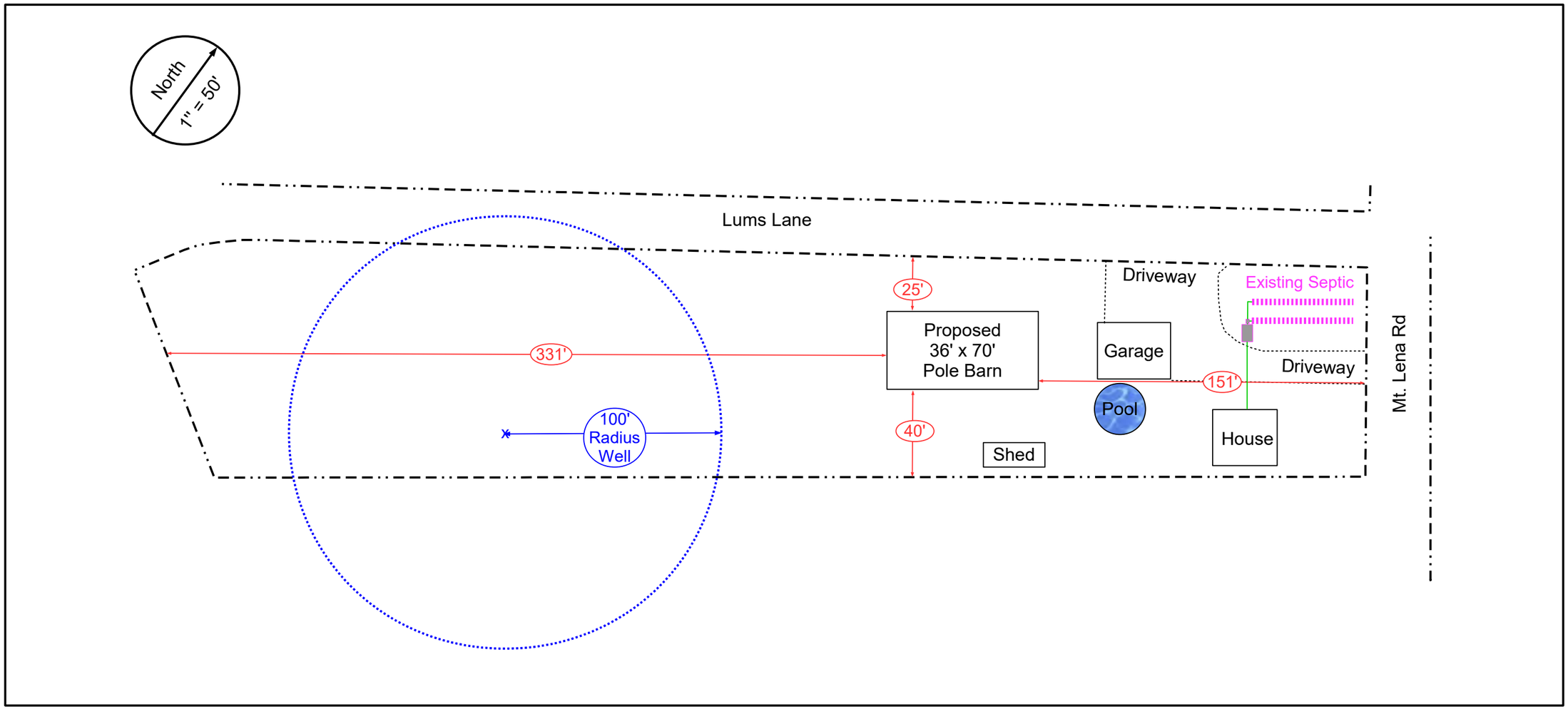
Job Number: 2.20

CHECKED BY:

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

Harold & Wanda Dorsey
21245 Mount Lena Rd
Boonsboro Md 21713

Site Plan Proposed Pole Barn
Drawn By RMD



HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission

From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff

Date: January 22, 2026

Subj: Non-Residential Addition-Alteration Permit/Institutional, 2025-05780

Staff Report and Analysis

Property Owner: SAN MAR CHILDRENS HOME INC,

Applicant: Hannah Weikel

Location: 8505 FAHRNEY CHURCH Road

Tax Account ID: 06024963

Map/Grid/Parcel/Lot: 63/24/117/

Legal Description: 36.17 ACRES REM8503,8504,8505,8508FAHRNEY CHURCH RD

Zoning: Agricultural, Rural

Zoning Overlay: Rural Business Overlay

MD Inventory of Historic Places (MIHP): II0055

Project Description: **Demolition of exterior balconies and front covered porch**, *gutting all interior levels of structure to create individual suites, associated rooms, and community use rooms for the purpose of young adult housing and staffing, 975 sq. ft. three story addition to be used as a stairway with elevator and elevator lobby on all floors, 666 sq. ft. ramp, 174 sq. ft. covered front porch, 22 sq. ft. stoop, Zoning Certification for "San Mar Children's Home" to convert space from an orphanage to a young adult housing facility*
San Mar family & Community Services, Findley Building

Applicable Law and Review Criteria:

The HDC is enabled through Article 20 of the Zoning Ordinance for Washington County, MD. Specifically Section 20.3.a states: *"The Commission shall act upon all applications as required by Section 20.6, Historic Preservation district, Section 5D.4, Rural Village District and Article 20A, Antietam Overlay District of this Ordinance."*

The HDC shall consider only exterior features of a structure that would affect the historic, archeological, or architectural significance of the site or structure, any portion of which is visible or intended to be visible from a public way. It does not consider any interior arrangements, although interior changes may still be subject to building permit procedures.

HISTORIC DISTRICT COMMISSION

1. The application shall be approved by the HDC if it is consistent with the following criteria:
   A. The proposal does not substantially alter the exterior features of the structure.
   B. The proposal is compatible in character and nature with the historical, cultural, architectural, or archeological features of the site, structure, or district and would not be detrimental to achievement of the purposes of Article 20 of the County Zoning Ordinance.
   C. The proposal would enhance or aid in the protection, preservation and public or private utilization of the site or structure, in a manner compatible with its historical, archeological, architectural, or cultural value.
   D. The proposal is necessary so that unsafe conditions or health hazards are remedied.
   E. The *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and subsequent revisions are to be used as guidance only and are not to be considered mandatory.
2. In reviewing the plans for any such construction or change, the HDC shall give consideration to and ***not disapprove*** an application except with respect to the factors specified below.
   A. The historic or architectural value and significance of the site or structure and its relationship to the historic or architectural value and significance of the surrounding area.
   B. The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.
   C. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.
   D. Any other factors, including aesthetic factors, that the Commission deems to be pertinent.
3. The HDC shall be strict in its judgment of plans for those structures, sites, or districts deemed to be valuable according to studies performed for districts of historic or architectural value. The HDC shall be lenient in its judgment of plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding structures.

County Design Guidelines for Historic Structures
Demolition Permit Application Requirements

1. Written description and history of the building or structure to be demolished.
2. Detail drawings, such as construction or trim details.
3. Floor plan for each floor level, drawn to approximate scale or fully dimensioned.
4. Applicant's plan for the recycling of waste generated
5. A report or narrative analyzing the following alternatives (listed in descending order of preference) as to the feasibility. The report shall consist of thorough, deliberative analyses of each of the alternatives, explaining why each alternative is or is not feasible and additional photographs should be provided in support of the analysis. In cases where a permit may involve multiple structures, each structure must have its alternatives documented.
   (a) Redesigning the project to avoid any impact to the structure or its setting;
   (b) Incorporating the structures into the overall design of the project;
   (c) Converting the structure into another use (adaptive reuse);
   (d) Relocating the structure on the property;
   (e) Relocating the structure to another property;
   (f) Salvaging from the structure historically significant architectural features and building materials;
   (g) Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text

HISTORIC DISTRICT COMMISSION

6. A site plan illustrating any proposed development or introduction of plantings following demolition (if applicable)

Staff Report:

This structure is on the Washington County Historic Sites Inventory/MIHP as San Mar Orphanage and Mechanical Institute WA-II-055, with original documentation completed in 1974. Updated determination of eligibility (DOI) documentation was completed in August of 2025. The subject structure of this permit is the Findlay building, the original main building of the San Mar Children's Home. It's located on the n/s of Fahrney Church Road at its intersection with Mapleville Road and faces east. The building is an L-shaped, colonial revival building that is two-and-a-half stories in its rectangular main block with a rear addition also two-and-a-half stories. Please see attached updated documentation for full description of the building. The permit application involves the remodel and repurposing of the site to meet the current needs of the San Mar Children's Home regarding transitional housing. There is also an associated site plan SP-25-045 for the building renovations and parking lot expansion currently in review. The property owner is seeking state funding for portions of this project and therefore Maryland Historical Trust (MHT) has reviewed the project. Staff did attend a virtual meeting regarding the project and reiterated that the County's Design Guidelines do encourage retention of features on the primary façade and that this property is not in an area for approval/denial of review. During this meeting the owner and applicant also stated the purpose of the change in dormers is to meet code requirements for habitable space so that the top floor can be usable space for programming and housing moving forward. The removal of the front porch entry and balconies was due to concerns regarding security of the facility. The owners want to avoid and limit unauthorized access to the building. The owner also indicated that the change in front entry will align with the open and inviting feeling they are trying to encourage through the overall building renovations. There is a draft Memorandum of Agreement for MHT for this property as of 1/22/2026 but no final agreement has been made available for staff to share. Staff sent a standard letter to the applicant detailing the demolition permit requirements for Historic District Commission review. The consultant has made the updated DOI documentation available for this review. The extent of Historic District Commission (HDC) permit review extends only to the areas proposed for demolition including the dormers, front entrance porch and first floor balconies.

Staff Analysis:

The applicant has provided the updated DOI for documentation of the structure. There are also plans included for minor changes to the site surroundings including parking and site circulation documented through the site plan process. The owner and applicant did provide a narrative regarding the reasoning for this demolition during the MHT project review meeting. Mainly that these site changes will ensure the building continues to be used for San Mar's mission. There was no plan submitted for the waste generated during this renovation. The majority of the demolition permit application requirements have been met or exceeded.

Staff Recommendation:

Recommend support of the Non-Residential Addition-Alteration Permit/Institutional, 2025-05780, for the reasons stated in Staff Analysis with the following recommendation to the applicant/owner:

1. When completing the interior and exterior renovations of the building, please ensure salvage of as much material as feasible.

Washington County
MARYLAND

HISTORIC DISTRICT COMMISSION

Respectfully Submitted,

Meghan Jenkins

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos (from updated documentation provided by consultant)
- Permit Submission Packet

EHT TRACERIES
HISTORIC PRESERVATION

440 Massachusetts Avenue, N.W.
Washington, DC 20001
(202) 393-1199 | www.traceries.com

August 12, 2025

Elizabeth Hughes
Director / State Historic Preservation Officer
Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032

REF: San Mar Children's Home Findlay Building Rehabilitation Project Assessment of Effects

Dear Ms. Hughes:

San Mar Family and Community Services, Inc. is proposing to renovate and modernize the Findlay Building at the historic San Mar Children's Home in Boonsboro, Washington County, Maryland. The proposed undertaking would utilize the existing historic fabric while providing an updated and expanded space that satisfies the required programs for contemporary youth housing. As part of this effort, a three-story rear addition will be constructed creating an additional stair and elevator core to satisfy code requirements. The historic character and layout of the building will be preserved where possible; however, providing the necessary square footage and amenities for fifteen studio apartment units within the current building footprint will require the reinterpretation of some architectural features.

The Findlay Building, addressed 8505 Fahrney Church Road, sits in the center of a 36-acre property, operated by the San Mar Children's Home since its facilities opened in 1927. The property, located to the north of Boonsboro's Main Street within the San Mar community, stretches along the major thoroughfare of Mapleville Road (Maryland Route 66) to the east and is divided into two parcels by Fahrney Church Road, which runs east to west from Mapleville Road. The entire site is rural in nature, and the property is bound by farmland to the north, south, and west. Several accessory buildings surround the Findlay Building, including a two-story brick farmhouse and stone springhouse to the northeast that date from the mid-nineteenth century when the land was owned and farmed by the Fahrney family.

Pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations (36 Code of Federal Regulations [CFR] Part 800) "Protection of Historic Properties" (Section 106), San Mar Family and Community Services, Inc. initiated the Section 106 process and the Maryland Historic Trust (MHT) Act Section 5A-325 and 5A-326 in March 2025. Since that time, the San Mar organization has defined the undertaking and has assessed potential effects to historic resources by enlisting EHT Traceries, Inc. to complete a DOE Form for the Findlay Building as requested by MHT. This letter is being transmitted to seek concurrence from your office with the findings presented in the DOE Form, which can be found in Attachment A, while the project drawings can be found in Attachment B.

Description of Undertaking

San Mar Family and Community Services, Inc. proposes to renovate and modernize the interior and exterior of the Findlay Building and to construct a three-story rear addition that will provide an additional stair and elevator core, satisfying code requirements. The Findlay Building, constructed between 1925 and 1927, is an L-shaped, two-and-a-half-story brick mansion designed in the Colonial Revival style. The Findlay Building originally functioned as the main building of the San Mar Children's Home, previously

the Washington County Home for Orphaned and Friendless Children. The property is included in the Maryland Inventory of Historic Properties as the San Mar Orphanage (WA-II-55). In the late nineteenth century, the building footprint was expanded by a small, two-story rear addition. The interior has been extensively altered during modernization efforts over the years; however, the historic layout remains intact. The building currently houses offices and conference rooms used by the San Mar organization.

The intent of this project is to rehabilitate the exterior of the building in accordance with the Secretary of the Interior's Standards and completely modernize the interiors. As needed, materials and finishes will be replaced in-kind. Exterior alterations will include the construction of an addition at the west (rear) elevation, removal of the main entrance pavilion, modifications to the door opening of the main entrance, conversion of Juliet balcony doors on the façade into windows, removal of the metal Juliet balconies on the façade, and the replacement of eight roof dormers with four larger roof dormers. In addition, the project will include parking lot upgrades and new landscaping.

The interior of the existing building, which retains little historic fabric, will undergo an extensive renovation to update all utilities and living quarters, mitigate environmental concerns, and provide programmatic elements that will support community development. Interior alterations will include modifications to floor plans and construction of bathrooms to create fifteen studio units, along with the removal of the main central staircase. An innkeeper's suite will also be added to the program. Beyond this, the building's overall interior configuration will be retained as the original north-south circulation axis will remain, along with the larger gathering spaces and kitchen facilities towards the northwest corner of the first floor.

In February of 2024, San Mar hosted Cindy Stone of DHCD and MHT Preservation Officer Elizabeth Hughes to review the proposed project and received positive feedback on the direction of the rehabilitation efforts. Ms. Hughes shared that it was her belief that minor mitigation measures would allow the organization to protect the legacy of the services provided on the campus. As the continuous owner over the past 98 years, San Mar Family and Community Services, Inc. plans to renovate the facilities to offer a related service in housing young adults in transition from foster care. There was not much concern for the loss of the legacy, as the legacy will continue. The San Mar organization has since assessed potential effects to historic resources by enlisting EHT Traceries, Inc. to complete a DOE Form for the Findlay Building as requested by MHT.

The resource is eligible for listing in the National Register of Historic Places (NRHP) based on the findings presented by the DOE Form. The Findlay Building at 8505 Fahrney Church Road in Boonsboro, Maryland demonstrates sufficient historical and architectural significance to support eligibility under **National Register Criterion A** in the area of **Social History** and **Criterion C** in the area of **Architecture**. The DOE Form recommends a **Period of Significance of 1925-1927**. This period extends from the start of construction in 1925 to the completion of the building in 1927 when approximately forty children were moved in.

Assessment of Effects

The facilities, while available for use, are not conducive in their current layout to address housing insecurity as they were designed as an early twentieth century group home. The San Mar organization has no desire or plan to step backwards towards that traditional model; their wish is to revitalize the Findlay Building's historic use and footprint to create an environment for women aging out of foster care that results in optimism, calmness, and respect, supporting each resident's dignity and sense of self. The design approach for the renovation is rooted in key trauma-informed design principles: Beauty and joy, community and collaboration, safety and trust, and choice and empowerment.

As previously described, the masonry circulation tower to be added to the rear elevation is necessary to meet contemporary code requirements for a building with fifteen studio apartment units. A ramp along the rear elevation will access this addition. The dormer expansion will then create the appropriate amount of viable living space in the new loft apartments, previously used as attic space. San Mar is committed to keeping the dormer component of the roof; however, connecting pairs of dormers in their original locations allows for the most efficient use of space for apartments for vulnerable young women transitioning from foster care to adulthood. The altered dormers will be clad in modern materials to differentiate them and highlight them as altered features. The organization believes that the needs of the residents of the apartments should come before the dormer integrity, and enlarging the dormers will ensure spaces are not cramped with low head heights or barriers to freely moving about the room, in turn providing a sense of empowerment and openness.

The redesign of the main entrance access is important for many different reasons. The removal of the pavilion structure on the façade will increase safety and security between the ground level and second floor. Within its organizational history, San Mar has experienced how this element of the façade could be problematic on some occasions with unauthorized entry and exit from the second-floor window openings. Removing the pavilion will also allow for more natural light to infiltrate the entry area. This focus on light extends to the restoration of the original wood fanlight in the center of the façade, along with the two wood oculi at the north and south elevations. Natural light is crucial to the building's functionality as such architectural elements can significantly heighten or calm a resident's response to stressors, contributing to a sense of calmness and well-being. Please, note, the wood oculi and wood fanlight are called out to be replaced in the drawings found in Attachment B, but they will instead be salvaged, restored and reused.

The organization has gone to great lengths to preserve important elements of the historic fabric within the design for the new home; however, they believe that aspects of the building that retain their institutional feel will do a disservice to future residents who may be reminded of former homes where conditions were unsatisfactory. San Mar hopes to design a building that will be a place of healing and support; the invitingness of the main entrance is a critical component to sending the message to residents, day in and day out, that they are in a safe, vibrant, and opportunity-rich environment. San Mar proposes to retain the original rectangular double-leaf door opening of the entry, but recessing the opening to shelter residents from inclement weather as the pavilion once did.

The visual cues and amount of space available to residents are critical components of the trauma informed design process. As the sole organization operating and managing services on the Boonsboro site for nearly a century, San Mar is committed to mitigating historical impact by continuing to lift up not only the history of the organization, but that of the broader area in Boonsboro. San Mar Family & Community Services, Inc. is undoubtedly a willing and interested partner in preserving this history and supporting MHT's mission to educate residents of the state about the legacy of Maryland's past. The organization believes that creating a space for young people on this site that never makes them feel like they are in an undesirable institutional space, which will be produced from the marriage of many unique historical elements with the overall modernization of the facilities, can be achieved while supporting broader preservation goals.

Proposed Mitigation Measures:

1. *Interpretation*. In order to educate visitors, employees, and residents about the history of the Findlay Building and the larger Fahrney/Gray farm site, interpretive signage will be created for the lobby and/or the main entrance to the building.
2. *Digital Capture*. Digital capture of photos and client information will be carried out to protect the legacy of services provided on the campus.

3. *Design Review*. As the design is further refined, consultation will continue with the U.S. Department of Housing and Urban Development (HUD) and MHT to meet the expected historic preservation guidelines.

The interior and exterior renovations will provide long-term preservation of the historic building while making use of the former living quarters existing on the San Mar organization's property, returning the building to its original use. The rehabilitation of the Findlay Building's exterior in accordance with the Secretary of the Interior's Standards and the modernization of the interiors allows for continued and improved use of the historic resource. The proposed undertaking will retain exterior character-defining features of the Colonial Revival style of the building while providing modernized efficient interior floorplans that provide maximum utility for tenants.

Sincerely,



Kim Dailaeder
Principal/Director of Technical Preservation
EHT Traceries

Included: Attachment A: Determination of Eligibility
Attachment B: Project Drawings

Cc: Matthew Bray, matthew.j.bray@hud.gov
Becky Roman, becky.roman@maryland.gov
Jerica Washington, jwashington@snamarhope.org
Keith Fanjoy, kfanjoy@sanmarhope.org

Attachment A: Determination of Eligibility

MARYLAND HISTORICAL TRUST **NR Eligible: yes X**
DETERMINATION OF ELIGIBILITY FORM **no ___**

Property Name: San Mar Orphanage & Mechanical Institute (San Mar) Inventory Number: WA-II-055

Address: 8505 Fahrney Church Road City: Boonsboro, MD Zip Code: 21713

County: Washington County USGS Topographic Map: USGS Funkstown quadrangle

Owner: San Mar Children's Home Inc. Is the property being evaluated a district? ____yes

Tax Parcel Number: 0117 Tax Map Number: 0063 Tax Account ID Number: 024963

Project: ____ Agency: ____

Site visit by MHT Staff: ____no ___yes Name: ____ Date: ____

Is the property located within a historic district? ____yes __x__no

If the property is within a district District Inventory Number: ____

NR-listed district ____yes Eligible district ____yes District Name: ____

Preparer's Recommendation: Contributing resource ___yes ___no Non-contributing but eligible in another context ____

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ____yes __x__no

Criteria: __x__A ____B __x__C ____D Considerations: ____A ___B ___C ___D ___E ___F ___G __x__None

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Description

Summary

The Findlay Building, the original main building of the San Mar Children's Home, is located at 8505 Fahrney Church Road in Boonsboro, Maryland. The L-shaped, Colonial Revival building consists of a two-and-a-half-story rectangular main block with a two-and-a-half-story rear wing to the north. The exterior is clad in red brick and features slightly projecting bays, overlaid hipped roofs, and dormers, in addition to neoclassical-inspired elements such as a large pediment and fanlight in the center of the façade, decorative molding, and overall symmetry of the elevations. The building was designed by local Hagerstown architect Amos J. Klinkhart in 1925 and construction was completed in 1927. The Findlay Building functioned as the living quarters for the children of the San Mar Orphanage, which opened in 1927 in the community of San Mar following the merger of the Washington County Home for Children and the Peter Gray Orphans Home and Mechanical Institute, along with the latter's move from its original facilities in downtown Hagerstown. The orphanage was built on the acreage of the Gray Farm, which Peter Gray had stipulated in his will be used for such a purpose after his and his wife's passing. The home was rededicated in 1981 and the name changed to that of the San Mar Children's Home. Shortly after, the main building was given the official name of the Findlay Building in honor of longstanding board member Anna K. Findlay who laid the cornerstone back in 1925. The building exterior maintains much of its original historic character and fabric. Although the interior has seen multiple renovations over time, its historic layout, circulation pattern, and program have also remained largely intact. A two-story addition was added to the west elevation of the rear wing between 1958-1979.

Site

The Findlay Building sits in the center of a thirty-six-acre property operated by the San Mar Children's Home since its facilities opened in 1927. The property, located to the north of Boonsboro's Main Street within the San Mar community, stretches along the major thoroughfare of Mapleville Road (Maryland Route 66) to the east and is divided into two parcels by Fahrney Church Road, which runs east to west from Mapleville Road. The entire site is rural in nature, and the property is bound by farmland to the north, south, and west. The Findlay Building is sited close to the intersection of Mapleville Road and Fahrney Church Road with an east facing façade. The building is surrounded by a paved access road and swaths of parking spaces, and a circle with a small garden in the center creates a drop-off zone in front of the main entrance. These paved elements were installed before 1958. Mature trees shield the building from the highway and are dotted across the site. Several accessory buildings surround the Findlay Building, some predating the opening of the orphanage that are associated with the farmhouse. The two-story brick farmhouse to the northeast of the main building was constructed in the mid-nineteenth century when the land was owned and farmed by the Fahrney family. The springhouse, located further north along a small stream running from Little Beaver Creek, is thought to be from the same time period. A brick smokehouse, immediately north of the main building, is a one-story structure that was built shortly after the opening of the orphanage to enhance its operations. The farmhouse was also converted into an administration building for the home, along with the Superintendent's quarters. The hipped-roof wood pavilion to the west (rear) of the main building was originally located at the home's Hagerstown property; however, it was moved along with the children to the new facilities in 1927. A few contemporary sheds can be seen to the northwest. Other noteworthy features of the site include a 1927 barn closer to the west edge of the property, a volleyball court, the tomb of Peter and Annie Gray along Mapleville Road, and the upping block of a former medical office next to the tomb.

Exterior

The L-shaped building consists of a two-and-a-half-story rectangular main block with a two-and-a-half-story rear wing to the north. A two-story addition was added to the west elevation of the rear wing between 1958-1979 based on historic aerials. The exterior is clad in red brick laid in a stretcher bond with projecting quoins and is topped by a cross-hipped roof, truncated on the main block, covered in asphalt shingles. The roof form is augmented by hipped dormers above the façade and west (rear) elevation, along with hipped and gable projections across all elevations. The building rests on a cut stone foundation and features a full partially exposed basement, highlighted on the exterior by a stone water table wrapping around all elevations. The rear wing is located on the west elevation, extending the north elevation by a single bay. A large brick chimney pierces the hipped roof of the wing to the northeast. The addition to the west elevation features a secondary entrance on the south elevation, which is above ground level and accessed by a large concrete platform. The addition is clad in the same style of brick as the original building, with an enclosed porch on the second story covered in white vinyl siding. It is topped by a low hipped roof.

<u>East Elevation (Façade)</u>

The façade of the two-and-a-half-story rectangular main block measures eleven bays wide and features four dormer windows at the truncated hipped roof (**Photo 1**). The outer bays are slightly extruded and feature wider proportions. These bays are further delineated by brick quoins and decorative flashing creating a triangular shape at the roofline. A thick band of molding comprised of a cornice and frieze sits just below the roofline and spans the entire width of the façade and all other elevations. The main entrance is located in the center bay, which is also slightly extruded with brick quoins. A projecting pediment emphasizes the bay at the roofline. The double-leaf door opening of the main entrance is located beneath a rectangular pavilion and holds two single-light metal doors. The pavilion consists of a low hipped roof supported by six fluted columns, all connected by railings and posts, and a cornice. The pavilion and door opening are raised above ground level on a stone platform and can be accessed by several concrete steps. Above the main entrance, there is a single window opening at the second story which holds paired six-over-one,

double-hung, vinyl windows. The opening is lined with a stone sill and decorated lintel. There is an additional half round opening at the attic level, within the pediment, that holds an original wood fanlight. The opening is lined with stone blocks and has a keystone detail.

The four bays on both the north and south side of the center bay feature single window openings at the first and second stories; these openings all hold six-over-one, double-hung, vinyl windows. The first-story openings feature stone sills and lintels, while the second-story openings only have stone sills; the top of each opening meets the cornice and frieze. Each bay also features single window openings at the basement level, highlighted by a stone water table. These openings hold three-over-three, double-hung, vinyl windows. The outer bays feature two window openings at this level. The outer bays are symmetrical; there is a large rectangular opening at the first and second stories on both sides. The first-story opening in each bay holds tripartite ten-light fixed windows. An inoperable screen door shields the center window. Three, four-light transoms sit above the windows. The opening is lined with a stone sill and lintel and also features a decorative iron balcony. The second-story opening in each bay holds tripartite six-over-one, double-hung, vinyl windows and is lined with a stone sill. Four hipped dormers protrude from the roof; each features two openings that hold three-over-one, double-hung vinyl windows. All windows on this elevation, except for the half round window at the attic level, are contemporary double-hung, vinyl windows. Some window openings contain air conditioning units.

South Elevation

The south elevation of the two-and-a-half-story rectangular main block measures five bays wide (**Photo 2**). The center bay projects outwards and rises above the roofline. A gable roof supports the tower part of the bay. The top of the tower features a gable-shaped parapet with stone coping and shoulders. A secondary entrance is located at the first story in the center bay and consists of a double-leaf door opening which holds two single-light metal doors. The brick shoulders are slightly wider than the tower's face and are accented with corbeling. Above the secondary entrance, A large opening holds paired six-over-one, double-hung, vinyl windows. The opening is lined with a stone sill and lintel. An original eight-light oculus with four stone keystones is located on the tower's face at the roofline. The two bays opposite the projection feature the same fenestration pattern and elements as the façade.

The south elevations of the two-and-a-half-story rear wing and two-story addition are also visible to the west (**Photo 3**). The rear wing measures one bay wide and features single window openings at the first and second stories. These openings hold paired six-over-one, double-hung, vinyl windows. The south elevation of the two-story addition to the west of the rear wing features a stone water table and brick cladding that matches the original exterior finishes (**Photo 4**). The second story is wrapped in white vinyl siding, highlighting the enclosed porch at this level. A single window opening which holds the standard six-over-one, double-hung, vinyl window is inset into the siding at the second story. A secondary entrance is located at the first story above ground level and consists of a single-leaf door opening with a storm door. The opening is shielded by a flat, projecting, aluminum-covered wood roof. The entrance can be accessed by a stepped concrete block platform with wood steps built from the ground plane up to the first tier of the platform, and two free-standing wood steps from the second tier of the platform up to the door opening. Metal railings line the steps at the ground level and the upper tier of the platform by the entrance.

West Elevation

The west elevation consists of the two-and-a-half-story rectangular main block and the two-story addition off of the rear wing (**Photo 5**). The west elevation of the main block features a center projecting bay with an overlaid hipped roof. A secondary entrance is centered on the projection at the basement level and consists of a single-leaf opening holding a single-light metal door and a three-light transom. The opening is topped with a stone lintel and has been partially filled in with vinyl siding, indicating that it may have originally accommodated a larger door. Single window openings at the first story flank the entrance and hold the standard six-over-one, double-hung, vinyl windows. The same sill and lintel patterns are also replicated across the elevation. At the second story, an opening holding paired

six-over-one, double-hung, vinyl windows is centered over the entrance. The portion of the main block to the south of the projection is three bays wide and features an irregular fenestration pattern, including an array of openings holding single, paired, and tripartite vinyl windows. The window openings at the basement level have been covered or infilled with glass blocks and a single light. Immediately adjacent to the projection is a second-story porch with a low hipped roof. This porch is accessed by a single-leaf door opening which holds a four-light wood door, a two-light storm door, and a three-light transom. Below the porch, a small contemporary gable-roof shed has been added, enclosing a single-leaf door opening with basement access; it has an asphalt shingle roof and is clad in vinyl siding (**Photos 6 and 7**).

The portion of the main block to the north is two bays wide and also features irregular fenestration, including openings holding paired and tripartite windows of various sizes. There is a single basement-level opening in the bay adjacent to the projection which holds paired single-light, vinyl windows. The rest of the basement level is covered by a raised concrete platform that accesses the addition to the north. The platform is lined with metal railings. The west elevation of the 1958-1979 addition projects outwards on the north side of the main block and is two bays wide. There is a single window opening in both bays at the first and second stories. The openings at the second story are inset into white vinyl siding, highlighting an enclosed porch. Access to a crawl space can be seen in the south bay at the ground level; a small square door opening is framed with vinyl siding. All windows on this elevation at the first and second stories have been replaced with contemporary six-over-one, double-hung, aluminum windows. Some openings contain air conditioning units. Four hipped dormers protrude from the roof on the main block; each features two openings that hold three-over-one, double-hung vinyl windows.

North Elevation

The north elevation consists of the two-and-a-half-story rectangular main block and the two-story-and-a-half-story rear wing with the two-story addition (**Photo 8**). The north elevation of the two-and-a-half-story rectangular main block mirrors that of the south elevation (**Photo 9**). The north elevation of the rear wing extends that of the main block. It measures one bay wide and is visually separated from the main block by a line of projecting brick quoins. It features single openings at the first and second stories which hold paired six-over-one, double-hung, vinyl windows. A single opening can be seen at the basement level holding a three-over-three, double-hung, vinyl window, similar to the bays on the main block. A large brick chimney is pushed to the east, piercing the hipped roof. The north elevation of the two-story addition to the west of the rear wing is unfenestrated; it features a stone water table and brick cladding that matches the original exterior finishes and vinyl siding at the second story.

Interior

The main entrance opens onto a small entry vestibule (**Photo 10**). The vestibule accesses a double-loaded central corridor that organizes all of the rooms in the main block. The spaces that comprise the rear wing in the northwest corner of the first floor, creating the buildings L-shaped footprint, can be accessed directly from the perpendicular corridor. The corridor runs through the foyer, which is delineated by contemporary moulded openings with wide transoms (**Photo 11**). Stairwells accessing all levels including the basement, first floor, second floor, and attic, are located at the north and south ends of the corridor in the main block (**Photo 12**). The secondary entrances on the north and south elevations access these stairwells and provide means of egress. The grand central stair is located on the west side of the corridor, aligned with the entry vestibule in the center of the main block (**Photo 13**). It is comprised of a wide stair-run that reaches a small mezzanine level before branching into two sets of steps up to the second floor. The mezzanine is occupied by an office that is accessed by two contemporary single-leaf door openings with large three-light transoms that align with the mirrored steps to the second floor (**Photos 14 and 15**). The metal stair-runs, posts, and wood railings of the grand stair are original; the treads have been covered with carpet. The grand stair accesses the basement as well through an enclosed stair-run beneath the open stair-run to the mezzanine. Adjacent to the entrance to the stair down to the basement is a small set of steps to the exterior door at ground level in the center

of the west (rear) elevation. The opening to the vestibule accessing this exterior door is original and features a four-light transom (**Photo 16**). The large living spaces that flank the grand stair to the west on the first floor can be accessed from a short service corridor between the basement and rear stairs.

The spaces that line the central corridor on the first floor vary in size, with those on the east side featuring smaller footprints and generally functioning as offices and storage spaces. Restrooms are located to the north and south on the west side, adjacent to the stairwells. Some of the original panelled doors and transoms have been preserved; otherwise, little historic fabric remains due to several late twentieth century renovations, the most extensive occurring in 1987. The rear wing in the northeast corner of the building can be accessed through door openings on the north edge of the rooms abutting the corridor in the main block. These rooms originally functioned as large living spaces but were renovated to expand the kitchen and dining room footprints over time. The rear wing is still occupied by the kitchen as it was originally designed; however, most of the historic finishes have been lost. The kitchen was first expanded when the two-story addition was built on the west elevation between 1958 and 1979. This addition enlarged the space's footprint and provided exterior access to the south (**Photo 17**).

The second-floor spaces of the main block are organized around the central corridor in the same manner as those on the first floor; however, additional hallways and vestibules branch off to access clusters of smaller rooms than those seen on the first floor. The majority of the rooms on the second floor function as offices. The restrooms on this floor are larger and more centrally located, opposite the grand stair. No historic fabric remains as the restrooms were completely gutted and updated during the 1987 renovation. The rear wing holds additional office space and is accessed by a narrow hallway connected to the west side of the central corridor (**Photo 18**). The 1958-1979 addition added an enclosed porch to the second floor beyond the rear wing, the original wood flooring of which has been preserved (**Photo 19**). Similar to the first floor, the original paneled doors and transoms have been preserved, stripped of paint and resealed in 1987, but little historic fabric remains throughout the rest of the floor due to the late twentieth century renovations. Evidence of historic finishes and character can be seen at the half-story attic level, accessed by both the north and south stairwells. Inside these stairwells, which occupy the interiors of the projecting bays on the side elevations, the original metal stair runs remain along with their metal posts and wood railings (**Photo 20**). The treads have been covered with contemporary vinyl flooring. The historic moulded surrounds of the double-leaf doors accessing the stairwells at each level remain, although it appears that some of their lights have been infilled. The fixed eight-light wood oculi adorning the tops of both stairwells are original (**Photos 21 and 22**). The attic features an exposed wood structure and concrete floor, both of which are original (**Photo 23**). Although all of the dormer windows have been replaced, the original fixed wood fanlight in the center of the façade remains (**Photo 24**).

Little historic fabric remains at the basement level which features dropped ceilings, drywall partitions, and a combination of carpeted and vinyl tile floors. The central corridor has been carried down to this level as well, and the arrangement of spaces more closely mirrors the first floor with larger rooms appearing to the west and smaller rooms to the east (**Photo 25**). The 1958-1979 addition did not expand the basement's footprint.

Historic Context

Boonsboro, Maryland

The town of Boonsboro was founded in 1792 at the foot of South Mountain between Hagerstown and Fredrick in Washington County by brothers George and William Boone. The Boones laid out forty-four half-acre lots total, twenty-two on either side of a secondary wagon road that would become the town's Main Street. Boonsboro's growth accelerated at the beginning of the nineteenth century due to the construction of the Bank Road, a turnpike connecting Baltimore to the west, later known as the National Road. In 1823, a new process called "macadam" was used to finish an unpaved section of the turnpike from Boonsboro to Hagerstown. This was the first time the road building process was used in the United States. The town was incorporated in 1831, and its first election was held. During the Civil War, the town's churches and public buildings were used as makeshift hospitals due to the town's proximity to the

battles at South Mountain and Antietam. The parcels surrounding Main Street were farmed, and in the twentieth century, agricultural products and fruit were the principal source of income for the rural area around Boonsboro. One of the major communities that made up this rural bubble was San Mar which is located south of U.S. Route 40 at the western edge of Greenbrier State Park. The facilities for the Washington County Home For Orphans and Friendless Children were constructed from 1925-1927 on the west side of the community along Mapleville Road (Maryland Route 66). The orphanage was built on a portion of the approximately sixty-acre Gray Farm, owned by Peter Gray and his wife in the early twentieth century. The land had been farmed by the Fahrney family since the mid-nineteenth century prior to Gray's ownership.[1]

Washington County Home for Orphans and Friendless Children

The origins of children's homes in the U.S. can be traced back to the Civil War, when many children were orphaned as a result of the conflict. Before the creation of the children's home, orphaned children either became indentured servants, were taken in by relatives, or were sent to live at Alms Houses, which were county-funded homes for the elderly, homeless, sick, and mentally ill. These homes were notorious for their improper living conditions and were widely considered to be unsuitable places for young children to inhabit. One of the first children's homes, "The Sheltering Arms," was established in New York City in 1876, following the state's passing of a law to remove children from Alms Houses. The state of Maryland, however, was slow to adopt this type of law, resulting in an alarming number of children still occupying Alms Houses in the following decade.[2] The Children of Washington County were sent to what was known as the "County Home" in downtown Hagerstown, which was first constructed in 1799 before being replaced by larger facilities a bit further from downtown in 1880.[3]

As early as 1880, a movement had begun amongst citizens of Hagerstown and the surrounding areas to fund a proper children's home in Washington County. The Orphan's Home of Washington County was successfully incorporated in 1883, with the majority of the endowment for the home being donated by Benjamin F. Newcomer. In 1885, the organization officially changed its name to the Washington County Home For Orphans and Friendless Children, as the operators responded to the demand to house all kinds of children who required aid, not just orphans. W. Walter Esmer, Superintendent of the home from 1915-1952, noted in his 1918 report to the Board of Managers that the home was "the first successful attempt in the state of Maryland of the people of a county, without outside financial assistance, to care for their county's dependent children."[4] The first children were admitted from the Alms House to the home's new facilities at 355 South Potomac Street in Hagerstown on November 8, 1883. The home operated from this building until the organization's move to San Mar in 1927. The first superintendent of the home was David Emmert, a professor who had helped to establish Juniata College in Huntington, Pennsylvania, just a few years prior. Emmert came to Hagerstown in 1883 and immediately began working with the incorporators to found the children's home after witnessing the poor conditions at the Alms House. Emmert presided over the home for its first ten years.[5]

San Mar Children's Home Construction

On August 15, 1910, the will of Peter Gray was admitted to probate, revealing a legacy of $50,000 for the establishment of an orphanage on his farm at San Mar.[6] On July 13, 1911, the Peter Gray Orphans Home and

[1] "History of Boonsboro," Boonsboro Historical Society, accessed August 2025, https://boonsborohistoricalsociety.org/history/.
[2] J. R. Stauffer, "History of San Mar," January 1988, 1-2; R. Brenner, ed., Children and Youth in America (Cambridge, MA: Harvard University, 1971).
[3] J. R. Stauffer, "History of San Mar," January 1988, 4.
[4] J. R. Stauffer, "History of San Mar," January 1988, 3-7; W. Walter Esmer, Annual Report to Board of Managers, 1918, 73.
[5] J. R. Stauffer, "History of San Mar," January 1988, 3-7; "Orphans' Home Has Open House on Anniversary," *Herald Mail*, September 19, 1929, 2.
[6] "Do You Remember?" *Herald Mail*, August 15, 1975, 4.

Mechanical Institute was incorporated.[7] A mutually beneficial partnership between the Gray estate trustees and the Washington County Home For Orphans and Friendless Children was formed in the following years when the Washington County Home began looking to relocate after W. Walter Esmer became Superintendent. Esmer was interested in moving the home because the facilities at 355 South Potomac Street were in constant need of repair and had become inadequate for their operations. An agreement between the boards of both organizations was signed in 1925 that would result in the pooling of their funding to construct a state-of-the-art facility to be managed by the Washington County Home that would honor Peter Gray's vision for his property.[8]

On July 11, 1925, specifications for the building plans for the joining of the Washington County Home For Orphans and Friendless Children and the Peter Gray Orphans Home and Mechanical Institute were approved by the directors of both.[9] The plans were designed by architect Amos J. Klinkhart, who had a well-established practice in neighboring Hagerstown. Klinkhart also agreed to supervise construction for a two percent fee. The contract for construction was awarded to local contractor William L. Middlekauff, who was also a member of the Gray Board.[10] Several months later, the cornerstone for the new building in San Mar, that was to replace the facilities in Hagerstown, was laid during a small ceremony on November 11, 1925. Members of the Washington County Home Board and the Gray Board were in attendance, and C. Harry Keller, the president of the Washington County Home, presided over the ceremonies.[11] The cornerstone was laid by Anna K. Findlay, the longest serving board member, whom the building was later named after.[12] Both boards expressed the goal of having the building ready for occupancy by the summer of the following year.[13]

Construction ended up taking an additional year, lasting from late 1925 to June 1927. Klinkhart's plans called for a two-and-a-half-story brick building set on a cut stone foundation with neoclassical elements. The building was topped by a hipped slate roof, its form augmented by dormers and a projecting pediment above a central entrance pavilion. The program included fourteen bedrooms total which would allow for the accommodation of about sixty children. On the first floor there was a center hall, six large bedrooms, and two baths in the front of the house, and a kitchen, dining rooms, and living rooms towards the rear. The building also featured a full basement and concrete-floored attic; two bathrooms were located in the basement.[14] Gray had specified in his will that one room in the main building

[7] The Peter Gray Orphans Home and Mechanical Institute was incorporated by J. Frank Beck, C. Harry Keller, William H. Bowers, H. A. McComas, Albert Danzer, Francis H. Miller, J. G. Bower, William L. Middlekauff, and Joseph C. Roulette. "Do You Remember?" *Herald Mail*, July 13, 1961, 8.
[8] J. R. Stauffer, "San Mar Property – The Buildings," November 1987, 3.
[9] The Washington County Home for Orphans and Friendless Children will be shortened to the Washington County Home, and the Peter Gray Orphans Home will be shortened to the Gray Home, for the sake of brevity. Their respective boards will be referred to as the Washington County Home Board and the Gray Board. The San Mar facilities continued to be known as the Washington County Home for Orphans and Friendless Children until its name was changed to the San Mar Children's Home in 1981. "20 Years Ago Today," *Daily Mail*, July 11, 1945, 4.
[10] The building committee representing the Washington County Home included Charles A. Weagley (chairman), Mrs. William H. Howard, Mrs. George M. Bushey, Albert Danzer, and Walter Esmer. Albert Danzer later replaced Weagley as the chairman. The building committee representing the Gray Home included John Hollyday (chairman), William L. Middlekauff, and J. Frank S. Beck. "Lay Cornerstone For New Home of Washington County Orphans," *Herald Mail*, November 12, 1925, 3; J. R. Stauffer, "San Mar Property – The Buildings," November 1987, 4.
[11] Members of the Washington County Home Board included C. Harry Keller, Mrs. James Findlay, Clarence M. Stickell, Franklin M. Thomas, George T. Prather, Mrs. Wolfgang M. Newcomer, Mrs. R. D. McKee, and Miss Mary A. Harter. "Lay Cornerstone For New Home of Washington County Orphans," *Herald Mail*, November 12, 1925, 3.
[12] Anna K. Findlay was elected to the Washington County Home Board in 1884. She passed in 1941. J. R. Stauffer, "San Mar Property – The Buildings," November 1987, 4.
[13] "Work on Second Story," *Herald Mail*, December 19, 1925, 11.
[14] It is unknown how the remaining eight bedrooms were divided among the second floor, attic, and basement as the original 1925 drawings could not be located. "Work on Second Story," *Herald Mail*, December 19, 1925, 11.

be set aside as the Peter Gray Room to display furnishings from his home on N Jonathan Street, specifically his inlaid tool chest as an example of workmanship.[15]

In May 1926, plans for the remodeling and modernizing of the farmhouse were approved and work was to be started immediately.[16] Towards the end of the month, construction was impacted by a severe hail storm, which resulted in twenty windows being broken out of the nearly finished main building, along with many others in the accessory buildings. All gardens and shrubbery were destroyed.[17] On September 13, 1926, the new building was declared finished with the exception of the installation of three metal stairways, delivery of which had been much delayed. The Superintendent's residence was also nearly complete at this time; however, site work including grading, road building, plumbing, and removal of an old barn structure still needed to be done so the home would not be relocated for several more months.[18]

On July 1, 1927, the home was officially opened and approximately forty children were moved in. A newspaper article from that date notes that the new home was "without question one of the finest in Maryland."[19] The first few decades of the home's operation at San Mar saw a steady increase in the number of children being boarded, with an all-time high of seventy children recorded in 1935 at the height of the Great Depression. The increase in legislation promoting social welfare and government regulation towards the mid-century aided the home in acquiring additional funding for its expanding operations; growth that would not begin to slow down until the 1960s when the home began to specialize in the needs of children aged six to twelve, a fraction of the population it originally served.[20]

The Findlay Building had experienced minor updates since its completion in 1927, including the construction of the two-story addition on the west elevation between 1958-1979; however, many of the facilities and finishes on the interior had become outdated by the 1980s. A sum of $100,000 was authorized by the Board in November 1986 for the most extensive remodel to date. The second floor saw the most updating, as the large communal bathrooms were completely demolished and reinstalled and the lockers lining the central corridor were removed. The majority of the original floors and ceilings throughout the building were replaced. New interior finishes consisted of dropped ceilings, carpeting, and vinyl flooring. All new lighting was installed throughout and the kitchen was expanded, receiving new appliances and tile flooring. All of the asbestos in the building was also removed during this campaign.[21]

Since the turn of the century, the facilities have housed a variety of programs committed to serving children and youth, including The Edward and Pauline Anderson Home, The Jack E. Barr Home, The Henry and Florence Graff Shelter for Girls, The Allegany Girls' Therapeutic Group Home, The Jone Bowman Home, Treatment Foster Care, and Regular Foster Care. This mission remains in effect today under the continued ownership of the San Mar Children's Home.

Architect

Amos John (A. J.) Klinkhart (1875-1954) was born in Canajoharie, New York and was a graduate of Cornell University. He initially worked for the federal government before moving between a number of private architectural firms in New York, Michigan, Illinois, Ohio, and Pennsylvania. Klinkhart established a practice in Hagerstown in 1907, and over the course of his career designed many of the largest buildings in the city and vicinity such as the City Hall, the Washington County Hospital, and the State Reformatory for Males.[22]

[15] Gray was a skilled carpenter. J. R. Stauffer, "San Mar Property – The Buildings," November 1987, 6.
[16] "Orphans' Home Board Hears the Report of the San Mar Project," *Daily Mail*, May 11, 1926, 5.
[17] "Heavy Damage By Hail Storm," *Daily Mail*, May 20, 1926, 5.
[18] "San Mar Home For Orphans is Completed," *Daily Mail*, September 13, 1926, 11.
[19] "Orphans' Home to Move Today," *Daily Mail*, July 1, 1927, 18.
[20] J. R. Stauffer, "History of San Mar," January 1988, 18-21.
[21] J. R. Stauffer, "San Mar Property – The Buildings," November 1987, 5.
[22] "A. J. Klinkhart Dies Friday," *Daily Mail*, October 30, 1954, 20.

Klinkhart designed numerous public schools in Washington County in addition to the Washington Street School and also prepared the plans for several school additions. Klinkhart designed schools at Halfway (1919), Highfield (1924), Indian Spring (1928), Huyett (1930), and Sharpsburg (1936). He designed additions to schools at Mt. Lena and Sandy Hook in 1936.[23] In 1930, he prepared plans for the North End Junior High School at Woodland and Hillcrest Avenues (today Harvest Baptist Church). He designed an addition to South Potomac High School in 1938, and one for the North Street Colored School between 1945 and 1947.[24]

A. J. Klinkhart undertook a number of municipal and civic projects in the Hagerstown area. He prepared plans for two additions to the Washington County Courthouse in 1933 and again in 1936.[25] In 1934, he designed a new Washington County Hospital in association with Buckler & Fenhagen.[26] In 1939, Klinkhart collaborated with Baltimore architects Taylor & Fisher on the design of the Hagerstown City Hall (WA-HAG-004) at 1 E. Franklin Street.[27] The Colonial Revival-Style building is a contributing resource in the Hagerstown and Hagerstown Commercial Core Historic Districts. In 1937, Klinkhart oversaw the restoration of the Old Dunkard Church at Antietam Battlefield. The Washington County Historical Society sponsored the restoration, and labor was provided by the Works Progress Administration.[28] In 1938, Klinkhart designed a new wing at The Pines, an institute for the treatment of paralyzed children in Berkeley Springs.[29]

Klinkhart designed a number of residences for wealthy clients in the Hagerstown area. In 1930, he designed a Colonial Revival-Style dwelling at 1121 Oak Hill Avenue for F. Merrill Hayes. The Morning Herald described it as "one of the most attractive residences being erected in Hagerstown this year."[30] He designed a house of "early American style" for Francis Moore of Funkstown in 1932.[31] Klinkhart was on the board of directors of the Washington County Building and Loan Association. In 1937, he designed a model home at 1409 Hamilton Boulevard, promoted by the Lions Club as the "Modern All Gas Home." The club organized tours of the home, with the proceeds from the ticket sales donated to the Babies Milk Fund.[32] In 1940, Klinkhart won first prize in an architectural competition for low-cost house designs that was sponsored by the Maryland Society of Architects.[33]

A. J. Klinkhart was member of the American Institute of Architects from 1939 until his death in 1954.[34] He was also an active member of the Maryland Society of Architects, and he sat on the Maryland State Registration Board for Architects between 1935 and 1943.[35]

Integrity

The Findlay Building of the San Mar Children's Home retains sufficient integrity to convey its historical and architectural significance. The building maintains its historic **location** on the west side of Mapleville Road (Maryland Route 66) in the community of San Mar, north of Boonsboro's Main Street (Alt. Route 40) and south of the larger city of Hagerstown. **Design** integrity is relatively strong, and the building still exhibits most of its historic Colonial

[23] "Plans for School Mapped by Board," *Morning Herald*, May 14, 1936, 1.
[24] "Board Opens School Bids," *Daily Mail*, April 1, 1938, 2; "School Board Seeks Bids on New School," *Morning Herald*, April 18, 1947, 1.
[25] "Civil Works Projects," *Daily Mail*, November 24, 1933, 14.
[26] "Board Asking for Bids on Hospital," *Daily Mail*, July 19, 1934, 3.
[27] Maryland Inventory of Historic Properties, City Hall, Hagerstown, Washington County, MIHP #WA-HAG-004.
[28] "Restoring of Old Church Wins Praise," *Daily Mail*, April 2, 1937, 7.
[29] "The Pines at Berkeley Springs May Soon Be Noted as Warm Springs," *Daily Mail*, December 16, 1938, 2.
[30] "Attractive Home is Being Erected," *Morning Herald*, October 2, 1930, 8.
[31] "Erecting Houses," *Daily Mail*, August 18, 1932, 2.
[32] "Lions Club Sponsors Modern All Gas Home for Babies Milk Fund," *Daily Mail*, July 20, 1937, 2.
[33] "A. J. Klinkhart Dies Friday," *Daily Mail*, October 30, 1954, 20.
[34] American Institute of Architects, AIA Historical Directory, "Amos John Klinkhart," https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36944357/ahd1024294.
[35] "A. J. Klinkhart Dies Friday," *Daily Mail*, October 30, 1954, 20.

Revival elements, such as its symmetry, projecting pediment, decorative molding, and overlaid hipped roofs. All of the window openings on the main block are original, although the majority of the original windows have been replaced. The fanlight within the pediment on the façade and the two oculi in the stairwells are original; all are fixed wood windows. While interior spaces have been renovated and altered over the years, some historic finishes and features remain in the corridors and stairwells. Nearly all original structural elements remain, reinforcing the historic layout and program on all levels. The building's **setting** on the Gray Farm, approximately thirty acres of which remain, still includes many accessory buildings that allowed the home to function when it was opened in the early twentieth century, along with the original two-story farmhouse and springhouse, built in the mid nineteenth century when the Fahrney family owned the land. Integrity of **materials** and **workmanship** remain strong with the retention of the historic windowsills, lintels, quoins, and the stone water table. Several historic materials and details have survived on the interior as well, such as the wood paneled doors, transoms, sills and surrounds, and the metal stair treads, risers, posts, and wood railings. Collectively, retention of these aspects of integrity allows the building to evoke the **feeling** of an early-twentieth-century institutional building and its **association** with the expansion of social welfare resources that occurred in the mid-century as a result of the Great Depression.

Statement of Significance

The Findlay Building at 8505 Fahrney Church Road in Boonsboro, Maryland demonstrates sufficient historical significance to support eligibility under **National Register Criterion A** in the area of **Social History**. The Findlay Building has housed the San Mar Children's Home and its predecessors since its completion in 1927 and remains in operation today, continuing to fulfill the same socially conscious mission. The origins of children's homes in the U.S. can be traced back to the Civil War when the orphan population dramatically increased, resulting in a critical need for safe housing for dependent children. States slowly began introducing legislation to improve the living conditions these children were subject to in the late 1870s, specifically mandating their removal from Alms Houses. Although the state of Maryland lagged behind other states like New York, where the first children's home opened in 1876, in adopting such policies, the citizens of Hagerstown and its outlying areas were early to push for funding for a proper children's home for Washington County. In 1883, the Orphan's Home of Washington County, which would eventually become the San Mar Children's Home, was incorporated. This organization was the first of its kind in the state that was funded entirely by charitable donation, demonstrating county residents' commitment to caring for the dependent children of their community.

The Findlay Building also demonstrates significance under **Criterion C** in the area of **Architecture**. Executed in the Colonial Revival style by local architect Amos J. Klinkhart, the children's home was reported to be one of the finest buildings in Maryland upon its completion in 1927. The two-and-a-half-story brick building was constructed from 1925-1927 to house the county's dependent children following the merging of the Washington County Home For Orphans and Friendless Children, which had operated out of Hagerstown since 1883, and the Peter Gray Orphans Home and Mechanical Institute, established in 1911 after the passing of Peter Gray. The alliance between these two organizations enabled them to combine their resources in order to upgrade the Washington County Home's facilities and board additional children in need. With a long resume that included many of the county's public buildings and schools, Klinkhart's design for the home satisfied the institutional typology required by the program while bringing additional sophistication and abundance to enrich the lives of its young inhabitants. The building's red brick exterior is simply adorned and yet offers visual interest through the push and pull of its projecting bays, all while demonstrating the symmetry characteristic of the Colonial Revival style. Overlaid hipped roofs augmented with wide eaves and dormers shield the exterior, and additional neoclassical-inspired elements such as the large pediment and fanlight in the center of the façade, the cornice and frieze carried across the roofline, and regular fenestration both comfort and instill a sense of pride amidst the vast rural landscape.

Period of Significance

The Period of Significance corresponds to the length of time when a property made a significant historical contribution or attained the architectural character for which it is noteworthy. Under Criterion A, the period is defined as that during which the property contributed significantly to the broad patterns of American history, within its respective historic context. Under Criterion C, the period typically corresponds to the date of construction. For the Findlay Building, the **Period of Significance is 1925-1927**. This period extends from the start of construction in 1925 to the completion of the building in 1927 and approximately forty children were moved in.

Bibliography

"A. J. Klinkhart Dies Friday." *Daily Mail*, October 30, 1954, 20.

American Institute of Architects. "Amos John Klinkhart." *AIA Historical Directory*. Accessed August 2025, https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36944357/ahd1024294.

"Attractive Home is Being Erected." *Morning Herald*, October 2, 1930, 8.

"Board Asking for Bids on Hospital." *Daily Mail*, July 19, 1934, 3.

"Board Opens School Bids." *Daily Mail*, April 1, 1938, 2.

Brenner, R. ed. *Children and Youth in America*. Cambridge, MA: Harvard University, 1971.

"Civil Works Projects." *Daily Mail*, November 24, 1933, 14.

"Do You Remember?" *Herald Mail*, July 13, 1961, 8.

"Do You Remember?" *Herald Mail*, August 15, 1975, 4.

"Erecting Houses." *Daily Mail*, August 18, 1932, 2.

Esmer, W. Walter. Annual Report to Board of Managers. 1918.

"Heavy Damage By Hail Storm." *Daily Mail*, May 20, 1926, 5.

"History of Boonsboro." Boonsboro Historical Society. Accessed August 2025, https://boonsborohistoricalsociety.org/history/.

"Lay Cornerstone For New Home of Washington County Orphans." *Herald Mail*, November 12, 1925, 3.

"Lions Club Sponsors Modern All Gas Home for Babies Milk Fund." *Daily Mail*, July 20, 1937, 2.

Maryland Inventory of Historic Properties. *City Hall*. Hagerstown, Washington County. MIHP #WA-HAG-004.

"Orphans' Home Board Hears the Report of the San Mar Project." *Daily Mail*, May 11, 1926, 5.

"Orphans' Home Has Open House on Anniversary." *Herald Mail*, September 19, 1929, 2.

"Orphans' Home to Move Today." *Daily Mail*, July 1, 1927, 18.

"Plans for School Mapped by Board." *Morning Herald*, May 14, 1936, 1.

"Restoring of Old Church Wins Praise." *Daily Mail*, April 2, 1937, 7.

"San Mar Home For Orphans is Completed." *Daily Mail*, September 13, 1926, 11.

"School Board Seeks Bids on New School." *Morning Herald*, April 18, 1947, 1.

Stauffer, J. R. "History of San Mar." January 1988. Provided by San Mar Children's Home.

Stauffer, J. R. “San Mar Property – The Buildings.” November 1987. Provided by San Mar Children’s Home.

“The Pines at Berkeley Springs May Soon Be Noted as Warm Springs.” *Daily Mail*, December 16, 1938, 2.

“Work on Second Story.” *Herald Mail*, December 19, 1925, 11.

“20 Years Ago Today.” Daily Mail, July 11, 1945, 4.

Repositories Consulted

Boonsboro Historical Society

Digital Maryland, Enoch Pratt Free Library

Maryland Center for History and Culture

Maryland State Archives

Washington County Historical Society

Washington County Planning and Zoning

Western Maryland Room, Washington County Free Library

Photos and Maps

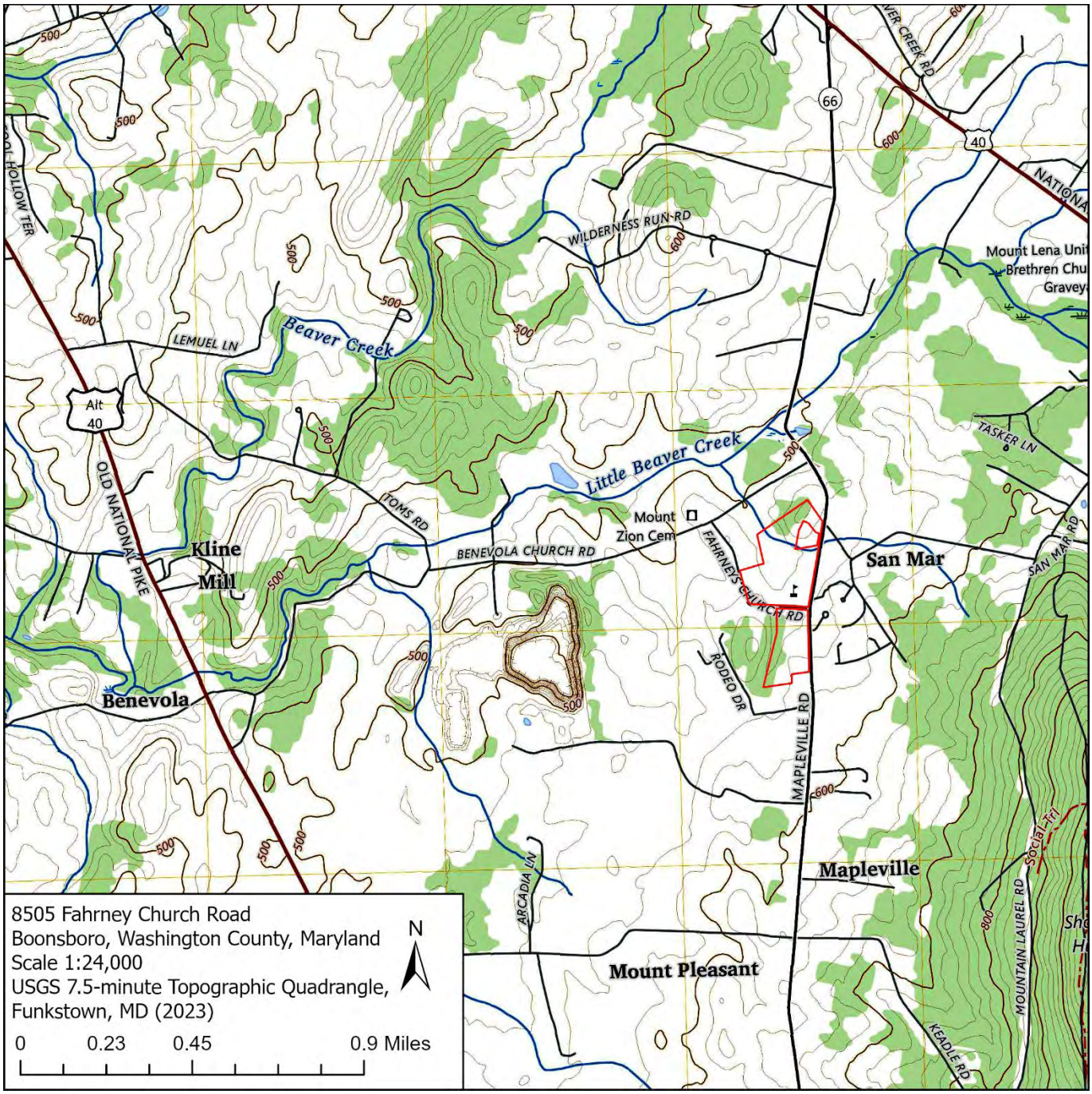


Figure 1: Detail from USGS Funkstown quadrangle, showing the location of the San Mar Children's Home.

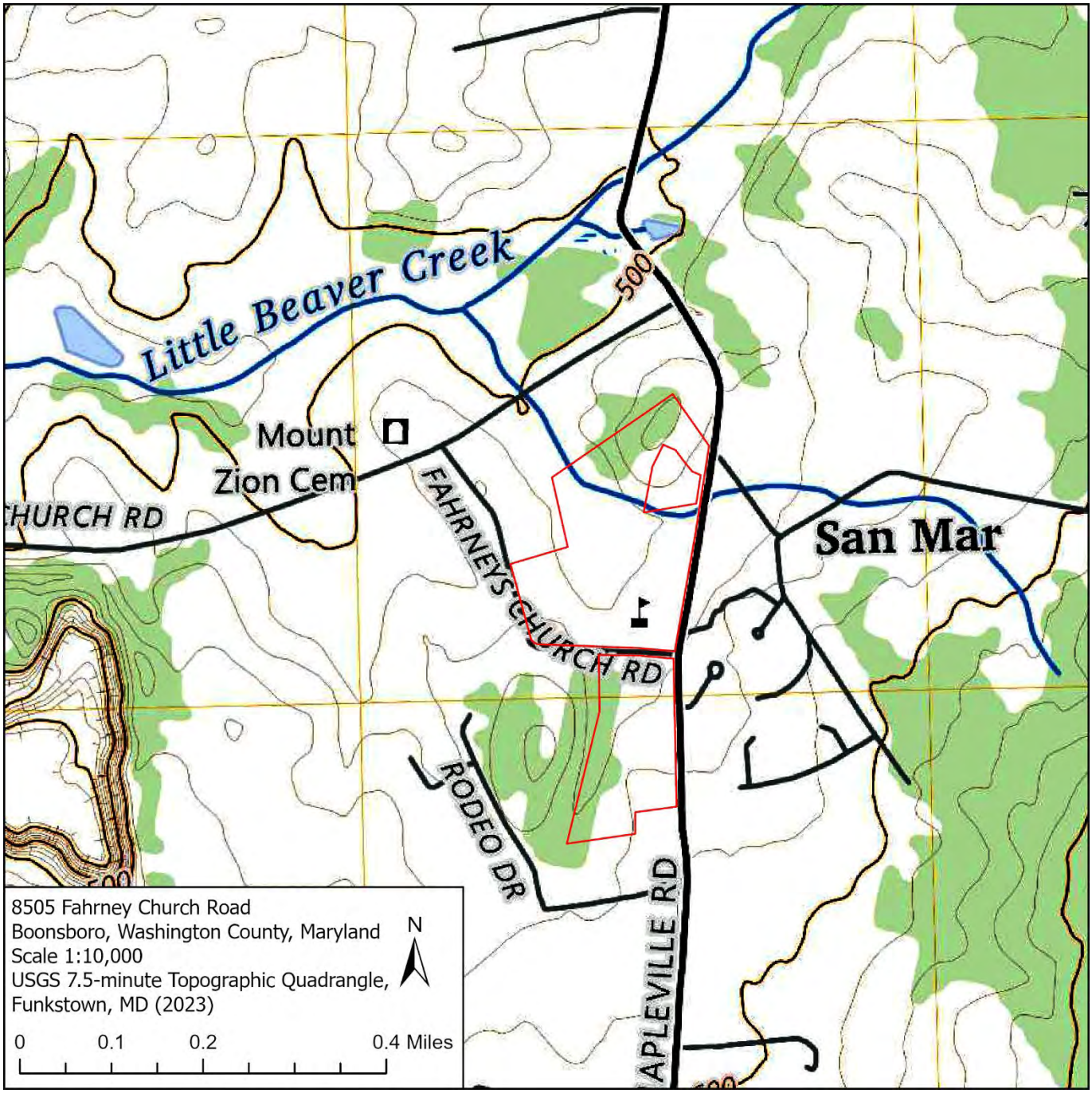


Figure 2: Detail from USGS Funkstown quadrangle, showing the location of the San Mar Children's Home.



Figure 3: Tax Map (north pointing up). *Maryland Department of Natural Resources.*



Figure 4: Aerial view of San Mar Children's Home (north pointing up), 2025. *Google Maps*.

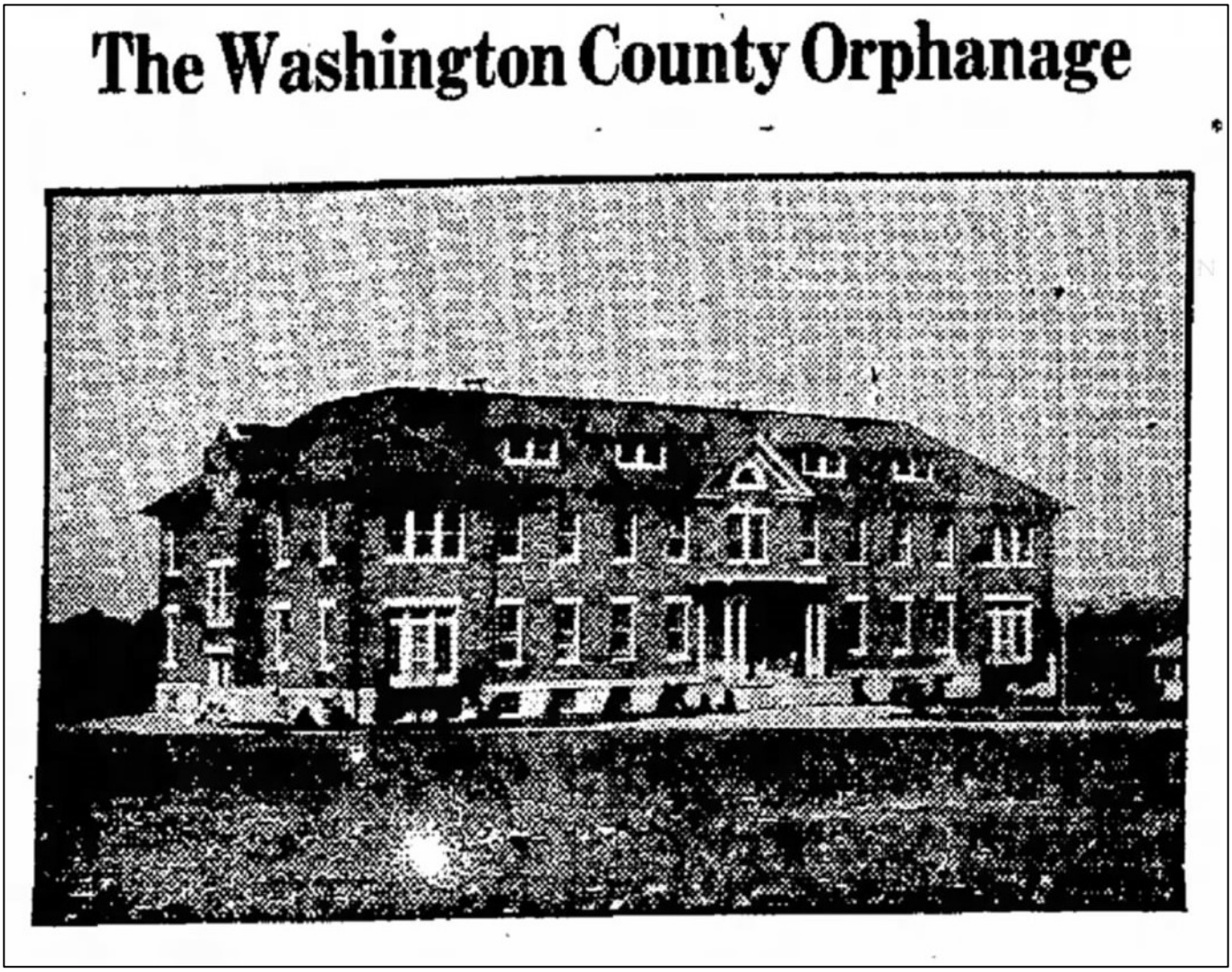


Figure 5: Findlay Building of San Mar Children's Home, October 18, 1929. *Herald Mail*.



Figure 6: Façade (east) and south elevation of Findlay Building, undated. *San Mar Children's Home*.



Figure 7: View of Findlay Building from Mapleville Road, undated. *San Mar Children's Home*.



Figure 8: Aerial photo, 1958. *Historic Aerials.*



Figure 9: East elevation (façade) of Findlay Building, c. 1966. *Washington County Historical Society*.



Figure 10: Aerial photo, 1979. *Vintage Aerial*.



Figure 11: Aerial photo, 1979. *Vintage Aerial*.



Figure 12: Aerial photo, 1988. *Vintage Aerial*.



Figure 13: East and south elevations, September 23, 1992. *Daily Mail article via Washington County Historical Society*.



Figure 14: Aerial photo, 1994. *Vintage Aerial*.



Photo 1: East elevation (façade), looking west. EHT Traceries.



Photo 2: South elevation, looking north. EHT Traceries.



Photo 3: South and west elevations, looking northeast. EHT Traceries.



Photo 4: South elevation of rear wing and 1958-1979 addition, looking north. EHT Traceries.



Photo 5: West (rear) elevation, looking east. EHT Traceries.



Photo 6: West (rear) elevation, looking northeast. EHT Traceries.



Photo 7: Secondary entrances on west elevation, looking east. EHT Traceries.



Photo 8: North elevation, looking south. EHT Traceries.



Photo 9: Detail of projecting bay on north elevation, looking south. EHT Traceries.



Photo 10: Main entrance on façade, looking west. EHT Traceries.



Photo 11: Central corridor and foyer, first floor. EHT Traceries.



Photo 12: Doors accessing south stairwell from central corridor, first floor. EHT Traceries.



Photo 13: Grand central stair opposite foyer and entry vestibule, first floor. EHT Traceries.

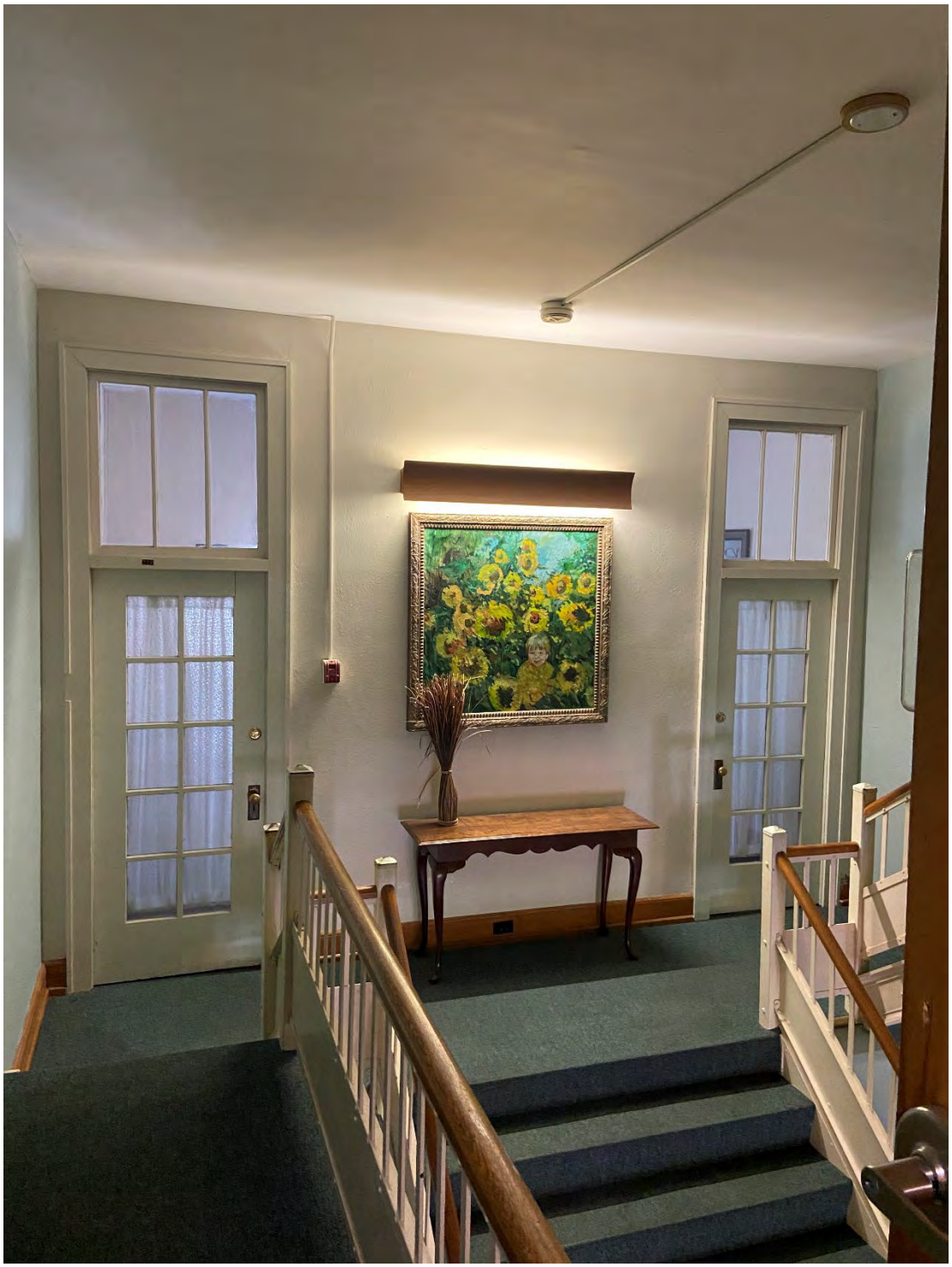


Photo 14: Mezzanine level from grand stair. EHT Traceries.



Photo 15: Second floor access from grand stair. EHT Traceries.



Photo 16: Service corridor and exterior access, first floor. EHT Traceries.



Photo 17: Kitchen in rear wing, expanded by 1958-1979 addition. EHT Traceries.



Photo 18: Rear wing and addition, second floor. EHT Traceries.



Photo 19: Detail of wood floor in 1958-1979 addition, second floor. EHT Traceries.



Photo 20: South stairwell, attic level. EHT Traceries.



Photo 21: Detail of original wood oculus window. EHT Traceries.



Photo 22: Access to attic from south stairwell and deterioration at ceiling. EHT Traceries.



Photo 23: Attic level with exposed wood structure and dormer windows. EHT Traceries.



Photo 24: Detail of original wood fanlight. EHT Traceries.



Photo 25: Central corridor, basement level. EHT Traceries.

Prepared by: Nicole Starego, Architectural Historian, EHT Traceries Date Prepared: August 2025

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ____ **Eligibility not recommended** _____

Criteria: ___**A** ___**B** ___**C** ___**D** **Considerations:** ___**A** ___**B** ___**C** ___**D** ___**E** ___**F** ___**G** ___**None**

Comments: _____

Reviewer, Office of Preservation Services	**Date**
Reviewer, NR Program	**Date**

Attachment B: Project Drawings

SAN MAR
FINDLAY BUILDING

8505 FAHRNEY CHURCH ROAD
BOONSBORO, MD 21713



NOT FOR CONSTRUCTION

SAN MAR — OWNER
8504 MAPLEVILLE RD, BOONSBORO, MD 21713, TELE: (301) 733-9067

ZA+D — ARCHITECT
ZAVOS ARCHITECTURE+DESIGN, LLC
21 BYTE COURT SUITE I, FREDERICK, MD 21702, TELE: (301) 698-0020

ADTEK ENGINEERS, INC. — STRUCTURAL
150 EAST STREET, SUITE 201, FREDERICK, MD 21701, TELE: (301) 662-4408

BOWMAN — M/P/E
300 E JOPPA RD, SUITE 501, TOWSON, MARYLAND, 21286, TELE: (410) 494-1111

TRIAD ENGINEERING — CIVIL
1075 D SHERMAN AVE, HAGERSTOWN, MARYLAND, 21740, TELE: (301) 797-6400

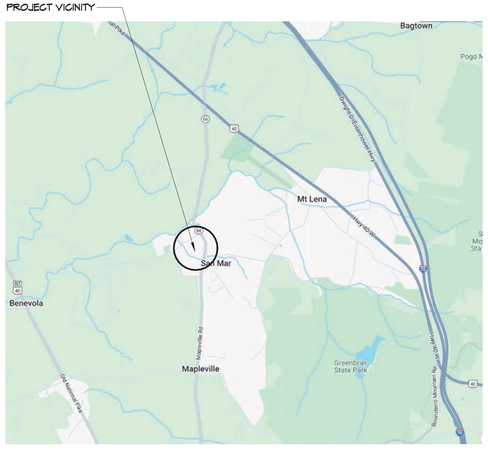
DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION
T-001	TITLE SHEET	3	65% PROGRESS SET
C-1	Unnamed		
A-001	ABBREVIATIONS / SYMBOLS / UNIT MATRIX	3	65% PROGRESS SET
A-002	ACCESSIBILITY DETAILS	3	65% PROGRESS SET
A-010	CODE ANALYSIS / LIFE SAFETY PLANS	3	65% PROGRESS SET
A-011	CODE ANALYSIS / LIFE SAFETY PLANS	3	65% PROGRESS SET
A-020	ASSEMBLY DETAILS	3	65% PROGRESS SET
A-021	FIRESTOP DETAILS	3	65% PROGRESS SET
A-051	ARCHITECTURAL SITE PLAN & DETAILS	3	65% PROGRESS SET
A-052	SITE DETAILS	3	65% PROGRESS SET
A-090	BASEMENT FLOOR - EXISTING & DEMO	3	65% PROGRESS SET
A-091	FIRST FLOOR - EXISTING & DEMO	3	65% PROGRESS SET
A-092	SECOND FLOOR - EXISTING & DEMO	3	65% PROGRESS SET
A-093	THIRD FLOOR - EXISTING & DEMO	3	65% PROGRESS SET
A-094	ROOF PLAN - EXISTING & DEMO	3	65% PROGRESS SET
A-100	BASEMENT FLOOR PLAN - NEW	3	65% PROGRESS SET
A-101	FIRST FLOOR PLAN - NEW	3	65% PROGRESS SET
A-102	SECOND FLOOR PLAN - NEW	3	65% PROGRESS SET
A-103	THIRD FLOOR PLAN - NEW	3	65% PROGRESS SET
A-150	RCP - BASEMENT FLOOR RCP	3	65% PROGRESS SET
A-151	RCP - FIRST FLOOR RCP	3	65% PROGRESS SET
A-152	RCP - SECOND FLOOR RCP	3	65% PROGRESS SET
A-153	THIRD FLOOR RCP	3	65% PROGRESS SET
A-190	ROOF PLAN - NEW	3	65% PROGRESS SET
A-191	ROOF DETAILS	3	65% PROGRESS SET
A-200	EXTERIOR ELEVATIONS - EXISTING & DEMO	3	65% PROGRESS SET
A-201	EXTERIOR ELEVATIONS - NEW CONSTRUCTION	3	65% PROGRESS SET
A-350	WALL SECTIONS	3	65% PROGRESS SET
A-390	VERTICAL CIRCULATION	3	65% PROGRESS SET
A-391	VERTICAL CIRCULATION DETAILS	3	65% PROGRESS SET
A-400	ENLARGED PLAN INFORMATION	3	65% PROGRESS SET
A-401	ENLARGED PLANS - SUITES 1-9	2	35% PROGRESS SET
A-402	ENLARGED PLANS - SUITES 10-15	3	65% PROGRESS SET
A-403	ENLARGED PLANS - COMMON AREAS	3	65% PROGRESS SET
A-450	TYPICAL MILLWORK DETAILS	3	65% PROGRESS SET
A-451	INTERIOR ELEVATIONS	3	65% PROGRESS SET
A-452	INTERIOR ELEVATIONS	3	65% PROGRESS SET
A-600	FINISH SCHEDULE	3	65% PROGRESS SET
A-650	DOOR SCHEDULE & DETAILS	3	65% PROGRESS SET
S-001	STRUCTURAL NOTES	3	65% PROGRESS SET
S-002	STRUCTURAL NOTES	3	65% PROGRESS SET
S-003	STRUCTURAL NOTES	3	65% PROGRESS SET
S-004	STRUCTURAL NOTES	3	65% PROGRESS SET
S-091	BASEMENT PLAN DEMO	3	65% PROGRESS SET
S-092	1ST FLOOR FRAMING PLAN DEMO	3	65% PROGRESS SET
S-093	2ND FLOOR FRAMING PLAN DEMO	3	65% PROGRESS SET

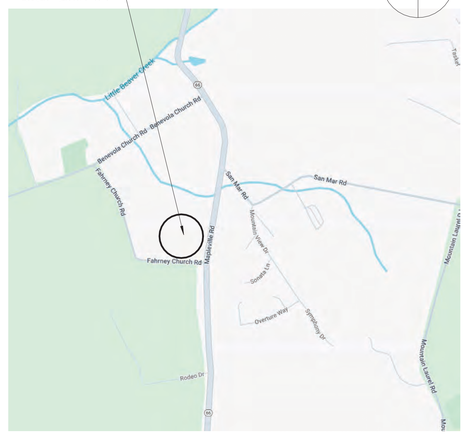
DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION
S-094	ATTIC FLOOR FRAMING PLAN DEMO	3	65% PROGRESS SET
S-095	ROOF FRAMING PLAN DEMO	3	65% PROGRESS SET
S-101	BASEMENT FOUNDATION PLAN	3	65% PROGRESS SET
S-102	1ST FLOOR FRAMING PLAN	3	65% PROGRESS SET
S-103	2ND FLOOR FRAMING PLAN	3	65% PROGRESS SET
S-104	ATTIC FLOOR FRAMING PLAN	3	65% PROGRESS SET
S-105	ROOF FRAMING PLAN	3	65% PROGRESS SET
S-201	WALL SECTIONS	3	65% PROGRESS SET
S-202	SECTIONS	3	65% PROGRESS SET
S-301	FOUNDATION DETAILS	3	65% PROGRESS SET
S-302	FOUNDATION DETAILS	3	65% PROGRESS SET
S-303	FOUNDATION DETAILS	3	65% PROGRESS SET
S-304	SLAB ON GRADE DETAILS	3	65% PROGRESS SET
S-311	FOUNDATION SECTIONS	3	65% PROGRESS SET
S-401	MASONRY WALL DETAILS	3	65% PROGRESS SET
S-402	MASONRY WALL DETAILS	3	65% PROGRESS SET
S-403	MASONRY WALL DETAILS	3	65% PROGRESS SET
S-501	WOOD FRAMING DETAILS	3	65% PROGRESS SET
S-502	WOOD FRAMING DETAILS	3	65% PROGRESS SET
M-001	MECHANICAL COVER SHEET	3	65% PROGRESS SET
M-002	MECHANICAL COVER SHEET	3	65% PROGRESS SET
M-101	BASEMENT - DEMOLITION HVAC	3	65% PROGRESS SET
M-102	FIRST FLOOR - DEMOLITION HVAC	3	65% PROGRESS SET
M-103	SECOND FLOOR - DEMOLITION HVAC	3	65% PROGRESS SET
M-104	THIRD FLOOR - DEMOLITION HVAC	3	65% PROGRESS SET
M-105	ROOF - DEMOLITION HVAC	3	65% PROGRESS SET
M-201	BASEMENT FLOOR - NEW WORK HVAC	3	65% PROGRESS SET
M-202	FIRST FLOOR - NEW WORK HVAC	3	65% PROGRESS SET
M-203	SECOND FLOOR - NEW WORK HVAC	3	65% PROGRESS SET
M-204	THIRD FLOOR - NEW WORK HVAC	3	65% PROGRESS SET
M-301	BASEMENT - NEW WORK - PIPING	3	65% PROGRESS SET
M-302	FIRST FLOOR - NEW WORK - PIPING	3	65% PROGRESS SET
M-303	SECOND FLOOR - NEW WORK - PIPING	3	65% PROGRESS SET
M-304	THIRD FLOOR - NEW WORK - PIPING	3	65% PROGRESS SET
M-701	DETAILS	3	65% PROGRESS SET
M-702	DETAILS	3	65% PROGRESS SET
M-703	DETAILS	3	65% PROGRESS SET
M-801	SCHEDULES	3	65% PROGRESS SET
M-802	SCHEDULES	3	65% PROGRESS SET
P-001	PLUMBING COVER SHEET	3	65% PROGRESS SET
P-002	FIRE PROTECTION - PLUMBING	3	65% PROGRESS SET
P-101	BASEMENT - DEMOLITION - PLUMBING	3	65% PROGRESS SET
P-102	FIRST FLOOR - DEMOLITION - PLUMBING	3	65% PROGRESS SET
P-103	SECOND FLOOR - DEMOLITION - PLUMBING	3	65% PROGRESS SET
P-201	SUB SLAB - NEW WORK - PLUMBING	3	65% PROGRESS SET
P-202	BASEMENT - NEW WORK - PLUMBING	3	65% PROGRESS SET
P-203	FIRST FLOOR - NEW WORK - PLUMBING	3	65% PROGRESS SET
P-204	SECOND FLOOR - NEW WORK - PLUMBING	3	65% PROGRESS SET
P-205	THIRD FLOOR - NEW WORK - PLUMBING	3	65% PROGRESS SET
P-206	ROOF - NEW WORK - PLUMBING	3	65% PROGRESS SET
P-601	RISER - DOMESTIC WATER	3	65% PROGRESS SET
P-701	DETAILS	3	65% PROGRESS SET
P-702	DETAILS	3	65% PROGRESS SET
P-703	DETAILS	3	65% PROGRESS SET
P-704	DETAILS	3	65% PROGRESS SET
P-705	DETAILS	3	65% PROGRESS SET
P-706	DETAILS	3	65% PROGRESS SET
P-801	SCHEDULES	3	65% PROGRESS SET
P-802	SCHEDULES	3	65% PROGRESS SET
E-002	ELECTRICAL GENERAL NOTES	3	65% PROGRESS SET
E-101	BASEMENT - DEMOLITION ELECTRICAL	3	65% PROGRESS SET
E-102	FIRST FLOOR - DEMOLITION ELECTRICAL	3	65% PROGRESS SET
E-201	BASEMENT FLOOR PLAN - NEW WORK - POWER	3	65% PROGRESS SET
E-202	BASEMENT - NEW WORK - LIGHTING	3	65% PROGRESS SET
E-203	FIRST FLOOR - NEW WORK - POWER	3	65% PROGRESS SET
E-204	FIRST FLOOR - NEW WORK - LIGHTING	3	65% PROGRESS SET
E-205	SECOND FLOOR - NEW WORK - POWER	3	65% PROGRESS SET
E-206	SECOND FLOOR - NEW WORK - LIGHTING	3	65% PROGRESS SET
E-207	THIRD FLOOR - NEW WORK - POWER	3	65% PROGRESS SET
E-208	THIRD FLOOR - NEW WORK - LIGHTING	3	65% PROGRESS SET
E-209	ROOF - NEW WORK - POWER	3	65% PROGRESS SET
E-210	ELECTRICAL SCHEDULES	3	65% PROGRESS SET

PROJECT VICINITY



PROJECT LOCATION



TRUE NORTH

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED

NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
TITLE SHEET

JOB NUMBER: 24211

DRAWING NUMBER:
T-001

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

	(M)	MODIFIED EQUIPMENT
	(N)	NEW CONSTRUCTION OR EQUIPMENT
	(E)	EXISTING CONSTRUCTION OR EQUIPMENT
	(S)	SURPLUS EQUIPMENT
	(R)	RELOCATED EQUIPMENT
	@	AT
	℄	CENTERLINE
	⌀	DIAMETER OR ROUND
A	A, AMP	AMPERE
	A.B.	ANCHOR BOLT
	ABV	ABOVE
	A/C	AIR CONDITIONING
	A.C.B.M.	ASBESTOS CONTAINING BUILDING MATERIAL
	ACC	ACCESSIBLE
	ACP	ACOUSTICAL CEILING PANEL
	ADA	AMERICANS WITH DISABILITIES ACT
	ADAAG	ADA ACCESSIBILITY GUIDELINES
	ADJ.	ADJUSTABLE
	A.F.F.	ABOVE FINISH FLOOR
	A.F.G.	ABOVE FINISH GRADE
	ALUM	ALUMINUM
	ALT	ALTERNATIVE
	APPROX	APPROXIMATE
	ARCH	ARCHITECTURAL
	ATT.	ATTACHED
	AUTO	AUTOMATIC
B	BD	BOARD
	BLDG	BUILDING
	BLK	BLOCK
	BLKG	BLOCKING
	BM	BEAM
	BOT	BOTTOM
	BRG	BEARING
	BSMT	BASEMENT
	BTWN	BETWEEN
	B.U.	BUILT-UP
C	CAB	CABINET
	CEM	CEMENT
	CH. BD.	CHALKBOARD
	C.I.P.	CAST IN PLACE
	C.JT.	CONTROL JOINT
	CLG	CEILING
	CLKG	CAULKING
	CLO	CLOSET
	CLR	CLEAR
	C.M.U.	CONCRETE MASONRY UNIT
	C.O.	CLEAN-OUT
	COL	COLUMN
	CONC	CONCRETE
	CONT	CONTINUOUS
	CORR	CORRIDOR
	C.T.	CERAMIC TILE
D	D	DEEP
	DBL	DOUBLE
	DEPT	DEPARTMENT
	DET	DETAIL
	D.F.	DRINKING FOUNTAIN
	DIA	DIAMETER
	DIM	DIMENSION
	DN	DOWN
	DR	DOOR
	D.S.	DOWNSPOUT
	DW	DISHWASHER
	DWG	DRAWING
E	EA	EACH
	E.B.	EXPANSION BOLT
	EF	EXHAUST FAN
	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
	EXP.JT.	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC
	ELEV	ELEVATOR
	EM	ELECTRIC METER
	ENCL	ENCLOSURE
	ENG	ENGINEER
	EST	ESTIMATE
	ETR	EXISTING TO REMAIN
	EQ	EQUAL
	EQP	EQUIPMENT
	E.W.	EACH WAY
	E.W.C.	ELECTRIC WATER COOLER
	EXH	EXHAUST
	EXP	EXPANSION
	EXT	EXTERIOR
F	F.A.	FIRE ALARM
	F.B.	FLAT BAR
	F.B.O.	FURNISHED BY OTHERS
	F.D.	FLOOR DRAIN
	FDN	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CABINET
	F.G.	FINISH GRADE
	F.H.	FIRE HYDRANT
	F.H.C.	FIRE HOSE CABINET
	F.H.M.S.	FLAT HEAD METAL SCREW
	F.H.W.S.	FLAT HEAD WOOD SCREW
	FIN	FINISH(ED)
	F.O.	FACE OF
	F.O.F.	FACE OF FINISH
	F.O.M.	FACE OF MASONRY
	FRP	FIBER REINFORCED PANEL
	FRTW.	FIRE-RETARDANT TREATED WOOD
	FT.	FOOT OR FEET
	FURR	FURRING
G	G.	NATURAL GAS
	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	G.B.	GRAB BAR
	G.C.	GENERAL CONTRACTOR
	G.D.	GARBAGE DISPOSAL
	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
	GL	GLASS
	G.M.	GAS METER
	GND	GROUND
	G.S.F.	GROSS SQUARE FOOTAGE
	GYP. BD.	GYPSUM BOARD
H	H	HIGH
	H.B.	HOSE BIBB
	H.D.	HIGH DENSITY
	HDR	HEADER
	H.M.	HOLLOW METAL
	HORIZ	HORIZONTAL
	HR	HOUR
	HT	HEIGHT
	HVAC	HEATING VENTILATION & AIR CONDITIONING
I	I.C.F.	INSULATED CONCRETE FORMS
	I.D.	INSIDE DIAMETER
	IN	INCH
	INSUL	INSULATION
	INT	INTERIOR, INTERCOM
	INV	INVERT
J	J	JUNCTION BOX
	JT	JOINT
K	KIT	KITCHEN
	K.O.	KNOCKOUT
L	L	LENGTH, LONG
	LAB	LABORATORY
	LAM	LAMINATE
	LAV	LAVATORY
	LBS	POUNDS
	L.C.	LOAD CENTER
	L.F.	LINEAR FEET
	L.P.	LOW POINT
M	MAX	MAXIMUM
	M.C.	MEDICINE CABINET
	MECH	MECHANICAL
	MTL	METAL
	MFR	MANUFACTURER
	M.H.	MANHOLE
	MIN	MINIMUM
	MIR	MIRROR
	MISC	MISCELLANEOUS
	M.O.	MASONRY OPENING
	MTD	MOUNTED
	MTL	MATERIAL(S)
	MICRO	MICROWAVE OVEN
	MWK	MILLWORK
N	N.	NORTH
	NE	NORTHEAST
	N.I.C.	NOT IN CONTRACT
	NO. OR #	NUMBER
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
	NW.	NORTHWEST
O	O.C.	ON CENTER(S)
	O.D.	OUTSIDE DIAMETER
	O/H	OVERHEAD
	OPG	OPENING
	OPP	OPPOSITE
	OPT	OPTIONAL
	O.S.A.	OUTSIDE AIR
	O.S.B.	ORIENTED STRAND BOARD
P	PH	PHASE
	P/L	PROPERTY LINE
	PL	PLATE
	P.LAM.	PLASTIC LAMINATE
	PLUMB	PLUMBING
	PLYWD	PLYWOOD
	PNL	PANEL
	PR.	PAIR
	PROP	PROPOSED
	P.S.F.	POUNDS PER SQUARE FOOT
	P.S.I.	POUNDS PER SQUARE INCH
	PTD	PAINTED
	P.T.	PRESSURE TREATED
	PVC	POLYVINYL CHLORIDE
	PVMT	PAVEMENT
Q	Q.T.	QUARRY TILE
R	R	RADIUS
	R.A.	RETURN AIR
	RCP	REFLECTED CEILING PLAN
	R.D.	ROOF DRAIN
	RE.	REFERENCE
	REF	REFRIGERATOR
	REFR	REFRIGERATION
	REINF	REINFORCEMENT
	REQ'D	REQUIRED
	R.O.W.	RIGHT OF WAY
	RM.	ROOM
	R.O.	ROUGH OPENING
	REV	REVERSED
S	S	SOUTH AND SLOPE
	S.A.	SUPPLY AIR
	S.B.	SPLASH BLOCK
	S.C.	SOLID CORE
	SCHED	SCHEDULE
	S.D.	SMOKE DETECTOR, SOAP DISPENSER, STORM DRAIN
	SEAL	SEALANT
	SECT	SECTION
	S.F.	SQUARE FOOT/FEET
	SE	SOUTHEAST
	SHWR	SHOWER
	SHT	SHEET
	SHEATH	SHEATHING
	SIM	SIMILAR
	SPECS	SPECIFICATIONS
	SQ	SQUARE
	SS	STAINLESS STEEL, SANITARY SEWER
	ST	STREET
	STA	STATION
	STB	SETBACK
	STD	STANDARD
	STL	STEEL
	STOR	STORAGE
	STRUCT	STRUCTURAL
	SUSP	SUSPENDED
	SW	SOUTHWEST
	SYM	SYMMETRICAL
T	T.	THERMOSTAT
	T.B.	TOWEL BAR
	T&B	TOP AND BOTTOM
	T&G	TONGUE & GROOVE
	T.D.	TOP OF DRAIN
	TEL	TELEPHONE
	TEMP	TEMPERED, TEMPORARY
	THK	THICK
	THRESH	THRESHOLD
	T.O.	TOP OF
	T.O.D.	TOP OF DECK
	T.O.F.	TOP OF FRAMING
	T.O.J.	TOP OF JOIST
	T.O.M.	TOP OF MASONRY
	T.O.S.	TOP OF SLAB
	T.O.W.	TOP OF WALL
	T.P.D.	TOILET PAPER DISPENSER
	T.S.	TUBE STEEL, TEMPERATURE SENSOR
	TYP	TYPICAL
U	UG	UNDERGROUND
	U.N.O.	UNLESS NOTED OTHERWISE
V	V	VOLTS
	VENT	VENTILATION
	VERT	VERTICAL
	VEST	VESTIBULE
	VHI	VISUAL AND HEARING IMPAIRED
	V.I.F.	VERIFY IN FIELD
	V.C.T.	VINYL COMPOSITION TILE
	V.R.	VENT RISER
	V.T.R.	VENT THRU ROOF
	V.W.C.	VINYL WALL COVERING
W	W.	WEST, WATER, WIDTH, WIDE
	W/	WITH
	W.C.	WATER CLOSET
	W/O	WITHOUT
	WD	WOOD
	WIN	WINDOW
	WG	WIRE GLASS
	WH	WATER HEATER
	WP	WATERPROOF
	WT	WEIGHT
	W.V.	WATER VALVE
	W.W.F.	WELDED WIRE FABRIC
	W.W.M.	WELDED WIRE MESH
Y	YD	YARD
	Y.D.	YARD DRAIN

ABBREVIATIONS

ALUMINUM
STEEL
WOOD-ROUGH (CONTINUOUS)
WOOD-ROUGH (NON-CONTINUOUS)
PLYWOOD
WOOD FINISH
EARTH
C.M.U. (SOLID)
C.M.U.
BRICK MASONRY
WALL PARTITION
SEALANT
BATT INSULATION
RIGID INSULATION
GYPSUM BOARD
ACOUSTICAL TILE
CONCRETE
GRANULAR FILL
EXISTING WALL & DOOR TO REMAIN
NEW WALL & DOOR
EXISTING CONSTRUCTION TO BE REMOVED
ELEVATION
KEYED NOTE
101 DOOR NUMBER
A-1 WINDOW TYPE
D TOILET/KITCHEN ACCESSORIES
1 / A101 DETAIL CALLOUT
LEVEL LINE
A-1 PARTITION TYPE DESIGNATION
2 REVISION SEQUENCE TAG
AREA OF REVISION
Room name / 101 / 150 SF ROOM NAME / ROOM NUMBER
INDICATES DIRECTION OF ELEVATION / SECTION
1 / A101 / SIM DETAIL NUMBER / SIMILAR/OPPOSITE OF INDICATED DETAIL
SHEET WHERE DRAWN
INDICATES REFERENCE OF INTERIOR ELEVATION
A101 / A DETAIL NUMBER
SHEET WHERE DRAWN

GENERAL SYMBOLS LEGEND

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

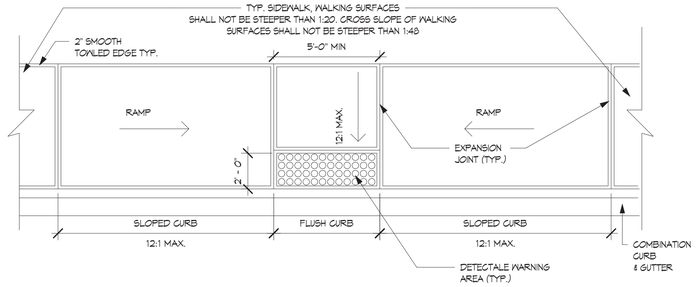
PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
ABBREVIATIONS / SYMBOLS / UNIT MATRIX

JOB NUMBER: 24211

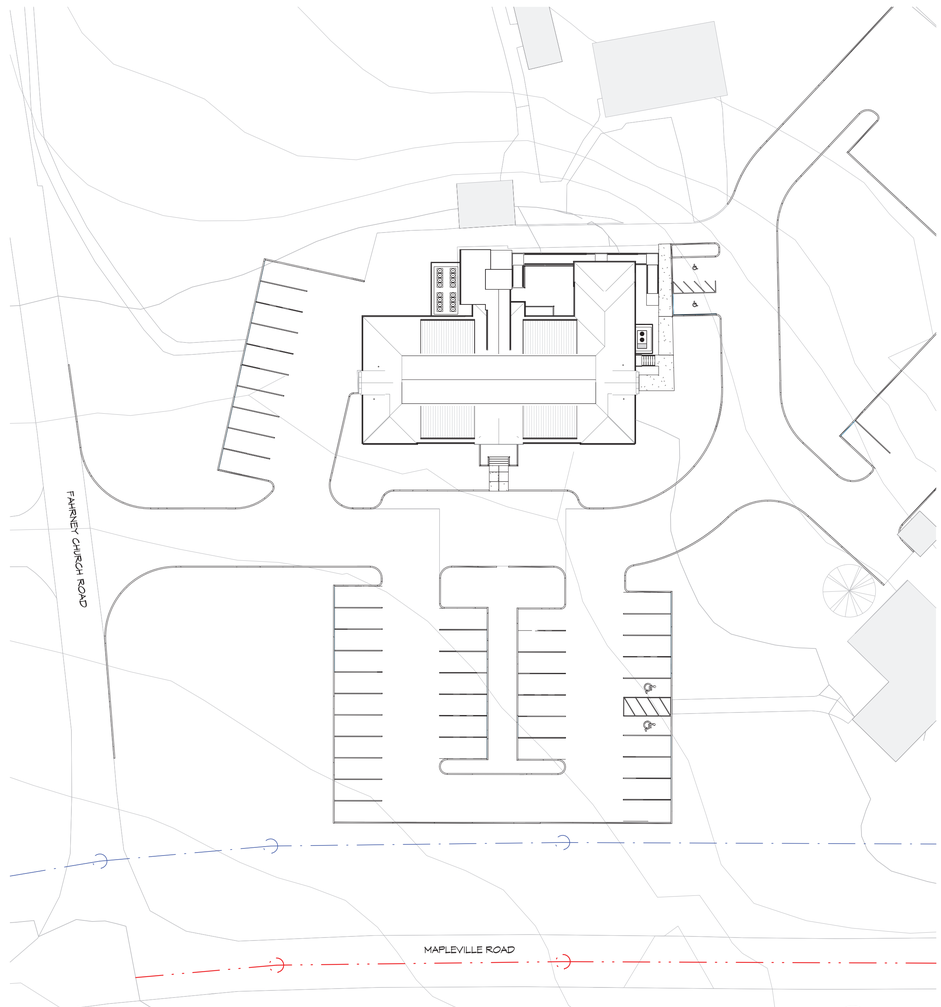
DRAWING NUMBER:
A-001

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

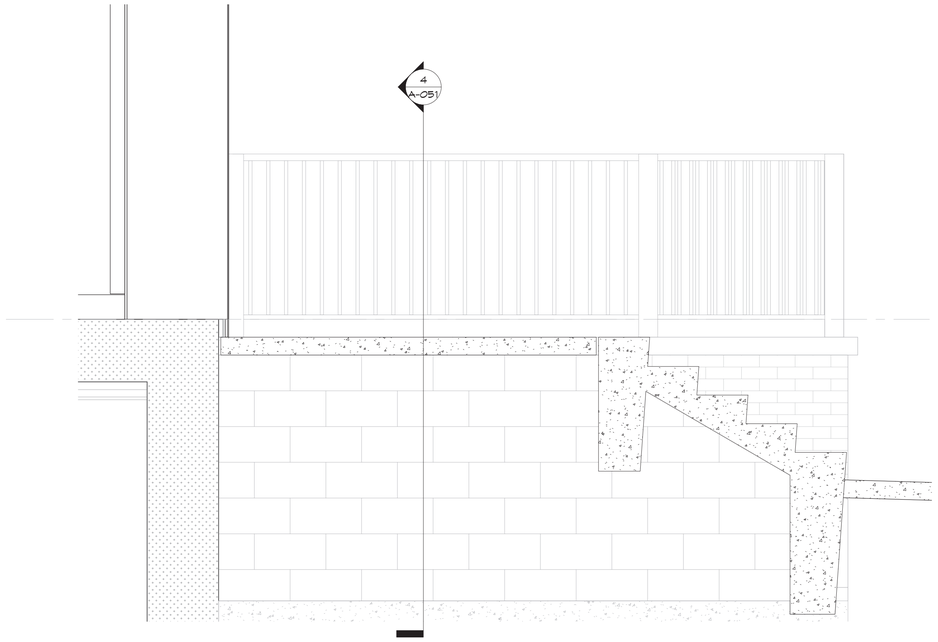


NOTE:
1/2" EXPANSION (MAX HEIGHT H/ BEVEL NOT EXCEEDING 1:2, UNBEVELED LEVEL CHANGES DO NOT EXCEED 1/4" IN HEIGHT) JOINT MATERIAL AT 20'-0" TO 30'-0"- VERIFY JOINT LOCATIONS WITH ARCHITECT

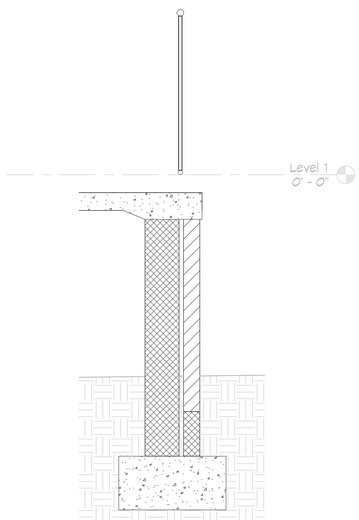
5 TYP. SIDEWALK DETAIL
A-051 SCALE: 1/4" = 1'-0"



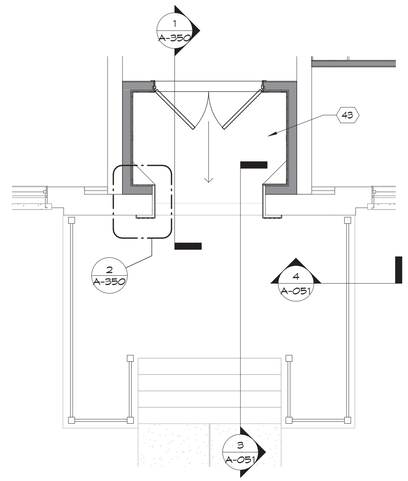
1 ARCHITECTURAL SITE PLAN
A-051 SCALE: 1" = 30'-0"



3 FRONT STOOP SECTION 1
A-051 SCALE: 3/4" = 1'-0"



4 FRONT STOOP SECTION 2
A-051 SCALE: 3/4" = 1'-0"



2 NEW FRONT STOOP ENLARGED PLAN
A-051 SCALE: 1/4" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

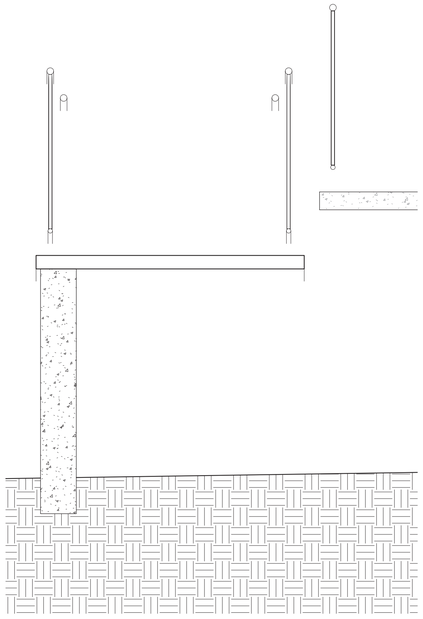
PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
ARCHITECTURAL SITE PLAN & DETAILS

JOB NUMBER: 24211

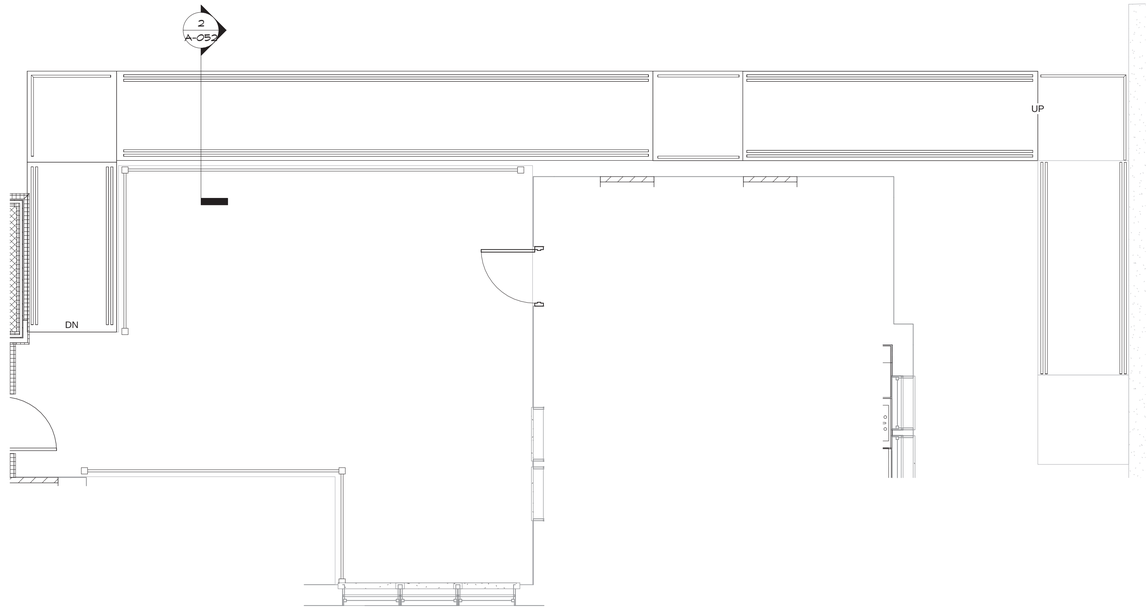
DRAWING NUMBER:
A-051

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com



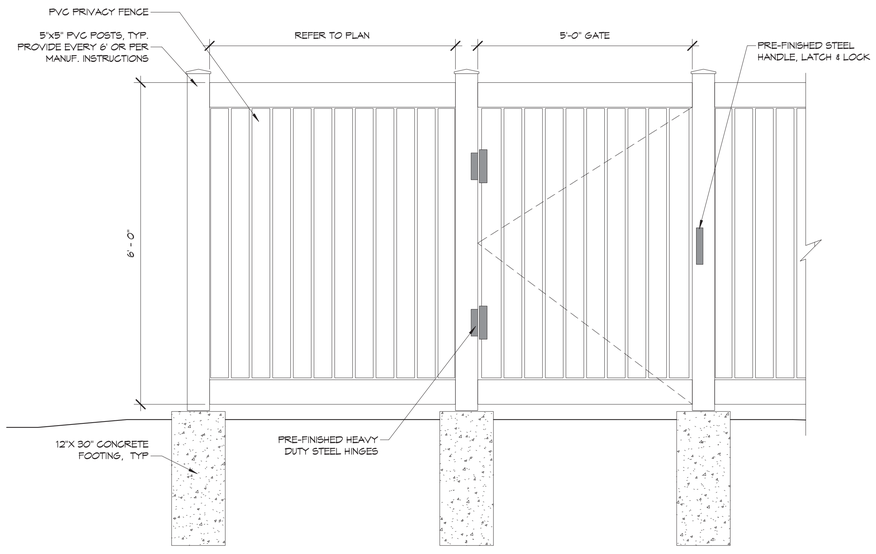
2 TYP. PATIO/RAMP SECTION

2 / A-052 SCALE: 3/4" = 1'-0"



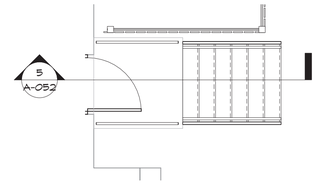
4 NEW ACCESSIBLE RAMP & PATIO

4 / A-052 SCALE: 1/4" = 1'-0"



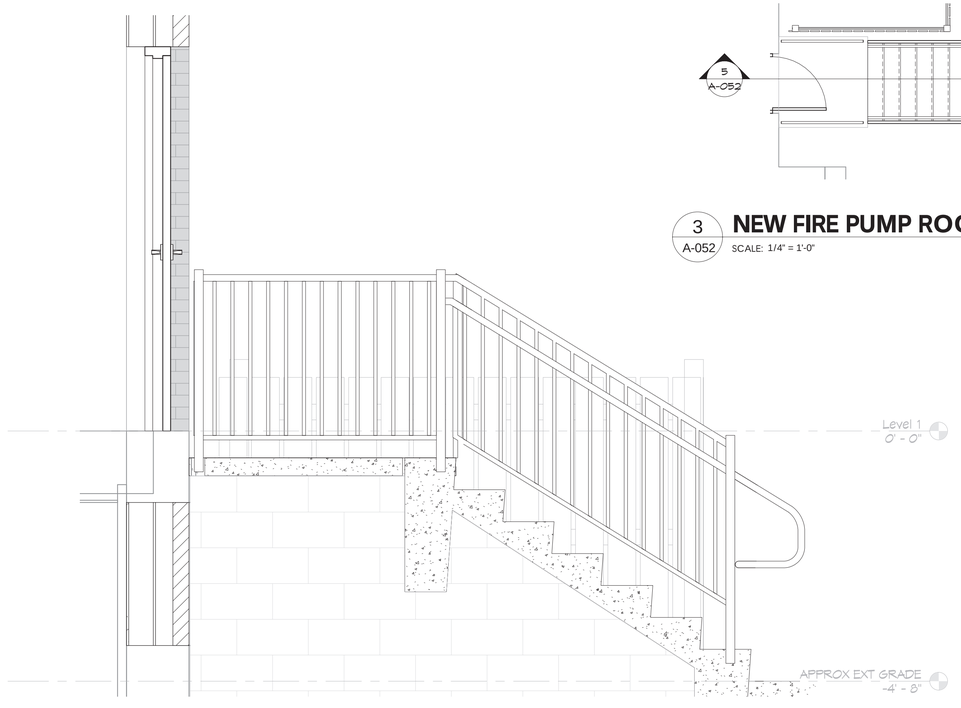
1 TYP. MECHANICAL SCREEN ELEVATION

1 / A-052 SCALE: 3/4" = 1'-0"



3 NEW FIRE PUMP ROOM ENTRY

3 / A-052 SCALE: 1/4" = 1'-0"



5 SECTION @ FIRE PUMP ENTRY

5 / A-052 SCALE: 3/4" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSON AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5980, EXPIRATION DATE 06-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
SITE DETAILS

JOB NUMBER: 24211

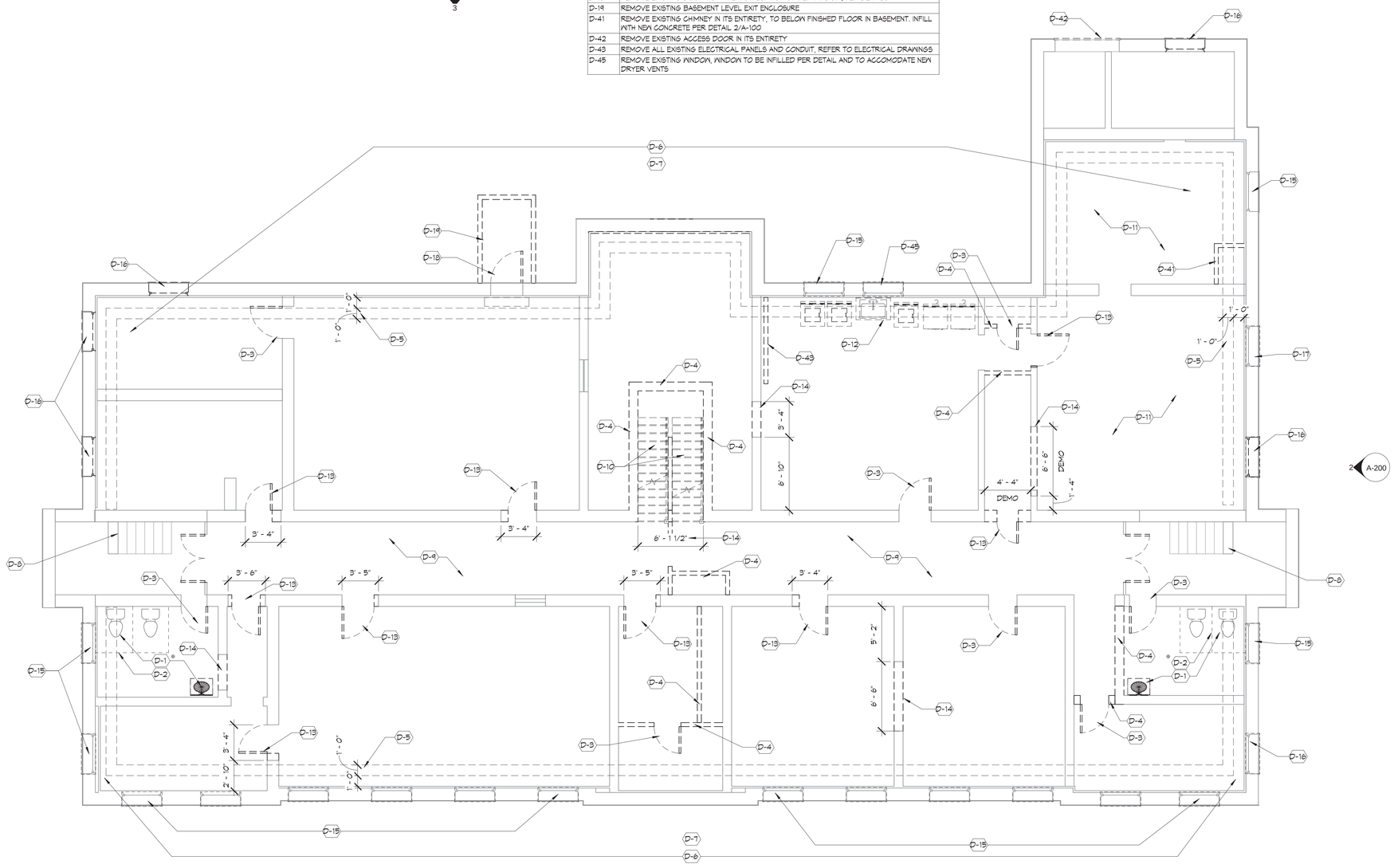
DRAWING NUMBER:
A-052

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

KEYED NOTES	
D-1	REMOVE EXISTING PLUMBING FIXTURES, CAP PLUMBING PER PLUMBING DRAWINGS AND CODE
D-2	REMOVE EXISTING TOILET PARTITIONS
D-3	REMOVE EXISTING DOOR AND FRAME AS SHOWN
D-4	REMOVE WALL TO THE EXTENT SHOWN
D-5	REMOVE PORTION OF EXISTING CONCRETE SLAB AS SHOWN FOR NEW PERIMETER SUB-SLAB (PASSIVE) RADON PIPE SYSTEM
D-6	REMOVE ALL EXISTING CEILING TILE, LIGHTS, DUCTWORK, BULKHEADS, PIPES AND CONDUIT STEMMING FROM EXISTING HEATING SYSTEM - REFER TO MEP - TYPICAL
D-7	REMOVE EXISTING FLOOR FINISH, ADHESIVE AND WALL BASE, TYPICAL
D-8	REMOVE EXISTING VINYL STAIR TREADS
D-9	REMOVE EXISTING CASED OPENING TRIM
D-10	REMOVE EXISTING STAIR AND RAILING
D-11	REMOVE EXISTING FURNACE, WATER HEATERS AND ASSOCIATED PIPES AND DUCTWORK PER MEP (CAP PER CODE)
D-12	REMOVE EXISTING LAUNDRY SINK. RETAIN EXISTING LAUNDRY EQUIPMENT FOR FUTURE USE
D-13	NEW DOOR TO BE INSTALLED IN EXISTING DOOR OPENING, ENLARGE OPENING PER DOOR SCHEDULE TO ACCOMMODATE NEW OPENING SIZE
D-14	REMOVE PORTION OF EXISTING WALL FOR NEW CASED OPENING OR DOOR, REFER TO DIMENSION ON PLAN - NEW HEAD HEIGHT, REFER TO "NEW" DRAWINGS (REFER TO STRUCTURAL FOR NEW HEADER)
D-15	REMOVE EXISTING WINDOW FOR THE INSTALLATION OF A NEW WINDOW - TYPICAL, U.N.O. RETAIN EXISTING INTERIOR WINDOW TRIM.
D-16	REMOVE EXISTING WINDOW OR OPENING FOR THE INSTALLATION OF WALL IN-FILL IN LIKE KIND, PER DETAILS
D-17	REMOVE EXISTING WINDOW FOR THE INSTALLATION OF NEW MECHANICAL LOUVER, REFER TO MECHANICAL DRAWINGS
D-18	REMOVE EXISTING DOOR FOR THE INSTALLATION OF NEW WINDOW, PER DETAILS
D-19	REMOVE EXISTING BASEMENT LEVEL EXIT ENCLOSURE
D-41	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY, TO BELOW FINISHED FLOOR IN BASEMENT. INFILL WITH NEW CONCRETE PER DETAIL 2/A-100
D-42	REMOVE EXISTING ACCESS DOOR IN ITS ENTIRETY
D-43	REMOVE ALL EXISTING ELECTRICAL PANELS AND CONDUIT, REFER TO ELECTRICAL DRAWINGS
D-45	REMOVE EXISTING WINDOW, WINDOW TO BE INFILLED PER DETAIL AND TO ACCOMODATE NEW DRYER VENTS

1. GC SHALL NOTIFY THE ARCHITECT OF ANY CONCEALED CONDITIONS UNCOVERED DURING DEMOLITION THAT IMPEDES THE EXECUTION OF THE DESIGN AS INDICATED ON THE DOCUMENTS OR POSES ANY HEALTH AND/OR LIFE-SAFETY HAZARDS.
2. GC SHALL MINIMIZE DAMAGE TO FINISHES ADJACENT TO DEMOLITION AREAS, GC SHALL BE RESPONSIBLE FOR RESTORING ALL FINISHES AFFECTED BY THEIR WORK.
3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS FOR DEMOLITION OF SUCH MATERIALS, EQUIPMENT & SYSTEMS.
4. DIMENSIONS ARE BASED ON FIELD SURVEYS BY ARCHITECT. ANY DISCREPANCIES IN DIMENSIONS THAT CONFLICT WITH DESIGN AS DRAWN MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
5. NOTIFY LANDLORD/OWNER IN WRITING 72 HOURS PRIOR TO COMMENCING WORK ON ANY PROJECT PHASE OR PERFORMING ANY WORK THAT WILL IN ANY WAY IMPACT THE LANDLORD/OWNER (SUCH AS CONSTRUCTION OF TEMPORARY BARRICADES, TEMPORARY UTILITY SHUT DOWNS). DO NOT PROCEED WITH SUCH WORK IF THE LANDLORD/OWNER DOES NOT GRANT PERMISSION.
6. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND PERMITS, NOT LIMITED TO THOSE REFERENCED HEREIN.
7. PRIOR TO PROCEEDING WITH DEMOLITION GC TO REVIEW HAZARDOUS MATERIALS TESTING REPORT. GC MUST NOTIFY LANDLORD/OWNER AND ARCHITECT WHEN HAZARDOUS MATERIALS NOT INCLUDED IN THE REPORT ARE DISCOVERED PRIOR TO PROCEEDING WITH REMOVAL ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.
8. VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD, IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
9. GC IS RESPONSIBLE FOR PROTECTION OF THE EXPOSED BUILDING, INTERIOR MATERIALS AND FINISHES SUBJECT TO WEATHER; WATER AND MOISTURE, EXTREME TEMPERATURES DURING THE TERM OF THE CONSTRUCTION PERIOD. REFER TO SPECIFICATION SECTION 015000 TEMPORARY FACILITIES AND CONTROLS FOR SPECIFICS. GC IS RESPONSIBLE FOR THE MEANS OF A PROTECTION PLAN.
10. PRIOR TO STRUCTURAL MODIFICATIONS INDICATED HEREIN OR OTHERWISE, GC IS RESPONSIBLE FOR PROVIDING ENGINEERED MEANS FOR TEMPORARY SHORING.

GENERAL NOTES: DEMOLITION



A-200 4

2 A-200

1 A-200

1 A-090 **BASEMENT LEVEL - EXISTING & DEMO**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
BASEMENT FLOOR - EXISTING & DEMO

JOB NUMBER: 24211

DRAWING NUMBER:
A-090

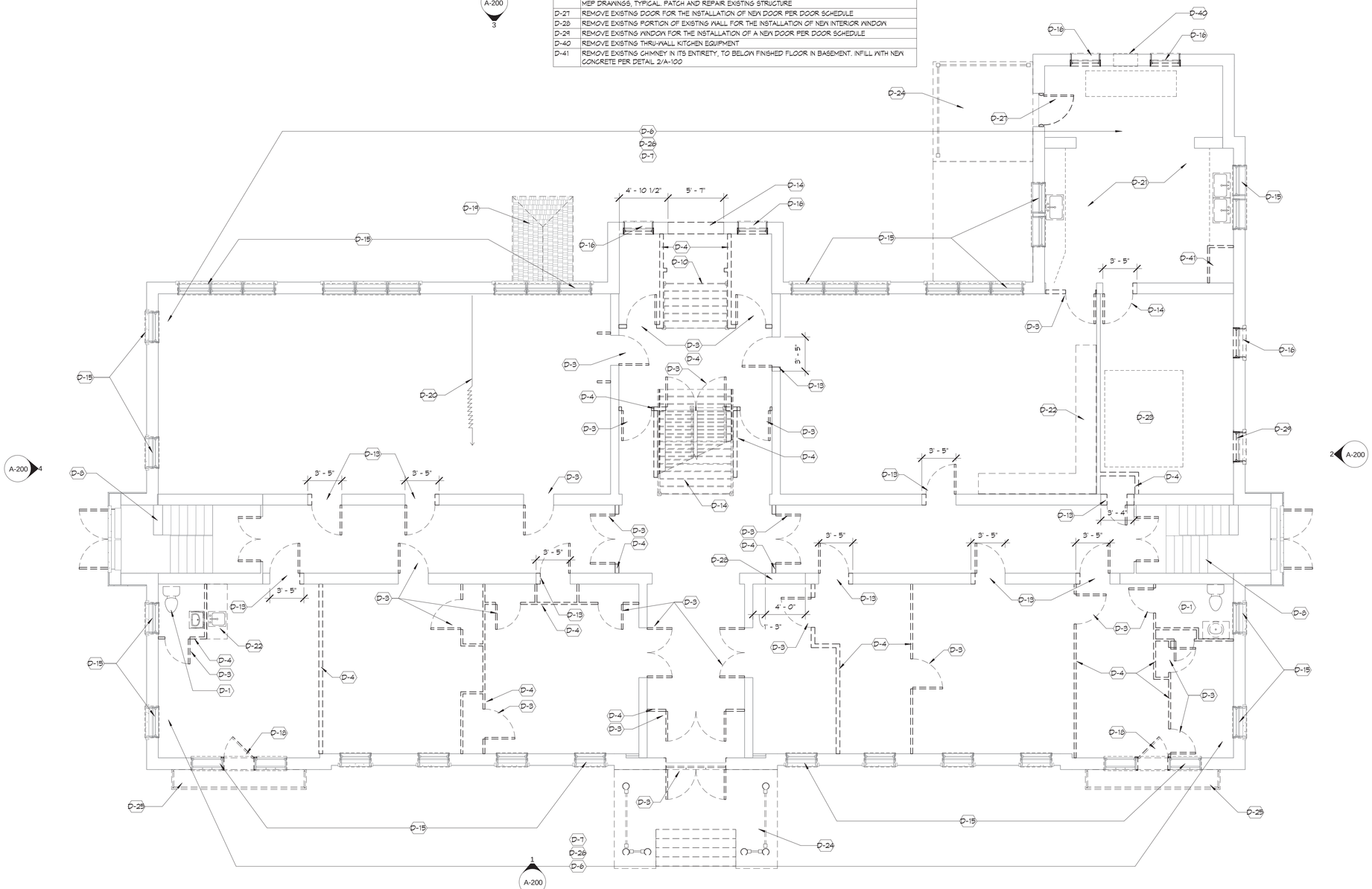
21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

KEYED NOTES

D-1	REMOVE EXISTING PLUMBING FIXTURES, CAP PLUMBING PER PLUMBING DRAWINGS AND CODE
D-3	REMOVE EXISTING DOOR AND FRAME AS SHOWN
D-4	REMOVE WALL TO THE EXTENT SHOWN
D-6	REMOVE ALL EXISTING CEILING TILE, LIGHTS, DUCTWORK, BULKHEADS, PIPES AND CONDUIT STEMMING FROM EXISTING HEATING SYSTEM - REFER TO MEP - TYPICAL
D-7	REMOVE EXISTING FLOOR FINISH, ADHESIVE AND WALL BASE, TYPICAL
D-9	REMOVE EXISTING VINYL STAIR TREADS
D-10	REMOVE EXISTING STAIR AND RAILING
D-13	NEW DOOR TO BE INSTALLED IN EXISTING DOOR OPENING, ENLARGE OPENING PER DOOR SCHEDULE TO ACCOMMODATE NEW OPENING SIZE
D-14	REMOVE PORTION OF EXISTING WALL FOR NEW CASED OPENING OR DOOR. REFER TO DIMENSION ON PLAN - NEW HEAD HEIGHT. REFER TO "NEW" DRAWINGS (REFER TO STRUCTURAL FOR NEW HEADER)
D-15	REMOVE EXISTING WINDOW FOR THE INSTALLATION OF A NEW WINDOW - TYPICAL, U.N.O. RETAIN EXISTING INTERIOR WINDOW TRIM.
D-16	REMOVE EXISTING WINDOW OR OPENING FOR THE INSTALLATION OF WALL IN-FILL IN LIKE KIND, PER DETAILS
D-18	REMOVE EXISTING DOOR FOR THE INSTALLATION OF NEW WINDOW, PER DETAILS
D-19	REMOVE EXISTING BASEMENT LEVEL EXIT ENCLOSURE
D-20	REMOVE EXISTING ACCORDION PARTITION
D-21	REMOVE EXISTING KITCHEN EQUIPMENT IN ITS ENTIRETY
D-22	REMOVE EXISTING CASEWORK IN ITS ENTIRETY
D-23	REMOVE EXISTING WALK-IN COOLER/FREEZER
D-24	REMOVE EXISTING CONCRETE STOOP/STEPS AND ASSOCIATED RAILING
D-25	REMOVE EXISTING STEEL BALCONY
D-26	REMOVE EXISTING CAST IRON RADIATOR HEATING SYSTEM IN ITS ENTIRETY AND ASSOCIATED PIPING PER MEP DRAWINGS, TYPICAL. PATCH AND REPAIR EXISTING STRUCTURE
D-27	REMOVE EXISTING DOOR FOR THE INSTALLATION OF NEW DOOR PER DOOR SCHEDULE
D-28	REMOVE EXISTING PORTION OF EXISTING WALL FOR THE INSTALLATION OF NEW INTERIOR WINDOW
D-29	REMOVE EXISTING WINDOW FOR THE INSTALLATION OF A NEW DOOR PER DOOR SCHEDULE
D-40	REMOVE EXISTING THRU-WALL KITCHEN EQUIPMENT
D-41	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY, TO BELOW FINISHED FLOOR IN BASEMENT. INFILL WITH NEW CONCRETE PER DETAIL 2/A-100

1. GC SHALL NOTIFY THE ARCHITECT OF ANY CONCEALED CONDITIONS UNCOVERED DURING DEMOLITION THAT IMPEDES THE EXECUTION OF THE DESIGN AS INDICATED ON THE DOCUMENTS OR POSES ANY HEALTH AND/OR LIFE-SAFETY HAZARDS.
2. GC SHALL MINIMIZE DAMAGE TO FINISHES ADJACENT TO DEMOLITION AREAS. GC SHALL BE RESPONSIBLE FOR RESTORING ALL FINISHES AFFECTED BY THEIR WORK.
3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS FOR DEMOLITION OF SUCH MATERIALS, EQUIPMENT & SYSTEMS.
4. DIMENSIONS ARE BASED ON FIELD SURVEYS BY ARCHITECT. ANY DISCREPANCIES IN DIMENSIONS THAT CONFLICT WITH DESIGN AS DRAWN MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
5. NOTIFY LANDLORD/OWNER IN WRITING 72 HOURS PRIOR TO COMMENCING WORK ON ANY PROJECT PHASE OR PERFORMING ANY WORK THAT WILL IN ANY WAY IMPACT THE LANDLORD/OWNER (SUCH AS CONSTRUCTION OF TEMPORARY BARRICADES, TEMPORARY UTILITY SHUT DOWNS). DO NOT PROCEED WITH SUCH WORK IF THE LANDLORD/OWNER DOES NOT GRANT PERMISSION.
6. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND PERMITS, NOT LIMITED TO THOSE REFERENCED HEREIN.
7. PRIOR TO PROCEEDING WITH DEMOLITION GC TO REVIEW HAZARDOUS MATERIALS TESTING REPORT. GC MUST NOTIFY LANDLORD/OWNER AND ARCHITECT WHEN HAZARDOUS MATERIALS NOT INCLUDED IN THE REPORT ARE DISCOVERED PRIOR TO PROCEEDING WITH REMOVAL ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.
8. VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
9. GC IS RESPONSIBLE FOR PROTECTION OF THE EXPOSED BUILDING, INTERIOR MATERIALS AND FINISHES SUBJECT TO WEATHER; WATER AND MOISTURE, EXTREME TEMPERATURES DURING THE TERM OF THE CONSTRUCTION PERIOD. REFER TO SPECIFICATION SECTION 015000 TEMPORARY FACILITIES AND CONTROLS FOR SPECIFICS. GC IS RESPONSIBLE FOR THE MEANS OF A PROTECTION PLAN.
10. PRIOR TO STRUCTURAL MODIFICATIONS INDICATED HEREIN OR OTHERWISE, GC IS RESPONSIBLE FOR PROVIDING ENGINEERED MEANS FOR TEMPORARY SHORING.

GENERAL NOTES: DEMOLITION



1 A-091 **FRIST LEVEL - EXISTING & DEMO**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
FIRST FLOOR - EXISTING & DEMO

JOB NUMBER: 24211

DRAWING NUMBER:
A-091

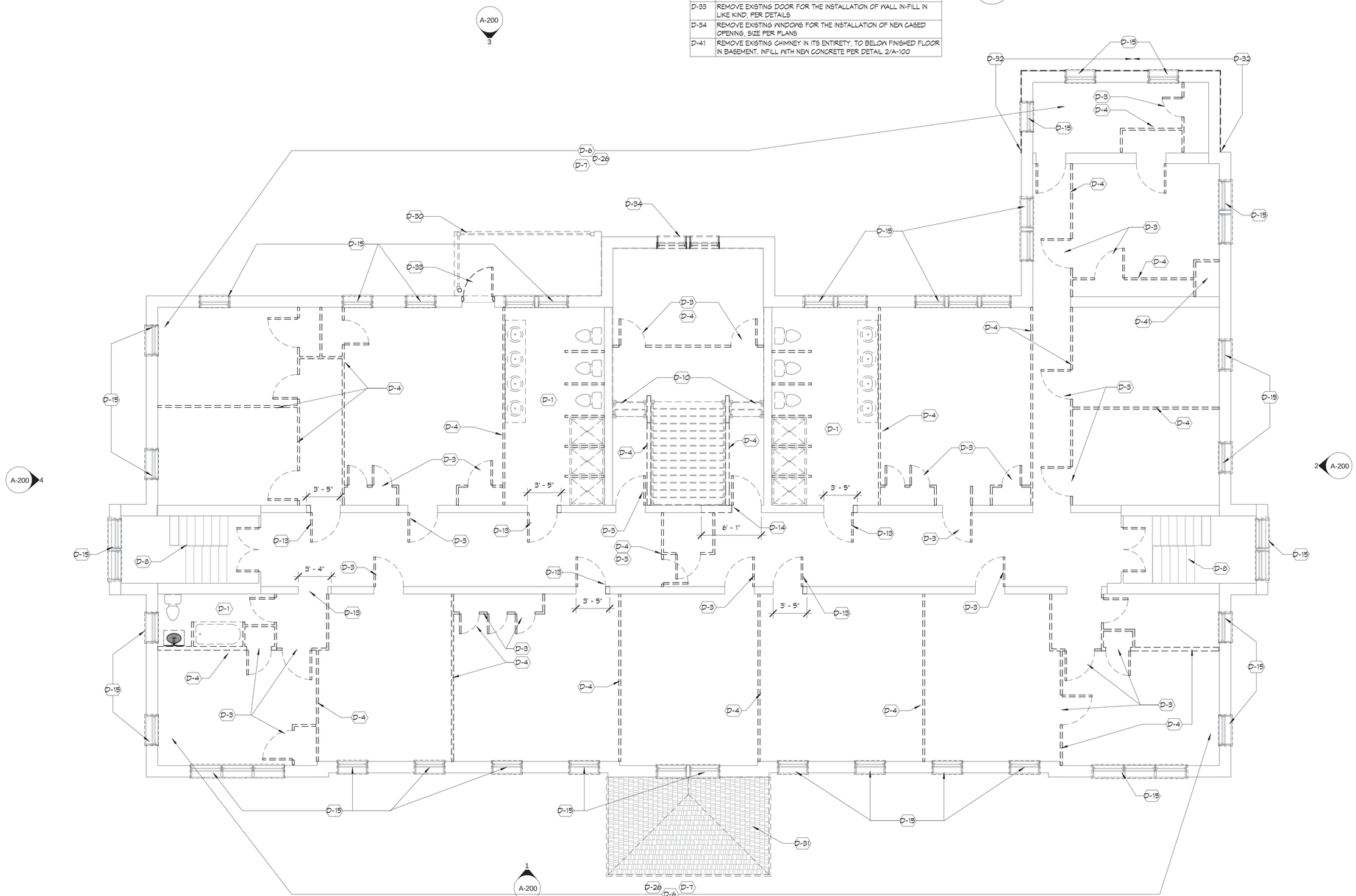
21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

KEYED NOTES

D-1	REMOVE EXISTING PLUMBING FIXTURES, CAP PLUMBING PER PLUMBING DRAWINGS AND CODE
D-3	REMOVE EXISTING DOOR AND FRAME AS SHOWN
D-4	REMOVE WALL TO THE EXTENT SHOWN
D-6	REMOVE ALL EXISTING CEILING TILE, LIGHTS, DUCTWORK, BULKHEADS, PIPES AND CONDUIT STEMMING FROM EXISTING HEATING SYSTEM - REFER TO MEP - TYPICAL
D-7	REMOVE EXISTING FLOOR FINISH, ADHESIVE AND WALL BASE, TYPICAL
D-8	REMOVE EXISTING VINYL STAIR TREADS
D-10	REMOVE EXISTING STAIR AND RAILING
D-13	NEW DOOR TO BE INSTALLED IN EXISTING DOOR OPENING, ENLARGE OPENING PER DOOR SCHEDULE TO ACCOMMODATE NEW OPENING SIZE
D-14	REMOVE PORTION OF EXISTING WALL FOR NEW CASED OPENING OR DOOR, REFER TO DIMENSION ON PLAN - NEW HEAD HEIGHT, REFER TO 'NEW' DRAWINGS (REFER TO STRUCTURAL FOR NEW HEADER)
D-15	REMOVE EXISTING WINDOW FOR THE INSTALLATION OF A NEW WINDOW - TYPICAL, U.N.O. RETAIN EXISTING INTERIOR WINDOW TRIM.
D-26	REMOVE EXISTING CAST IRON RADIATOR HEATING SYSTEM IN ITS ENTIRETY AND ASSOCIATED PIPING PER MEP DRAWINGS, TYPICAL. PATCH AND REPAIR EXISTING STRUCTURE
D-30	REMOVE EXISTING BALCONY IN ITS ENTIRETY
D-31	REMOVE EXISTING COVERED PORCH IN ITS ENTIRETY
D-32	REMOVE EXISTING SIDING AS NOTED, FOR THE RECEIPT OF NEW FIBER CEMENT SIDING PER EXTERIOR MATERIALS LEGEND
D-33	REMOVE EXISTING DOOR FOR THE INSTALLATION OF WALL IN-FILL IN LIKE KIND, PER DETAILS
D-34	REMOVE EXISTING WINDOWS FOR THE INSTALLATION OF NEW CASED OPENING, SIZE PER PLANS
D-41	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY, TO BELOW FINISHED FLOOR IN BASEMENT. INFILL WITH NEW CONCRETE PER DETAIL 2/A-100

1. GC SHALL NOTIFY THE ARCHITECT OF ANY CONCEALED CONDITIONS UNCOVERED DURING DEMOLITION THAT IMPEDES THE EXECUTION OF THE DESIGN AS INDICATED ON THE DOCUMENTS OR POSES ANY HEALTH AND/OR LIFE-SAFETY HAZARDS.
2. GC SHALL MINIMIZE DAMAGE TO FINISHES ADJACENT TO DEMOLITION AREAS. GC SHALL BE RESPONSIBLE FOR RESTORING ALL FINISHES AFFECTED BY THEIR WORK.
3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS FOR DEMOLITION OF SUCH MATERIALS, EQUIPMENT & SYSTEMS.
4. DIMENSIONS ARE BASED ON FIELD SURVEYS BY ARCHITECT. ANY DISCREPANCIES IN DIMENSIONS THAT CONFLICT WITH DESIGN AS DRAWN MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
5. NOTIFY LANDLORD/OWNER IN WRITING 72 HOURS PRIOR TO COMMENCING WORK ON ANY PROJECT PHASE OR PERFORMING ANY WORK THAT WILL IN ANY WAY IMPACT THE LANDLORD/OWNER (SUCH AS CONSTRUCTION OF TEMPORARY BARRICADES, TEMPORARY UTILITY SHUT DOWNS). DO NOT PROCEED WITH SUCH WORK IF THE LANDLORD/OWNER DOES NOT GRANT PERMISSION.
6. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND PERMITS, NOT LIMITED TO THOSE REFERENCED HEREIN.
7. PRIOR TO PROCEEDING WITH DEMOLITION GC TO REVIEW HAZARDOUS MATERIALS TESTING REPORT. GC MUST NOTIFY LANDLORD/OWNER AND ARCHITECT WHEN HAZARDOUS MATERIALS NOT INCLUDED IN THE REPORT ARE DISCOVERED PRIOR TO PROCEEDING WITH REMOVAL ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.
8. VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD, IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
9. GC IS RESPONSIBLE FOR PROTECTION OF THE EXPOSED BUILDING, INTERIOR MATERIALS AND FINISHES SUBJECT TO WEATHER; WATER AND MOISTURE, EXTREME TEMPERATURES DURING THE TERM OF THE CONSTRUCTION PERIOD. REFER TO SPECIFICATION SECTION 015000 TEMPORARY FACILITIES AND CONTROLS FOR SPECIFICS. GC IS RESPONSIBLE FOR THE MEANS OF A PROTECTION PLAN.
10. PRIOR TO STRUCTURAL MODIFICATIONS INDICATED HEREIN OR OTHERWISE, GC IS RESPONSIBLE FOR PROVIDING ENGINEERED MEANS FOR TEMPORARY SHORING.

GENERAL NOTES: DEMOLITION



1 A-092 **SECOND LEVEL - EXISTING & DEMO**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSON AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
SECOND FLOOR - EXISTING & DEMO

JOB NUMBER: 24211

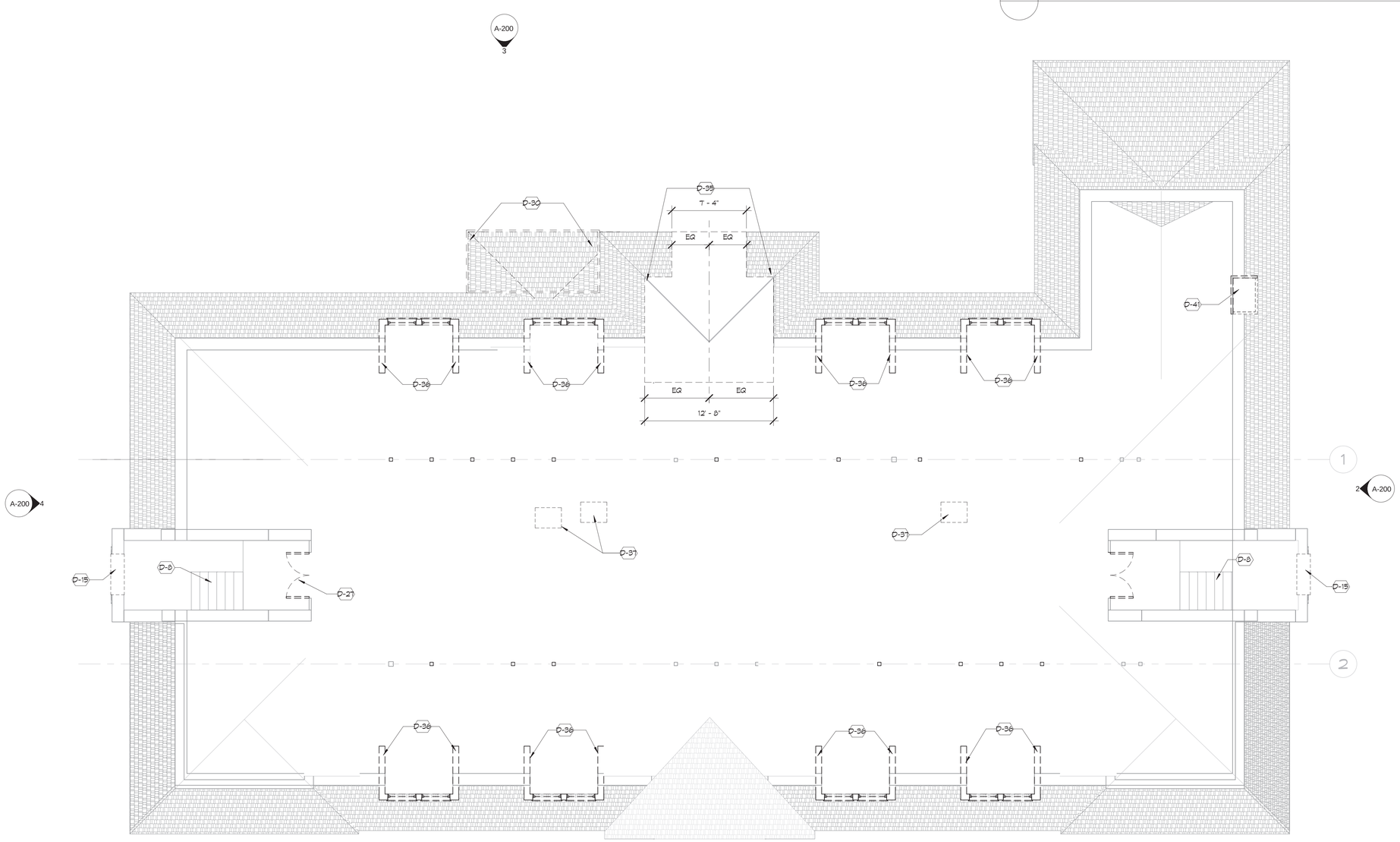
DRAWING NUMBER:
A-092

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

KEYED NOTES	
D-8	REMOVE EXISTING VINYL STAIR TREADS
D-15	REMOVE EXISTING WINDOW FOR THE INSTALLATION OF A NEW WINDOW - TYPICAL, U.N.O. RETAIN EXISTING INTERIOR WINDOW TRIM.
D-27	REMOVE EXISTING DOOR FOR THE INSTALLATION OF NEW DOOR PER DOOR SCHEDULE
D-30	REMOVE EXISTING BALCONY IN ITS ENTIRETY
D-35	REMOVE PORTION OF EXISTING ROOF FOR INSTALLATION OF NEW ROOF STRUCTURE, REFER TO STRUCTURAL DRAWINGS
D-36	REMOVE EXISTING DORMERS IN THEIR ENTIRETY, INCLUDING WALLS, WINDOWS AND ROOF
D-37	REMOVE EXISTING VERTICAL DUCTWORK IN ITS ENTIRETY, REFER TO MECHANICAL DRAWINGS
D-41	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY, TO BELOW FINISHED FLOOR IN BASEMENT. INFILL WITH NEW CONCRETE PER DETAIL 2/A-100

1. GC SHALL NOTIFY THE ARCHITECT OF ANY CONCEALED CONDITIONS UNCOVERED DURING DEMOLITION THAT IMPEDES THE EXECUTION OF THE DESIGN AS INDICATED ON THE DOCUMENTS OR POSES ANY HEALTH AND/OR LIFE-SAFETY HAZARDS.
2. GC SHALL MINIMIZE DAMAGE TO FINISHES ADJACENT TO DEMOLITION AREAS. GC SHALL BE RESPONSIBLE FOR RESTORING ALL FINISHES AFFECTED BY THEIR WORK.
3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS FOR DEMOLITION OF SUCH MATERIALS, EQUIPMENT & SYSTEMS.
4. DIMENSIONS ARE BASED ON FIELD SURVEYS BY ARCHITECT. ANY DISCREPANCIES IN DIMENSIONS THAT CONFLICT WITH DESIGN AS DRAWN MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
5. NOTIFY LANDLORD/OWNER IN WRITING 72 HOURS PRIOR TO COMMENCING WORK ON ANY PROJECT PHASE OR PERFORMING ANY WORK THAT WILL IN ANY WAY IMPACT THE LANDLORD/OWNER (SUCH AS CONSTRUCTION OF TEMPORARY BARRICADES, TEMPORARY UTILITY SHUT DOWNS). DO NOT PROCEED WITH SUCH WORK IF THE LANDLORD/OWNER DOES NOT GRANT PERMISSION.
6. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND PERMITS, NOT LIMITED TO THOSE REFERENCED HEREIN.
7. PRIOR TO PROCEEDING WITH DEMOLITION GC TO REVIEW HAZARDOUS MATERIALS TESTING REPORT. GC MUST NOTIFY LANDLORD/OWNER AND ARCHITECT WHEN HAZARDOUS MATERIALS NOT INCLUDED IN THE REPORT ARE DISCOVERED PRIOR TO PROCEEDING WITH REMOVAL ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.
8. VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD, IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
9. GC IS RESPONSIBLE FOR PROTECTION OF THE EXPOSED BUILDING, INTERIOR MATERIALS AND FINISHES SUBJECT TO WEATHER, WATER AND MOISTURE, EXTREME TEMPERATURES DURING THE TERM OF THE CONSTRUCTION PERIOD. REFER TO SPECIFICATION SECTION 015000 TEMPORARY FACILITIES AND CONTROLS FOR SPECIFICS. GC IS RESPONSIBLE FOR THE MEANS OF A PROTECTION PLAN.
10. PRIOR TO STRUCTURAL MODIFICATIONS INDICATED HEREIN OR OTHERWISE, GC IS RESPONSIBLE FOR PROVIDING ENGINEERED MEANS FOR TEMPORARY SHORING.

GENERAL NOTES: DEMOLITION



1 A-093 **THIRD LEVEL - EXISTING & DEMO**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
THIRD FLOOR - EXISTING & DEMO

JOB NUMBER: 24211

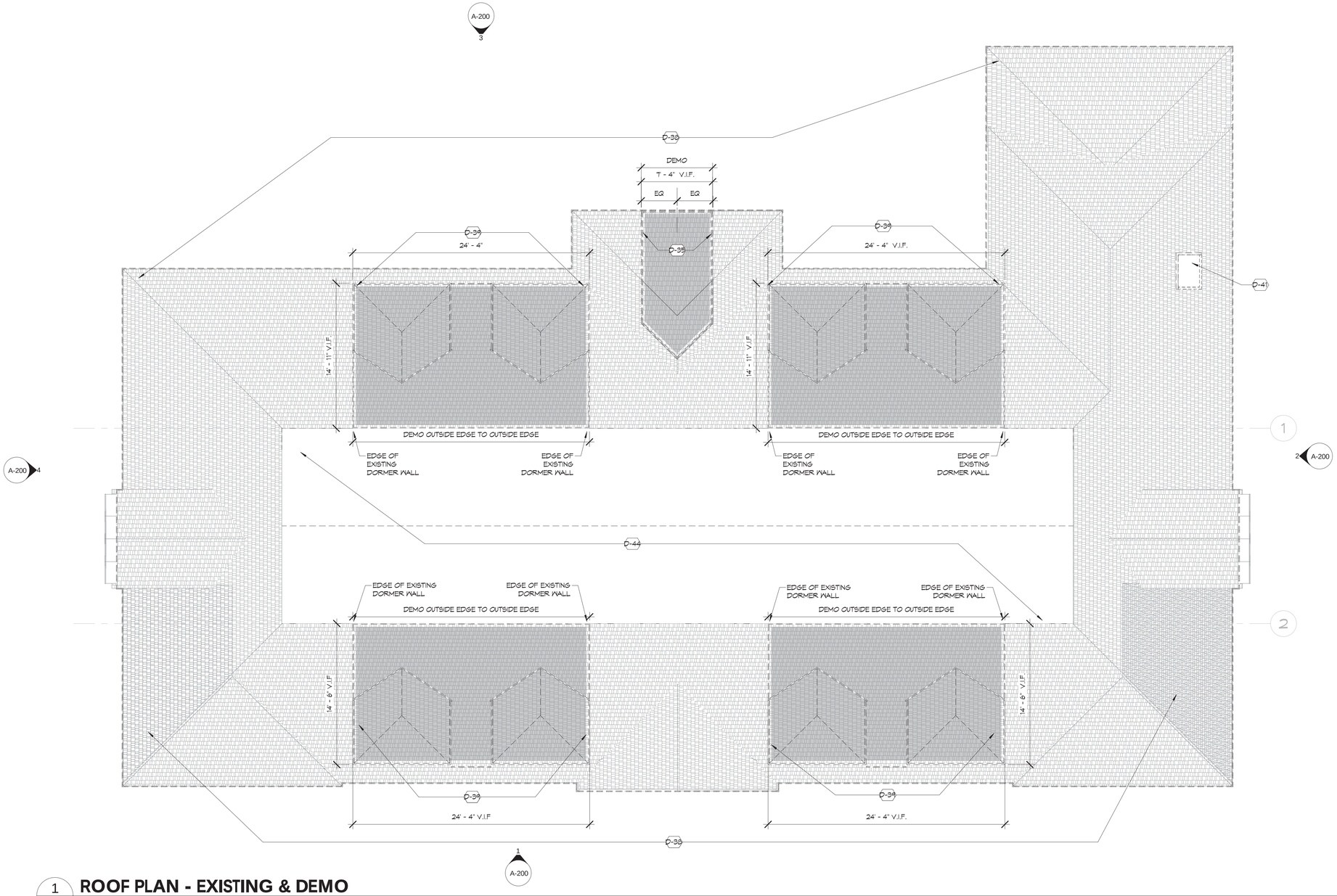
DRAWING NUMBER:
A-093

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

KEYED NOTES	
D-35	REMOVE PORTION OF EXISTING ROOF FOR INSTALLATION OF NEW ROOF STRUCTURE, REFER TO STRUCTURAL DRAWINGS
D-38	REMOVE ALL EXISTING SHINGLES, UNDERLAYMENT GUTTERS AND DOWNSPOUTS - TYPICAL (SHEATHING TO REMAIN UNLESS DEEMED COMPROMISED AFTER SHINGLES ARE REMOVED)
D-39	REMOVE PORTION OF ROOF FROM EXTERIOR SIDE OF EXISTING DORMER WALL TO OPPOSITE DORMER WALL
D-41	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY, TO BELOW FINISHED FLOOR IN BASEMENT. INFILL WITH NEW CONCRETE PER DETAIL 2/A-100
D-44	REMOVE EXISTING FLAT ROOF MATERIAL IN ITS ENTIRETY

1. ALL NEW AND EXISTING TO REMAIN ROOF AND DECK PENETRATIONS RELATED TO MECHANICAL, PLUMBING, AND ELECTRICAL TO BE COORDINATED BY GC.
2. NEW CONSTRUCTION OF THE ROOF SYSTEM SHALL NOT COMMENCE UNTIL ALL PERTINENT SUBMITTALS ARE PROVIDED AND DEEMED IN COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
3. GC IS RESPONSIBLE FOR PROTECTION OF THE EXPOSED BUILDING, INTERIOR MATERIALS AND FINISHES SUBJECT TO WEATHER, WATER AND MOISTURE, EXTREME TEMPERATURES DURING THE TERM OF THE CONSTRUCTION PERIOD. REFER TO SPECIFICATION SECTION 013000 TEMPORARY FACILITIES AND CONTROLS FOR SPECIFICS. GC IS RESPONSIBLE FOR THE MEANS OF A PROTECTION PLAN.
4. UPON COMPLETION OF NEW ROOFING SYSTEM INSTALLATION, GC SHALL NOTIFY THE ARCHITECT FOR A DETAILED INSPECTION. IT SHALL BE DEMONSTRATED THAT THE SYSTEM PERFORMS POSITIVE DRAINAGE ACCORDING TO THE MANUFACTURER'S REQUIREMENTS OF WARRANTY, U.N.O.
5. ARROWS INDICATED ON PLAN REFER TO DIRECTION OF SLOPE OF ROOF SYSTEM TO ALLOW POSITIVE DRAINAGE.

GENERAL NOTES: ROOF



1 A-094 **ROOF PLAN - EXISTING & DEMO**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

SAN MAR - THE FINDLAY BLDG.

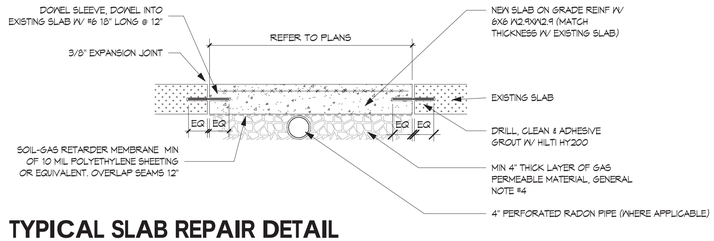
PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
ROOF PLAN - EXISTING & DEMO

JOB NUMBER: 24211

DRAWING NUMBER:
A-094

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com



2 TYPICAL SLAB REPAIR DETAIL

A-100

SCALE: 1" = 1'-0"

GENERAL NOTES:

1. RADON VENTS SHALL NOT PENETRATE THE ROOF ASSEMBLY THROUGH VALLEYS OR FIRE RETARDANT PLYWOOD. SHIFT IN ATTIC SPACE TO CLEAR SUCH ASSEMBLIES.
2. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE OF EITHER A MINIMUM 4" THICK LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
3. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "AC13O2.1R" & "AC1332 R" OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POSTTENSIONED SLABS ON GROUND".
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, TO ALLOW LATERAL FLOW OF SOIL GASES.
6. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
7. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

3 RADON GENERAL NOTES

A-100

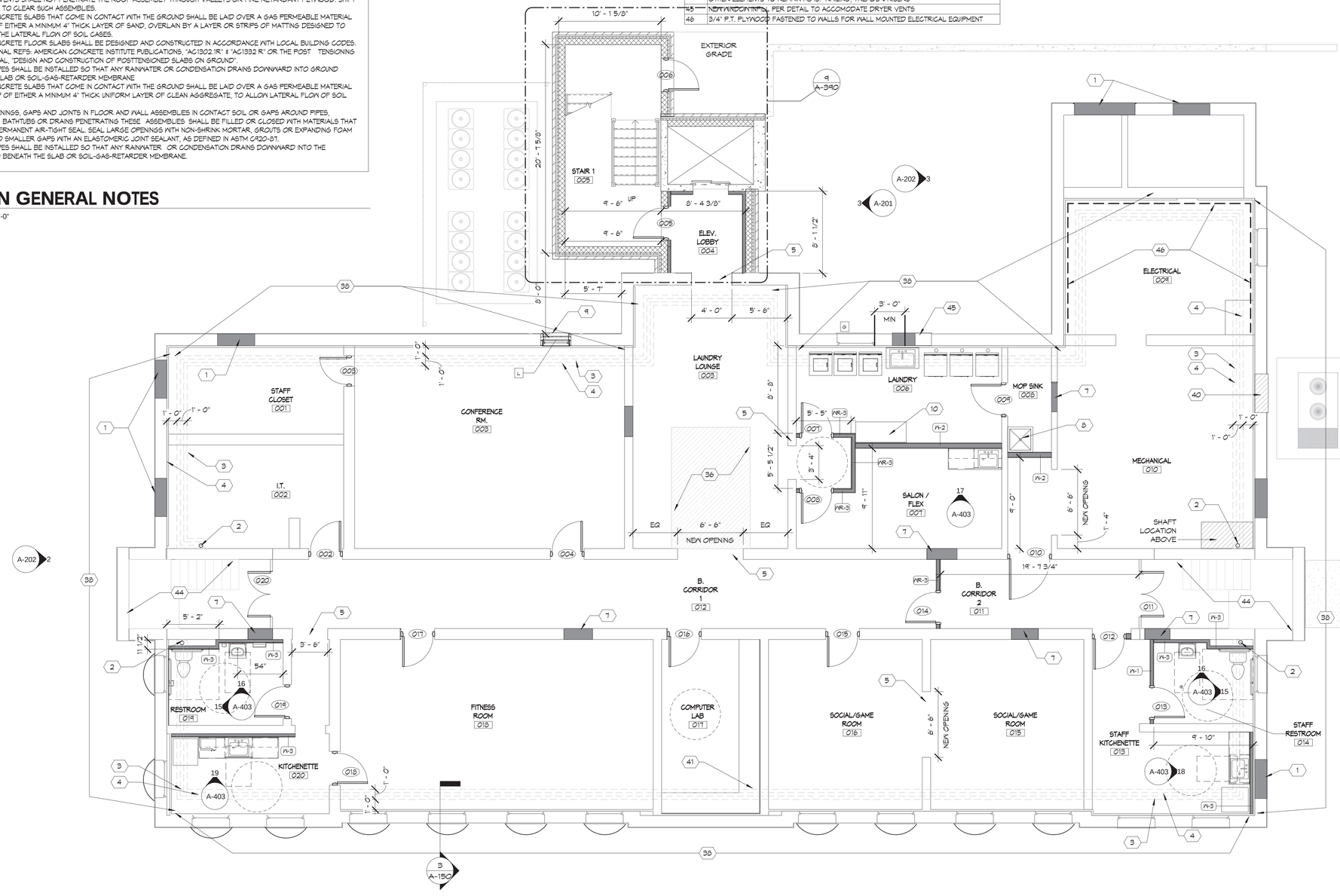
SCALE: 1/16" = 1'-0"

KEYED NOTES

1	IN-FILL EXISTING WINDOW OR OPENING TO MATCH SURROUNDING WALL CONSTRUCTION, REFER TO DETAILS
2	PROVIDE NEW PASSIVE RADON SYSTEM, 4" RADON PIPE, TURN UP TO ROOF - REFER TO PLUMBING DRAWINGS
3	4" PERFORATED RADON PIPE
4	IN-FILL CONCRETE SLAB PER DETAIL 2/A-100
5	NEW CASED OPENING, PROVIDE 4" PAINTED 1X TRIM SURROUND WITH PAINTED WOOD 1X JAMB, HEIGHT, T-O" A.F.F. REFER TO STRUCTURAL FOR LINTEL DETAILS
7	IN-FILL EXISTING DOOR OR CASED OPENING TO MATCH EXISTING WALL CONSTRUCTION, REFER TO DETAILS
8	NEW MOP SINK WITH FRP PANEL SURROUND
9	NEW WINDOW IN EXISTING DOOR LOCATION, REFER TO DETAILS
10	5' WIDE PLASTIC LAMINATE FOLDING COUNTER WITH BRACKETS AND CONTINUOUS LEDGER
36	GC TO EVALUATE SLAB CONDITION AFTER STAIRS ARE REMOVED, POSSIBLE PATCH AND REPAIR
38	SEAL ALL EXISTING BASEMENT EXTERIOR WALLS FROM THE INTERIOR, WITH DRYLOK MASONRY SEALANT OR EQUAL
40	NEW MECHANICAL LOUVER IN EXISTING WINDOW OPENING, COORD. W/ MECHANICAL
41	PLASTIC LAMINATE COUNTER, FULL LENGTH OF THE ROOM, WITH BRACKETS AND CONTINUOUS LEDGER - PROVIDE GROMMETS EVERY 24" O.C., COORD. W/ OWNER
44	EXISTING STAIR WALLS TO BE REPAINTED 'PNT-2', CEILINGS TO BE PAINTED ' PNT-5'. ALL OTHER ELEMENTS TO REMAIN AS IS: RAILING, TREADS & RISERS
45	NEW WINDOW IN PER DETAIL TO ACCOMODATE DRYER VENTS
46	3/4" P.T. PLYWOOD FASTENED TO WALLS FOR WALL MOUNTED ELECTRICAL EQUIPMENT

1. ALL WORK PERFORMED SHALL COMPLY WITH CURRENT UNIFORM BUILDING AND FIRE CODES AND APPLICABLE STATE LAWS AND ORDINANCES AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION AT THE TIME OF PERMIT ISSUANCE.
2. ALL PLAN DIMENSIONS INDICATED ARE **FROM FACE OF FINISH TO FACE OF FINISH** U.N.O. IN THE EVENT OF A DIMENSION DISCREPANCY BETWEEN THESE DOCUMENTS AND FIELD DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY.
3. ALL NEW DOOR FRAMES TO BE SET 4" FROM ADJACENT WALL, U.N.O.
4. GC TO PATCH AND REPAIR ALL WALLS THAT ARE DAMAGED DURING DEMOLITION.
5. DRYWALL FINISH SHALL BE LEVEL 4, U.N.O.
6. ALL ACCESSIBLE UNITS AND COMMON SPACES, ALL ELECTRICAL CONDITIONS SHALL APPLY: CENTER OF TOGGLE SWITCHES SHALL BE 42", TOP OF THE HIGHEST SWITCHING DEVICES, CONTROLS OR DISCONNECTS SHALL BE 48" AFF.
7. REFER TO MILLWORK DETAILS FOR ELECTRICAL OUTLET LOCATIONS IN ACCESSIBLE KITCHENS AND KITCHENETTES

GENERAL NOTES: FLOOR PLANS



1 BASEMENT LEVEL - NEW CONSTRUCTION

A-100

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:

8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:

BASEMENT FLOOR PLAN - NEW

JOB NUMBER: 24211

DRAWING NUMBER:

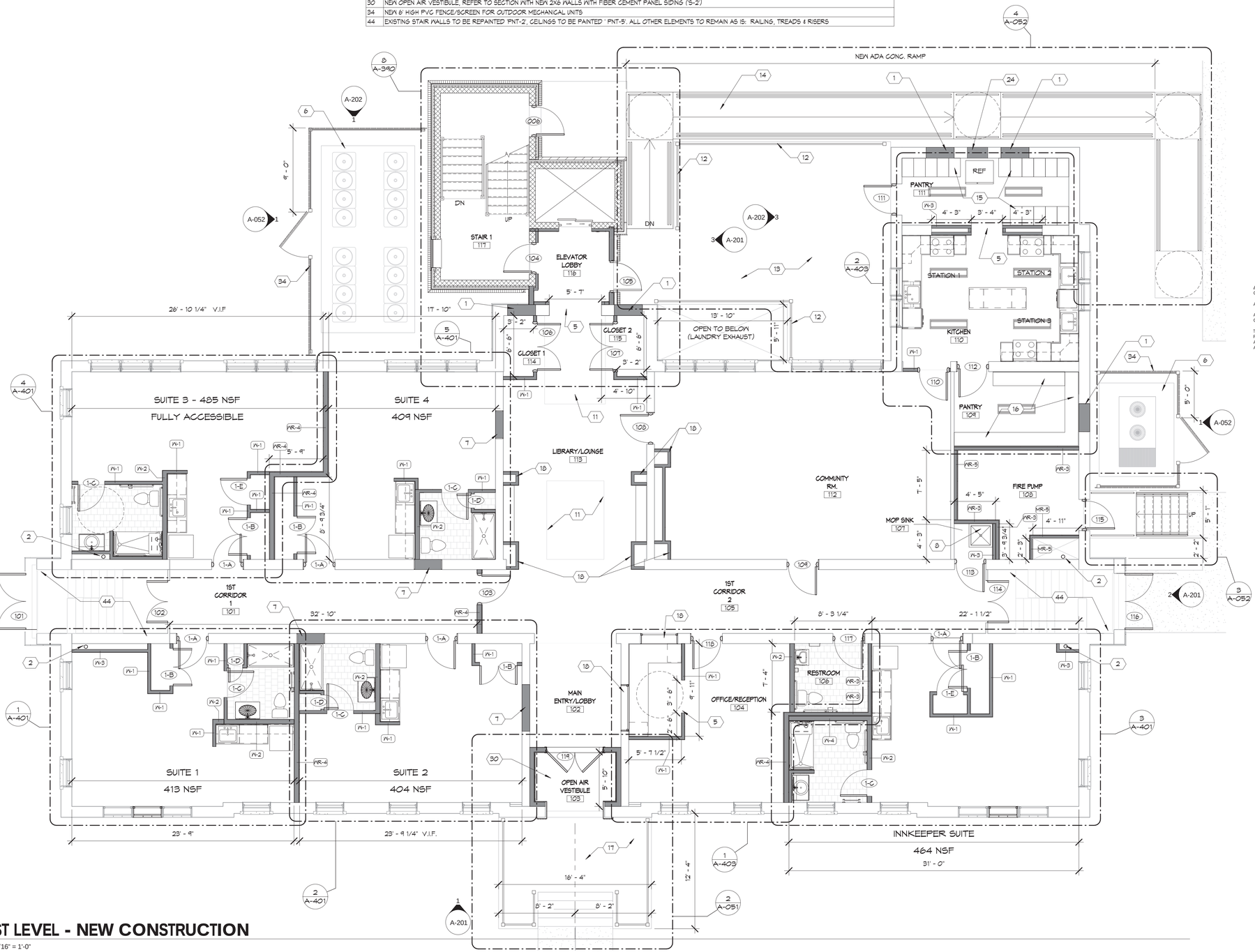
A-100

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

KEYED NOTES	
1	IN-FILL EXISTING WINDOW OR OPENING TO MATCH SURROUNDING WALL CONSTRUCTION, REFER TO DETAILS
2	PROVIDE NEW PASSIVE RADON SYSTEM, 4" RADON PIPE, TURN UP TO ROOF - REFER TO PLUMBING DRAWINGS
5	NEW CASED OPENING, PROVIDE 4" PAINTED 1X TRIM SURROUND WITH PAINTED WOOD 1X JAMB. HEIGHT, T-O" A.F.F. REFER TO STRUCTURAL FOR LINTEL DETAILS
6	NEW 4" CONCRETE PAD OVER COMPACTED GRAVEL FOR MECHANICAL EQUIPMENT
7	IN-FILL EXISTING DOOR OR CASED OPENING TO MATCH EXISTING WALL CONSTRUCTION, REFER TO DETAILS
8	NEW MOP SINK WITH FRP PANEL SURROUND
11	IN-FILL EXISTING FLOOR PER STRUCTURAL DRAWINGS
12	NEW 42" STEEL GUARD RAIL WITH POWDER COATED FINISH, PER DETAILS
13	NEW CONCRETE PATIO, PER DETAILS
14	NEW CONCRETE RAMP WITH STEEL RAILINGS WITH POWDER COATED FINISH, PER DETAILS
15	15" WIDE LOCKABLE FULL HEIGHT PANTRY CABINETS
16	FULL HEIGHT SHELVING, WITH CONT. LEDGER AND BRACKETS PER DETAILS
17	NEW CONCRETE STOOP AND STEPS WITH STEEL RAILINGS WITH POWDER COATED FINISH, PER DETAILS
18	NEW INTERIOR FIXED WINDOW PER INTERIOR ELEVATION
24	IN-FILL WALL WHERE THRU-WALL KITCHEN EQUIPMENT HAS BEEN REMOVED, TO MATCH EXISTING WALL CONSTRUCTION, REFER TO DETAILS SIMILAR TO WINDOW IN-FILL
30	NEW OPEN AIR VESTIBULE, REFER TO SECTION WITH NEW 2X6 WALLS WITH FIBER CEMENT PANEL SIDING ('5-2')
34	NEW 6' HIGH PVC FENCE/SCREEN FOR OUTDOOR MECHANICAL UNITS
44	EXISTING STAIR WALLS TO BE REPAINTED 'PNT-2', CEILINGS TO BE PAINTED ' PNT-5'. ALL OTHER ELEMENTS TO REMAIN AS IS: RAILING, TREADS & RISERS

1. ALL WORK PERFORMED SHALL COMPLY WITH CURRENT UNIFORM BUILDING AND FIRE CODES AND APPLICABLE STATE LAWS AND ORDINANCES AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION AT THE TIME OF PERMIT ISSUANCE.
2. ALL PLAN DIMENSIONS INDICATED ARE **FROM FACE OF FINISH TO FACE OF FINISH** U.N.O. IN THE EVENT OF A DIMENSION DISCREPANCY BETWEEN THESE DOCUMENTS AND FIELD DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY.
3. ALL NEW DOOR FRAMES TO BE SET 4" FROM ADJACENT WALL, U.N.O.
4. GC TO PATCH AND REPAIR ALL WALLS THAT ARE DAMAGED DURING DEMOLITION.
5. DRYWALL FINISH SHALL BE LEVEL 4, U.N.O.
6. ALL ACCESSIBLE UNITS AND COMMON SPACES, ALL ELECTRICAL CONDITIONS SHALL APPLY: CENTER OF TOGGLE SWITCHES SHALL BE 42", TOP OF THE HIGHEST SWITCHING DEVICES, CONTROLS OR DISCONNECTS SHALL BE 48" AFF.
7. REFER TO MILLWORK DETAILS FOR ELECTRICAL OUTLET LOCATIONS IN ACCESSIBLE KITCHENS AND KITCHENETTES

GENERAL NOTES: FLOOR PLANS



1 A-101 **FRIST LEVEL - NEW CONSTRUCTION**
SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
FIRST FLOOR PLAN - NEW

JOB NUMBER: 24211

DRAWING NUMBER:
A-101

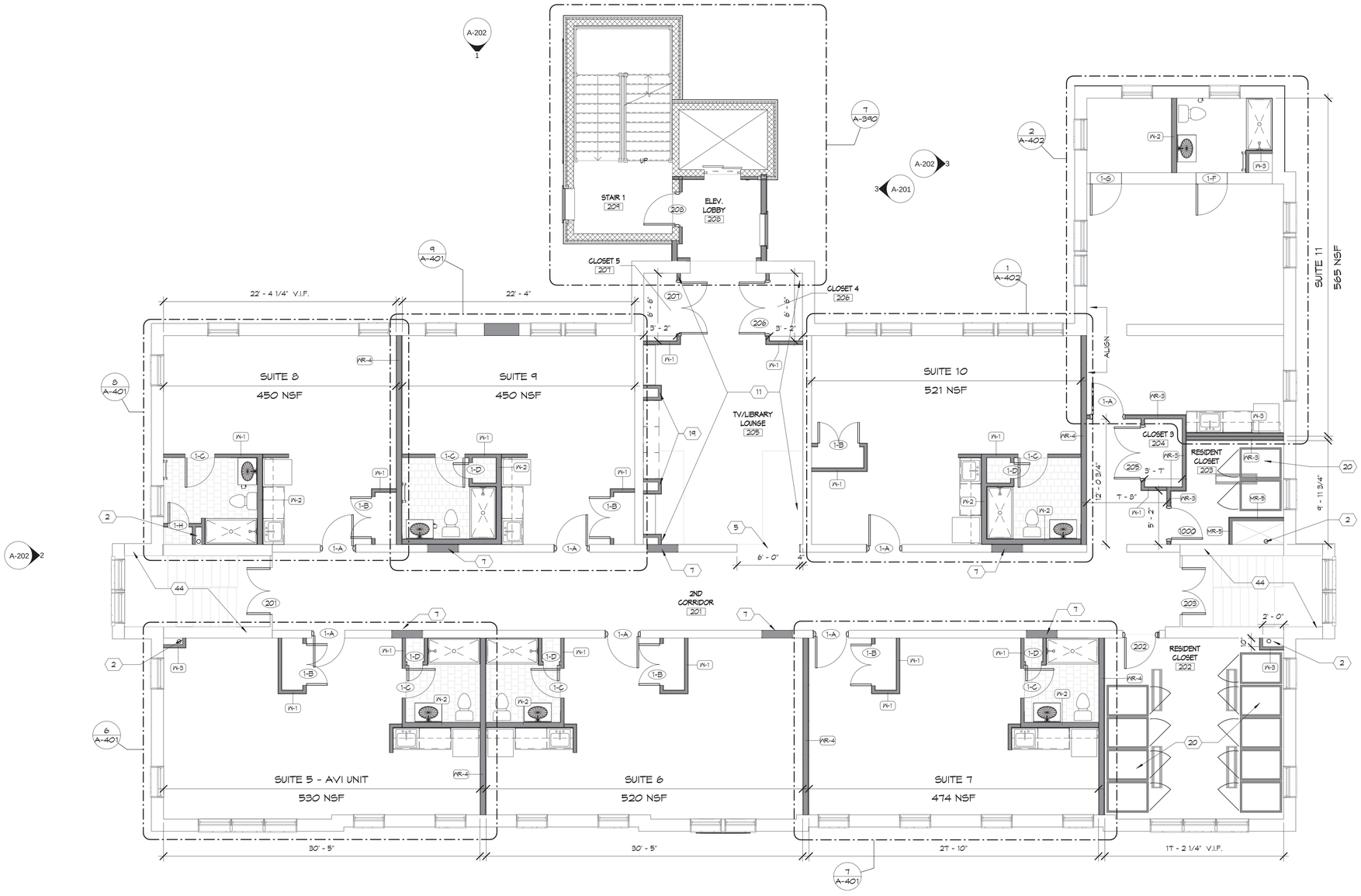
21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

KEYED NOTES

2	PROVIDE NEW PASSIVE RADON SYSTEM, 4" RADON PIPE, TURN UP TO ROOF - REFER TO PLUMBING DRAWINGS
5	NEW CASED OPENING, PROVIDE 4" PAINTED 1X TRIM SURROUND WITH PAINTED WOOD 1X JAMB. HEIGHT, T-O" A.F.F. REFER TO STRUCTURAL FOR LINTEL DETAILS
7	IN-FILL EXISTING DOOR OR CASED OPENING TO MATCH EXISTING WALL CONSTRUCTION, REFER TO DETAILS
11	IN-FILL EXISTING FLOOR PER STRUCTURAL DRAWINGS
19	NEW GWB FAUX COLUMNS, REFER TO DETAILS/ELEVATIONS
20	POWDER COATED STEEL VENTILATED MESH PANEL RESIDENT STORAGE CAGES, 36"W X 48" D, ULINE OR EQUAL - GC TO FIELD VERIFY FIT PRIOR TO ORDERING
44	EXISTING STAIR WALLS TO BE REPAINTED 'PNT-2', CEILINGS TO BE PAINTED ' PNT-5'. ALL OTHER ELEMENTS TO REMAIN AS IS. RAILING, TREADS & RISERS

1. ALL WORK PERFORMED SHALL COMPLY WITH CURRENT UNIFORM BUILDING AND FIRE CODES AND APPLICABLE STATE LAWS AND ORDINANCES AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION AT THE TIME OF PERMIT ISSUANCE.
2. ALL PLAN DIMENSIONS INDICATED ARE **FROM FACE OF FINISH TO FACE OF FINISH** U.N.O. IN THE EVENT OF A DIMENSION DISCREPANCY BETWEEN THESE DOCUMENTS AND FIELD DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY.
3. ALL NEW DOOR FRAMES TO BE SET 4" FROM ADJACENT WALL, U.N.O.
4. GC TO PATCH AND REPAIR ALL WALLS THAT ARE DAMAGED DURING DEMOLITION.
5. DRYWALL FINISH SHALL BE LEVEL 4, U.N.O.
6. ALL ACCESSIBLE UNITS AND COMMON SPACES, ALL ELECTRICAL CONDITIONS SHALL APPLY: CENTER OF TOGGLE SWITCHES SHALL BE 42", TOP OF THE HIGHEST SWITCHING DEVICES, CONTROLS OR DISCONNECTS SHALL BE 48" AFF.
7. REFER TO MILLWORK DETAILS FOR ELECTRICAL OUTLET LOCATIONS IN ACCESSIBLE KITCHENS AND KITCHENETTES

GENERAL NOTES: FLOOR PLANS



1 A-102 **SECOND LEVEL - NEW CONSTRUCTION**
SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

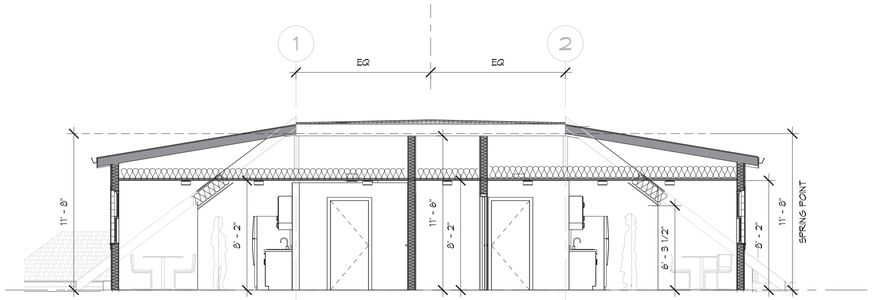
PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
SECOND FLOOR PLAN - NEW

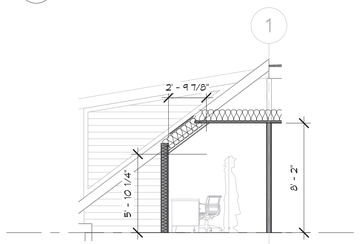
JOB NUMBER: 24211

DRAWING NUMBER:
A-102

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com



2 A-103 **SECTION 1 AT NEW DORMERS**
SCALE: 3/16" = 1'-0"



3 A-103 **SECTION 2 AT SLOPED ROOF**
SCALE: 3/16" = 1'-0"

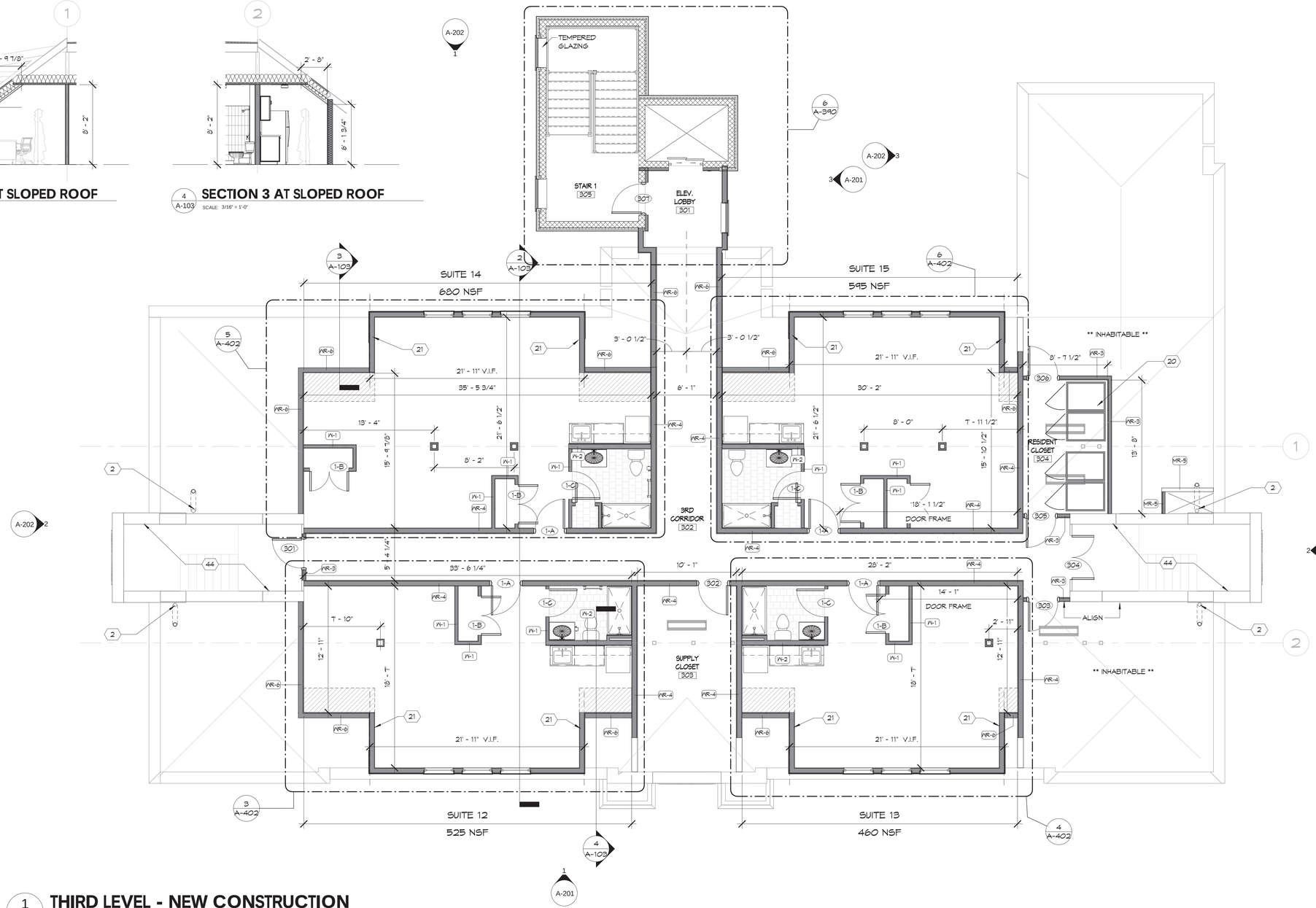
4 A-103 **SECTION 3 AT SLOPED ROOF**
SCALE: 3/16" = 1'-0"

KEYED NOTES

2	PROVIDE NEW PASSIVE RADON SYSTEM, 4" RADON PIPE, TURN UP TO ROOF - REFER TO PLUMBING DRAWINGS
20	POWDER COATED STEEL VENTILATED MESH PANEL RESIDENT STORAGE CAGES, 36"W X 48" D, ULINE OR EQUAL - GC TO FIELD VERIFY FIT PRIOR TO ORDERING
21	NEW STICK BUILT DORMERS, WALLS OF NEW DORMERS TO ALIGN WITH OUTER WALLS OF EXISTING DORMERS - VERIFY IN FIELD. REFER TO STRUCTURAL
44	EXISTING STAIR WALLS TO BE REPAINTED 'PNT-2', CEILINGS TO BE PAINTED ' PNT-5'. ALL OTHER ELEMENTS TO REMAIN AS IS: RAILING, TREADS & RISERS

1. ALL WORK PERFORMED SHALL COMPLY WITH CURRENT UNIFORM BUILDING AND FIRE CODES AND APPLICABLE STATE LAWS AND ORDINANCES AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION AT THE TIME OF PERMIT ISSUANCE.
2. ALL PLAN DIMENSIONS INDICATED ARE **FROM FACE OF FINISH TO FACE OF FINISH** U.N.O. IN THE EVENT OF A DIMENSION DISCREPANCY BETWEEN THESE DOCUMENTS AND FIELD DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY.
3. ALL NEW DOOR FRAMES TO BE SET 4" FROM ADJACENT WALL, U.N.O.
4. GC TO PATCH AND REPAIR ALL WALLS THAT ARE DAMAGED DURING DEMOLITION.
5. DRYWALL FINISH SHALL BE LEVEL 4, U.N.O.
6. ALL ACCESSIBLE UNITS AND COMMON SPACES, ALL ELECTRICAL CONDITIONS SHALL APPLY: CENTER OF TOGGLE SWITCHES SHALL BE 42", TOP OF THE HIGHEST SWITCHING DEVICES, CONTROLS OR DISCONNECTS SHALL BE 48" AFF.
7. REFER TO MILLWORK DETAILS FOR ELECTRICAL OUTLET LOCATIONS IN ACCESSIBLE KITCHENS AND KITCHENETTES

GENERAL NOTES: FLOOR PLANS



1 A-103 **THIRD LEVEL - NEW CONSTRUCTION**
SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

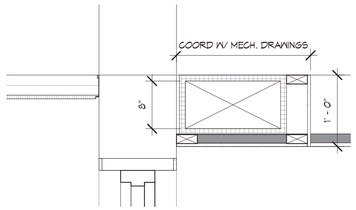
PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
THIRD FLOOR PLAN - NEW

JOB NUMBER: 24211

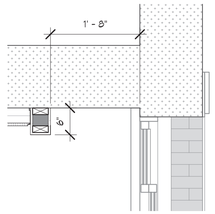
DRAWING NUMBER:
A-103

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com



1 A-150 **SECTION 1 @ BASEMENT CEILING**

SCALE: 1" = 1'-0"



3 A-150 **SECTION 2 @ BASEMENT CEILING**

SCALE: 3/4" = 1'-0"

1. DRYWALL BULKHEAD TYPICAL CONSTRUCTION TO BE GYP. BD. ON 3-5/8" MTL STUDS (OR 2 X 4 WD STUDS) @ 16" O.C. W/. KICKERS EVERY THIRD STUD MINIMUM W/ 5/8" GYP. BD.
2. DIMENSIONS ARE CALCULATED FROM FACE OF EXISTING FINISH TO FACE OF NEW FINISH, U.N.O.
3. PATCH CRACKS, NAIL POPS, AND HOLES IN EXISTING DRYWALL CEILINGS. FINISH PER FINISH SCHEDULE AND SPECIFICATIONS.
4. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATIONS AND FIXTURE TYPES OF SMOKE DETECTORS, EXIT SIGNS, AND EGRESS AND EMERGENCY LIGHTING.
5. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND TECHNICAL INFORMATION.
6. LOCATIONS OF LIGHT FIXTURES SHALL BE DETERMINED FROM THE ARCHITECTURAL REFLECTED CEILING PLANS.
7. UPON FINDING A DISCREPANCY BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
8. IF GC FINDS DISREPENCIES WITH NEW SPRINKLER HEADS AND ANY FIXTURE LOCATIONS ON RCP, NOTIFY ARCHITECT IMMEDIATELY

GENERAL NOTES - RCP

SCALE: 1/4" = 1'-0"

CEILING SYMBOLS LEGEND

- SURFACE MTD. LIGHT FIXTURE PER ELECTRICAL
- SURFACE MTD. LIGHT FIXTURE PER ELECTRICAL
- CO/SMOKE DETECTOR PER ELECTRICAL
- SURFACE MOUNTED ROUND LIGHT PER ELECTICAL
- SURFACE MOUNTED ROUND LIGHT PER ELECTICAL
- PENDANT PER ELECTRICAL
- SLIM RECESSED CAN
- SLIM 2X2 LAY-IN LIGHT FIXTURE PER ELECTRICAL
- BATHROOM FAN PER MECHANICAL
- SUITE BATHROOM VANITY LIGHT PER ELECTRICAL

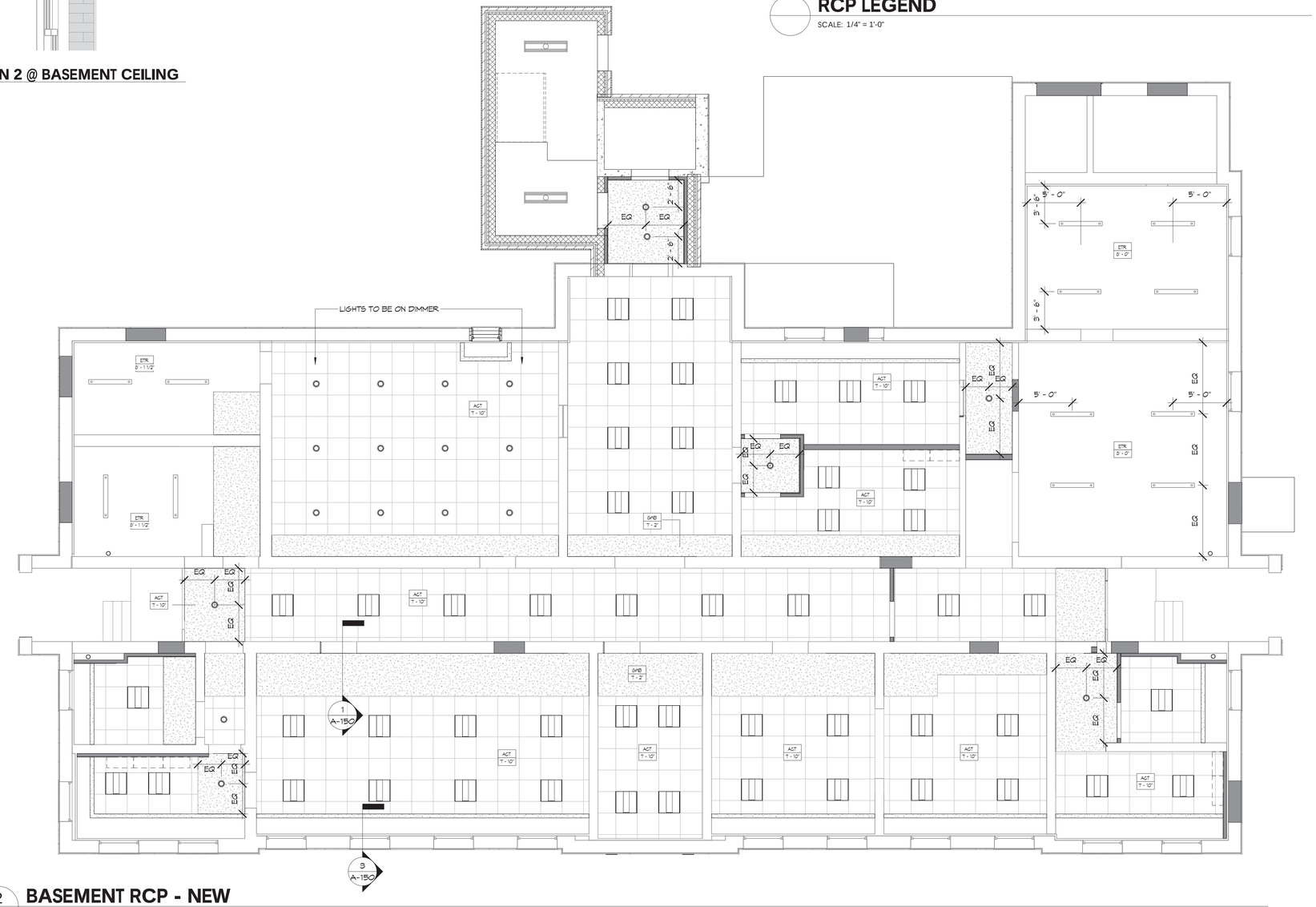
* NOT ALL FIXTURES APPLY TO EACH SHEET
* REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

GENERAL NOTES

1. DIMENSIONS ARE CALCULATED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATIONS AND FIXTURE TYPES OF SMOKE DETECTORS, EXIT SIGNS, AND EGRESS AND EMERGENCY LIGHTING.
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND TECHNICAL INFORMATION.
4. LOCATIONS OF LIGHT FIXTURES SHALL BE DETERMINED FROM THE REFLECTED CEILING PLANS.
5. UPON FINDING A DISCREPANCY BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
6. COORDINATE SPRINKLER HEADS AND PIPING WITH NEW CEILING SYSTEM AND LIGHTS. NOTIFY ARCHITECT UPON FINDING CONFLICTS
7. ALL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE AND CARBON MONOXIDE DETECTION

RCP LEGEND

SCALE: 1/4" = 1'-0"



2 A-150 **BASEMENT RCP - NEW**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5980, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
RCP - BASEMENT FLOOR RCP

JOB NUMBER: 24211

DRAWING NUMBER:
A-150

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

1. DRYWALL BULKHEAD TYPICAL CONSTRUCTION TO BE GYP. BD. ON 3-5/8" MTL STUDS (OR 2 X 4 WD STUDS) @ 16" O.C. W/. KICKERS EVERY THIRD STUD MINIMUM W/ 5/8" GYP. BD.
2. DIMENSIONS ARE CALCULATED FROM FACE OF EXISTING FINISH TO FACE OF NEW FINISH, U.N.O.
3. PATCH CRACKS, NAIL POPS, AND HOLES IN EXISTING DRYWALL CEILINGS. FINISH PER FINISH SCHEDULE AND SPECIFICATIONS.
4. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATIONS AND FIXTURE TYPES OF SMOKE DETECTORS, EXIT SIGNS, AND EGRESS AND EMERGENCY LIGHTING.
5. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND TECHNICAL INFORMATION.
6. LOCATIONS OF LIGHT FIXTURES SHALL BE DETERMINED FROM THE ARCHITECTURAL REFLECTED CEILING PLANS.
7. UPON FINDING A DISCREPANCY BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
8. IF GC FINDS DISCREPENCIES WITH NEW SPRINKLER HEADS AND ANY FIXTURE LOCATIONS ON RCP, NOTIFY ARCHITECT IMMEDIATELY

GENERAL NOTES - RCP

SCALE: 1/4" = 1'-0"

CEILING SYMBOLS LEGEND

- SURFACE MTD. LIGHT FIXTURE PER ELECTRICAL
- SURFACE MTD. LIGHT FIXTURE PER ELECTRICAL
- CO/SMOKE DETECTOR PER ELECTRICAL
- SURFACE MOUNTED ROUND LIGHT PER ELECTICAL
- SURFACE MOUNTED ROUND LIGHT PER ELECTICAL
- PENDANT PER ELECTRICAL
- SLIM RECESSED CAN
- SLIM 2X2 LAY-IN LIGHT FIXTURE PER ELECTRICAL
- BATHROOM FAN PER MECHANICAL
- SUITE BATHROOM VANITY LIGHT PER ELECTRICAL

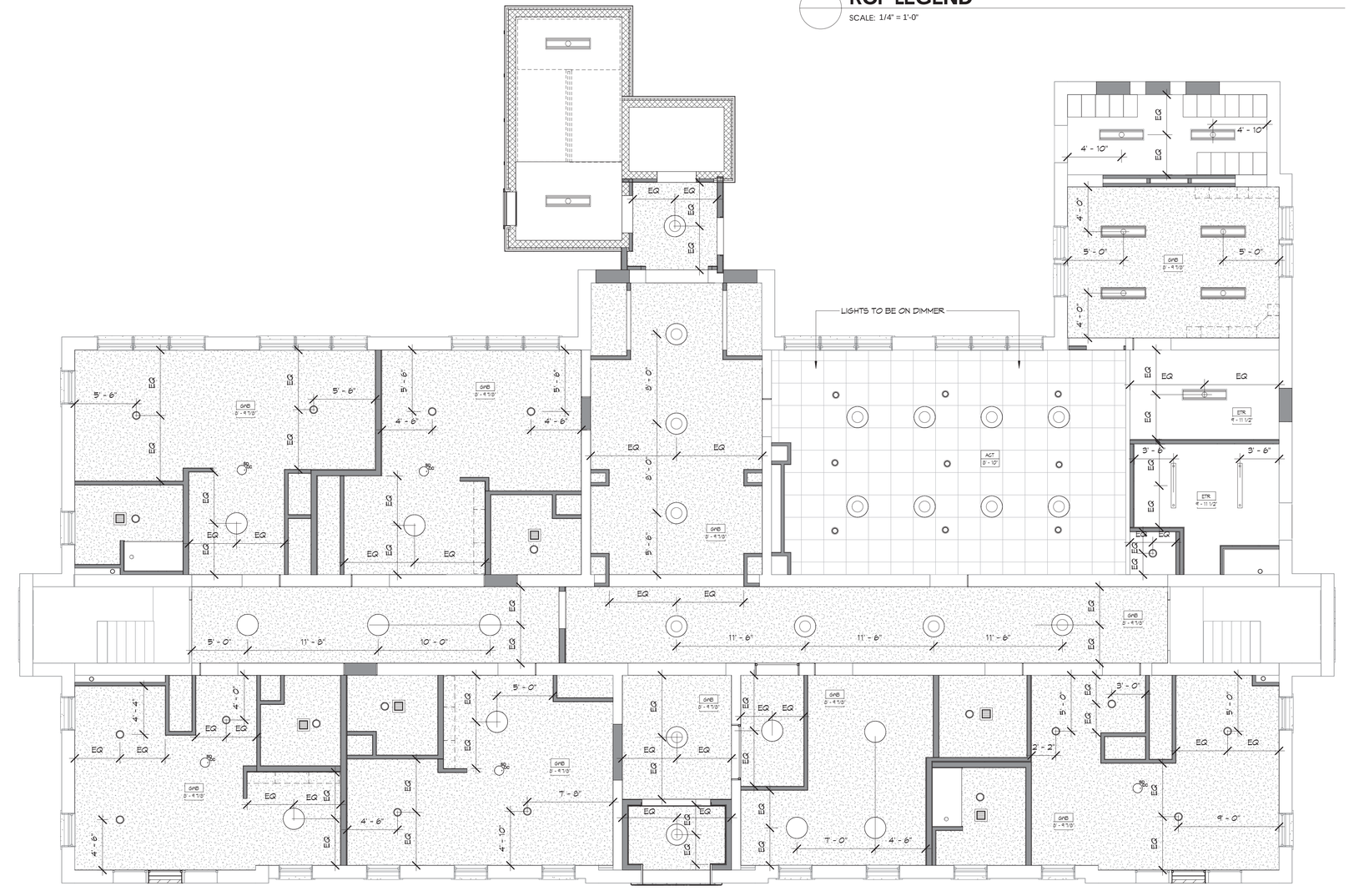
* NOT ALL FIXTURES APPLY TO EACH SHEET
* REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

GENERAL NOTES

1. DIMENSIONS ARE CALCULATED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATIONS AND FIXTURE TYPES OF SMOKE DETECTORS, EXIT SIGNS, AND EGRESS AND EMERGENCY LIGHTING.
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND TECHNICAL INFORMATION.
4. LOCATIONS OF LIGHT FIXTURES SHALL BE DETERMINED FROM THE REFLECTED CEILING PLANS.
5. UPON FINDING A DISCREPANCY BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
6. COORDINATE SPRINKLER HEADS AND PIPING WITH NEW CEILING SYSTEM AND LIGHTS, NOTIFY ARCHITECT UPON FINDING CONFLICTS
7. ALL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE AND CARBON MONOXIDE DETECTION

RCP LEGEND

SCALE: 1/4" = 1'-0"



1 A-151 **FIRST FLOOR RCP - NEW**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5980, EXPIRATION DATE 06-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
RCP - FIRST FLOOR RCP

JOB NUMBER: 24211

DRAWING NUMBER:
A-151

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

1. DRYWALL BULKHEAD TYPICAL CONSTRUCTION TO BE GYP. BD. ON 3-5/8" MTL STUDS (OR 2 X 4 WD STUDS) @ 16" O.C. W/. KICKERS EVERY THIRD STUD MINIMUM W/ 5/8" GYP. BD.
2. DIMENSIONS ARE CALCULATED FROM FACE OF EXISTING FINISH TO FACE OF NEW FINISH, U.N.O.
3. PATCH CRACKS, NAIL POPS, AND HOLES IN EXISTING DRYWALL CEILINGS. FINISH PER FINISH SCHEDULE AND SPECIFICATIONS.
4. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATIONS AND FIXTURE TYPES OF SMOKE DETECTORS, EXIT SIGNS, AND EGRESS AND EMERGENCY LIGHTING.
5. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND TECHNICAL INFORMATION.
6. LOCATIONS OF LIGHT FIXTURES SHALL BE DETERMINED FROM THE ARCHITECTURAL REFLECTED CEILING PLANS.
7. UPON FINDING A DISCREPANCY BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
8. IF GC FINDS DISREPENCIES WITH NEW SPRINKLER HEADS AND ANY FIXTURE LOCATIONS ON RCP, NOTIFY ARCHITECT IMMEDIATELY

GENERAL NOTES - RCP

SCALE: 1/4" = 1'-0"

CEILING SYMBOLS LEGEND

- SURFACE MTD. LIGHT FIXTURE PER ELECTRICAL
- SURFACE MTD. LIGHT FIXTURE PER ELECTRICAL
- CO/SMOKE DETECTOR PER ELECTRICAL
- SURFACE MOUNTED ROUND LIGHT PER ELECTICAL
- SURFACE MOUNTED ROUND LIGHT PER ELECTICAL
- PENDANT PER ELECTRICAL
- SLIM RECESSED CAN
- SLIM 2X2 LAY-IN LIGHT FIXTURE PER ELECTRICAL
- BATHROOM FAN PER MECHANICAL
- SUITE BATHROOM VANITY LIGHT PER ELECTRICAL

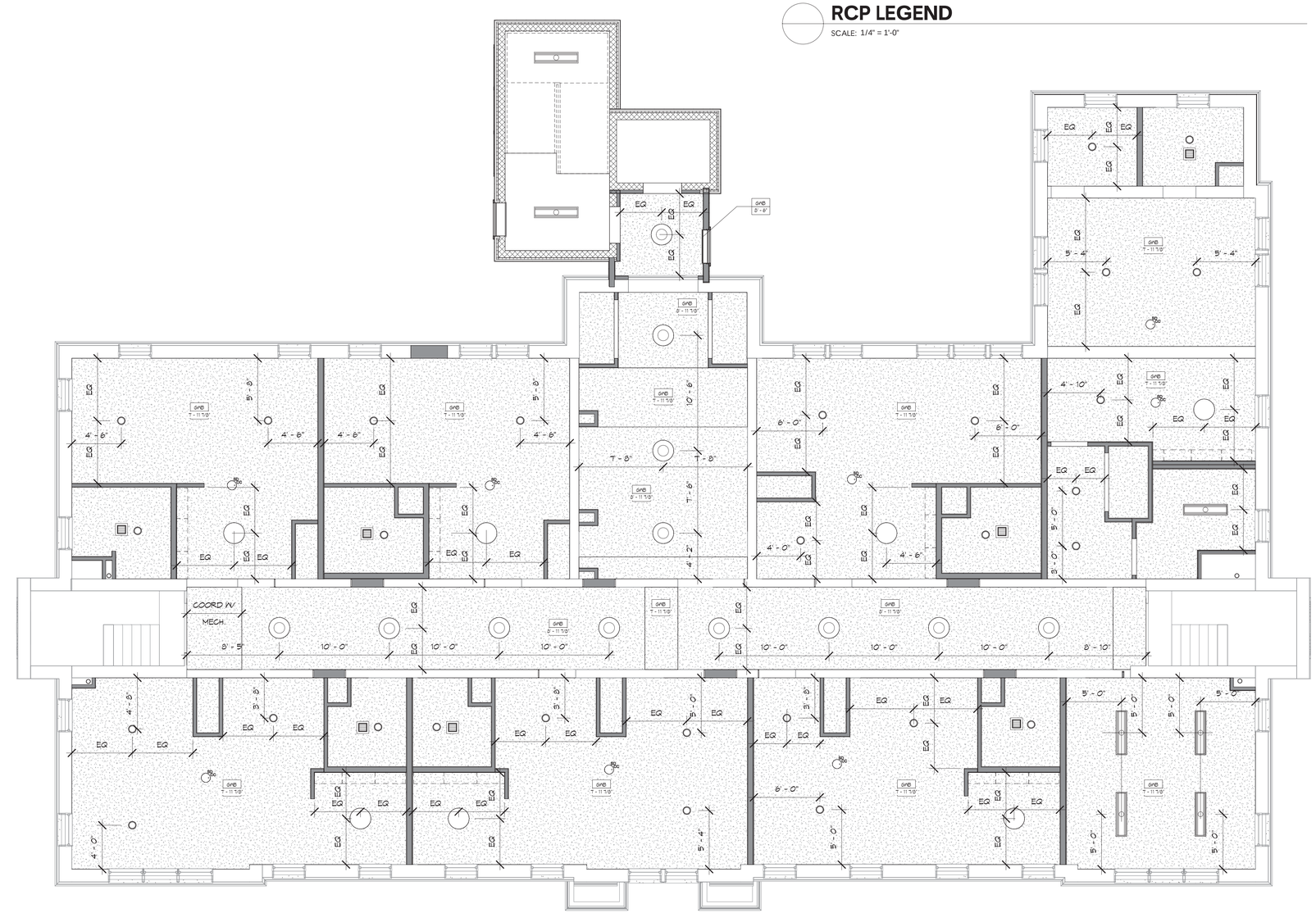
* NOT ALL FIXTURES APPLY TO EACH SHEET
* REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

GENERAL NOTES

1. DIMENSIONS ARE CALCULATED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATIONS AND FIXTURE TYPES OF SMOKE DETECTORS, EXIT SIGNS, AND EGRESS AND EMERGENCY LIGHTING.
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND TECHNICAL INFORMATION.
4. LOCATIONS OF LIGHT FIXTURES SHALL BE DETERMINED FROM THE REFLECTED CEILING PLANS.
5. UPON FINDING A DISCREPANCY BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
6. COORDINATE SPRINKLER HEADS AND PIPING WITH NEW CEILING SYSTEM AND LIGHTS, NOTIFY ARCHITECT UPON FINDING CONFLICTS
7. ALL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE AND CARBON MONOXIDE DETECTION

RCP LEGEND

SCALE: 1/4" = 1'-0"



1 A-152 **SECOND FLOOR RCP - NEW**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND; LICENSE NUMBER 5080, EXPIRATION DATE 06-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
RCP - SECOND FLOOR RCP

JOB NUMBER: 24211

DRAWING NUMBER:

A-152

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

1. DRYWALL BULKHEAD TYPICAL CONSTRUCTION TO BE GYP. BD. ON 3-5/8" MTL STUDS (OR 2 X 4 IND STUDS) @ 16" O.C. W/. KICKERS EVERY THIRD STUD MINIMUM W/ 5/8" GYP. BD.
2. DIMENSIONS ARE CALCULATED FROM FACE OF EXISTING FINISH TO FACE OF NEW FINISH, U.N.O.
3. PATCH CRACKS, NAIL POPS, AND HOLES IN EXISTING DRYWALL CEILINGS. FINISH PER FINISH SCHEDULE AND SPECIFICATIONS.
4. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATIONS AND FIXTURE TYPES OF SMOKE DETECTORS, EXIT SIGNS, AND EGRESS AND EMERGENCY LIGHTING.
5. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND TECHNICAL INFORMATION.
6. LOCATIONS OF LIGHT FIXTURES SHALL BE DETERMINED FROM THE ARCHITECTURAL REFLECTED CEILING PLANS.
7. UPON FINDING A DISCREPANCY BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
8. IF GC FINDS DISREPENCIES WITH NEW SPRINKLER HEADS AND ANY FIXTURE LOCATIONS ON RCP, NOTIFY ARCHITECT IMMEDIATELY

GENERAL NOTES - RCP

SCALE: 1/4" = 1'-0"

CEILING SYMBOLS LEGEND

- SURFACE MTD. LIGHT FIXTURE PER ELECTRICAL
- SURFACE MTD. LIGHT FIXTURE PER ELECTRICAL
- CO/SMOKE DETECTOR PER ELECTRICAL
- SURFACE MOUNTED ROUND LIGHT PER ELECTICAL
- SURFACE MOUNTED ROUND LIGHT PER ELECTICAL
- PENDANT PER ELECTRICAL
- SLIM RECESSED CAN
- SLIM 2X2 LAY-IN LIGHT FIXTURE PER ELECTRICAL
- BATHROOM FAN PER MECHANICAL
- SUITE BATHROOM VANITY LIGHT PER ELECTRICAL

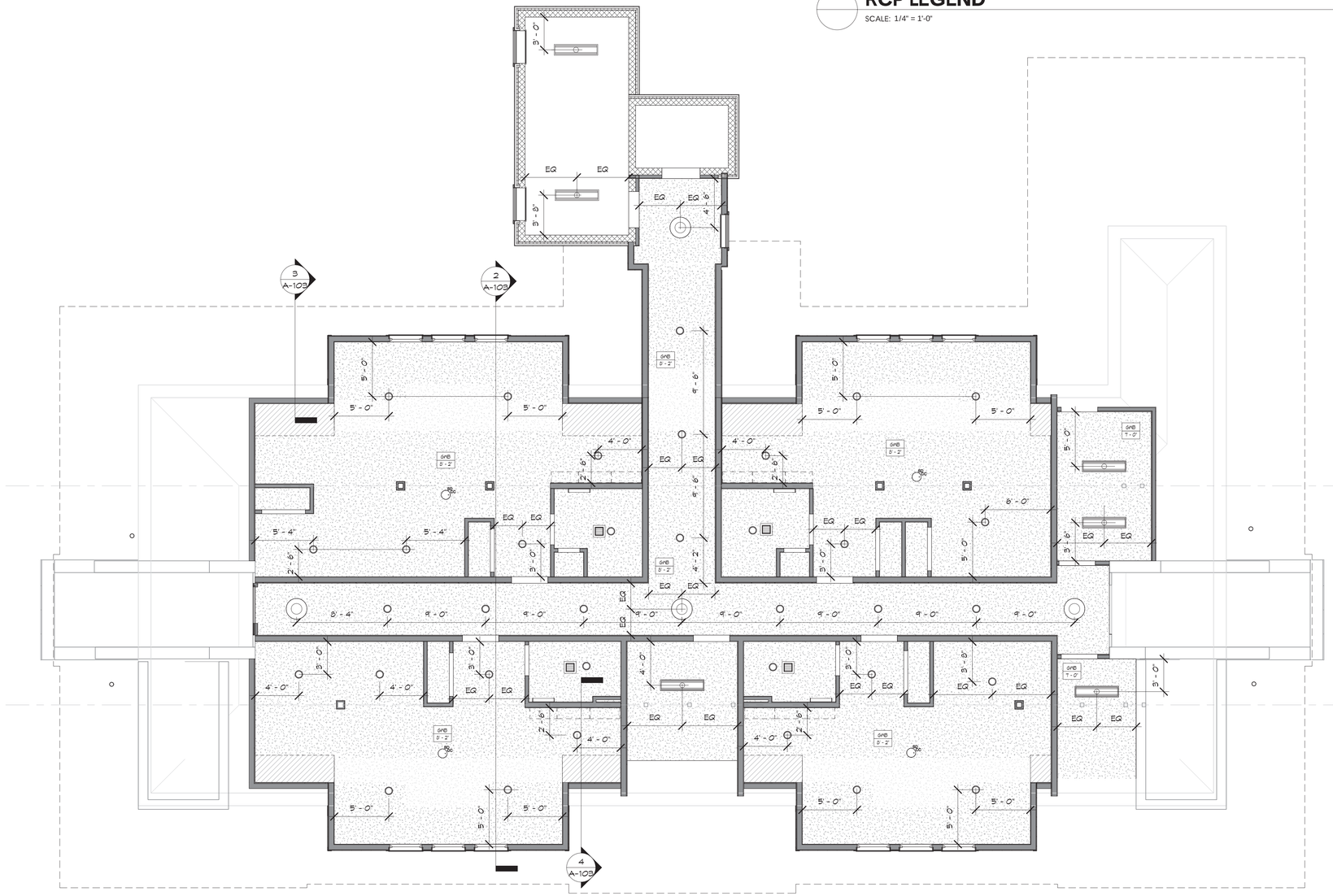
* NOT ALL FIXTURES APPLY TO EACH SHEET
* REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

GENERAL NOTES

1. DIMENSIONS ARE CALCULATED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATIONS AND FIXTURE TYPES OF SMOKE DETECTORS, EXIT SIGNS, AND EGRESS AND EMERGENCY LIGHTING.
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND TECHNICAL INFORMATION.
4. LOCATIONS OF LIGHT FIXTURES SHALL BE DETERMINED FROM THE REFLECTED CEILING PLANS.
5. UPON FINDING A DISCREPANCY BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
6. COORDINATE SPRINKLER HEADS AND PIPING WITH NEW CEILING SYSTEM AND LIGHTS, NOTIFY ARCHITECT UPON FINDING CONFLICTS
7. ALL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE AND CARBON MONOXIDE DETECTION

RCP LEGEND

SCALE: 1/4" = 1'-0"



1 A-153 **THIRD FLOOR RCP - NEW**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
THIRD FLOOR RCP

JOB NUMBER: 24211

DRAWING NUMBER:
A-153

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com



2 A-190 **EXISTING TRIM @ SOFFIT**

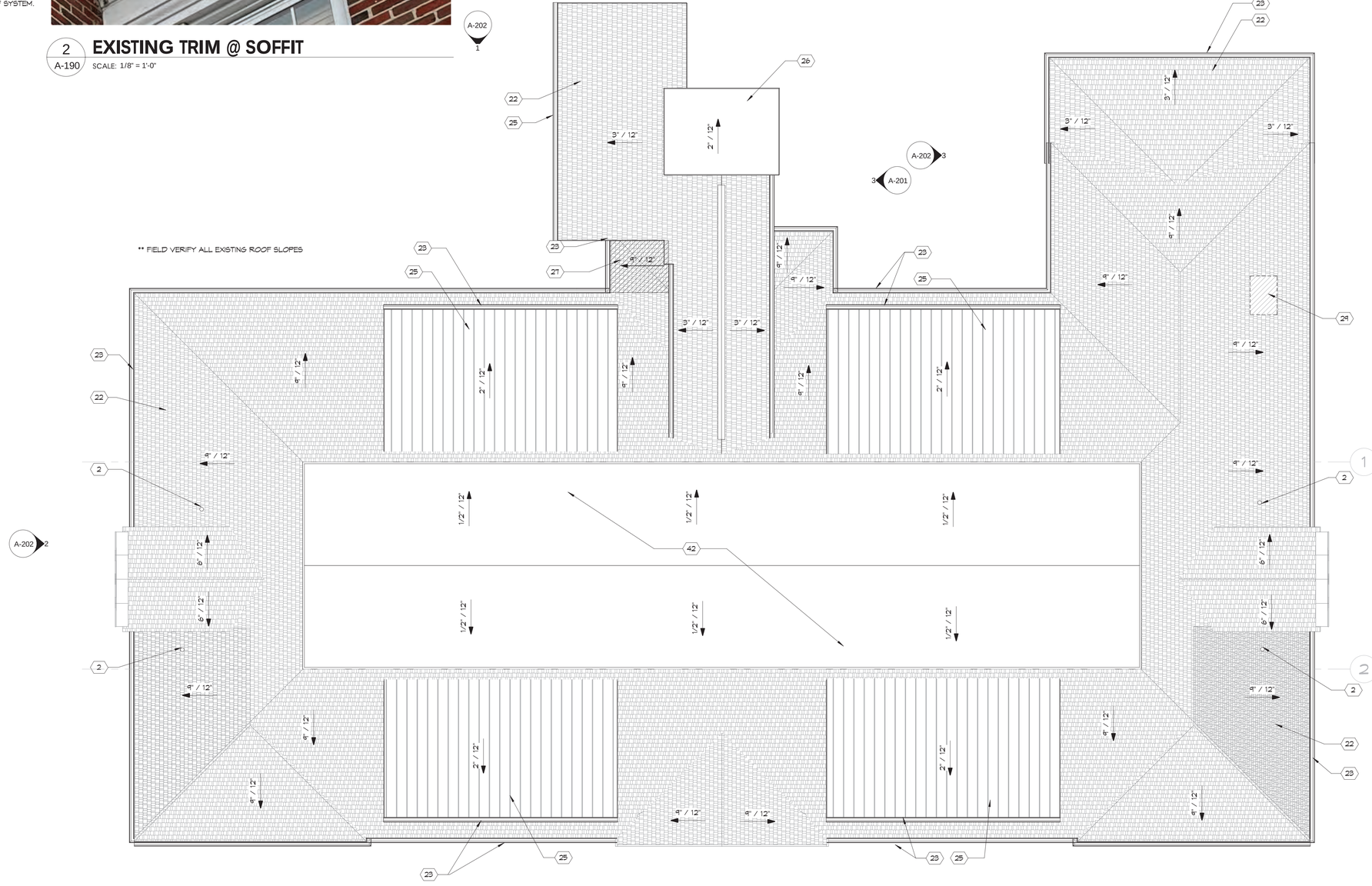
SCALE: 1/8" = 1'-0"

KEYED NOTES

2	PROVIDE NEW PASSIVE RADON SYSTEM, 4" RADON PIPE, TURN UP TO ROOF - REFER TO PLUMBING DRAWINGS
22	NEW ENERGY STAR RATED MIN. 30 YEAR WARRANTED FIBERGLASS ARCHITECTURAL SHINGLES WITH NEW ROOFING UNDERLAYMENT, PROVIDE RIDGE VENT
23	PROVIDE NEW HALF-ROUND STYLE PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS - TIED TO EXISTING UNDERGROUND SWM, REFER TO CIVIL. MATCH EXISTING SIZE
25	NEW PRE-FINISHED ALUMINUM STANDING SEAM ROOF OVER NEW ROOF SHEATHING PER STRUCTURAL
26	NEW SLOPED 60 MIL TPO MEMBRANE ROOF OVER NEW ROOF SHEATHING PER STRUCTURAL
27	OVERFRAME EXISTING ROOF TO CREATE A POSITIVE PITCH AWAY FROM NEW FRAMING
29	INFILL EXISTING CHIMNEY VOID TO MATCH EXISTING ROOF CONSTRUCTION
42	NEW TPO ROOFING OVER SLOPED RIGID INSULATION

1. ALL NEW AND EXISTING TO REMAIN ROOF AND DECK PENETRATIONS RELATED TO MECHANICAL, PLUMBING, AND ELECTRICAL TO BE COORDINATED BY GC.
2. NEW CONSTRUCTION OF THE ROOF SYSTEM SHALL NOT COMMENCE UNTIL ALL PERTINENT SUBMITTALS ARE PROVIDED AND DEEMED IN COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
3. GC IS RESPONSIBLE FOR PROTECTION OF THE EXPOSED BUILDING, INTERIOR MATERIALS AND FINISHES SUBJECT TO WEATHER; WATER AND MOISTURE, EXTREME TEMPERATURES DURING THE TERM OF THE CONSTRUCTION PERIOD. REFER TO SPECIFICATION SECTION 015000 TEMPORARY FACILITIES AND CONTROLS FOR SPECIFICS. GC IS RESPONSIBLE FOR THE MEANS OF A PROTECTION PLAN.
4. UPON COMPLETION OF NEW ROOFING SYSTEM INSTALLATION, GC SHALL NOTIFY THE ARCHITECT FOR A DETAILED INSPECTION. IT SHALL BE DEMONSTRATED THAT THE SYSTEM PERFORMS POSITIVE DRAINAGE ACCORDING TO THE MANUFACTURER'S REQUIREMENTS OF WARRANTY, U.N.O.
5. ARROWS INDICATED ON PLAN REFER TO DIRECTION OF SLOPE OF ROOF SYSTEM TO ALLOW POSITIVE DRAINAGE.

GENERAL NOTES: ROOF



1 A-190 **ROOF PLAN - NEW CONSTRUCTION**

SCALE: 3/16" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED

NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5980, EXPIRATION DATE 06-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
ROOF PLAN - NEW

JOB NUMBER: 24211

DRAWING NUMBER:
A-190

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

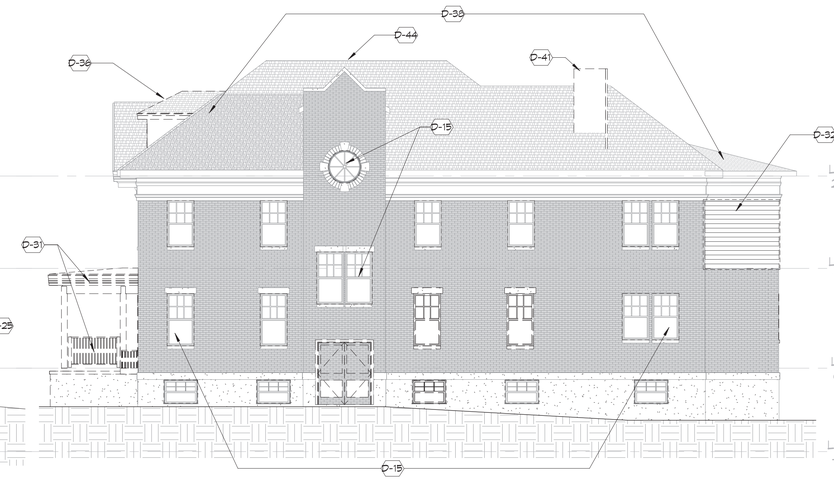
KEYED NOTES

D-15	REMOVE EXISTING WINDOW FOR THE INSTALLATION OF A NEW WINDOW - TYPICAL, U.N.O. RETAIN EXISTING INTERIOR WINDOW TRIM.
D-16	REMOVE EXISTING WINDOW OR OPENING FOR THE INSTALLATION OF WALL IN-FILL IN LIKE KIND, PER DETAILS
D-19	REMOVE EXISTING BASEMENT LEVEL EXIT ENCLOSURE
D-24	REMOVE EXISTING CONCRETE STOOP/STEPS AND ASSOCIATED RAILING
D-25	REMOVE EXISTING STEEL BALCONY
D-30	REMOVE EXISTING BALCONY IN ITS ENTIRETY
D-31	REMOVE EXISTING COVERED PORCH IN ITS ENTIRETY
D-32	REMOVE EXISTING SIDING AS NOTED, FOR THE RECEIPT OF NEW FIBER CEMENT SIDING PER EXTERIOR MATERIALS LEGEND
D-35	REMOVE PORTION OF EXISTING ROOF FOR INSTALLATION OF NEW ROOF STRUCTURE, REFER TO STRUCTURAL DRAWINGS
D-36	REMOVE EXISTING DORMERS IN THEIR ENTIRETY, INCLUDING WALLS, WINDOWS AND ROOF
D-38	REMOVE ALL EXISTING SHINGLES, UNDERLAYMENT GUTTERS AND DOWNSPOUTS - TYPICAL (SHEATHING TO REMAIN UNLESS DEEMED COMPROMISED AFTER SHINGLES ARE REMOVED)
D-39	REMOVE PORTION OF ROOF FROM EXTERIOR SIDE OF EXISTING DORMER WALL TO OPPOSITE DORMER WALL
D-40	REMOVE EXISTING THRU-WALL KITCHEN EQUIPMENT
D-41	REMOVE EXISTING CHIMNEY IN ITS ENTIRETY, TO BELOW FINISHED FLOOR IN BASEMENT. INFILL WITH NEW CONCRETE PER DETAIL 2/A-100
D-42	REMOVE EXISTING ACCESS DOOR IN ITS ENTIRETY
D-44	REMOVE EXISTING FLAT ROOF MATERIAL IN ITS ENTIRETY



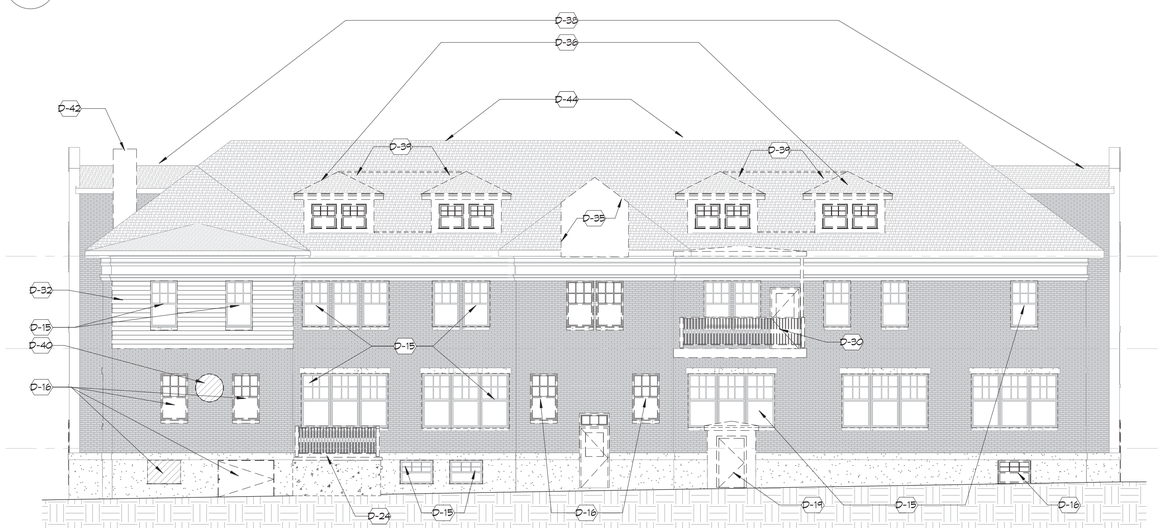
1 A-200 **EAST ELEVATION - EXISTING & DEMO**

SCALE: 1/8" = 1'-0"



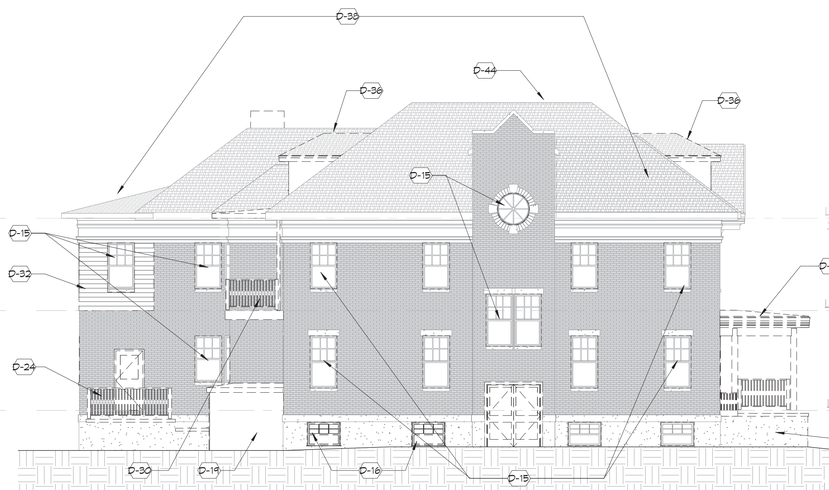
2 A-200 **NORTH ELEVATION - EXISTING & DEMO**

SCALE: 1/8" = 1'-0"



3 A-200 **WEST ELEVATION - EXISTING & DEMO**

SCALE: 1/8" = 1'-0"



4 A-200 **SOUTH ELEVATION - EXISTING & DEMO**

SCALE: 1/8" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS: BZ DATE: 3/13/25

DD REVIEWER INITIALS: BZ DATE: 4/14/25

CD REVIEWER INITIALS: DATE:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 5080, EXPIRATION DATE 05-14-26

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:

8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:

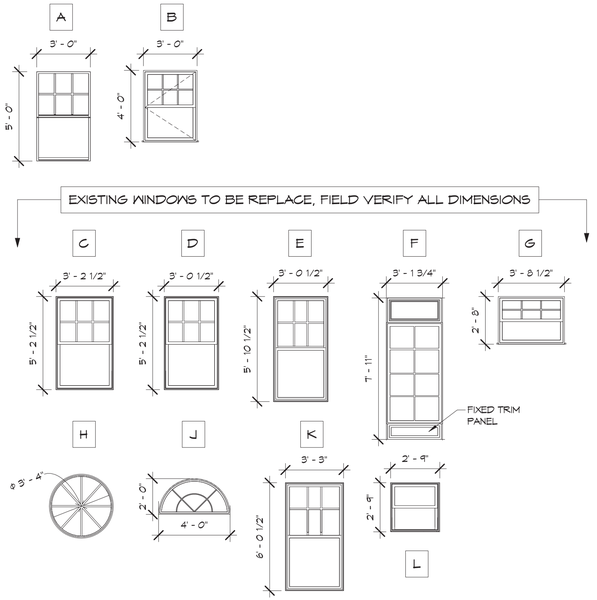
EXTERIOR ELEVATIONS - EXISTING & DEMO

JOB NUMBER: 24211

DRAWING NUMBER:

A-200

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com



WINDOW SCHEDULE

MARK	FUNCTION	MATERIAL	NOTES
A	FIXED	VINYL	
B	CASEMENT	VINYL	REFER TO STOP NOTE BELOW
C	SINGLE HUNG	VINYL	FIELD VERIFY ALL DIMS
D	SINGLE HUNG	VINYL	FIELD VERIFY ALL DIMS
E	SINGLE HUNG	VINYL	FIELD VERIFY ALL DIMS
F	SINGLE HUNG	VINYL	FIELD VERIFY ALL DIMS
G	FIXED	VINYL	FIELD VERIFY ALL DIMS. PROVIDE FROSTED FILM ON RESTROOM WINDOWS
H	FIXED	VINYL	FIELD VERIFY ALL DIMS
J	FIXED	VINYL	FIELD VERIFY ALL DIMS
K	SINGLE HUNG	VINYL	
L	FIXED	VINYL	LOCATION OF WINDOW IS IN BASEMENT CONF. ROOM. FIELD VERIFY ALL DIMS

1. PROVIDE 1" ALUMINUM MINI BLINDS, CHORD FREE, MANUAL LIFT. TYPICAL OF ALL WINDOWS
2. VERIFY UNIT DIMENSIONS WITH SELECTED MFGR.
3. PROVIDE BUG SCREENS, TYPICAL OF ALL WINDOWS AND APPLICABLE DWELLING UNIT SLIDING DOORS, CASEMENT TO BE INTERNAL
4. PROVIDE **ALL** WINDOWS WITH LIMIT STOPS, SO THAT OPERABLE OPENING WILL NOT ALLOW A 4" DIA SPHERE TO PASS THROUGH OPENING.
5. PROVIDE ACCESSIBLE COMPLIANT LOCKING HARDWARE AT ALL WINDOWS IN ACCESSIBLE UNITS. INCLUDING THAT THE LOCK IS MOUNTED NO MORE THAN 48" A.F.F. THE LOCK REQUIRES NO PINCHING, TWISTING, OR GRASPING TO OPERATE AND THE LOCK REQUIRES NO MORE THAN 5 LBS OF FORCE TO OPERATE
6. " * " = DENOTES TEMPERED GLAZING
7. RETAIN EXISTING WINDOW TRIM, MATCH NEW WHERE EXISTING CANNOT BE SALVAGED

WINDOW LEGEND & SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

KEY		MATERIAL	PRODUCT	STYLE	COLOR	NOTES
S-1		FIBER CEMENT SIDING	JAMES HARDIE OR EQUAL	6" HORIZONTAL LAP	TBD	
S-2		FIBER CEMENT PANEL	JAMES HARDIE OR EQUAL	PANEL W/ 4" TRIM	ARCTIC WHITE	
M-1		NEW BRICK - 1	CONTINENTAL BRICK CO. - OR EQUAL	COLOR TBD		
M-2		EXISTING MASONRY	PAINT W/ POTASSIUM SILICATE PAINT FOR MASONRY	COLOR TBD		
R-1		STANDING SEAM	PAC-CLAD OR EQUAL	COLOR TBD		
R-2		ASPHALT SHINGLES	PLYGEM OR EQUAL	COLOR TBD		

NOTES:
ALL TRIM TO BE FIBER CEMENT - ARCTIC WHITE
6" TRIM AT MATERIAL HORIZONTAL TERMINATIONS/TRANSITIONS - ARCTIC WHITE
PROVIDE 6" TRIM AT ALL CORNERS THAT RECEIVE FIBER CEMENT SIDING
4" AT WINDOWS - ARCTIC WHITE

EXTERIOR MATERIAL LEGEND

SCALE: 1/4" = 1'-0"

KEYED NOTES

1	IN-FILL EXISTING WINDOW OR OPENING TO MATCH SURROUNDING WALL CONSTRUCTION, REFER TO DETAILS
2	PROVIDE NEW PASSIVE RADON SYSTEM, 4" RADON PIPE, TURN UP TO ROOF - REFER TO PLUMBING DRAWINGS
14	NEW CONCRETE RAMP WITH STEEL RAILINGS WITH POWDER COATED FINISH, PER DETAILS
17	NEW CONCRETE STOOP AND STEPS WITH STEEL RAILINGS WITH POWDER COATED FINISH, PER DETAILS
21	NEW STICK BUILT DORMERS, WALLS OF NEW DORMERS TO ALIGN WITH OUTER WALLS OF EXISTING DORMERS - VERIFY IN FIELD, REFER TO STRUCTURAL
22	NEW ENERGY STAR RATED MIN. 30 YEAR WARRANTED FIBERGLASS ARCHITECTURAL SHINGLES WITH NEW ROOFING UNDERLAYMENT, PROVIDE RIDGE VENT
23	PROVIDE NEW HALF-ROUND STYLE PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS - TIED TO EXISTING UNDERGROUND SWM, REFER TO CIVIL. MATCH EXISTING SIZE
25	NEW PRE-FINISHED ALUMINUM STANDING SEAM ROOF OVER NEW ROOF SHEATHING PER STRUCTURAL
28	EXISTING TRIM TO REMAIN, REPAINT. WHERE NEEDED, SCRAPE AND PATCH WOOD TO PREP FOR NEW PAINT
30	NEW OPEN AIR VESTIBULE, REFER TO SECTION WITH NEW 2X6 WALLS WITH FIBER CEMENT PANEL SIDING (S-2)
31	NEW 10" PIN MOUNTED METAL BUILDING NUMBERS
32	NEW SIDING PER EXTERIOR MATERIAL LEGEND
34	NEW 6' HIGH PVC FENCE/SCREEN FOR OUTDOOR MECHANICAL UNITS
38	NEW HALF ROUND GALVANIZED HALF ROUND WINDOW WELL, GC TO CONFIRM SIZE IN FIELD. REMOVE EXISTING WELL



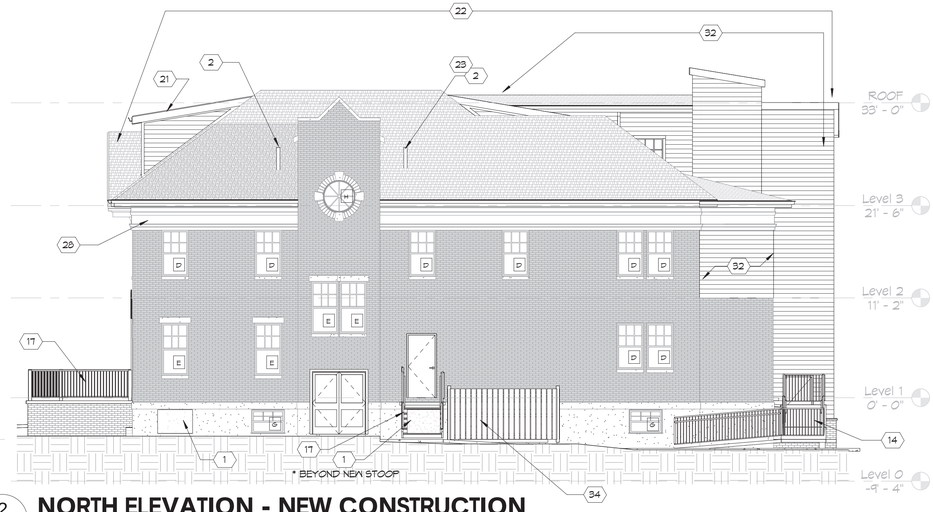
1 A-201 **EAST ELEVATION - NEW CONSTRUCTION**

SCALE: 1/8" = 1'-0"



3 A-201 **NORTH ELEVATION 2**

SCALE: 1/8" = 1'-0"



2 A-201 **NORTH ELEVATION - NEW CONSTRUCTION**

SCALE: 1/8" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	PROGRESS SET	01/17/25
2	35% PROGRESS SET	03/14/25
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

SAN MAR - THE FINDLAY BLDG.

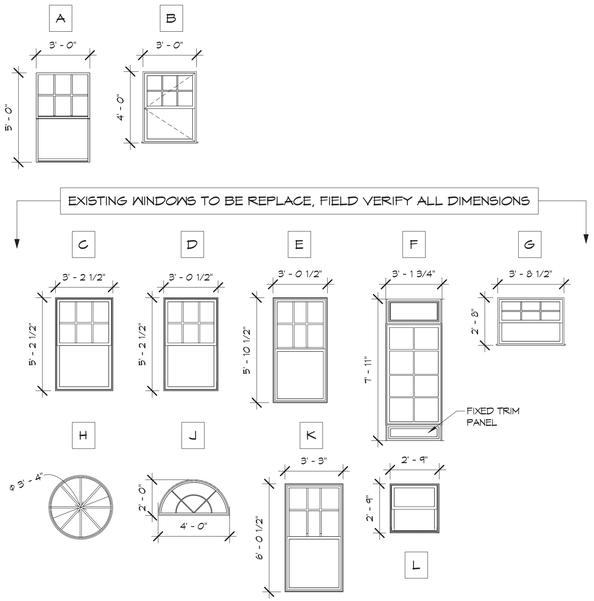
PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
EXTERIOR ELEVATIONS - NEW CONSTRUCTION

JOB NUMBER: 24211

DRAWING NUMBER:
A-201

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com



WINDOW SCHEDULE

MARK	FUNCTION	MATERIAL	NOTES
A	FIXED	VINYL	
B	CASEMENT	VINYL	REFER TO STOP NOTE BELOW
C	SINGLE HUNG	VINYL	FIELD VERIFY ALL DIMS
D	SINGLE HUNG	VINYL	FIELD VERIFY ALL DIMS
E	SINGLE HUNG	VINYL	FIELD VERIFY ALL DIMS
F	SINGLE HUNG	VINYL	FIELD VERIFY ALL DIMS
G	FIXED	VINYL	FIELD VERIFY ALL DIMS. PROVIDE FROSTED FILM ON RESTROOM WINDOWS
H	FIXED	VINYL	FIELD VERIFY ALL DIMS
J	FIXED	VINYL	FIELD VERIFY ALL DIMS
K	SINGLE HUNG	VINYL	
L	FIXED	VINYL	LOCATION OF WINDOW IS IN BASEMENT CONF. ROOM. FIELD VERIFY ALL DIMS

1. PROVIDE 1" ALUMINUM MINI BLINDS, CHORD FREE, MANUAL LIFT. TYPICAL OF ALL WINDOWS
2. VERIFY UNIT DIMENSIONS WITH SELECTED MFGR.
3. PROVIDE BUG SCREENS, TYPICAL OF ALL WINDOWS AND APPLICABLE DWELLING UNIT SLIDING DOORS, CASEMENT TO BE INTERNAL
4. PROVIDE ALL WINDOWS WITH LIMIT STOPS, SO THAT OPERABLE OPENING WILL NOT ALLOW A 4" DIA SPHERE TO PASS THROUGH OPENING.
5. PROVIDE ACCESSIBLE COMPLIANT LOCKING HARDWARE AT ALL WINDOWS IN ACCESSIBLE UNITS, INCLUDING THAT THE LOCK IS MOUNTED NO MORE THAN 48" A.F.F. THE LOCK REQUIRES NO PINCHING, TWISTING, OR GRASPING TO OPERATE AND THE LOCK REQUIRES NO MORE THAN 5 LBS OF FORCE TO OPERATE
6. " * " = DENOTES TEMPERED GLAZING
7. RETAIN EXISTING WINDOW TRIM, MATCH NEW WHERE EXISTING CANNOT BE SALVAGED

WINDOW LEGEND & SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

KEY		MATERIAL	PRODUCT	STYLE	COLOR	NOTES
S-1		FIBER CEMENT SIDING	JAMES HARDIE OR EQUAL	6" HORIZONTAL LAP	TBD	
S-2		FIBER CEMENT PANEL	JAMES HARDIE OR EQUAL	PANEL W/ 4" TRIM	ARCTIC WHITE	
M-1		NEW BRICK - 1	CONTINENTAL BRICK CO. - OR EQUAL	COLOR TBD		
M-2		EXISTING MASONRY	PAINT W/ POTASSIUM SILICATE PAINT FOR MASONRY	COLOR TBD		
R-1		STANDING SEAM	PAC-CLAD OR EQUAL	COLOR TBD		
R-2		ASPHALT SHINGLES	PLYGEM OR EQUAL	COLOR TBD		

NOTES:
ALL TRIM TO BE FIBER CEMENT - ARCTIC WHITE
6" TRIM AT MATERIAL HORIZONTAL TERMINATIONS/TRANSITIONS - ARCTIC WHITE
PROVIDE 6" TRIM AT ALL CORNERS THAT RECEIVE FIBER CEMENT SIDING
4" AT WINDOWS - ARCTIC WHITE

EXTERIOR MATERIAL LEGEND

SCALE: 1/4" = 1'-0"

KEYED NOTES

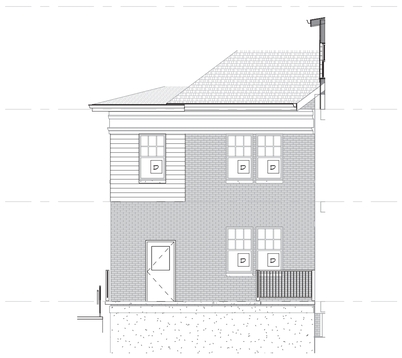
1	IN-FILL EXISTING WINDOW OR OPENING TO MATCH SURROUNDING WALL CONSTRUCTION, REFER TO DETAILS
2	PROVIDE NEW PASSIVE RADON SYSTEM, 4" RADON PIPE, TURN UP TO ROOF - REFER TO PLUMBING DRAWINGS
14	NEW CONCRETE RAMP WITH STEEL RAILINGS WITH POWDER COATED FINISH, PER DETAILS
17	NEW CONCRETE STOOP AND STEPS WITH STEEL RAILINGS WITH POWDER COATED FINISH, PER DETAILS
21	NEW STICK BUILT DORMERS, WALLS OF NEW DORMERS TO ALIGN WITH OUTER WALLS OF EXISTING DORMERS - VERIFY IN FIELD. REFER TO STRUCTURAL
22	NEW ENERGY STAR RATED MIN. 30 YEAR WARRANTED FIBERGLASS ARCHITECTURAL SHINGLES WITH NEW ROOFING UNDERLAYMENT, PROVIDE RIDGE VENT
23	PROVIDE NEW HALF-ROUND STYLE PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS - TIED TO EXISTING UNDERGROUND SWM, REFER TO CIVIL. MATCH EXISTING SIZE
25	NEW PRE-FINISHED ALUMINUM STANDING SEAM ROOF OVER NEW ROOF SHEATHING PER STRUCTURAL
28	EXISTING TRIM TO REMAIN, REPAINT. WHERE NEEDED, SCRAPE AND PATCH WOOD TO PREP FOR NEW PAINT
32	NEW SIDING PER EXTERIOR MATERIAL LEGEND
33	NEW VERTICAL CIRCULATION TOWER
34	NEW 6' HIGH PVC FENCE/SCREEN FOR OUTDOOR MECHANICAL UNITS
35	NEW FIBER CEMENT PANEL SYSTEM INLAID IN BRICK, FUTURE ART OPPORTUNITY, REFER TO SECTION
36	NEW HALF ROUND GALVANIZED HALF ROUND WINDOW WELL, GC TO CONFIRM SIZE IN FIELD. REMOVE EXISTING WELL



SOUTH ELEVATION - NEW CONSTRUCTION

2 / A-202

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 2 - NEW CONSTRUCTION

3 / A-202

SCALE: 1/8" = 1'-0"



WEST ELEVATION - NEW CONSTRUCTION

1 / A-202

SCALE: 1/8" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED

NO.	DESCRIPTION	DATE
3	65% PROGRESS SET	04/21/25

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK.

ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

COPYRIGHT 2025 © ZAVOS ARCHITECTURE + DESIGN, LLC.

QUALITY CONTROL REVIEW

SD REVIEWER INITIALS	BZ	DATE:	3/13/25
DD REVIEWER INITIALS	BZ	DATE:	4/14/25
CD REVIEWER INITIALS		DATE:	

SAN MAR - THE FINDLAY BLDG.

PROJECT ADDRESS:
8505 FAHRNEY CHURCH RD
BOONSBORO, MD 21713

SHEET NAME:
EXTERIOR ELEVATIONS - NEW CONSTRUCTION

JOB NUMBER: 24211

DRAWING NUMBER:
A-202

21 BYTE COURT, SUITE I
FREDERICK, MD 21702
P.301.698.0020
www.za-d.com

HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission

From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff

Date: January 22, 2026

Subj: Residential Demolition Permit/Grandview 13511, 2026-00212

Staff Report and Analysis

Property Owner: GRANDVIEW ACRES LLC,

Applicant: Douglas Martin

Location: 13511 MAUGANSVILLE Road

Tax Account ID: 13025355

Map/Grid/Parcel/Lot: 24/15/1131/

Legal Description: 7.33 ACRES; 13511 MAUGANSVILLE ROAD

Zoning: Residential, Urban

MD Inventory of Historic Places (MIHP): I252

Project Description: Demolition of 3,256 sq. ft. dwelling and foundation

Applicable Law and Review Criteria:

The HDC is enabled through Article 20 of the Zoning Ordinance for Washington County, MD. Specifically Section 20.3.a states: *"The Commission shall act upon all applications as required by Section 20.6, Historic Preservation district, Section 5D.4, Rural Village District and Article 20A, Antietam Overlay District of this Ordinance."*

The HDC shall consider only exterior features of a structure that would affect the historic, archeological, or architectural significance of the site or structure, any portion of which is visible or intended to be visible from a public way. It does not consider any interior arrangements, although interior changes may still be subject to building permit procedures.

1. The application shall be approved by the HDC if it is consistent with the following criteria:
   - A. The proposal does not substantially alter the exterior features of the structure.
   - B. The proposal is compatible in character and nature with the historical, cultural, architectural, or archeological features of the site, structure, or district and would not be detrimental to achievement of the purposes of Article 20 of the County Zoning Ordinance.
   - C. The proposal would enhance or aid in the protection, preservation and public or private utilization of the site or structure, in a manner compatible with its historical, archeological, architectural, or cultural value.
   - D. The proposal is necessary so that unsafe conditions or health hazards are remedied.
   - E. The *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and subsequent revisions are to be used as guidance only and are not to be considered mandatory.

2. In reviewing the plans for any such construction or change, the HDC shall give consideration to and ***not disapprove*** an application except with respect to the factors specified below.
   A. The historic or architectural value and significance of the site or structure and its relationship to the historic or architectural value and significance of the surrounding area.
   B. The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.
   C. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.
   D. Any other factors, including aesthetic factors, that the Commission deems to be pertinent.
3. The HDC shall be strict in its judgment of plans for those structures, sites, or districts deemed to be valuable according to studies performed for districts of historic or architectural value. The HDC shall be lenient in its judgment of plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding structures.

County Design Guidelines for Historic Structures
Demolition Permit Application Requirements

1. Written description and history of the building or structure to be demolished.
2. Detail drawings, such as construction or trim details.
3. Floor plan for each floor level, drawn to approximate scale or fully dimensioned.
4. Applicant's plan for the recycling of waste generated
5. A report or narrative analyzing the following alternatives (listed in descending order of preference) as to the feasibility. The report shall consist of thorough, deliberative analyses of each of the alternatives, explaining why each alternative is or is not feasible and additional photographs should be provided in support of the analysis. In cases where a permit may involve multiple structures, each structure must have its alternatives documented.
   (a) Redesigning the project to avoid any impact to the structure or its setting;
   (b) Incorporating the structures into the overall design of the project;
   (c) Converting the structure into another use (adaptive reuse);
   (d) Relocating the structure on the property;
   (e) Relocating the structure to another property;
   (f) Salvaging from the structure historically significant architectural features and building materials;
   (g) Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text
6. A site plan illustrating any proposed development or introduction of plantings following demolition (if applicable)

Staff Report:

This structure is on the Washington County Historic Sites Inventory/MIHP as the Martin Farm, WA-I-252, with original documentation completed in February 1977. The structure is on the east side of Maugansville Road south of Maugansville Rural Village. The structure is associated with the Martin family, however, the association has not been fully researched in the existing documentation. The house is two story, 3 bay, brick clad vernacular structure. The foundation is fieldstone. All brick is painted white and mostly laid in common bond with some areas of irregular brick pattern. The foundation is fieldstone painted gray. The paint used likely has led to significant brick deterioration visible on the west façade clearly and around the lower portions of the structure on all sides near the

foundation. The rear addition mentioned in the 1977 documentation appears to have been replaced by a larger addition spanning the entire length of the rear of the structure and being one story. That addition also includes a two car attached carport. The addition is constructed of concrete block foundation, frame walls with vinyl siding. All windows except those in the attic area appear to be replacement single pane double hung windows. Arches over the windows are varied with some being flat arches with no ornamentation and others being flat with a vertical brick pattern. The front entrance is a gable roofed porch with a wood door including a narrow transom. The door has a single pane of glass in the top half. There is a modern storm door in place as well. There is an entrance into the addition on the east elevation which is covered by a shed style roof. The north elevation of the addition also has an entrance covered by the carport. The roof of the structure is mixed. The front portion remains metal clad while the rear and the addition are black asphalt shingles. There are two chimneys in the main house at the gable ends. The structure again, is vernacular in construction and does not appear to have any details which make its construction stand out. It has been modified over time on the exterior and retains little character other than its setting. There are also various outbuildings which will remain.

This property was previously rented out. The current owner purchased the property in 2019 and does not feel it is safe to live in at this time. While routine maintenance has been completed over the years of ownership, the property owner has indicated the cost to repair the existing structure exceeds what they want to spend. The owner said this site would remain open space planted in grass with no plans to construct another dwelling at this time. The owner noted there are issues with the interior walls separating from the brick exterior walls. Staff did note there were several places where the brick was failing, and the exterior wall was bowed out in the area of the first-floor west elevation. The owner also noted that the roof continues to leak in the main part of the house. The owner is open to saving anything valuable during the demolition process. Staff did not see any historic exterior elements other than the front door and attic windows (condition unknown). The brick is not likely to be salvageable. Any other elements for salvage would be more modern. No interior elements were assessed.

Staff Analysis:

The owner had no additional history to provide outside of what was provided in the initial documentation for the structure. They have provided basic information requested as part of this demolition permit review including the plans for the property which is to remain open space. The owner feels the property is unsafe for habitation which has prompted this permit. Staff noted that there are condition issues that are visible on the exterior of the structure that would be costly to repair. These include the bowing wall which is separating from the interior walls and multiple points of failing brickwork. The roof of the structure does appear to be prone to failure as configured due to its aged mixed materials as confirmed by the owner's statement. The owner is open to salvage of materials, however, in terms of exterior materials, these would be limited. This structure does not appear to have historical, cultural, architectural or design significance as detailed in Section 20.5 of the Zoning Ordinance for Washington County.

Staff Recommendation:

Recommend support of Residential Demolition Permit/Grandview 13511, 2026-00212 for the reasons stated in the staff analysis.

Washington County
MARYLAND

HISTORIC DISTRICT COMMISSION

Respectfully Submitted,

Meghan Jenkins

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos provided by Staff
- Permit Submission Packet

HISTORIC DISTRICT COMMISSION



Photo 1: Front façade, facing north



Photo 2: right façade, facing west



Photo 3: right façade, facing west, addition/carport



Photo 4: Rear elevation, addition/carport, facing south



Photo 5: left elevation, facing east



Photo 6: brick condition detail, left elevation



Photo 7: wall condition detail (bow), left elevation



Photo 8: Front door detail


Untitled Map
Write a description for your map.
Legend
14" Filter Log
Construction Entrance
18" Filter Log
Google Earth
Image Landsat / Copernicus
90 ft
N


with Web AppBuilder for ArcGIS
Demo
Label Ln
Search


with Web AppBuilder for ArcGIS
Maugansville Rd
Shawley Dr
Shawley Dr
Wellspring Dr
Maugansville Rd
Maugansville Rd
MD iMAP, DoIT | Esri, HERE, iPC | Esri Community Maps Contributors, Was
Search

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Maryland Historical Trust
Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Revised 10/25/2023

MHT Project Number (MHT office use only) _____

Instructions: Fill out this form in accordance with the application instructions. No certification determination will be made until this form is complete. Please note that it is not necessary for owners of individually listed National Register properties to complete a Part 1 Application.

1. Property Name _____

Street 900 The Terrace

City Hagerstown Zip 21742 County Washington

MHT Easement property? ☐ Yes ☐ No ☑ Unknown

Check all designations that apply:

- ☑ National Register historic district or National Register individual listing
- ☑ Local historic district or Local individual listing
- ☐ Pending National Register or local designation (must submit documentation justifying historic district or individual listing)
- ☐ Eligible curatorship property owned by DNR (must submit DOE justifying eligibility)
- ☐ Eligible property within a Certified Maryland Heritage Area (must submit documentation from the Maryland Heritage Area Authority justifying eligibility)

Name of Historic District or Heritage Area (if applicable) Oak Hill

2. Nature of request (check only one box)

- ☑ Certification that the building contributes to the significance of the above-named historic district or heritage area.
- ☐ Certification that the structure has been individually designated under local law and is eligible for the National Register (designation documentation required).
- ☐ Preliminary determination that the structure will be a certified historic structure pending the official National Register or local designation.
- ☐ Certification that a building owned by DNR is eligible for listing on the National Register.

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) ☑ I am the fee-simple owner of the above-described property or (2) ☐ if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Bryan Seifarth Signature Bryan Seifarth Digitally signed by Seifarth, Bryan Date: 10/14/25 09:57 Date 10/14/25

Street 900 The Terrace City Hagerstown State MD

Zip 21742 Telephone [redacted] Email Address [redacted]

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application- Part 1* for the above-named property and has determined that the property:

- ☐ Is a "certified historic structure."
- ☐ Appears to meet "certified historic structure" criteria, pending official National Register or local designation.
- ☐ Is not a "certified historic structure" because it is not individually listed in the National Register or designated under local law; does not contribute to the significance of the above-named historic district or heritage area; is a structure pending National Register or local designation that does not appear to meet "certified historic structure" criteria; or is not determined eligible for listing in the National Register.
- ☐ Is not adequately documented in the application and therefore cannot be reviewed.

_____ _____

Date Maryland Historical Trust Authorized Signature

☐ MHT comments attached

HOMEOWNER CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Property Name

Street Address 900 The Terrace, Hagerstown, MD 21742

5. Description of physical appearance

This Colonial Revival two-story, slate shingled, gambrel-roof with three dormers on front, two in back, unpainted brick house, rectangular (originally) in shape with chimneys on each end, was constructed in 1910. It features regularly spaced window openings on the first and second floors, and a columned entry portico. On the interior, the first floor is divided by a hall and foyer with a staircase and living and dining rooms on either side. Beyond the staircase is a den to the left and family room at the back of house. The family room and garage below was added in the 1950's. At the east end of house off the dining room is a porch that was enclosed as a sunroom in about the 1980's. The kitchen is located in the rear right with a bathroom nearby. The second floor contains four bedrooms and two bathrooms. The original second floor porch at the back of the house above the family room was enclosed as an additional conditioned space about the time the family room and garage addition was built.

Date(s) of building(s) 1910 Source of date(s) maryland.gov/RealProperty

Type of construction (brick, wood frame, etc.) brick/frame Date(s) of alteration(s) 1950s, 1980s

Has building been moved? ■ no ☐ yes, specify date

6. Statement of significance

Fred J. Mack (1878-1957) and Charles E. Kountz formed a partnership in 1907. The firm designed the Colonial Revival brick house at 900 The Terrace about 1907. The design of this building is very similar to that of Reynolds Tavern, an eighteenth century building on Church Circle in Annapolis, Maryland. For about six years, Mack resided at 945 Forest Drive, a brick Colonial Revival structure.

The Oak Hill Historic District is an early-to-mid-twentieth century residential neighborhood in northern Hagerstown that is significant for historical and cultural reasons. Historically, the district is associated with a period, c. 1900-1941, in which Hagerstown, the seat of Washington County, experienced industrial and population growths unprecedented in the city's history. By 1914 Hagerstown emerged as the second manufacturing city in Maryland in terms of value of product, a distinction retained for a number of years. The city's population more than doubled in the first four decades of the twentieth century. The district also achieves significance from association with persons significant in local history. Oak Hill was home to many if not most of the city's industrial, commercial, social, and cultural leaders of this period. Here resided many of the owners and officers of the businesses and industries that gave Hagerstown its commercial and industrial status as well as the citizens most influential in city and county governmental and social matters. From the point of community planning, the Oak Hill area is important as the first and only significant section of Hagerstown to be developed along the lines of the garden city movement that began in the country in the mid-nineteenth century. The district is characterized by large lots, open spaces, deep set-backs, curving streets, tree lined boulevards, and deed restrictions affecting the cost, use, type, and placement of structures. Architecturally, the houses that line the streets of the district represent examples of the major architectural styles popular for residential construction the first third of the century, principally the Colonial and Spanish revivals. The buildings include some of the finest examples of these styles found in Hagerstown and collectively exhibit a range of architectural expression, craftsmanship and technique of the period.

7. Photographs and maps. Submit interior and exterior photographs in accordance with the photographic guidelines. If located within a local historic district attach the official historic district boundary map with the location of the property clearly marked.

HOMEOWNER CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

MANDATORY APPLICATION CHECKLIST

Property Address 900 The Terrace, Hagerstown, MD 21742

Instructions: After completing your Part 1 application, fill out this checklist to ensure that your application contains at least the minimum documentation required for MHT staff review. This checklist is based on the detailed information included in the Homeowner Instructions. Read and check each line carefully; **the application review period will not begin until a completed application with checklist is submitted.**

- ☑ **APPLICATION FORM**- I have filled in all applicable fields. I understand that MHT staff may not fill in any missing information on my behalf; therefore if my application is missing information it will be returned to me for completion.
- ☑ **SIGNATURE-** I signed and dated the Part 1 application and Mandatory Application Checklist in accordance with MHT's signature guidelines.
- ☑ **OWNERSHIP**- If I am not the fee-simple owner of the property, I have provided a written statement from the fee-simple owner indicating that he or she is aware of the application and has no objection to the request for certification.
- ☑ **DESIGNATION JUSTIFICATION -** I have attached the required documentation if applicable.
- ☑ **HISTORIC DISTRICT MAP-** If located within a local historic district, I have attached the official historic district boundary map and clearly marked the property's location within the district.
- ☑ **PHOTOGRAPHS -** I have prepared all photographs in accordance MHT's photographic guidelines.
- ☐ **MOVED BUILDINGS-** My property was moved (or I plan to move it) and therefore I am submitting additional information in accordance with the Homeowner Application Instructions.
- ☐ **MULTIPLE BUILDINGS-** My property contains multiple structures (such as garage, barn, shed, etc.) and therefore I am submitting additional information in accordance the Homeowner Application Instructions.
- ☑ **DUPLICATE COPY OF ALL APPLICATION MATERIALS-** I have saved a complete copy of all materials for my records.

☑ **I attest that I have read and understand the Historic Revitalization Tax Credit Application and Instructions.**

Name Bryan Seifarth Signature Bryan Seifarth Digitally signed by Seifarth, Bryan Date: 10/14/25 09:38 Date 10/14/25

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Maryland Historical Trust
Historic Revitalization Tax Credit

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Revised 10/25/2023

MHT Project Number (MHT office use only) _____

Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant's electronic signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Property Name _____

Street 900 The Terrace

City Hagerstown Zip 21742 County Washington

MHT Easement Property? ☐ Yes ☐ No ☑ Unknown

☑ A Part 1 – Evaluation of Significance was submitted Date submitted _____ Date of certification (if applicable) _____

2. Project Data

☑ Primary/secondary residence ☐ Mixed-use residential/commercial ☐ Owner-occupied residential co-op unit

Date of building construction 1910 Floor area before / after rehabilitation 3,724 / 3,724 sq ft

Start date (estimated) November 2025 Completion date (estimated) January 2026

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT

☐ Insurance claim reimbursement funds ☐ Other local and/or state funding (i.e. grants or loans) Specify funding source _____

*Estimated qualified rehabilitation expenditures are capped at $250,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc.

***Estimated Qualified Rehabilitation Expenditures** $5,600.00

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) ☑ I am the fee-simple owner of the above-described property or (2) ☐ if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Bryan Seifarth Signature Bryan Seifarth Digitally signed by Seifarth, Bryan Date: 10/14/25 09:59 Date 10/14/25

Street 900 The Terrace City Hagerstown State MD

Zip 21742 Telephone [redacted] Email Address [redacted]

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application* – Part 2 for the above-named property and has determined that the proposed rehabilitation described herein:

☐ is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.

☐ is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.

☐ is not consistent with the Secretary of the Interior's Standards for Rehabilitation, eligibility requirements, and/or does not comply with program requirements and therefore certification is denied.

☐ Is not adequately documented in the application and therefore cannot be reviewed.

_____ _____

Date Maryland Historical Trust Authorized Signature

☐ MHT conditions or comments attached

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name

Property address 900 The Terrace, Hagerstown, MD 21742

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 01 **Feature** Slate roof **Date of Feature** 1910

Describe existing feature and its condition

Nails are coming through slates due to age of slate. Many slates show cracks, holes, and even crumbling. Slate are also slanted and sliding.

Photo numbers Drawing numbers

Describe work and impact on feature

150-200 slates will be replaced/repaired to ensure slates are secure, sound, and eliminate roof leaks.

Number 02 **Feature** Soffitt **Date of Feature** 1910

Describe existing feature and its condition

Two holes found on the fascia wood on front of house needs to be replaced and painted.

Photo numbers Drawing numbers

Describe work and impact on feature

Gutter will be removed and replaced to replace the wood fascia sections and paint. The hole repairs will prevent rodents and weather from entering holes and prevent further damage.

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name _____

Property address 900 The Terrace, Hagerstown, MD 21742

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number | **Feature** _____ **Date of Feature** _____

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

Number | **Feature** _____ **Date of Feature** _____

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name _____

Property address 900 The Terrace, Hagerstown, MD 21742

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number | **Feature** _____ **Date of Feature** _____

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

Number | **Feature** _____ **Date of Feature** _____

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name _____

Property address 900 The Terrace, Hagerstown, MD 21742

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number **Feature** _____ **Date of Feature** _____

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

Number **Feature** _____ **Date of Feature** _____

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

MANDATORY APPLICATION CHECKLIST

Property Address 900 The Terrace, Hagerstown, MD 21742

Instructions: After completing your Part 2 application, fill out this checklist to ensure that your application contains at least the minimum documentation required for MHT staff review. This checklist is based on the detailed information included in the Homeowner Instructions. Read and check each line carefully; **the application review period will not begin until a completed application with checklist is submitted.**

- ☑ **APPLICATION FORM**- I filled in all applicable fields. I understand that MHT staff may not fill in any missing information on behalf of me; therefore if my application is missing information it will be returned.
- ☑ **SIGNATURE-** I signed and dated the Part 2 application and Mandatory Application Checklist in accordance with MHT's signature guidelines.
- ☑ **DESCRIPTION OF REHABILITATION WORK-** I have described ALL proposed work planned for the next 24 months to the interior and exterior of my property, including ineligible work items that I do not anticipate receiving a tax credit for. I understand that all work must meet the Secretary of the Interior's *Standards* and be reviewed and approved by MHT.
- ☑ **SUPPPLEMENTARY MATERIALS-** If applicable to my project, I have attached site plans, demolition plans, architectural plans, HVAC plans, replacement window/door drawings and/or product specifications.
- ☑ **PHOTOGRAPHS-** I have prepared all photographs in accordance MHT's photographic guidelines.
- ☑ **REVIEW FEE -** I will pay a $10 Part 2 review fee when sent an electronic invoice by the Maryland Historical Trust. I understand that payment must be made within ten (10) days of receiving the invoice.
- ☑ **DUPLICATE COPY OF ALL APPLICATION MATERIALS-** I have saved a complete copy of all materials for my records.

☑ **I attest that I have read and understand the Historic Revitalization Tax Credit Application and Instructions.**

Name Bryan Seifarth Signature Bryan Seifarth Digitally signed by Seifarth, Bryan Date: 10/14/25 09:59 Date 10/14/25

900 The Terrace, Hagerstown
Part 1 and 2, November 2025



1. Front



2. West Side

900 The Terrace, Hagerstown
Part 1 and 2, November 2025



3. East Side



INVOICE

Bill To

Seifarth, Bryan
900 The Terrace
Hagerstown, MD 21742
[redacted]

Champion Home Improvements, llc.

4920 Niagara Rd #207
College Park, Md 20740
Phone: (301) 277-7200
Email: championremodeler@gmail.com
Fax: (240) 206-0628
Web: www.mychampionhome.com

Payment terms	Due upon receipt
Invoice #	Seifarth - Slate roof repairs keep copper
Date	09/23/2025
Business / Tax #	MHIC 44848

Description	Quantity	Total
Slate Roofing	1	$5,600.00

Champion will furnish all labor and materials to repair slate roof.

Option 3 : - repair existing leaking slate tiles no warranty due to age of existing slate.....
$5600

Multiple leaks showing inside attic. Multiple sings of water, stained wood. Customer has placed buckets were he was identified water leaks.

Found multiple leaks After inspecting roof from the outside.

Nails are coming through slates due to age of slate. Many slates show cracks, holes, and some are crumbling.
Found slate that are slanted (close to falling)
Repair existing copper ridge.
150-200 slates would need to be replaced/repaired.
Two holes found on fascia that needs to be replaced and painted. (Gutter needs to be removed in order to repair.
Flashing metal on chimneys needs to be sealed.

90 Day repair warranty
Pick up and haul away all work related debris
Price includes all labor, materials, delivery and taxes.

Any undetected rotted wood is $10 per ln ft.

Having a yearly inspection of your roof and gutter system by a trained slate roofer will help ensure that your roof continues to do its job and can help prevent major repair bills.
Annual inspection $250 includes gutter cleaning

Financing available - With approved credit	1	$0.00

Payments start as low as $160 per month. with no money down financing.
Contact us today to pre-qualify for a loan that fits your budget.

*** Apples to Apples Price Match Assurance ***

Licensed - Bonded - Insured
Over 30 years experience

COVID-19 NOTICE: Due to the pandemic some materials are being delayed or temporarily discontinued by the manufacturer. We appreciate your patience during these extraordinary days. We will keep you informed if your project is affected.

AHS	1	$0.00

$1125 payment shown as a discount.

Subtotal	$5,600.00
Discount	$1,125.00
Total	**$4,475.00**

Thank you for your patronage. We appreciate our customers.











By signing this document, the customer agrees to the services and conditions outlined in this document. All home improvement contractors and subcontractors must be licensed. If you have any questions, contact the MHIC, DPOR or DCRA.
You the buyer have 5 business days from the date of signing to cancel this agreement.
MHIC #44848 Licensed and bonded in MD, DC #8414 & VA 2705039107



Signed on: 09/30/2025

Seifarth, Bryan

Certified Local Government FFY25 Annual Report

As the state historic preservation office, the Maryland Historical Trust (MHT) monitors and evaluates Certified Local Government (CLG) performance. This annual report - a requirement for participation in the CLG Program - provides useful data to help develop training and support for CLGs, while charting the success of the program. In addition to the annual report, MHT conducts in-depth evaluations of each CLG every four years.

For this annual report, please report only on activities for the 2025 federal fiscal year (October 1, 2024 through September 30, 2025). The FFY25 annual report is due on February 27, 2026.

Questions? Contact Nell Ziehl, Chief of MHT's Office of Planning, Education, and Outreach at nell.ziehl@maryland.gov.

mjenkins@washco-md.net Switch account

* Indicates required question

Email *

mjenkins@washco-md.net

Certified Local Government Name: *

Washington County, MD Historic District Comn

Contact First Name: *

Meghan

Contact Last Name: *

Jenkins

Contact Telephone: *

240-313-2439

Contact Email: *

mjenkins@washco-md.net

Next

Clear form

Never submit passwords through Google Forms.

This form was created inside of State of Maryland. - Contact form owner

Does this form look suspicious? Report

Google Forms

Certified Local Government FFY25 Annual Report

mjenkins@washco-md.net Switch account

* Indicates required question

Part 1: Program Changes

Has the Commission changed its designation criteria or adopted new criteria for designation? *

- ( ) Yes
- (•) No

If you answered "Yes" to the previous question, please describe the change(s) here. You may cut and paste language directly from the ordinance.

Your answer

Has the Commission limited or expanded its ability to review archaeological sites, cultural landscapes, or other non-architectural features? *

- ( ) Yes
- (•) No

If you answered "Yes" to the previous question, please describe the change(s) here. You may cut and paste language directly from your ordinance.

Your answer

Has the Commission adopted or made substantial revisions to its design guidelines? *

- ○ Yes
- ◉ No

If you answered "Yes" to the previous question, please describe the change(s) here and include a link to your design guidelines.

Your answer

Has the Commission created or made substantial changes to its local tax credit program or other local financial incentives? *

- ○ Yes
- ◉ No

If you answered "Yes" to the previous question, please describe the change(s) here and include a link to your program information.

Your answer

Has the Commission changed its member make-up or qualifications? *

- ○ Yes
- ◉ No

If you answered "Yes" to the previous question, please describe the change(s) to the Commission requirements here.

Your answer

Has the Commission made any other changes to its ordinance, program or procedures? Please describe.

No

Back Next Clear form

Never submit passwords through Google Forms.

This form was created inside of State of Maryland. - Contact form owner

Does this form look suspicious? Report

Google Forms

Certified Local Government FFY25 Annual Report

mjenkins@washco-md.net Switch account

Part 2: Summary of Activities/Design and Development Review

How many staff does your Commission have?

2 staffperson and 1 admin for meetings

Please enter the number of cases approved for 1) alterations, 2) demolitions, and 3) new construction by your Commission. (Please do not include approvals given due to expiration of time.)

alterations: 3; demolitions: 2 (for support, not approval); new construction: 3

Please enter the number of cases denied for 1) alterations, 2) demolitions, and 3) new construction denied by your Commission.

0

Please enter the number of appeals against decisions on 1) alterations, 2) demolitions, and 3) new construction by your Commission.

0

If you conduct reviews for archaeological resources, please list the number of cases that were 1) approved, 2) that required Phase 1 archaeology, and 3) that required Phase 2 archaeology.

not applicable

How many alterations, demolitions, or new construction projects were approved at the staff level?

0

How many cases were automatically approved through expiration of time for review?

0

Back Next Clear form

Never submit passwords through Google Forms.

This form was created inside of State of Maryland. - Contact form owner

Does this form look suspicious? Report

Google Forms

Certified Local Government FFY25 Annual Report

mjenkins@washco-md.net Switch account

Part 3: Summary of Activities/Survey and Designation

How many National Register nominations did your Commission review?

0

How many new or revised Maryland Inventory of Historic Properties (MIHP) Architecture Forms did your Commission submit to MHT?

1 (photo addendum only)

Were all the MIHP Architecture Forms submitted by your Commission approved by MHT?

- ○ Yes
- ○ No
- ◉ N/A

Clear selection

How many new or revised MIHP Archaeology Site Forms did your Commission submit to MHT?

0

Were all the MIHP Archaeology Site Forms submitted by your Commission approved by MHT?

- ○ Yes
- ○ No
- ◉ N/A

Clear selection

Please list any new local designations made during this fiscal year. In your answer, please include the name of each designated site, property, or district; the relevant MIHP number; and the number of resources included in each designation.

none

Have you conducted survey or inventory work that did not result in MIHP forms? If so, please describe.

none

What are your top three priorities for survey and/or designation in the coming year?

1) Expand and update the survey to capture properties at least 50 years or older since last major survey date including updated photos of existing survey properties 2) Continue to update incentives to include grants and yearly credit 3) identify and explore implementation of program for historic landscapes

Back Next Clear form

Never submit passwords through Google Forms.

This form was created inside of State of Maryland. - Contact form owner

Does this form look suspicious? Report

Google Forms

Certified Local Government FFY25 Annual Report

mjenkins@washco-md.net Switch account

* Indicates required question

Part 4: Summary of Activities/Special Programs

How many historic properties were assisted through the local tax credit program? * (If you do not have a local tax credit, write "N/A.")

0

How many projects involving historic properties were reviewed as a result of local government undertakings (i.e. a "local Section 106" review)? (If you are not required to review local government undertakings, write "N/A.") *

0

How many historic properties were assisted through local grant or loan programs? (If you do not have local grant or loan programs, write "N/A.") *

0

How many historic properties were acquired, in whole or in part, by the local government? *

0

Back Next Clear form

Never submit passwords through Google Forms.

This form was created inside of State of Maryland. - Contact form owner

Does this form look suspicious? Report

Google Forms

Certified Local Government FFY25 Annual Report

mjenkins@washco-md.net Switch account

* Indicates required question

Part 5: Commission Qualifications and Procedures

Please describe your Commission by listing each member (Last Name, First Name) and documented area of interest. If applicable, please also indicate if a member meets the Secretary of the Interior's Professional Qualifications Standards by noting, for example, "SOI-Historic Architecture" or "SOI-Architectural History." *

Yavener, Lloyd, Chair, AOI: Preservation of historic structures Profession: Licensed Attorney; Bedard, Justin, Vice Chair, AOI: Archaeological resources and their protections SOI: Archaeology; Smith, Gregory, AOI: Architectural history, preservation of historic structures including adaptive reuse; Aldrich, Ann, AOI: Historic preservation of buildings and landscapes, Degree: Masters in Sustainable landscape design; Lushbaugh, Michael, AOI: Historic Preservation of buildings and structures; Candelaria, Briana, AOI: Historic Preservation, SOI: Architectural History; Milam, Tyler, AOI: History and Preservation, Degree: BA in History, BS in Architecture, Master of Architecture and Master of Architectural Design and Urbanism

If you have vacancies, please list the type of vacancy (qualified or not) and the duration.

none

Please list the trainings and/or educational sessions attend by each member (Last Name, First Name) in this fiscal year. *

Aldrich, Ann and Lushbaugh, Michael: NAPC's Deconstruction vs. Demolition: Protecting Heritage and the Environment; Lushbaugh, Michael: NAPC Understanding Historic Windows: Evolution, Assessment & Repair; Lushbaugh, Michael: NAPC Through the Pane Pt. 2: Managing Window Replacement: Lessons from Local Preservation Programs

Number of meetings held: *

7

How are regular meetings advertised? *

County Website

How are special meetings advertised? *

County website & newspaper

How are meeting minutes made available to the public? *

County website and upon request

How are the Commission's rules and procedures made available to the public? *

County website and upon request

Certified Local Government FFY25 Annual Report

mjenkins@washco-md.net Switch account

Part 6: General Feedback

Please describe any great projects you completed or successes you achieved during this federal fiscal year.

Preservation Month 2025 was another successful "Love Historic" initiative;

Please describe any major new projects or plans anticipated for the coming year.

Continuing to pursue a grant program; expansion of the survey particularly to a not yet surveyed rural village; Continue outreach and collaborations with Towns through MOU for tax credits; continue to encourage retention of historic resources through outreach to the public to reduce demolition without permits; outreach to local groups including homebuilders and craftsperson; co-host preservation md workshop

Do you have any training or educational needs that are not met by existing offerings from the Maryland Association of Historic District Commissions or the Maryland Historical Trust?

Training on the State and local review of Section 106 in Maryland

Please share any concerns, issues, or additional comments you may have about the Certified Local Government Program or preservation in your jurisdiction.

No additional comments regarding the CLG Program

Back Next Clear form

Never submit passwords through Google Forms.

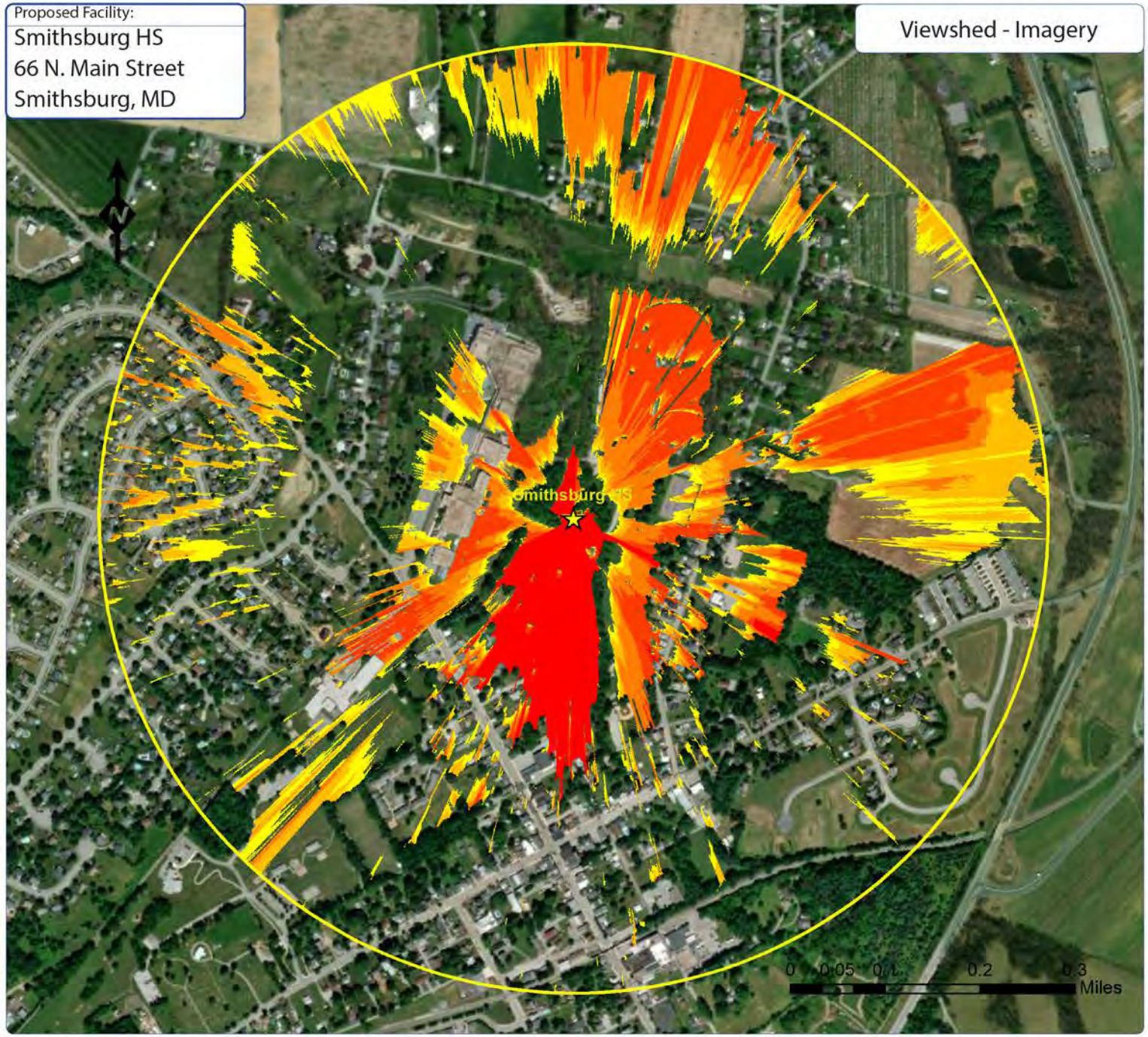
This form was created inside of State of Maryland. - Contact form owner

Does this form look suspicious? Report

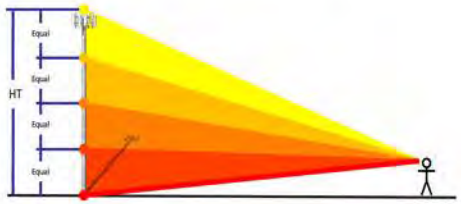
Google Forms

Proposed Facility:
Smithsburg HS
66 N. Main Street
Smithsburg, MD

Viewshed - Imagery



Color Legend



Facility Location

2640 Foot Radius

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	4.78%	24.0
	Top 50%	5.48%	27.5
	Top 75%	5.59%	28.1
	Top 100%	5.94%	29.8
	Base	2.89%	14.5
	TOTAL	24.67%	124.0 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1/2 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 195.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%)= 24.6%

Notes:
- map compiled by GDI, LLC on : 12/17/25
- Tower location(lat/long NAD 83): 39.659805 -77.572867



Gould Digital Imaging Viewshed Analysis output maps contained herein depict where proposed facility may potentially be visible based on the best and newest data publicly available at the time the data was collected. Gould DigitalImaging does not claim to depict all locations from where the facility may potentially be visible and calculated output should be confirmed via site testing as needed.

GOULD DIGITAL IMAGING

verizon

TRILEAF
environmental architecture engineering
303 International Circle, Suite 150, Hunt Valley, Maryland 21030 - 410.853.7128 - www.trileaf.com

November 26, 2025

Maryland Historical Trust
Attn: Dr. Dixie Henry
100 Community Place, Third Floor
Crownsville, MD 21032-2023
Phone: 410-697-9553
Email: dixie.henry@maryland.gov

RE: **Milestone Towers – Smithsburg High School / Trileaf Project #766917**
66 North Main Street, Smithsburg, MD 21783
Washington County, Smithsburg Quadrangle (USGS)
Latitude: 39° 39' 35.298" N, Longitude: 77° 34' 22.321" W

Dear Dr. Henry:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to construct a 195-foot-tall monopole communications tower, with an overall height of 199 feet including attachments, and associated ground-based equipment, within a new 60-foot by 40-foot (2,400 square feet) fenced compound. The project also includes a proposed 12-foot-wide gravel access drive that will extend approximately 150 feet generally southeast and connect with an existing asphalt drive. The site is currently manicured grass-covered lawn. The antennas will be licensed by the Federal Communications Commission (FCC).

In accordance with the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission*, dated September 2004, a cultural resource investigation has been conducted. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Summary reports of this investigation, maps, photographs and other information are provided in the attached Form 620. As noted in Attachment 5, there are **No Historic Properties in the APE for Direct Effects and No Adverse Effects to the Historic Properties in the APE for Visual Effects**. Therefore, it is recommended that the proposed undertaking proceed without further archaeological review.

We appreciate your cooperation in this regard and anticipate your concurrence with these findings. Please call me at (410) 853-7128 ext. 902 or email e.boone@trileaf.com if you need any additional information or have any questions. Thank you for your assistance.

Sincerely,

Elsie Boone
Assistant Project Manager

FCC Form 620

Notification Date: **7AM EST 11/28/2025**
File Number: **0011799314**

FCC Wireless Telecommunications Bureau
New Tower ("NT") Submission Packet

Approved by OMB
3060 – 1039
See instructions for
public burden estimates

General Information

1) (Select only one) **(NE)** **NE** – New **UA** – Update of Application **WD** – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): **0005523832**
4) Name: **Milestone Towers**

Contact Name

5) First Name: **Matt**	6) MI:	7) Last Name: **Penning**	8) Suffix:
9) Title:			

Contact Information

10) P.O. Box:	**And /Or**	11) Street Address: **12110 Sunset Hills Road, Suite 100**		
12) City: **Reston**			13) State: **VA**	14) Zip Code: **20140**
15) Telephone Number: **(703)944-4332**		16) Fax Number:		
17) E-mail Address: **matt@milestonetowers.com**				

Consultant Information

18) FCC Registration Number (FRN): **0011724176**
19) Name: **Trileaf Corporation**

Principal Investigator

20) First Name: **Michael**	21) MI:	22) Last Name: **Hart**	23) Suffix:
24) Title: **Senior Historian/Architectural Historian**			

Principal Investigator Contact Information

25) P.O. Box:	**And /Or**	26) Street Address: **303 International Circle Suite 150**		
27) City: **Hunt Valley**			28) State: **MD**	29) Zip Code: **21030**
30) Telephone Number: **(410)853-7128**		31) Fax Number:		
32) E-mail Address: **e.boone@trileaf.com**				

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(**X**) **Y**es ( ) **N**o

34) Areas of Professional Qualification:

( ) Archaeologist

(**X**) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	(**X**) **Y**es ( ) **N**o

If "YES," complete the following:

36) First Name: **Scott**	37) MI:	38) Last Name: **Emory**	39) Suffix:

40) Title: **Senior Project Archaeologist**

41) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

( ) Historian

( ) Architect

( ) Other (Specify) _____

Site Information

Tower Construction Notification System

1) TCNS Notification Number: **301839**

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: ( ) Yes (X) No

3) Site Name: **Smithsburg High School**

4) Site Address: **66 North Main Street**

5) Detailed Description of Project:

New 199ft-tall monopole communications tower, and associated equipment, within a new 60ft x 40ft fenced compound, and a new 12ft-wide gravel access drive that will extend approximately 150ft southeast and connect with an existing asphalt drive.

6) City: **Smithsburg**	7) State: **MD**	8) Zip Code: **21783**

9) County/Borough/Parish: **WASHINGTON**

10) Nearest Crossroads: **E School Lane and N Main Street**

11) **NAD 83** Latitude (DD-MM-SS.S): **39-39-35.3** (X) N or ( ) S

12) **NAD 83** Longitude (DD-MM-SS.S): **077-34-22.3** ( ) E or (X) W

Tower Information

13) Tower height above ground level (include top-mounted attachments such as lightning rods): **60.7** ( ) Feet (X) Meters

14) Tower Type (Select One):

( ) Guyed lattice tower

( ) Self-supporting lattice

(X) Monopole

( ) Other (Describe):

Project Status

15) Current Project Status (Select One):

(X) Construction has not yet commenced

( ) Construction has commenced, but is not completed Construction commenced on: _____

( ) Construction has been completed Construction commenced on: _____

Construction completed on: _____

Determination of Effect

14) Direct Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

( ) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

(**X**) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **301839** Number of Tribes/NHOs: **7**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Bad River Band of Lake Superior Tribe of Chippewa Indians**

Contact Name

5) First Name: **Lawrence**	6) MI:	7) Last Name: **Plucinski**	8) Suffix:

9) Title: **THPO**

Dates & Response

10) Date Contacted **09/24/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Delaware Nation**

Contact Name

5) First Name: **Billie**	6) MI:	7) Last Name: **Anderson**	8) Suffix:

9) Title: **TCNS Coordinator**

Dates & Response

10) Date Contacted **09/24/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **301839** Number of Tribes/NHOs: **7**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Eastern Shawnee Tribe of Oklahoma**

Contact Name

5) First Name: **Lora**	6) MI:	7) Last Name: **Nuckolls**	8) Suffix:

9) Title: **Director**

Dates & Response

10) Date Contacted **09/25/2025** 11) Date Replied **09/25/2025**

( ) No Reply

(**X**) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seneca-Cayuga Nation**

Contact Name

5) First Name: **William**	6) MI:	7) Last Name: **Tarrant**	8) Suffix:

9) Title: **THPO**

Dates & Response

10) Date Contacted **09/25/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **301839** Number of Tribes/NHOs: **7**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Shawnee Tribe**

Contact Name

5) First Name: **Tonya**	6) MI:	7) Last Name: **Tipton**	8) Suffix:
9) Title: **THPO**			

Dates & Response

10) Date Contacted **09/24/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Tuscarora Nation**

Contact Name

5) First Name: **Bryan**	6) MI:	7) Last Name: **Printup**	8) Suffix:
9) Title: **TCNS Rep**			

Dates & Response

10) Date Contacted **09/24/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) **Y**es ( ) **N**o

2a) Tribes/NHOs contacted through TCNS Notification Number: **301839** Number of Tribes/NHOs: **7**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Wyandotte Nation**

Contact Name

5) First Name: **Sherri**	6) MI:	7) Last Name: **Clemons**	8) Suffix:
9) Title: **THPO**			

Dates & Response

10) Date Contacted **09/24/2025** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address:		
10) City:			11) State:	12) Zip Code:
13) Telephone Number:		14) Fax Number:		
15) E-mail Address:				
16) Preferred means of communication: ( ) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted _____ 18) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	(**X**) Yes ( ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes (**X**) No
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes (**X**) No

Historic Property

4) Property Name: **SHA Small Structure 21065X0**
5) SHPO Site Number: **WA-IV-273**

Property Address

6) Street Address: **MD 66 over Tributary to Beaver Creek**		
7) City: **Smithsburg**	8) State: **MD**	9) Zip Code: **21783**
10) County/Borough/Parish: **WASHINGTON**		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	( ) Yes (**X**) No
12) Is this property eligible for listing on the National Register? Source: **MEDUSA**	(**X**) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes (**X**) No

14) Direct Effects (Select One):

(**X**) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

15) Visual Effects (Select One):

( ) No Effect on this Historic Property in APE

(**X**) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	(**X**) Yes ( ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes (**X**) No
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes (**X**) No

Historic Property

4) Property Name: **Smithsburg Historic District**
5) SHPO Site Number: **WA-IV-259**

Property Address

6) Street Address: **Water and Main Streets**		
7) City: **Smithsburg**	8) State: **MD**	9) Zip Code: **21783**
10) County/Borough/Parish: **WASHINGTON**		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	( ) Yes (**X**) No
12) Is this property eligible for listing on the National Register? Source: **MEDUSA**	(**X**) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes (**X**) No

14) Direct Effects (Select One):

(**X**) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

15) Visual Effects (Select One):

( ) No Effect on this Historic Property in APE

(**X**) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):
2) Name: **Washington County Historic District**

Contact Name

3) First Name: **Meghan**	4) MI:	5) Last Name: **Jenkins**	6) Suffix:
7) Title: **GIS Coordinator**			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address: **100 West Washington Street Suite 2600**		
10) City: **Hagerstown**			11) State: **MD**	12) Zip Code: **21740**
13) Telephone Number: **(240)313-2430**		14) Fax Number:		
15) E-mail Address: **mjenkins@washco-md.net**				

16) Preferred means of communication:

(**X**) E-mail

( ) Letter

( ) Both

Dates & Response

17) Date Contacted **09/23/2025** 18) Date Replied **10/01/2025**

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

(**X**) Replied/Other

Ms. Jenkins responded via email stating that the proposed tower location is in an area of tree planting that was done in agreement with the Washington County Public Schools and County Water Quality Department.

Additional Information

19) Information on local government's role or interest (optional):

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(**X**) **Y**es ( ) **N**o

Consulting Party

2) FCC Registration Number (FRN):
3) Name: **Washington County Historical Society**

Contact Name

4) First Name: **To Whom It**	5) MI:	6) Last Name: **May Concern**	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box:	**And /Or**	10) Street Address: **135 West Washington Street**		
11) City: **Hagerstown**			12) State: **MD**	13) Zip Code: **21740**
14) Telephone Number: **(301)797-8782**		15) Fax Number:		
16) E-mail Address: **info@washcohistory.org**				

17) Preferred means of communication:

(**X**) E-mail

( ) Letter

( ) Both

Dates & Response

18) Date Contacted **09/23/2025** 19) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

20) Information on other consulting parties' role or interest (optional):

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: **Maryland Historical Trust**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name: **Elsie**	MI:	Last Name: **Boone**	Suffix:

Signature: **Elsie Boone** Date: **11/26/2025**

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachments :

Type	Description	Date Entered
Other	Cover Letter	11/26/2025
Resumes/Vitae	Resumes	11/26/2025
Photographs	Photos	11/26/2025
Map Documents	Maps	11/26/2025
Other	CDs	11/26/2025
Area of Potential Effects	APE	11/26/2025
Tribal/NHO Involvement	Tribal	11/26/2025
Historic Properties for Direct Effects	Direct APE	11/26/2025
Historic Properties for Visual Effects	Visual APE	11/26/2025
Local Government Involvement	Local Government	11/26/2025
Public Involvement	Public Involvement	11/26/2025
State-Specific Forms	State-Specific	11/26/2025

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 1. Consultant Information

Provide a current copy of the resume or curriculum vitae for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing or conclusions presented in this filing.

A current copy of the resume for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing, or conclusions presented in this filing.

Approved by OMB
3060-1039
See instructions for
Public burden estimates

TRILEAF

Professional Resume

KAITLEN HITT

FIELD ARCHAEOLOGIST

Education

B.S. Anthropology
Kennesaw State University, Kennesaw, GA

Areas of Expertise

Ms. Hitt has six years of experience as an archaeological technician and crew chief. She has NCPTT training in GRP, and training with Advanced Metal Detecting for the Archaeologist (AMDA). She has Phase I, II, and III experience, lab experience, is skilled in ArcGIS mapping, and has completed historical and archival research.

Environmental service expertise includes:

Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
Historical Topographic Maps and Aerial Imagery
Land Use History

Certifications/Affiliations

NCPTT GPR Training, Marksville, LA 2018
AMDA Training, Pensacola, FL 2016

Approved by OMB
3060-1039
See instructions for
Public burden estimates

TRILEAF

Professional Resume

MICHAEL HART

ASSISTANT PROJECT MANAGER
SENIOR HISTORIAN/ARCHITECTURAL HISTORIAN

Education

History/Anthropology, B.A.
Social Science Education, M.S.
Florida State University / Tallahassee, FL

Areas of Expertise

Mr. Hart operates as the primary professional point-of-contact regarding History, Architectural History, and Historic Preservation. Mr. Hart is a Secretary of the Interior (SOI) qualified Architectural Historian and Historian with fourteen years of professional experience in Historic Preservation.

Architectural History and Historic Preservation service expertise include:

Architectural Impacts
National Register Nominations
Historical Marker Applications
Historic Resource Reports and Forms
SHPO Consultation
Field Reconnaissance
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Native American Consultation
Section 106 Compliance

Certifications/Affiliations

Historic Sites Specialist/Historic Preservationist for Florida Division of Historical Resources, Tallahassee, FL, 2008-2022
Adjunct Instructor, Tallahassee Community College, Tallahassee, FL, 2010-Present

Approved by OMB
3060-1039
See instructions for
Public burden estimates

TRILEAF

Professional Resume

SCOTT EMORY, M.A., RPA

SENIOR PROJECT ARCHAEOLOGIST IV

Education

M.A. Maritime History / Nautical Archaeology
East Carolina University / Greenville, NC

B.A. Anthropology
University of Delaware / Newark, DE

Areas of Expertise

Mr. Emory is a SOI-qualified professional archaeologist with over 20 years of experience in terrestrial and submerged cultural resources management in the Mid-Atlantic region. He has directed Phase I – III archaeological projects of varying complexity, conducted archaeological assessments, Area of Potential Effects (APE) coordination, environmental impact statements, historic context development, and public outreach activities. He has completed historical and archival research; artifact conservation, identification and cataloging; report preparation; and environmental assessment of sites.

Mr. Emory specializes in the archaeological investigation of shipyard sites and waterfront settings; 18th and 19th century trades; and industrial archaeological sites. He also has a strong interest in environmental reconstruction studies in the Mid-Atlantic region and Native American ceremonial practices.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Land Use History

Certifications/Affiliations

Section 106 Essentials – Advisory Council on Historic Preservation, 2008
Metal Detecting for Archaeologists, 2013
Register of Professional Archaeologists (RPA), member since 2007
Council for Northeast Historical Archaeology (CNEHA), member since 2008
Archaeological Society of Delaware (ASD), member since 2003
Archaeological Society of Maryland (ASM), member since 2008
Early American Industries Association (EAIA), member since 2016

TRILEAF

Professional Resume

ELSIE BOONE

ASSISTANT PROJECT MANAGER

Education

Environmental Science, B.S.
University of Maryland, Baltimore County / Baltimore, MD

Areas of Expertise

Ms. Boone has experience performing National Environmental Policy Act (NEPA) reviews for wireless telecommunications projects. Ms. Boone also has experience performing site inspections and conducting environmental due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) for commercial real estate and lending projects, assisting in wetland delineation and permitting, performing Migratory Bird Evaluations, and assisting in rare, threatened, and endangered species monitoring surveys for bamboovine, swamp pink, and rough wood-aster in the Cecil County, Maryland area.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Indoor Air Quality Assessments
Information Section 7 Consultation
National Wetland Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
NEPA Environmental Assessments
Migratory Bird Evaluations
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Native American Consultation
Land Use History
Preliminary Risk Assessments
Joint Permit Applications
Rare, Threatened, & Endangered Species Surveys

Certifications/Affiliations

Geographic Information Systems Certification – UMBC
Certified Asbestos Inspector (MD) – (License #250000099)
40-Hour OSHA HAZWOPER
Adult/Infant CPR & First Aid Certified
Environmental Professional (EP) as defined by ASTM Standard E1527-21 (AAI)

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 2. Site Information – Photographs

You are required to provide photographs and maps as part of this filing. Additional site information can be provided in an optional attachment.

Photograph Requirements:

Except in cases where no Historic Properties were identified within the Areas of Potential Effects, submit photographs as described below. Photographs should be in color, marked so as to identify the project, keyed to the relevant map or text, and dated; the focal length of the lens and the height of the camera should be noted. The source of any photograph included but not taken by the Applicant or its consultant (including copies of historic images) should be identified on the photograph.

a. **Photographs taken from the site should show views from the proposed location in all directions. The direction (e.g., north, south, etc.) should be indicated on each photograph, and, as a group, the photographs should present a complete (360 degree) view of the area around the proposed site.**

   Please reference the following directional photographs of the project area, which were taken by Scott Emory on September 22, 2025, unless otherwise noted.

b. **Photographs of all listed in and eligible properties within the Areas of Potential Effects.**

   Please reference the following photographs of all NRHP-listed and eligible properties within the APE-VE for the project area, which were taken by Scott Emory on September 22, 2025, unless otherwise noted.

c. **If any listed or eligible properties are visible from the proposed site, photographs looking at the site from each historic property. The approximate distance in feet (meters) between the site and the historic property should be included. If any listed or eligible properties are within the APE, photos looking at each historic property should be included.**

   Please reference the following photographs from all visible NRHP-listed and eligible properties, looking in the direction of the project area, which were taken by Scott Emory on September 22, 2025, unless otherwise noted.

   Aerial photographs of the site were obtained via Google Earth and Esri, Imagery, and are dated to 2023 and 2024, respectively.

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 1 – Looking north at the project lease area.



Photograph 2 – Looking east at the project lease area.

Project Photographs

Milestone Towers – Smithsburg High School

66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 3 – Looking south at the project lease area.



Photograph 4 – Looking west at the project lease area.

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 5 – Looking north away from the project lease area.



Photograph 6 – Looking east away from the project lease area.

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 7 – Looking south away from the project lease area.



Photograph 8 – Looking west away from the project lease area.

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 9 – Looking south at the access easement from the lease area.



Photograph 10 – Looking north at the access easement towards the lease area.

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 11 – Looking east at the access easement from the lease area.



Photograph 12 – Looking west at the access easement from the asphalt sports complex driveway.

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 13 – Looking south at a bedrock outcrop leading into the tower lease area.



Photograph 14 – Looking west at the bedrock outcrop in the adjacent stream bed.

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 15 – Looking west at a fiber marker and handhole in the access easement.



Photograph 16 – STP 1 profile.

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Photograph 17 – STP 2 profile with exposed bedrock.



Photograph 18 – Looking southeast the NRHP-eligible Smithsburg Historic District (WA-IV-259).

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



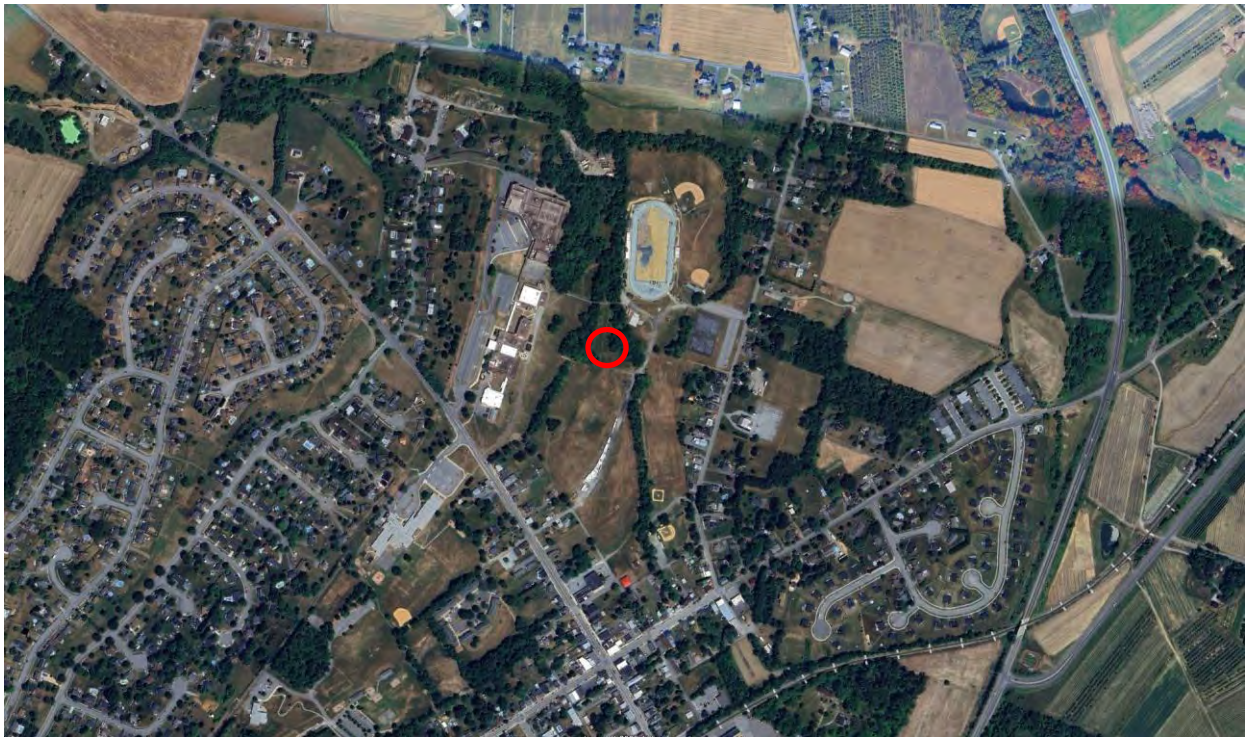
Photograph 19 – Looking north from the NRHP-eligible Smithsburg Historic District (WA-IV-259) at the project location, approximately 1,130 feet (344.3 meters) away.



Photograph 20 – Looking south at the NRHP-eligible SHA Small Structure 21065X0 (WA-IV-273).

Project Photographs
Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Site Location & Surrounding Properties



Site Location Easement

Aerial Photographs (2023)

Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, MD 21783

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 3. Site Information – Map Requirements

Include one or more 7.5-minute quad USGS topographical maps that:

a. **Identify the Areas of Potential Effects for both Direct and Visual Effects. If a map is copied from the original, include a key with the name of quad and date.**
b. **Show the location of the proposed site and any access roads or other easements including excavations.**
c. **Show the locations of each property listed.**
d. **Include keys for any symbols, colors, or other identifiers.**
e. **Submit color maps whenever possible.**

The following maps have been attached to this report:

Site Vicinity Map – Smithsburg Quadrangle (2023)

7.5-min Topographic Quad Map with Project Location

Aerial Imagery with Project Location and APE

Modern Soil Map with Project Location

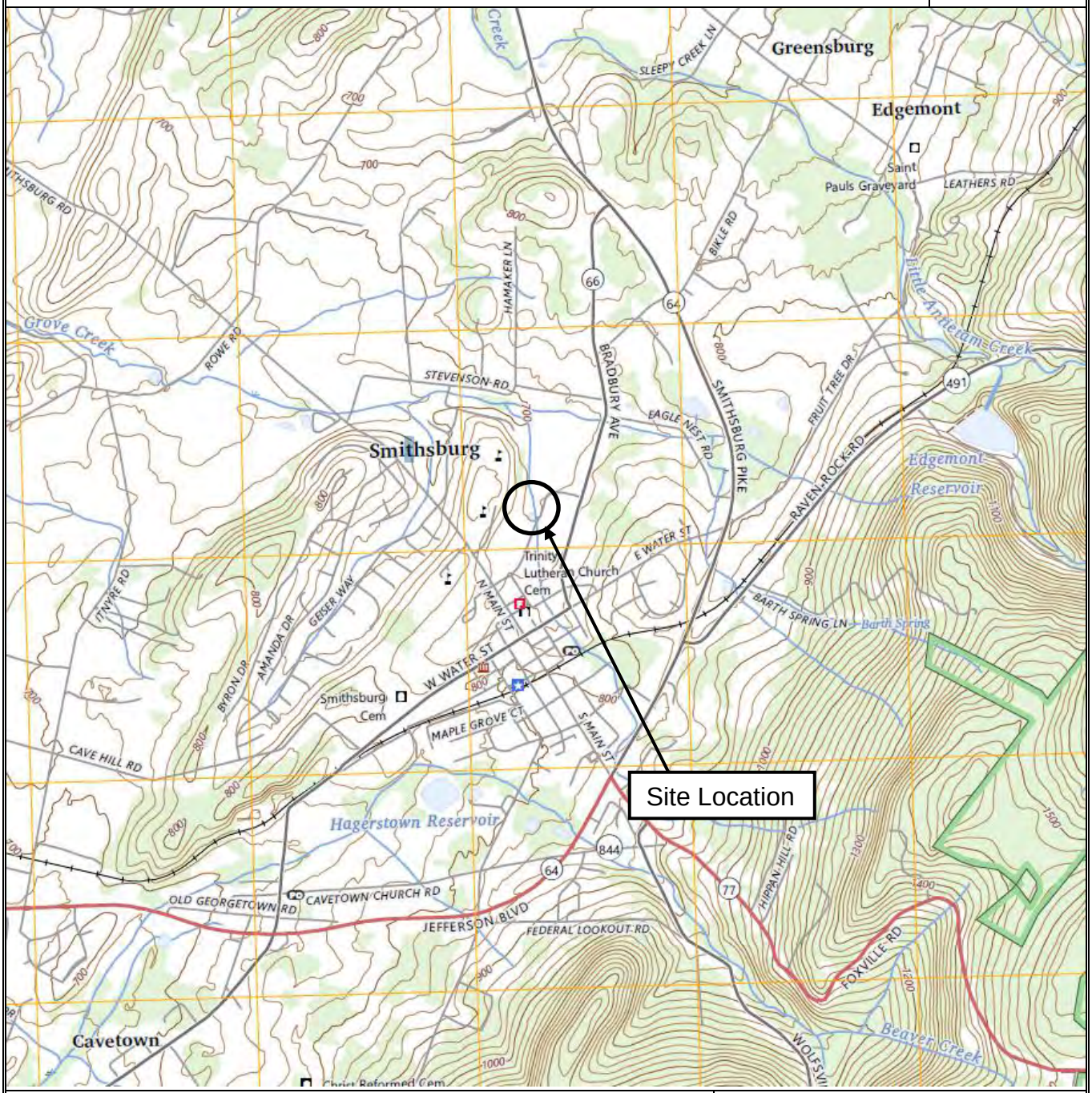
Map of Architectural Resources within the APE-VE

Historical Map of Project Location

Map of Shovel Test Pit Locations and Project Boundary

Smithsburg Quadrangle, Maryland (2023)
Contour Interval = 20 Feet
Scale 1 Inch = ~2,000 Feet
Latitude: 39° 39’ 35.298” N, Longitude: 77° 34’ 232.321” W

North

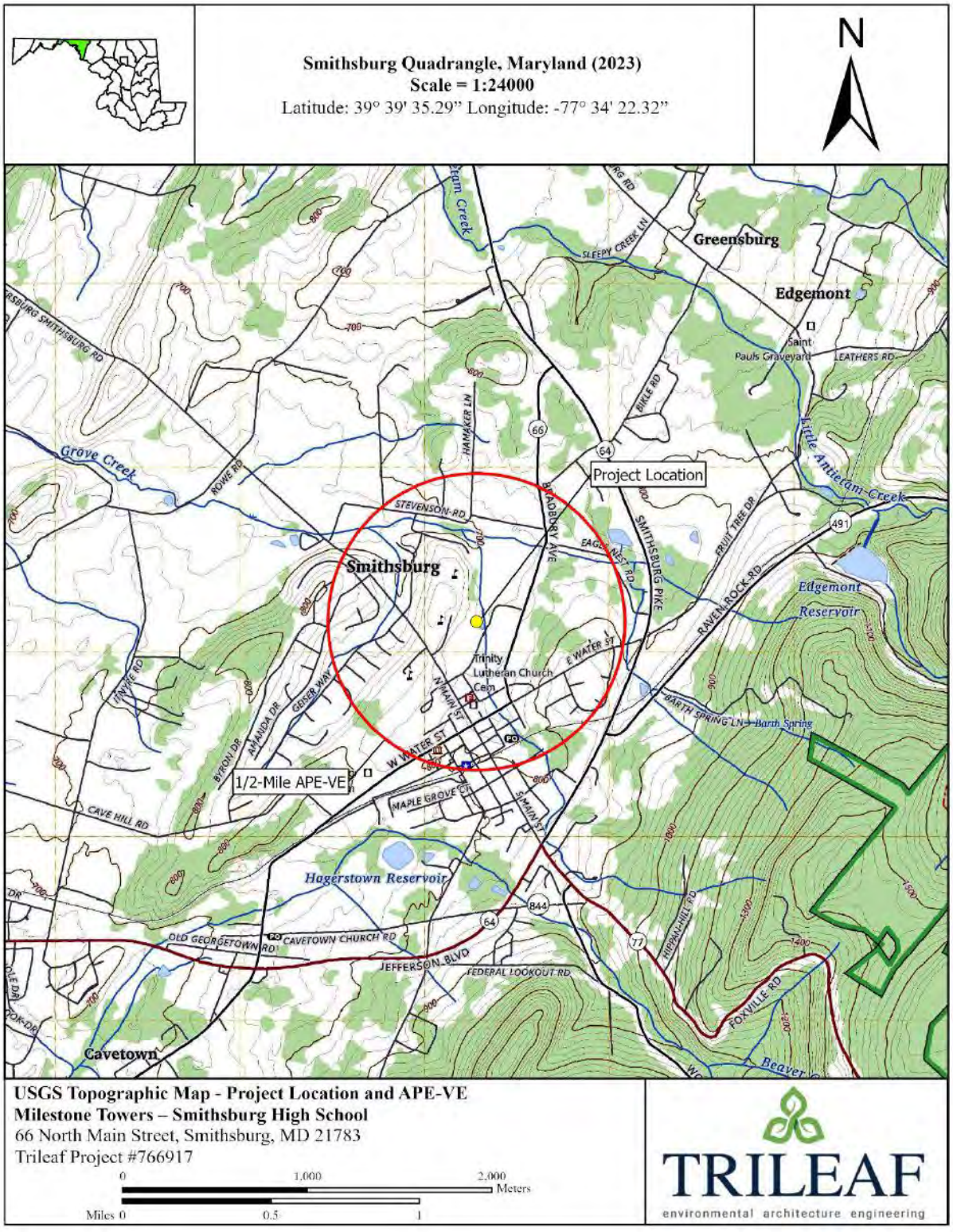


Site Vicinity Map

Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, MD 21783

TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



USGS Topographic Map - Project Location and APE-VE
Milestone Towers – Smithsburg High School
66 North Main Street, Smithsburg, MD 21783
Trileaf Project #766917

TRILEAF
environmental architecture engineering

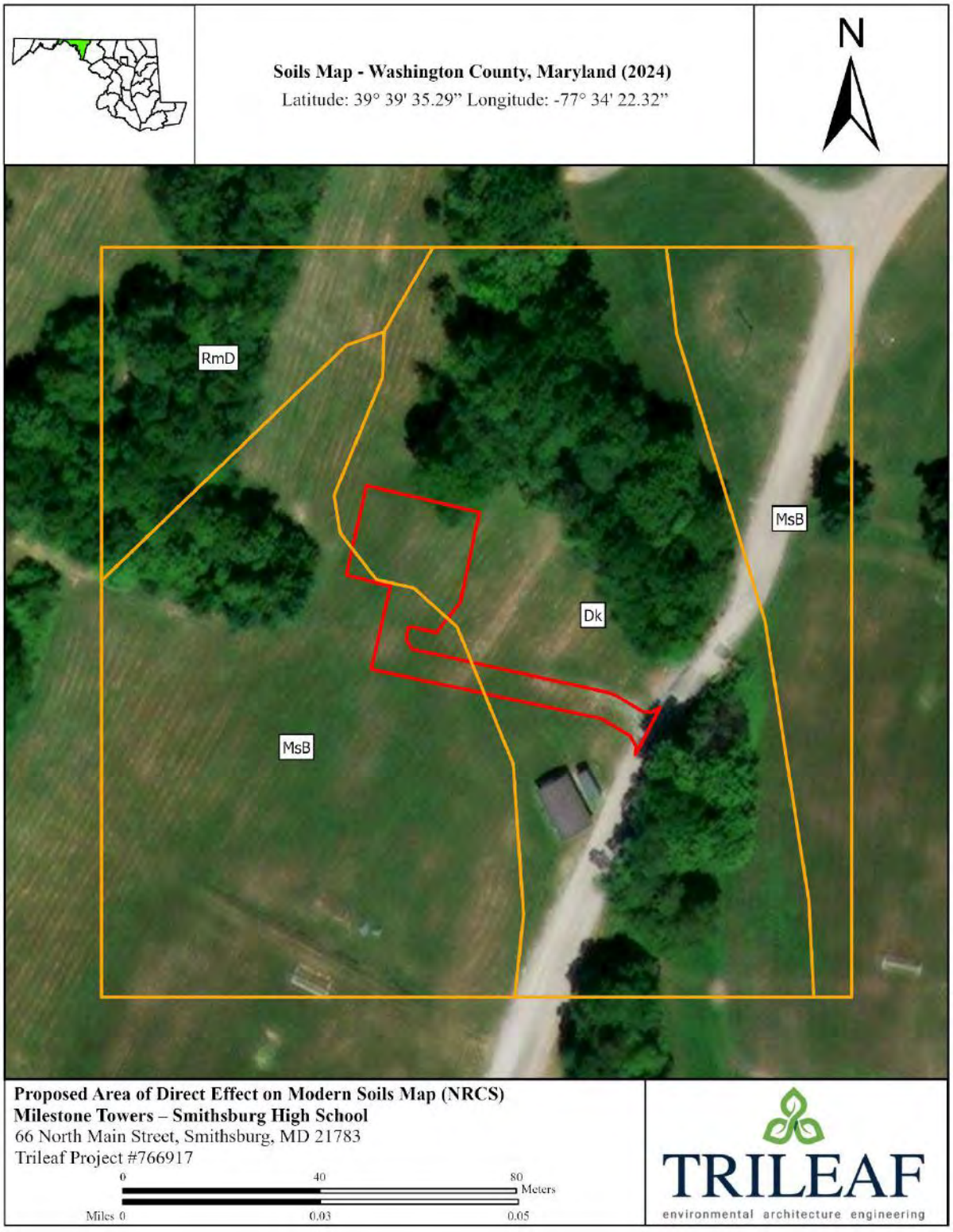
Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates



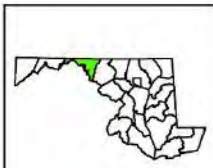
Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates



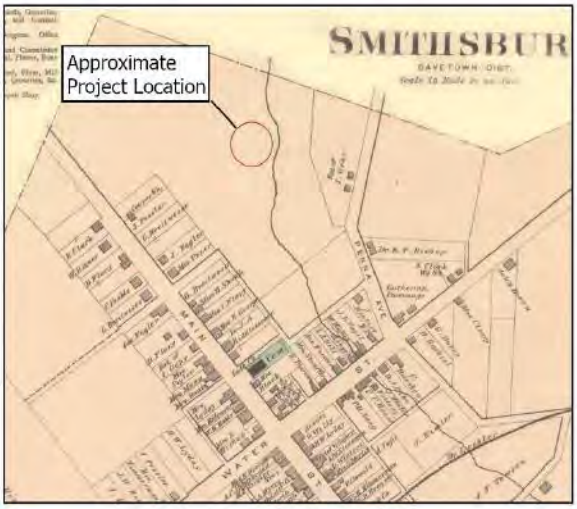
Historic Washington County Maps (1859-1877)

Latitude: 39° 39' 35.29" Longitude: -77° 34' 22.32"

N



Project Location ca. 1859 (Taggart Downin)

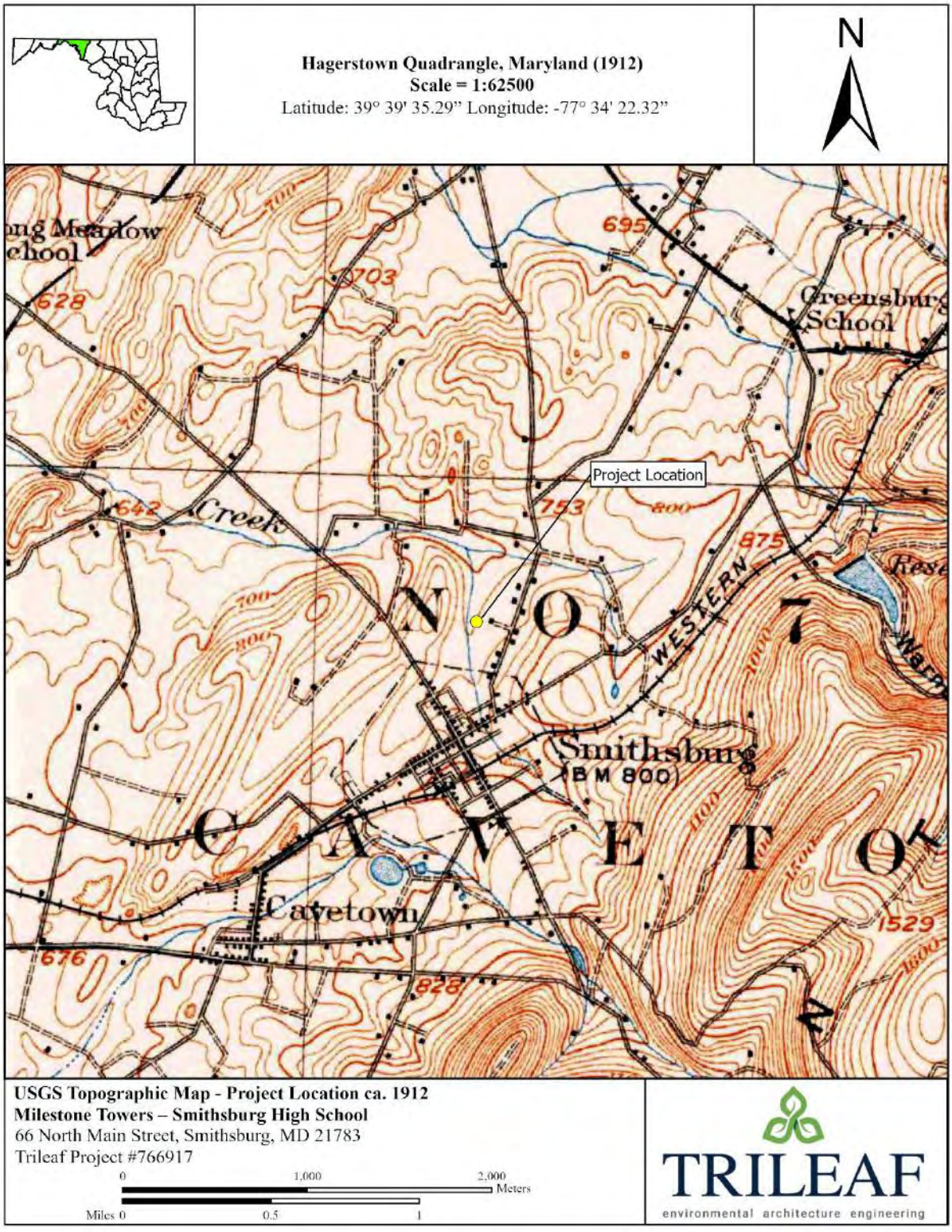


Project Location ca. 1877 (Lake - Smithsburg)

Project Location ca. 1859-1877
Milestone Towers – Smithsburg High School
66 North Main Street, Smithsburg, MD 21783
Trileaf Project #766917

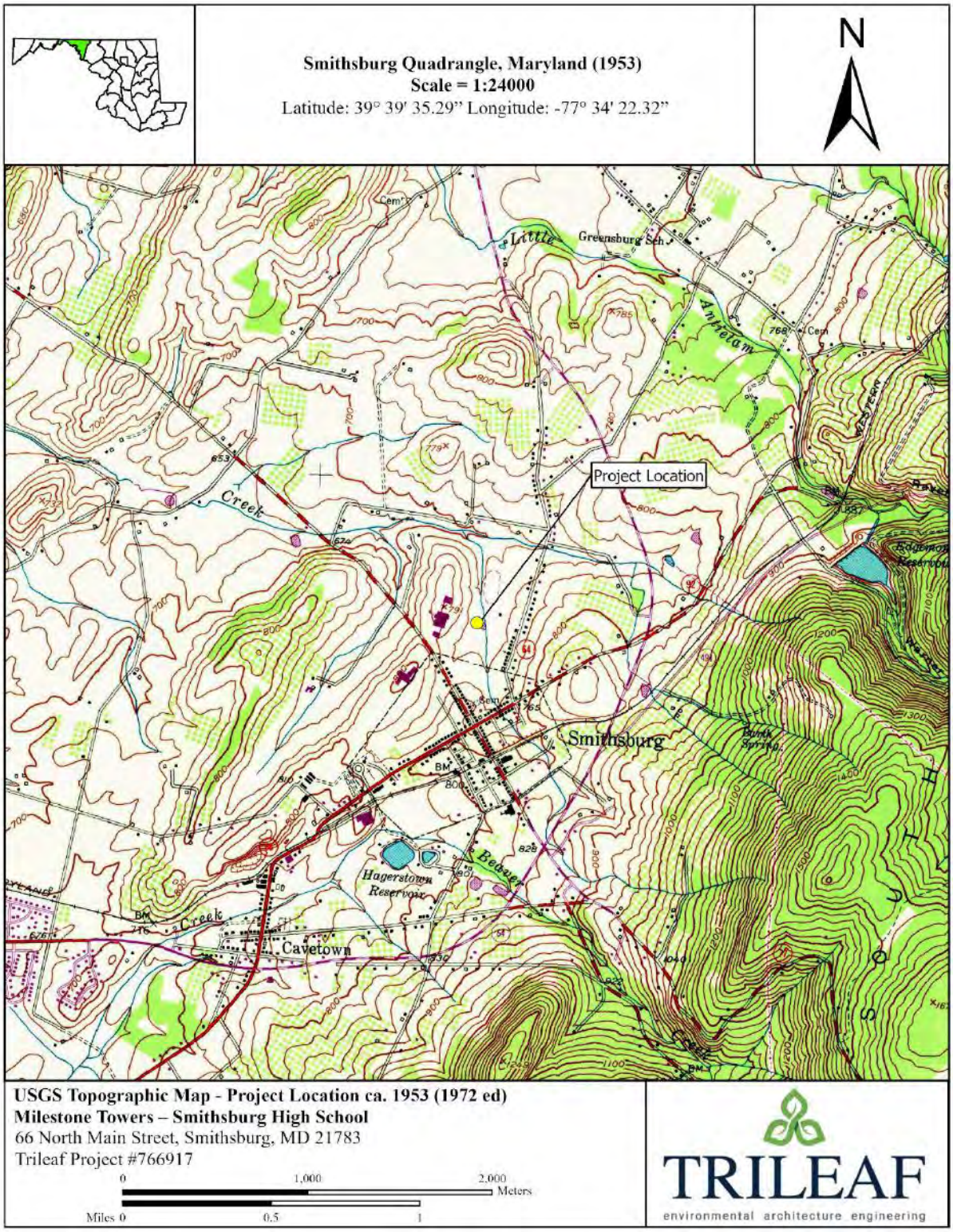
TRILEAF
environmental architecture engineering

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates



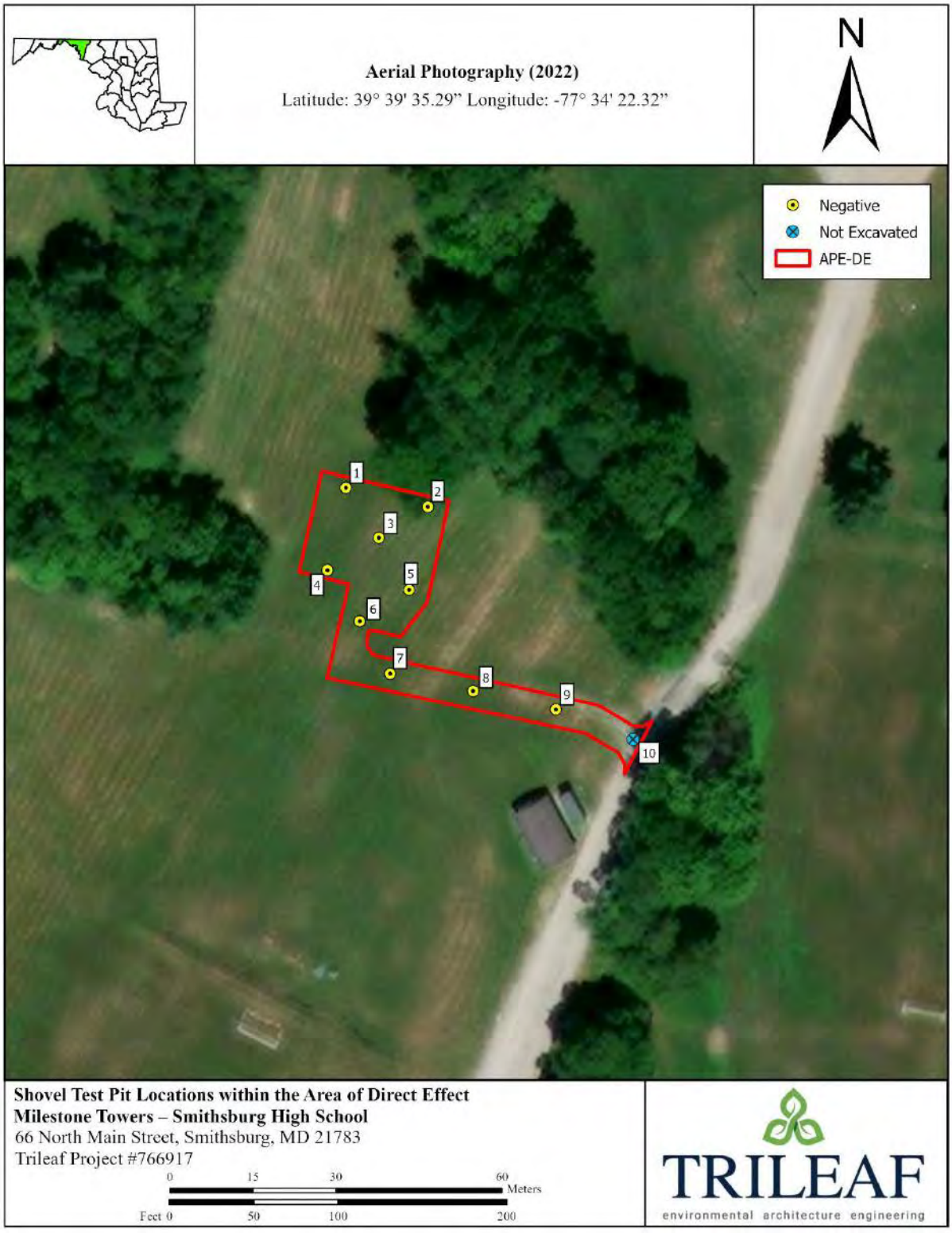
Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates



Applicant's Name: Milestone Towers
Project Name: Smithsburg High School
Project Number: 766917
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 4. Site Information – Additional Site Information

Describe any additional structures, access roads, utility lines, fences, easements, or other construction planned for the site.

The proposed project is for a monopole telecommunications tower site in Smithsburg, Washington County, MD. Smithsburg High School (39° 39’ 35.30” N, 77° 34’ 22.32” W) is located within a grassy manicured field located east of the Smithsburg High School at 66 North Main Street.

With this project, Milestone Towers proposes to construct a 199-foot-tall monopole communications tower with an overall height of 199 feet, including attachments, and associated ground-based equipment, within a new 60-foot by 40-foot (2,400 square feet) fenced compound. The project also includes a proposed 12-foot-wide gravel access drive that will extend approximately 150 feet generally southeast and connect with an existing asphalt drive. The site is currently manicured grass-covered lawn.

Total acreage of the project area is approximately 0.22 acre (0.09 hectare).

The construction drawings provided by Milestone Towers are included in this attachment.

Milestone Towers

verizon

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783

NEW 199' MONOPOLE

entrex communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SITE INFORMATION

SCOPE OF WORK:

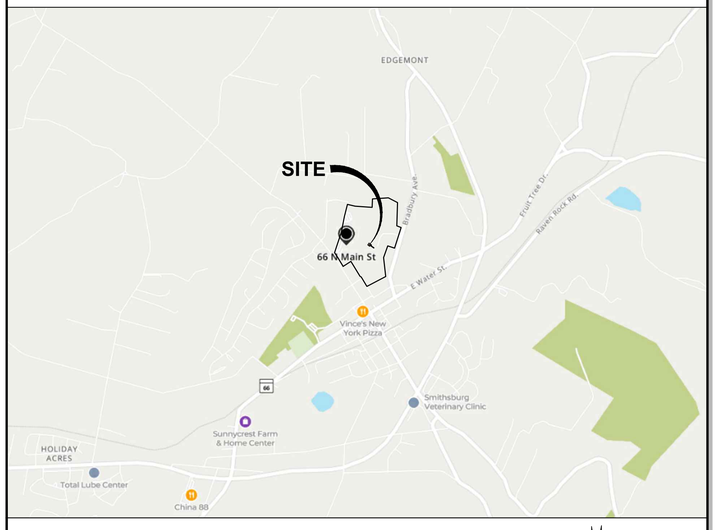
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY GRAVEL ACCESS ROAD TO COMPOUND.
4. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
5. INSTALL MONOPOLE FOUNDATION AND MONOPOLE.
6. INSTALL GROUNDING, TELCO PULL BOXES, UTILITY WIREWAY.
7. INSTALL VERIZON WIRELESS EQUIPMENT SLAB AND CARRIER EQUIPMENT.
8. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
9. INSTALL FENCE AND SITE IMPROVEMENTS.
10. INSTALL VERIZON WIRELESS ANTENNAS, CABLES, RRHS AND EQUIPMENT.

PROPERTY INFORMATION:

JURISDICTION:	TOWN OF SMITHSBURG
PARCEL:	0040/0007/0019
PARCEL AREA:	69.58 A.C.
PARCEL OWNER:	BOARD OF EDUCATION
PREMISES ADDRESS:	66 N MAIN ST, SMITHSBURG, MD 21783
MAILING ADDRESS:	10435 DOWNSVILLE PIKE, HAGERSTOWN, MD 21740
TAX ACCOUNT NUMBER:	07-023111
NEIGHBORHOOD:	10000.22
ZONING:	TOWN RESIDENTIAL (TR)
STRUCTURE TYPE:	NEW MONOPOLE
GROUND ELEVATION:	719.2' NAVD88
LATITUDE:	N 39° 39' 35.298" (N 39.659756°)
LONGITUDE:	W 77° 34' 22.321" (W 77.572830°)

NOTE: MONOPOLES AND COMMUNICATION TOWERS SHALL BE INSTALLED IN CONFORMANCE WITH ANSI/EIA/TIA-222, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

VICINITY MAP



SCALE: 1" = 2,000'

MAGNETIC NORTH 10.53° W | TRUE NORTH

SHEET INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-1A	SITE LOCATION PLAN WITH ARIAL IMAGE
Z-2	PROPERTY ADJOINERS
Z-3	ENLARGED SITE PLAN
Z-4	COMPOUND PLAN
Z-5	MONOPOLE ELEVATION
Z-6	EROSION AND SEDIMENT CONTROL DETAILS
Z-7	SITE DETAILS
Z-8	SIGNAGE DETAILS
L-1	LANDSCAPE PLAN & DETAILS

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	D

PROJECT TEAM

APPLICANT:	MILESTONE TOWERS LIMITED PARTNERSHIP-V 12110 SUNSET HILLS RD, SUITE 600, RESTON, VA 20190 MR. LEN FORKAS (703) 620-2555
ARCHITECT/ENGINEER:	ENTREX COMMUNICATION SERVICES, INC. 6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852 CAMILLE SHABSHAB (202) 408-0960

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- ANSI/TIA-222-H

DRAWING APPROVALS

	SIGNATURE	DATE
OWNER REPRESENTATIVE		
SITE AQUISITION		
CONSTRUCTION MANAGER		
ZONING		
RF ENGINEER		

CALL
UTILITIES NOTIFICATION
MISS UTILITY
1-800-257-7777
3 WORKING DAYS PRIOR TO DIGGING

811 Know what's below. Call before you dig.

PROJECT NO: 1050.463
DESIGNER: C.S.
ENGINEER: M.A.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP

SCALE: 1" = 1,000'

TRUE NORTH

SITE INFORMATION & NOTES

JURISDICTION:	TOWN OF SMITHSBURG, MARYLAND
ZONING:	TOWN RESIDENTIAL (TR)
TAX ACCOUNT NUMBER:	07-023111
MAP/GRID PARCEL:	0040/0007/0019
PARCEL AREA:	69.5800 ACRES
PARCEL OWNER:	BOARD OF EDUCATION
OWNER ADDRESS:	10435 DOWNSVILLE PIKE, HAGERSTOWN MD 21740
GROUND ELEVATION:	719.3' NAVD88
LATITUDE:	N 39° 39' 35.298"
LONGITUDE:	W 77° 34' 22.321"

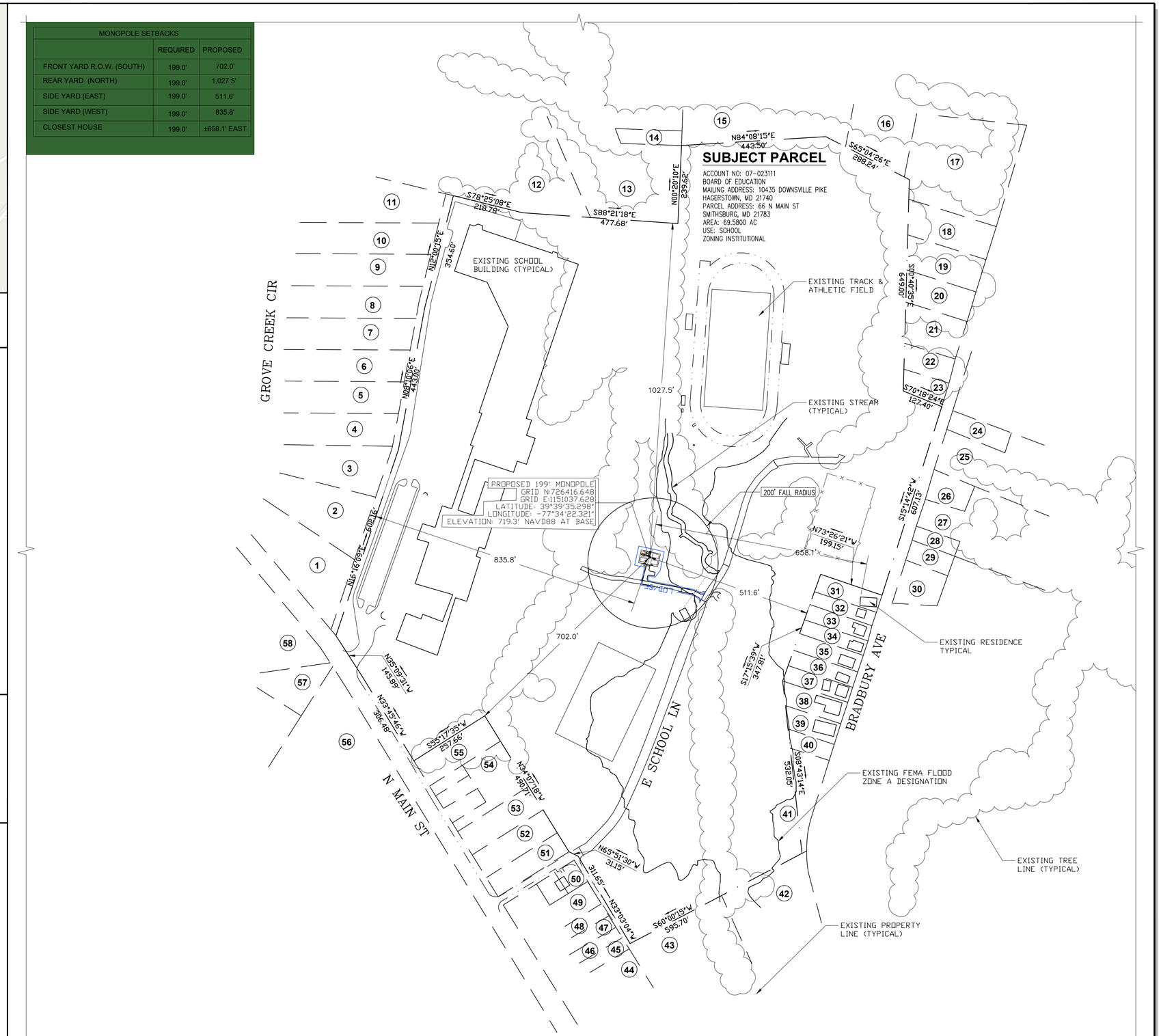
LEGEND

- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- CULVERT

LINE TYPES

- BOUNDARY LINE – SUBJECT PARCEL
- UNSURVEYED LINE – BOUNDARY OF ADJOINERS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE – CHAIN
- OVERHEAD UTILITY LINE
- TREE OR VEGETATION LINE

MONOPOLE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (SOUTH)	199.0'	702.0'
REAR YARD (NORTH)	199.0'	1,027.5'
SIDE YARD (EAST)	199.0'	511.6'
SIDE YARD (WEST)	199.0'	835.8'
CLOSEST HOUSE	199.0'	±658.1' EAST



SITE PLAN

SCALE: 1" = 150'

1 / Z-1

TRUE NORTH

entrex communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO:	1050.463
DESIGNER:	R.S.
ENGINEER:	C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

Z-1



SITE LOCATION PLAN WITH ARIAL IMAGE

SCALE: 1" = 20'

1 / Z-1A

TRUE NORTH

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:

STATE OF MARYLAND · CARLLE F. SMITH · REGISTERED PROFESSIONAL ENGINEER · No. 17641 · VIRGINIA

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE LOCATION PLAN WITH ARIAL IMAGE

SHEET NUMBER:

Z-1A

SUBJECT PARCEL

ACCOUNT NO: 07-023111
N/F
BOARD OF EDUCATION
MAILING ADDRESS: 10435 DOWNSVILLE PIKE
HAGERSTOWN, MD 21740
PARCEL ADDRESS: 66 N MAIN ST
SMITHSBURG, MD 21783
AREA: 69.58 AC
PRESENT USE: SCHOOL
ZONING INSTITUTIONAL

ADJOINERS

1
ACCOUNT NO: 07-021925
N/F
HAWKINS KEVIN & HILLARY
MAILING ADDRESS: 2 GROVE CREEK CIR
SMITHSBURG, MD 20783
PARCEL ADDRESS: SAME
AREA: 1.3600 AC
PRESENT USE: RESIDENTIAL

2
ACCOUNT NO: 07-021933
N/F
PALIYENKO SHERMAN
MAILING ADDRESS: 4 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 1.1300 AC
PRESENT USE: RESIDENTIAL

3
ACCOUNT NO: 07-021941
N/F
FELENT, ALTAN & CHERYL
MAILING ADDRESS: 6 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 41,818 SF
PRESENT USE: RESIDENTIAL

4
ACCOUNT NO: 07-021968
N/F
SMITH, ROBERT & MICHELLE
MAILING ADDRESS: 8 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 35,264 SF
PRESENT USE: RESIDENTIAL

5
ACCOUNT NO: 07-021976
N/F
KENNEDY, JERRY JOSEPH
MAILING ADDRESS: 10 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 37,026 SF
PRESENT USE: RESIDENTIAL

6
ACCOUNT NO: 07-021984
N/F
MILES DEANNE NANCY
MAILING ADDRESS: 12 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 38,768 SF
PRESENT USE: RESIDENTIAL

7
ACCOUNT NO: 07-021992
N/F
COGLIANO, JOSEPH & KANDIS
MAILING ADDRESS: 14 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 40,511 SF
PRESENT USE: RESIDENTIAL

8
ACCOUNT NO: 07-022018
N/F
BAILE BARCLAY, CAMPBELL JENNIFER
MAILING ADDRESS: 16 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 41,818 SF
PRESENT USE: RESIDENTIAL

9
ACCOUNT NO: 07-022026
N/F
DONNELY JOSEPH & CHRISTINA
MAILING ADDRESS: 18 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 42,253 SF
PRESENT USE: RESIDENTIAL

10
ACCOUNT NO: 07-022034
N/F
LACHAPELLE, JERRY & KELLY TRUSTEES
MAILING ADDRESS: 20 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 41,818 SF
PRESENT USE: RESIDENTIAL

11
ACCOUNT NO: 07-022042
N/F
SHAY, JOHN & HUMM, JENNIFER
MAILING ADDRESS: 22 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 1.200 AC
PRESENT USE: RESIDENTIAL

12
ACCOUNT NO: 07-022069
N/F
SMITH EARLEEN K
MAILING ADDRESS: 24 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 2.8300 AC
PRESENT USE: RESIDENTIAL

13
ACCOUNT NO: 07-014015
N/F
JERNIGAN, TROY & ELIZABETH
MAILING ADDRESS: 22725 STEVENSON RD
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 14.9000 AC
PRESENT USE: AGRICULTURAL

14
ACCOUNT NO: 07-037031
N/F
REYNOLDS, RICHARD & HELEN
MAILING ADDRESS: 22823 STEVENSON RD
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 0.3300 AC
PRESENT USE: AGRICULTURAL

15
ACCOUNT NO: 07-014031
N/F
REYNOLDS RENTALS LLC
MAILING ADDRESS: 22823 STEVENSON RD
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 14.9000 AC
PRESENT USE: AGRICULTURAL

16
ACCOUNT NO: 07-014007
N/F
REYNOLDS RENTALS LLC
MAILING ADDRESS: 22823 STEVENSON RD
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 1.0000 AC
PRESENT USE: AGRICULTURAL

17
ACCOUNT NO: 07-016522
N/F
ROBERTS, GERALD W
MAILING ADDRESS: 12630 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 2.6900 AC
PRESENT USE: RESIDENTIAL

18
ACCOUNT NO: 07-021267
N/F
SNIVELY, TIMOTHY & LORI
MAILING ADDRESS: 12620 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 36,670 SF
PRESENT USE: RESIDENTIAL

19
ACCOUNT NO: 07-019716
N/F
GOODRICH, CASEY & COLLINS, CLAIRE
MAILING ADDRESS: 12616 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 25,531
PRESENT USE: RESIDENTIAL

20
ACCOUNT NO: 07-016905
N/F
SHAFER, REBECCA
MAILING ADDRESS: 12612 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 21,511 SF
PRESENT USE: RESIDENTIAL

21
ACCOUNT NO: 07-005911
N/F
SPICHER, SABINA G TRUSTES ET AL
GRIMM, LAWRENCE A III TRUSTEE
MAILING ADDRESS: 16307 SHINHAM RD
HAGERSTOWN, MD 21740
PARCEL ADDRESS: 12630 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 0.5320 AC
PRESENT USE: RESIDENTIAL

22
ACCOUNT NO: 07-025831
N/F
MADDOCK, DAVID & CHRISTA
MAILING ADDRESS: 12604 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 12,371 SF
PRESENT USE: RESIDENTIAL

23
ACCOUNT NO: 07-0258578
N/F
LOWE, AMANDA L
MAILING ADDRESS: 12602 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,454 SF
PRESENT USE: RESIDENTIAL

24
ACCOUNT NO: 07-004621
N/F
DAVIS, DENNIS L
MAILING ADDRESS: PO BOX 45
SMITHSBURG, MD 21783
PARCEL ADDRESS: 12601 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 10,454
PRESENT USE: RESIDENTIAL

25
ACCOUNT NO: 07-003471
N/F
DENNIS FUNERAL HOME
MAILING ADDRESS: PO BOX 45
SMITHSBURG, MD 21783
PARCEL ADDRESS: 12551 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 11.2400 AC
PRESENT USE: RESIDENTIAL

26
ACCOUNT NO: 07-003501
N/F
GEISER CURTIS
MAILING ADDRESS: 12547 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 13,808 SF
PRESENT USE: RESIDENTIAL

27
ACCOUNT NO: 07-014074
N/F
BABYLON, MICHAEL & MECHELL
MAILING ADDRESS: 12543 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 2.5000 AC
PRESENT USE: RESIDENTIAL

28
ACCOUNT NO: 07-015615
N/F
DWYER, JACOB & AMBER
MAILING ADDRESS: 12539 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 6,000 SF
PRESENT USE: RESIDENTIAL

29
ACCOUNT NO: 07-001029
N/F
KINT, PAMELA S
MAILING ADDRESS: 12535 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 6,534 SF
PRESENT USE: RESIDENTIAL

30
ACCOUNT NO: 07-007469
N/F
STEVENSON, JEFFREY & POLLY
MAILING ADDRESS: 12533 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 11,761 SF
PRESENT USE: RESIDENTIAL

31
ACCOUNT NO: 07-010265
N/F
MILLER, DAVID & JESSICA
MAILING ADDRESS: 12528 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 15,708 SF
PRESENT USE: RESIDENTIAL

32
ACCOUNT NO: 07-020511
N/F
TIBBENS, ALEXANDER & WINEBRENNER, KENNETH
MAILING ADDRESS: 12526 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,175 SF
PRESENT USE: RESIDENTIAL

33
ACCOUNT NO: 07-000677
N/F
DICK, STEVEN MICHAEL
MAILING ADDRESS: 12524 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,150 SF
PRESENT USE: RESIDENTIAL

34
ACCOUNT NO: 07-000502
N/F
QUICK, CHRISTOPHER & LISA
MAILING ADDRESS: 12522 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,000 SF
PRESENT USE: RESIDENTIAL

35
ACCOUNT NO: 07-011067
N/F
A&L PROPERTIES LLC
MAILING ADDRESS: 13630 POPLAR GROVE RD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 12520 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 10,000 SF
PRESENT USE: RESIDENTIAL

36
ACCOUNT NO: 07-015836
N/F
TRACEY, EARL L
MAILING ADDRESS: 12518 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,800 SF
PRESENT USE: RESIDENTIAL

37
ACCOUNT NO: 07-008333
N/F
DAVIS, JASEN
MAILING ADDRESS: 12516 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 11,000 SF
PRESENT USE: RESIDENTIAL

38
ACCOUNT NO: 07-015631
N/F
RIFFLE, JAMES E
MAILING ADDRESS: 12514 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 114,196 SF
PRESENT USE: RESIDENTIAL

39
ACCOUNT NO: 07-011490
N/F
REDER, KYLE EDWARD
MAILING ADDRESS: 7615 ERIE ST
ANNANDALE, VA 22003
PARCEL ADDRESS: 12512 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 8,861 SF
PRESENT USE: RESIDENTIAL

40
ACCOUNT NO: 07-004532
N/F
BALL, KYLE & CARLY
MAILING ADDRESS: 11324 PLEASANT WALK RD
MEYERSVILLE MD, 21773
ADDRESS: 12510 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 4,988 SF
PRESENT USE: RESIDENTIAL

41
ACCOUNT NO: 07-007531
N/F
EUDY, ELIZABETH ANN
MAILING ADDRESS: 12508 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 14,790 SF
PRESENT USE: RESIDENTIAL

42
ACCOUNT NO: 07-023367
N/F
FIRE CO SMITHSBURG COMMUNITY VOLUNTEER
MAILING ADDRESS: PO BOX 32
SMITHSBURG, MD 21783
PARCEL ADDRESS: PENNSYLVANIA AVE
SMITHSBURG, MD 21783
AREA: 1.6700 AC
PRESENT USE: EXEMPT COMMERCIAL

43
ACCOUNT NO: 07-023340
N/F
FIRE CO SMITHSBURG COMMUNITY VOLUNTEER
MAILING ADDRESS: PO BOX 32
SMITHSBURG, MD 21783
PARCEL ADDRESS: 22 N MAIN ST
SMITHSBURG, MD 21783
AREA: 0.9200 AC
PRESENT USE: EXEMPT COMMERCIAL

44
ACCOUNT NO: 07-023367
N/F
FIRE CO SMITHSBURG COMMUNITY VOLUNTEER
MAILING ADDRESS: PO BOX 32
SMITHSBURG, MD 21783
PARCEL ADDRESS: PENNSYLVANIA AVE
SMITHSBURG, MD 21783
AREA: 1.6700 AC
PRESENT USE: EXEMPT COMMERCIAL

45
ACCOUNT NO: 07-014198
N/F
GATZ, JAMES & BAKER, BENJAMIN
MAILING ADDRESS: PO BOX 548
SHEPHERDSTOWN, WV 25443
PARCEL ADDRESS: 26 N MAIN ST
SMITHSBURG, MD 21783
AREA: 10,624 SF
PRESENT USE: RESIDENTIAL

46
ACCOUNT NO: 07-008171
N/F
GROVE, RICHARD & JOYCE
MAILING ADDRESS: 70 MAPLE GROVE CT
SMITHSBURG, MD 21783
PARCEL ADDRESS: 28 N MAIN ST
SMITHSBURG, MD 21783
AREA: 10,824 SF
PRESENT USE: RESIDENTIAL

47
ACCOUNT NO: 07-010354
N/F
A&L PROPERTIES LLC
MAILING ADDRESS: 13630 POPLAR GROVE RD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 30 N MAIN ST
SMITHSBURG, MD 21783
AREA: 10,890 SF
PRESENT USE: RESIDENTIAL

48
ACCOUNT NO: 07-09917
N/F
CEPHAS RIDGE ENTERPRISES I LLC
MAILING ADDRESS: 49 E WATER ST
SMITHSBURG, MD 21783
PARCEL ADDRESS: 34 N MAIN ST
SMITHSBURG, MD 21783
AREA: 21,780 SF
PRESENT USE: RESIDENTIAL

49
ACCOUNT NO: 07-09909
N/F
CEPHAS RIDGE ENTERPRISES I LLC
MAILING ADDRESS: 49 E WATER ST
SMITHSBURG, MD 21783
PARCEL ADDRESS: N MAIN ST
SMITHSBURG, MD 21783
AREA: 10,890 SF
PRESENT USE: RESIDENTIAL

50
ACCOUNT NO: 07-022085
N/F
BENNETT, DOROTHY
MAILING ADDRESS: PO BOX 192
SMITHSBURG, MD 20783
PARCEL ADDRESS: 8 E SCHOOL LN
SMITHSBURG, MD 21783
AREA: 5,873 SF
PRESENT USE: RESIDENTIAL

51
ACCOUNT NO: 07-008554
N/F
CLARK, DALE & JUDY
MAILING ADDRESS: PO BOX 474
SMITHSBURG, MD 20783
PARCEL ADDRESS: 42 N MAIN ST
SMITHSBURG, MD 21783
AREA: 21,780 SF
PRESENT USE: RESIDENTIAL

52
ACCOUNT NO: 07-037392
N/F
SEEDERS, DONALD & APRIL
MAILING ADDRESS: 46 N MAIN ST
SMITHSBURG, MD 20783
PARCEL ADDRESS: SAME
AREA: 11,761 SF
PRESENT USE: RESIDENTIAL

53
ACCOUNT NO: 07-014643
N/F
SIGGLER, LLOYD
MAILING ADDRESS: PO BOX 173
SMITHSBURG, MD 20783
PARCEL ADDRESS: 50 N MAIN ST
SMITHSBURG, MD 21783
AREA: 21,829 SF
PRESENT USE: RESIDENTIAL

54
ACCOUNT NO: 07-007310
N/F
HESSONG, PAUL & BEATRICE
MAILING ADDRESS: 57 E WATER ST
SMITHSBURG, MD 20783
PARCEL ADDRESS: 52A N MAIN ST
SMITHSBURG, MD 21783
AREA: 22,960 SF
PRESENT USE: RESIDENTIAL

55
ACCOUNT NO: 07-010591
N/F
MOATS, DALE & BETTY JANE
MAILING ADDRESS: PO BOX 194
SMITHSBURG, MD 20783
PARCEL ADDRESS: 58 N MAIN ST
SMITHSBURG, MD 21783
AREA: 21,145 SF
PRESENT USE: RESIDENTIAL

56
ACCOUNT NO: 07-023138
N/F
BOARD OF EDUCATION
MAILING ADDRESS: 10435 DOWNSVILLE PIKE
HAGERSTOWN, MD 20740
PARCEL ADDRESS: 67 N MAIN ST
SMITHSBURG, MD 21783
AREA: 10.9400 AC
PRESENT USE: EXEMPT COMMERCIAL

57
ACCOUNT NO: 07-028768
N/F
NEE, BRAD & MARY
MAILING ADDRESS: 100 VOYDS CT
SMITHSBURG, MD 20783
PARCEL ADDRESS: SAME
AREA: 22,959 SF
PRESENT USE: RESIDENTIAL

58
ACCOUNT NO: 07-028776
N/F
LYONS, JOHN & CYNTHIA
MAILING ADDRESS: 102 VOYDS CT
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 29,611 SF
PRESENT USE: RESIDENTIAL

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone
Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

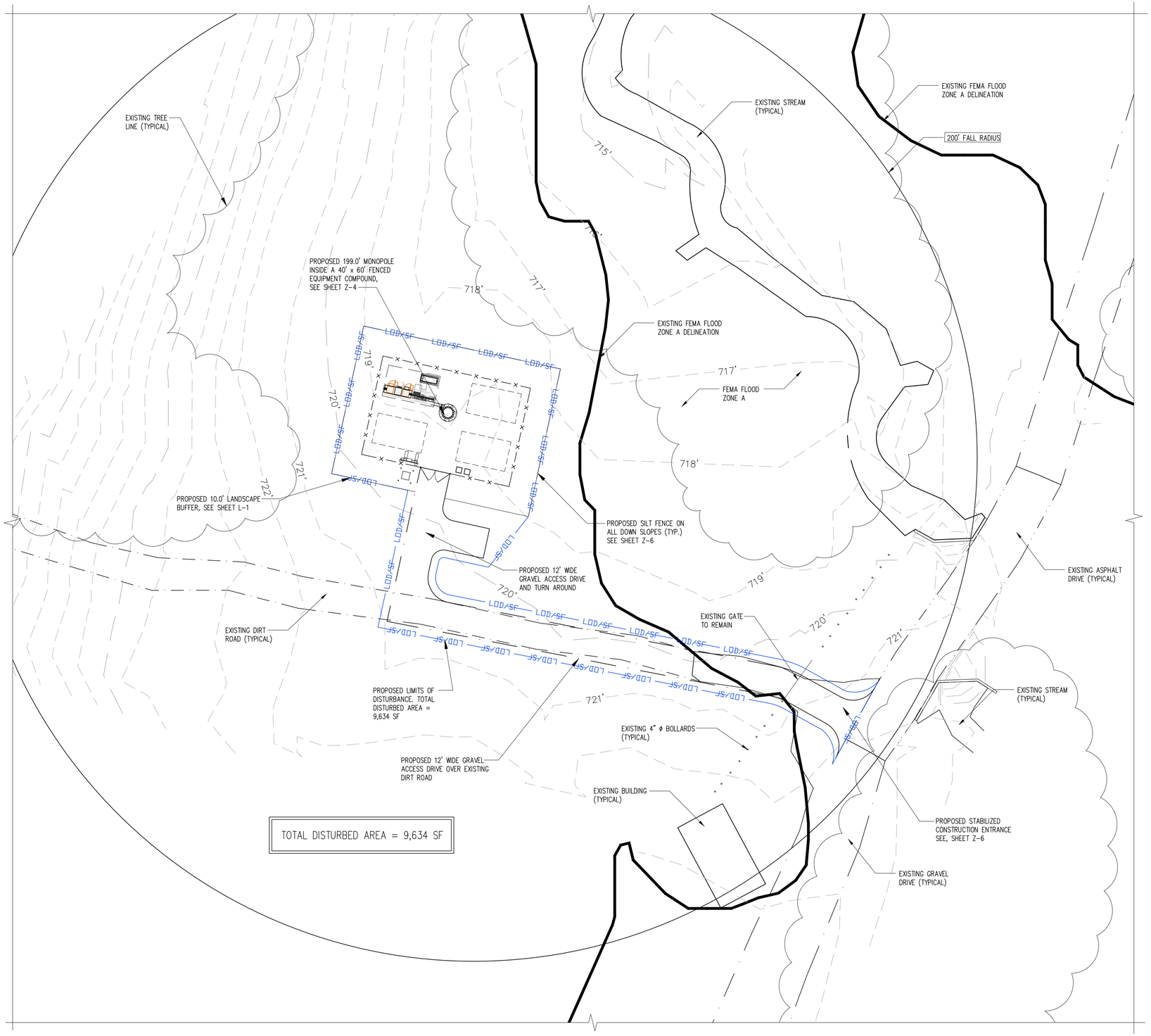
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

PROPERTY ADJOINERS

SHEET NUMBER:

Z-2



ENLARGED SITE PLAN

SCALE: 1" = 20'

1 / Z-3

TRUE NORTH

LINE TYPES

- BOUNDARY LINE – SUBJECT PARCEL
- UNSURVEYED LINE – BOUNDARY OF ADJOINERS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE – CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- SWALE
- TREE OR VEGETATION LINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF CONCRETE
- PROPOSED EDGE OF GRAVEL
- FENCE LINE – CHAIN
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- LIMITS OF DISTURBANCE
- SILT FENCE
- LOD/ SILT FENCE
- TREE PROTECTION FENCE

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:

STATE OF MARYLAND
CAMILLE F. SHARETTA
No. 17641
REGISTERED
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

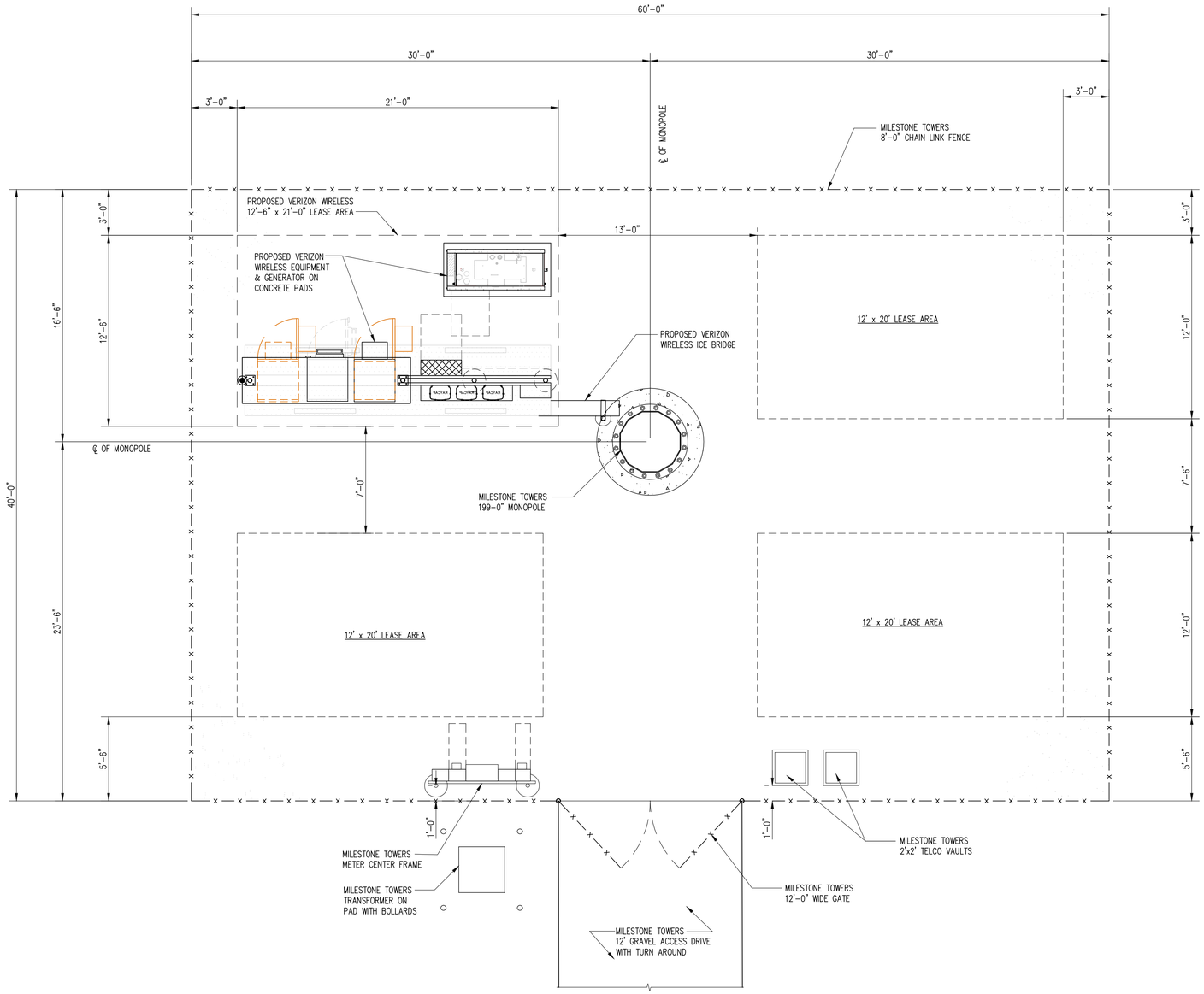
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

Z-3



COMPOUND PLAN
SCALE: 1/4" = 1'-0"

1 / Z-4

TRUE NORTH

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:

STATE OF MARYLAND
CAMILLE F. STRATTON
No. 17641
REGISTERED
PROFESSIONAL ENGINEER
CRISTINA

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

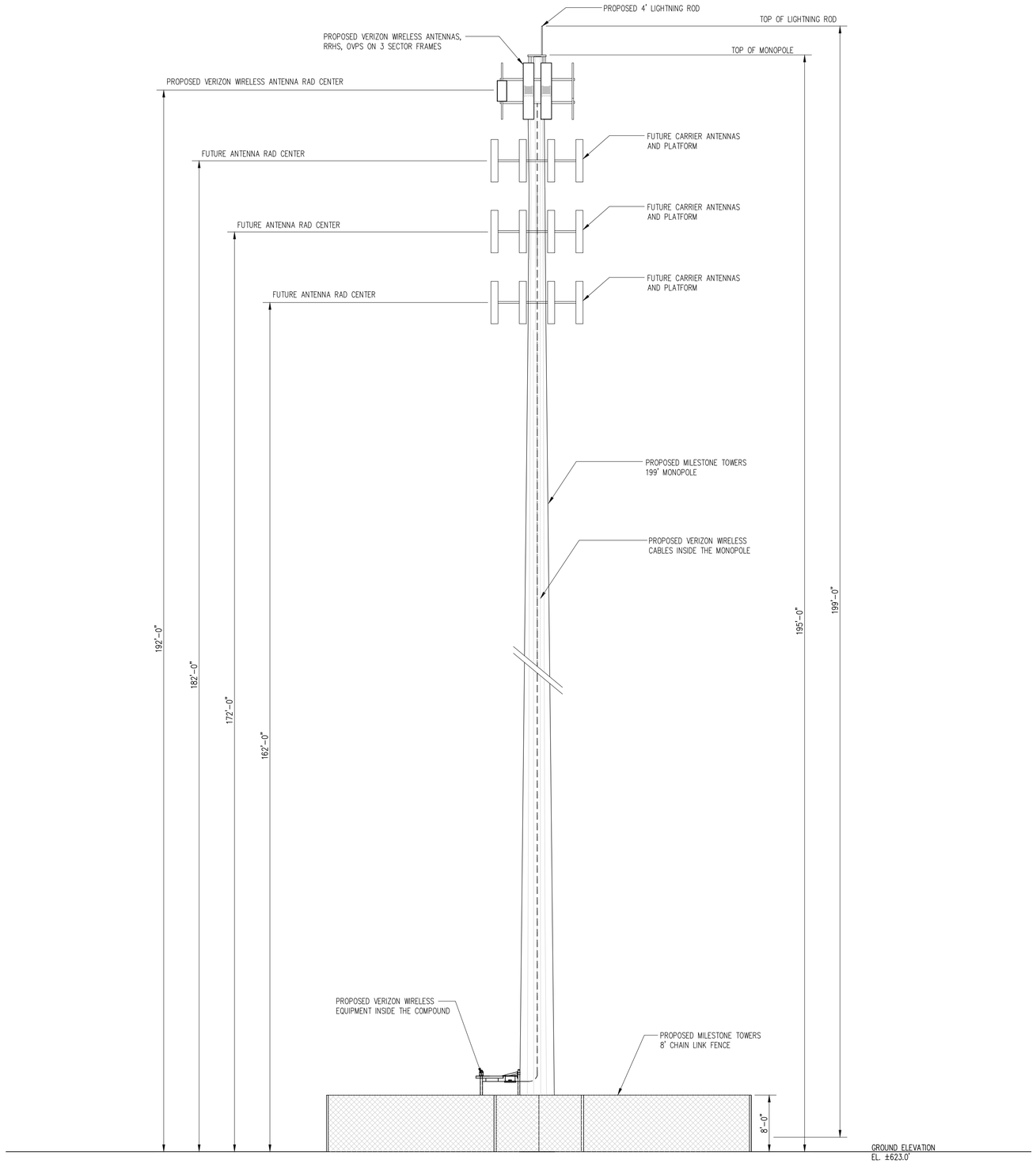
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:

Z-4



VIEW LOOKING NORTH

MONOPOLE ELEVATION (1 / Z-5)

SCALE: 1/8"=1'-0"

entrex communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

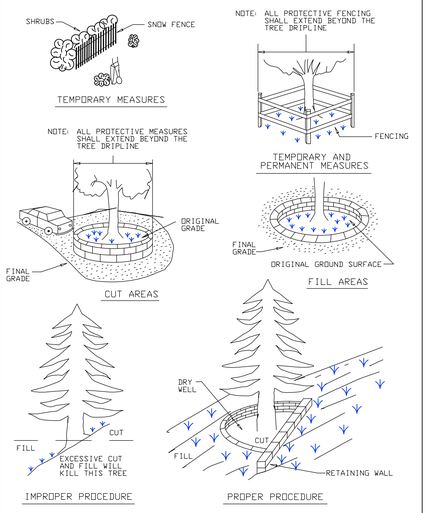
SHEET TITLE:

MONOPOLE ELEVATION

SHEET NUMBER:

Z-5

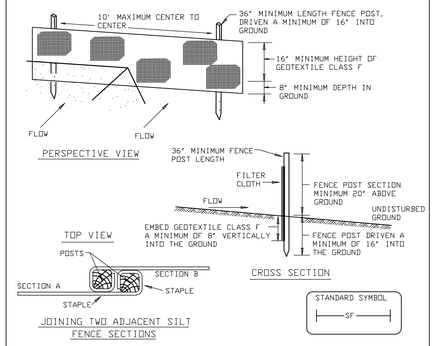
DETAIL 31 - TREE PROTECTION



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 29 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

TREE PROTECTION FENCE DETAIL (1 / Z-6)
SCALE: N.T.S.

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall neet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

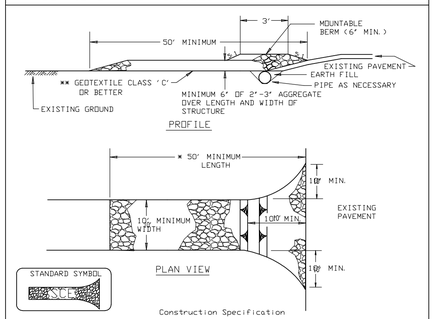
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE DETAIL (2 / Z-6)
SCALE: N.T.S.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (Filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

STABILIZED CONSTRUCTION ENTRANCE DETAIL (3 / Z-6)
SCALE: N.T.S.

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

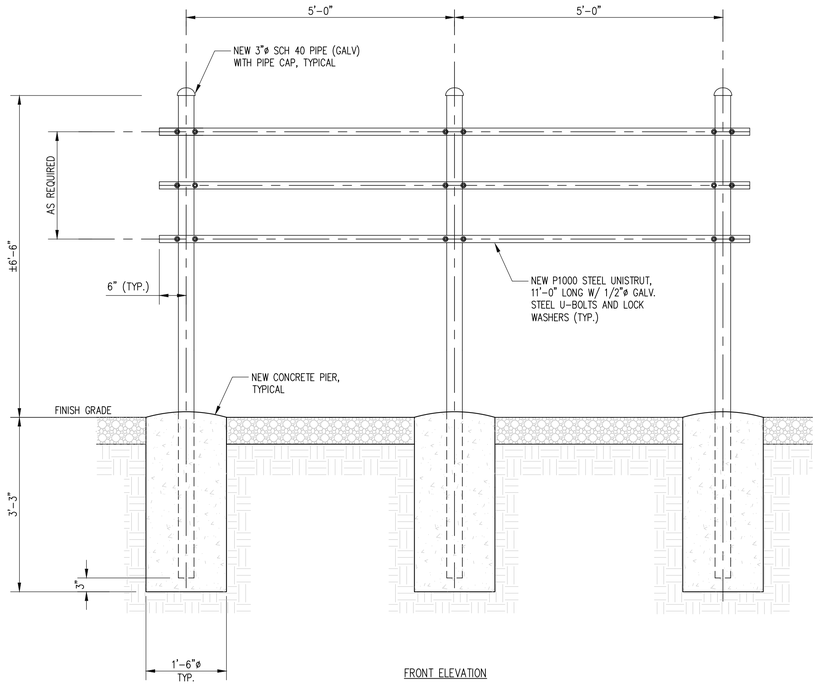
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:

Z-6

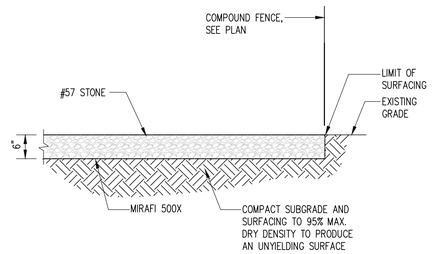


FRONT ELEVATION

UTILITY FRAME DETAIL

SCALE: 3/4"=1'-0"

1 Z-7

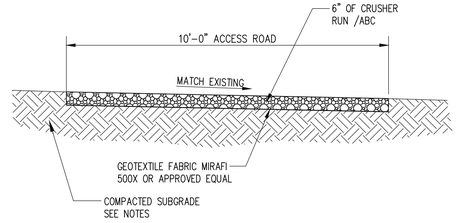


NOTE:
COMPOUND AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

COMPOUND SURFACING DETAIL

SCALE: 1"=1'-0"

2 Z-7



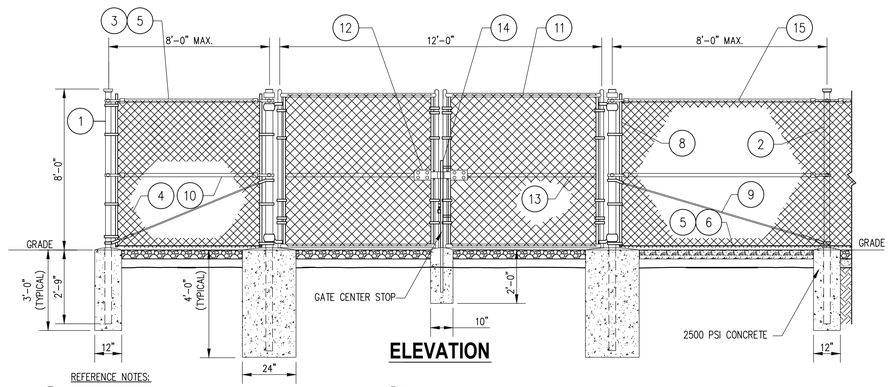
ACCESS ROAD:
FILL, UNDERCUT AND COMPACT TEMPORARY ACCESS ROAD UP TO 6" BELOW FINISH GRADE. PLACE MIRAFI, 500X STABILIZATION FABRIC ON SUBGRADE. PULL TIGHT AND STAKE IN PLACE. PLACE AND COMPACT 6" DEPTH OF CRUSHER RUN/ABC TO FINISH GRADE

COMPACTION NOTES:
1. SURFACE COURSE AND BASE COURSE SHALL BE COMPACTED TO 98% MAX. DRY DENSITY STANDARD PROCTOR.
2. SUBGRADE SOIL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY STANDARD PROCTOR.

GRAVEL ACCESS ROAD DETAIL

SCALE: N.T.S.

3 Z-7



ELEVATION

REFERENCE NOTES:

1. CORNER, END OR PULL POST: 3" NOMINAL SCHEDULE 40 PIPE. GATE POSTS: 4" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 2" SCHEDULE 40 PIPE. POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.SLATS TO BE ADDED (COLOR BY OWNER).
5. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL.
7. GATE POST 4" NOMINAL SCHEDULE 40 PIPE. WITH 24" DIA. CONC. PIER, TYP.
8. STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
11. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
12. STYME MULTI-LOCKING DEVICE
13. GATE FRAME BRACE: 1 5/8" DIAMETER.
14. GATE CENTER STOP
15. BLACK SLATS

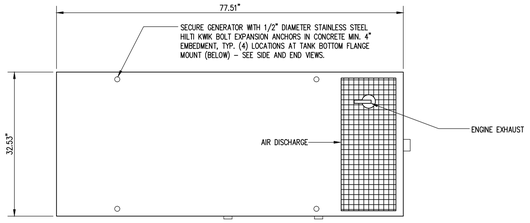
GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567 PIPE POSTS PER ASTM-F1083.
2. INSTALL SWING GATES PER ASTM F- 900
3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED.
4. ALL OPEN POSTS SHALL HAVE END-CAPS.
5. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
6. PROVIDE ALL HARDWARE TO SECURE GATES IN OPEN AND CLOSED POSITION.

GALVANIZED CHAIN LINK FENCE AND GATE DETAIL

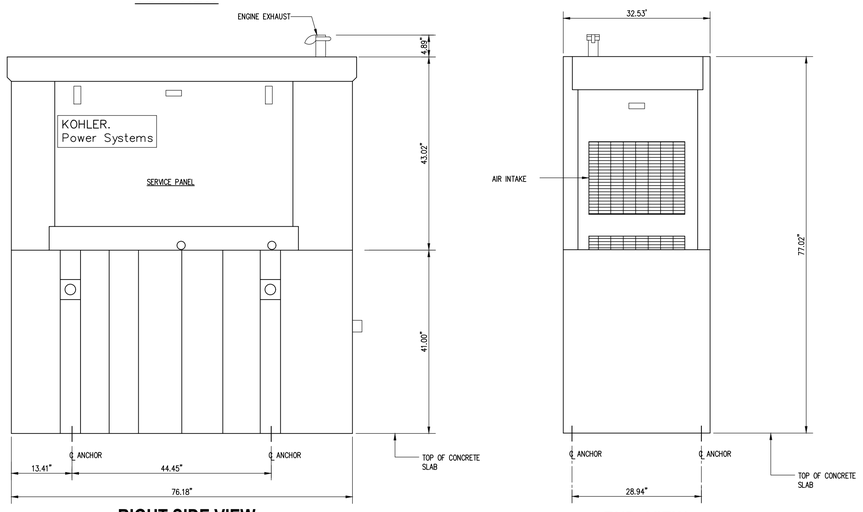
SCALE: N.T.S.

4 Z-7



KOHLER GENERATOR MODEL 30REZK
GENERATOR WEIGHT WITH 203 GALLON TANK = 2,114 LBS
FUEL WEIGHT= 1,421 LBS
TOTAL WEIGHT = 3,535 LBS

TOP VIEW



GENERATOR DETAILS

SCALE: 3/4"=1'-0"

5 Z-7

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE DETAILS

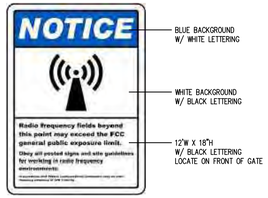
SHEET NUMBER:

Z-7

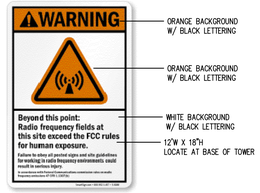
SITE SIGNAGE DETAILS



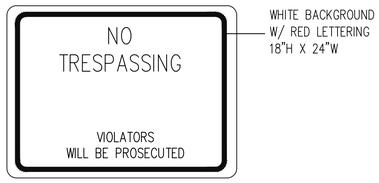
MARKETING / ID SIGN (1 / Z-8)
SCALE: N.T.S.



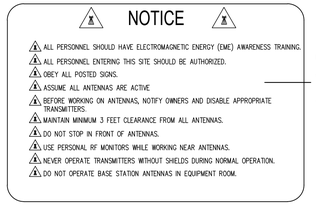
RF NOTICE SIGN (3 / Z-8)
SCALE: N.T.S.



RF WARNING SIGN (5 / Z-8)
SCALE: N.T.S.

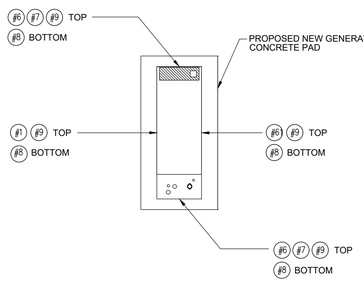


NO TRESPASSING SIGN (2 / Z-8)
SCALE: N.T.S.

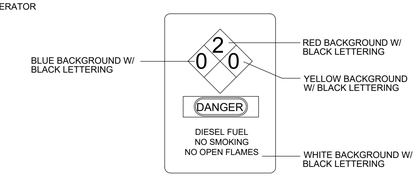


RF NOTICE SIGN 2 (4 / Z-8)
SCALE: N.T.S.

GENERATOR SIGNAGE DETAILS

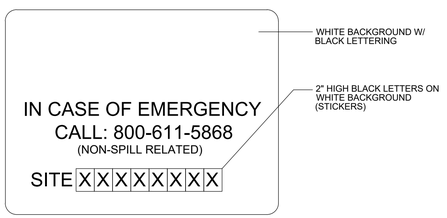


SIGN KEY PLAN
SCALE: N.T.S.



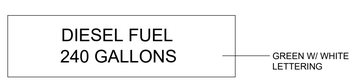
SIGN DIMENSIONS: 4" WIDE X 14" HIGH

DANGER - DIESEL FUEL - SIGN #1 (6 / Z-8)
SCALE: N.T.S.



SIGN DIMENSIONS: 20" WIDE X 14" HIGH

SITE ID - SIGN #2 (7 / Z-8)
SCALE: N.T.S.



SIGN DIMENSIONS: 30" WIDE X 12" HIGH

FUEL TANK - SIGN #3 (8 / Z-8)
SCALE: N.T.S.



SIGN DIMENSIONS: 8" WIDE X 4" HIGH

EMERGENCY RESPONSE - SIGN #4 (9 / Z-8)
SCALE: N.T.S.

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

Milestone
Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	0

PROJECT NO:	1050.463
DESIGNER:	R.S.
ENGINEER:	C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER:

Z-8

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 5. Area of Potential Effects

You are required to provide two attachments regarding the Determination of Effect: Areas of Potential Effect and Mitigation of Effect (if applicable).

Areas of Potential Effect Guidelines:

a. Describe the APE for direct effects and explain how this APE was determined.

Under the NPA for FCC Projects, the Direct APE (APE-DE) "is defined as the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the undertaking" (FCC 2004). On November 24, 2008, the FCC further clarified that the APE-DE is limited to the tower or non-tower structure on which the collocation will be mounted as well as the lease area including the access route and utility corridor. The APE-DE for this project consists of the 40-foot by 60-foot (2,400 square feet) fenced compound, 10-foot-wide landscaping buffer surrounding the lease area, 12-foot-wide gravel turnaround, and 12-foot-wide by 225-foot-long gravel access drive that will extend south then east connecting with an existing asphalt drive.

b. Describe the APE for visual effects and explain how this APE was determined.

Per the NPA, the Visual APE (APE-VE) is the "geographic area in which the project has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register of Historic Places (NRHP)" (FCC 2004). The presumed APE-VE for construction of new facilities is the area from where the tower will be visible: a. Within a ½ mile from the tower site if the proposed tower is 200 feet or less in height; b. Within ¾ of a mile from the tower site if the proposed tower is more than 200 but no more than 400 feet in overall height; or c. Within 1½ miles from the tower site if the proposed tower is more than 400 feet in overall height.

Taking into consideration the maximum height of the proposed undertaking (199 feet), the scale of the installation, and nearby historic properties, Trileaf determined that the APE for visual effects, according to the above definition, would encompass a ½-mile radius from the subject property.

Mitigation of Effect Guidelines:

In the case of where an Adverse Visual Effect or Adverse Direct Effect has been determined you must provide the following:

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 5. Continued

a. **Copies of any correspondence and summaries of any oral communication with the SHPO/THPO and any consulting parties.**
N/A

b. **Describe any alternatives that have been considered that might avoid, minimize, or mitigate any adverse effects. Explain the Applicant's conclusion regarding the feasibility of each alternative.**
N/A

For each property identified as a Historic Property in the online e-106 form:

a. **Indicate whether the Applicant believes the proposed undertaking would have a) no effect; b) no adverse effect; or, c) an adverse effect. Explain how each such assessment was made. Provide supporting documentation where necessary.**

Trileaf Senior Project Archaeologist IV, Scott Emory, performed this survey in response to the planned use of the above-described parcel and the potential impacts that such use might present to any archaeological and architectural cultural resources within the project area. Mr. Emory meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Archaeology and is currently certified by the Register of Professional Archaeologists.

The records search for this project included a review of the Maryland Historical Trust's online cultural resources database (MEDUSA) for any known historic properties within the project's APE for Direct Effects and a ¾-mile radius for the APE for Visual Effects. The records search was expanded to include any previously recorded archaeological resources within a 1-mile buffer of the current project location. Based on a review of these records, the project is not located within the boundaries of any NRHP-listed or NRHP-eligible resources. One (1) NRHP-eligible Historic Site and one (1) NRHP-eligible Historic District were identified within the project's ½-mile APE for Visual Effects. No archaeological studies or sites have been recorded within the APE-DE. A total of six (6) archaeological studies and six (6) archaeological sites were previously recorded within a 1-mile radius of the project site.

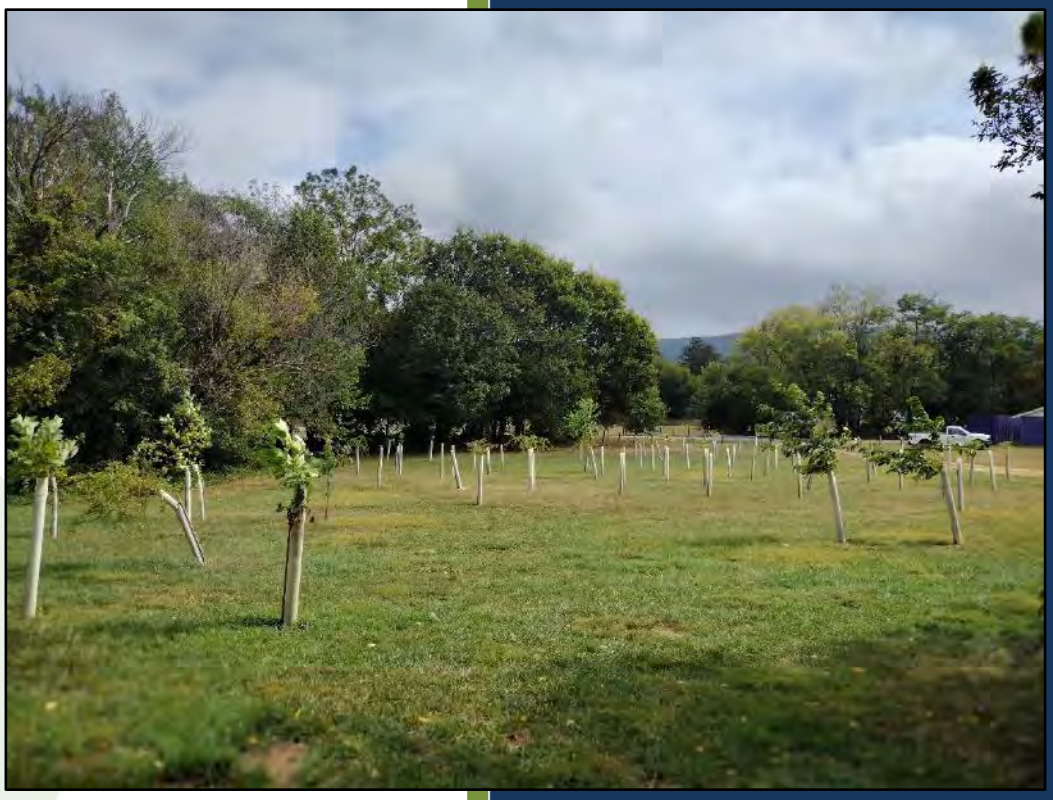
Based on the findings of this survey, it is recommended that there are ***No Historic Properties in the APE-DE and No Adverse Effect to Historic Properties in the APE-VE***. It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area.

Please see the attached Cultural Resources Survey Report for additional information.

TRILEAF
environmental architecture engineering

Smithsburg High School
Trileaf Project #766917
Client #**Smithburg High School**
66 North Main Street
Smithsburg, MD 21783

CULTURAL RESOURCES SURVEY



Prepared For:
Milestone Towers
Milestone Tower LP-III
Reston, VA 20190

Cultural Resources Survey of the Smithsburg High School Telecommunication Project, Smithsburg, Washington County, MD
Trileaf Project #766917

PREPARED AND WRITTEN BY:

Trileaf Corporation

303 International Circle

Suite 150

Hunt Valley, Maryland 21030

Scott Emory, M.A., RPA

Sr. Project Archaeologist IV

410-853-7128

s.emory@trileaf.com

Michael Hart, M.A.

Assistant Project Manager/Architectural Historian

and

Kaitlen Hitt

Field Archaeologist

Trileaf Project # 766917

Lead Agency

Federal Communications Commission (FCC)

September 2025

ABSTRACT AND MANAGEMENT SUMMARY

In June and September 2025, Trileaf Corporation (Trileaf) performed a cultural resource inventory survey for a proposed monopole telecommunications tower located in Smithsburg, Washington County, MD. The proposed project is located within a grassy lawn area.

Milestone Towers proposes to construct a 195-foot-tall monopole communications tower with an overall height of 199 feet, and associated ground-based equipment, within a new 40-foot by 60-foot (2,400 square feet) fenced compound. The project also includes a proposed 12-foot-wide gravel access drive that will extend approximately 45 feet south then 180 feet east and connect with an existing asphalt drive. The site is currently manicured grass-covered lawn. Total acreage of the new construction area is approximately 0.22 acre (0.09 hectare).

Trileaf Senior Project Archaeologist IV, Scott Emory, M.A., RPA, performed the present cultural resources survey to identify and evaluate the potential impacts that the above-described Project might present to Historic Properties within both the Direct and Visual Areas of Potential Effects. As such, the present survey was designed to discover all NRHP-eligible or listed archaeological and above ground cultural resources present within the Project area.

The field survey of the project area, which included a visual inspection and shovel testing, yielded no evidence for the presence of archaeological or architectural properties within the Direct APE for the current project. In addition, one (1) NRHP-eligible historic district and one (1) NRHP-eligible historic property were identified within the proposed project's Visual APE (0.5-mile radius).

Based on these findings, Trileaf recommends ***No Historic Properties in the APE-DE and No Adverse Effect to Historic Properties in the APE-VE.*** It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area relative to those resources.

TABLE OF CONTENTS

ABSTRACT AND MANAGEMENT SUMMARY i
FIGURES iii
TABLES iii
SECTION 1.0 - INTRODUCTION 1
1.1 Area of Potential Effects (APE) 1
1.2 Project Plans and Photographs 3
SECTION 2.0 - PROJECT SETTING 3
2.1 Soils 3
2.2 Elevations 3
2.3 Environmental Setting 3
2.4 Cultural Setting 6
SECTION 3.0 – RESEARCH 8
3.1 Background Research 8
3.2 Research Design 18
3.3 Site Probability 18
SECTION 4.0 – FIELD METHODS AND RESULTS 18
4.1 Archaeology 18
4.2 Above Ground Cultural Resources 21
SECTION 5.0 – CONCLUSIONS AND RECOMMENDATIONS 22
5.1 Conclusions 22
5.2 Recommendations 22
REFERENCES CITED 23
APPENDIX A: PROJECT LOCATION PHOTOGRAPHS 26
APPENDIX B: RESUMES 37

FIGURES

Figure 1: General Location of Proposed Cell Tower Installation. 2
Figure 2: Detailed View of Proposed Cell Tower Location and Installation (Milestone Towers 2025) 4
Figure 3: Detailed View of Proposed Cell Tower Location and Installation (Milestone Towers 2025) 4
Figure 4: Location of Proposed Cell Tower Location on Modern Soil Map (USDA, NRCS 2024). 5
Figure 5: Project Location ca. 1858 and 1877 (Taggert 1859; Lake, Griffing and Stevenson 1877). 11
Figure 6: Project Location ca. 1912 (United States Geological Survey [USGS] 1912). 12
Figure 7: Project Location ca. 1972 (USGS 1953 [rev 1972]). 13
Figure 8: Project Location ca. 1981 (Google Earth 2025). 14
Figure 9: Project Location ca. 1988 (Google Earth 2025). 15
Figure 10: Architectural Resources within the ½-mile APE-VE. 17
Figure 11: Shovel Test Pit Location and Project Boundary Map (Google Earth 2025) 20

TABLES

Table 1: Archaeological Surveys within 1-mile of the Project Location. 16
Table 2: Archaeological Resources within 1-mile of the Project Location. 16
Table 3: Shovel Test Pit Descriptions 19
Table 4: Description of the Subject Property. 21
Table 5: Description of Historic Resources within the ½-mile APE-VE for the Project Location. 21

SECTION 1.0 - INTRODUCTION

The FCC requires licensees and their representatives to consider the effects of their actions on historic properties, in accordance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, and the National Environmental Policy Act of 1969 (NEPA) (Federal Communications Commission 1996). The NHPA (54 U.S.C. § 300308) defines a historic property as any "prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on, the National Register of Historic Places, including artifacts, records, and material remains related to such a property or resource." Applicants are required to assess and report all potential effects to Historic Properties as part of the Section 106 process prior to construction.

Trileaf Senior Project Archaeologist IV, Scott Emory, M.A., RPA, performed the present cultural resources survey to identify and evaluate the potential impacts that the above-described Project might present to Historic Properties within both the Direct and Visual Areas of Potential Effects. As such, the present survey was designed to discover all NRHP-eligible or listed archaeological and above ground cultural resources present within the Project area.

Archival research prior to field investigations was conducted by Senior Project Archaeologist IV Scott Emory (B.A. Anthropology, University of Delaware and M.A. Maritime History/Underwater Archaeology, East Carolina University) and Assistant Project Manager/Architectural Historian Michael Hart (B.A. History/Anthropology and M.S. Social Science Education, Florida State University). Fieldwork was conducted by Senior Project Archaeologist IV Scott Emory. Photography and final report production was conducted by Senior Project Archaeologist IV Scott Emory. Mr. Emory meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Archaeology and is currently certified by the Register of Professional Archaeologists. Mr. Hart has been certified as meeting the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural Historian. Maps and graphics were produced by Trileaf Field Archaeologist Kaitlen Hitt (B.S. Anthropology, Kennesaw State University). All work on the current project was completed between June 25-26 and September 18-29, 2025.

1.1 AREA OF POTENTIAL EFFECTS (APE)

Under the NPA for FCC Projects, the Direct APE (APE-DE) "is defined as the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the undertaking" (FCC 2004). On November 24, 2008, the FCC further clarified that the APE-DE is limited to the tower or non-tower structure on which the collocation will be mounted as well as the lease area including the access route and utility corridor. The APE-DE for this project consists of the 40-foot by 60-foot (2,400 square feet) fenced compound, 10-foot-wide landscaping buffer surrounding the lease area, 12-foot-wide gravel turnaround, and 12-foot-wide by 225-foot-long gravel access drive that will extend south then east connecting with an existing asphalt drive.

Per the NPA, the Visual APE (APE-VE) is the "geographic area in which the project has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register of Historic Places (NRHP)" (FCC 2004). The presumed APE-VE for construction of new facilities is the area from where the tower will be visible: a. Within a ½ mile from the tower location if the proposed tower is 200 feet or less in height; b. Within ¾ of a mile from the tower location if the proposed tower is more than 200 but no more than 400 feet in overall height; or c. Within 1½ miles from the tower location if the proposed tower is more than 400 feet in overall height.

Taking into consideration the maximum height of the proposed undertaking (199 feet) and the scale of the installation, Trileaf determined that the current project's APE for visual effects will encompass a ½-mile radius from the subject property (Figure 1).

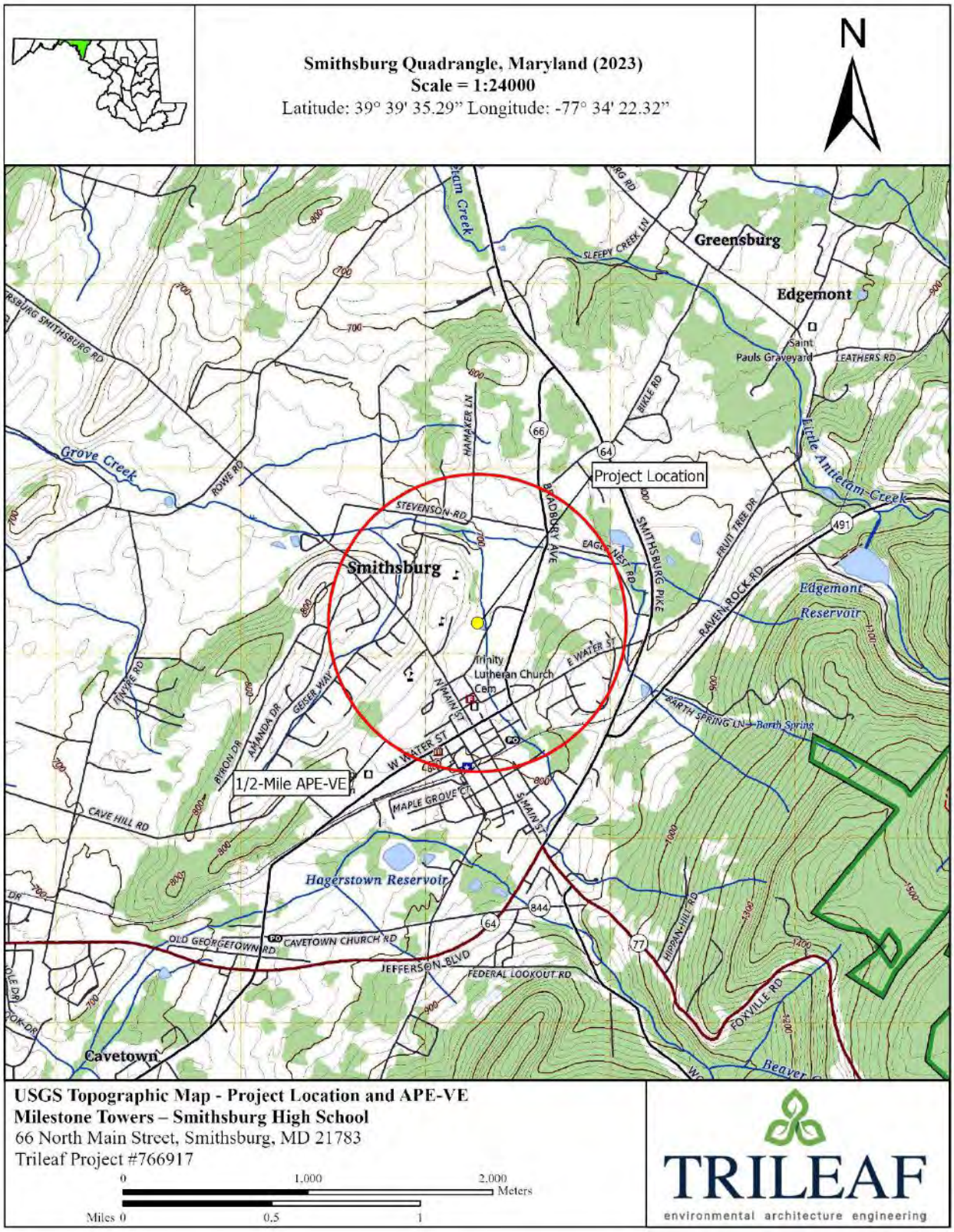


Figure 1: General Location of Proposed Cell Tower Installation.

1.2 PROJECT PLANS AND PHOTOGRAPHS

Please reference Figures 2 and 3 to review the construction drawing provided by *Milestone Towers*. Also, please reference Appendix A to review photographs of the project area, which were taken by Scott Emory on September 22, 2025, unless otherwise noted.

SECTION 2.0 - PROJECT SETTING

2.1 SOILS

According to the U.S. Soil Conservation Service Soil Survey of Washington County, Maryland, the northern 90 percent of the proposed lease area and eastern one-half of the access easement is underlain by Deposit gravelly loam (Dk). Deposit gravelly loam soils occur on floodplains from gravelly alluvium derived from sandstone and shale and/or quartzite, are somewhat poorly drained, with moderately high to high permeability. They rarely flood, never pond, and consist of a gravelly loam Ap-horizon from 0 to 11 inches, followed by a gravelly loam Bw-horizon from 11 to 24 inches, a very gravelly clay loam C-horizon from 24 to 44 inches, a very gravelly sandy clay loam Agb-horizon from 44 to 48 inches, and an extremely gravelly sandy clay loam C-horizon from 48 to 79 inches, subsurface.

The western half of the access easement is underlain by Murrill gravelly loam, 3 to 8 percent slopes (MsB). Murrill soils occur on low terraces and floodplains from gravelly alluvium derived from sandstone and shale and/or quartzite, are well drained, with moderately high to high permeability. They do not flood or pond and consist of a gravelly loam Ap-horizon from 0 to 6 inches, followed by two (2) layers of gravelly clay loam Bt-horizon from 6 to 39 inches and 39 to 57 inches, and a silty clay loam 2BC-horizon from 57 to 72 inches, subsurface (Figure 4; USDA, NRCS 2025).

2.2 ELEVATIONS

Elevations range between 680-840 feet (207.3–256 meters) above mean sea level (AMSL) in the surrounding area, with the project area elevation at approximately 722 feet (220.1 meters) AMSL. Located in the headwaters of the Antietam Creek watershed, the project setting generally drains to the north into a tributary that empties into Little Grove Creek which then flows west for roughly 3.5 miles (mi) (5.6 kilometer [km]) before emptying into Antietam Creek just south of Leitersburg.

2.3 ENVIRONMENTAL SETTING

The project site is located within the Northern Blue Ridge section of the East and Central Farming and Forest Region. This physiography in this section exhibits rugged mountains with steep slopes, sharp crests, and narrow valleys, flanking narrow to broad valleys and basins. Stream dissection is deep and intricate, flowing through gorges and gaps in the mountains. The total average annual precipitation is 36 to 45 inches (in) (915 to 1,145 millimeters [mm]) evenly occurring throughout the year. The average annual temperature is 49 to 56 degrees F (9 to 14 degrees C). Forest vegetation is composed largely of hardwood trees such as oak, black cherry, yellow poplar, and maple, with areas of pine, red spruce, birch, and hemlock found on the higher elevations. Combined with areas of grasslands and field crops, this setting provides a wide range of resources for animal and human exploitation, including food (e.g., nuts, berries, fruit, and roots), shelter, and fuel (USDA, NRCS 2006).

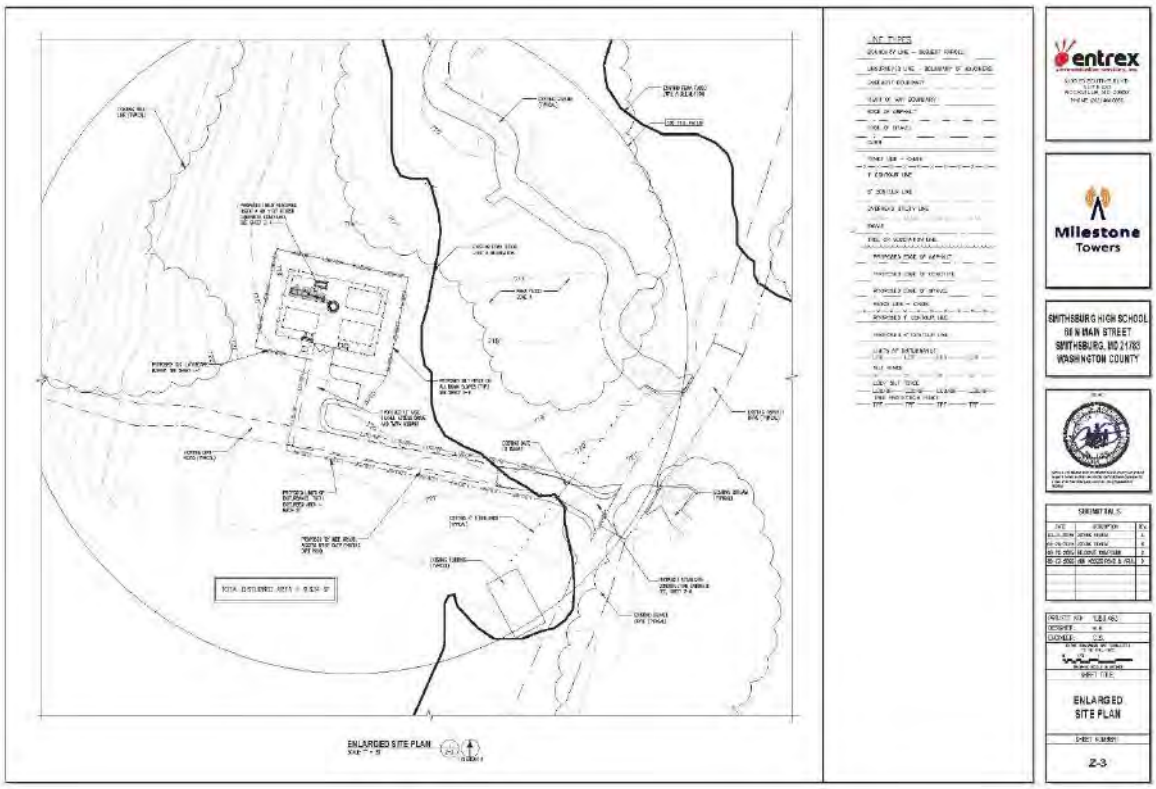


Figure 2: Detailed View of Proposed Cell Tower Location and Installation (Milestone Towers 2025).

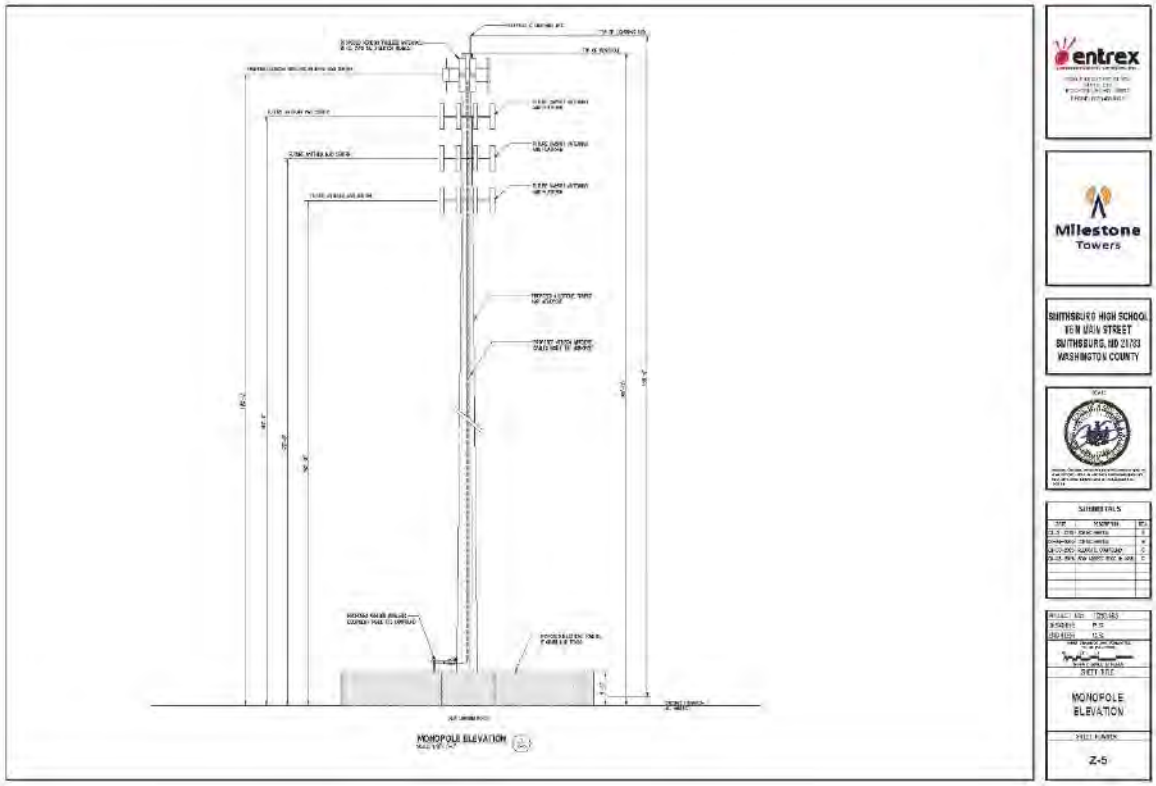


Figure 3: Detailed View of Proposed Cell Tower Location and Installation (Milestone Towers 2025).

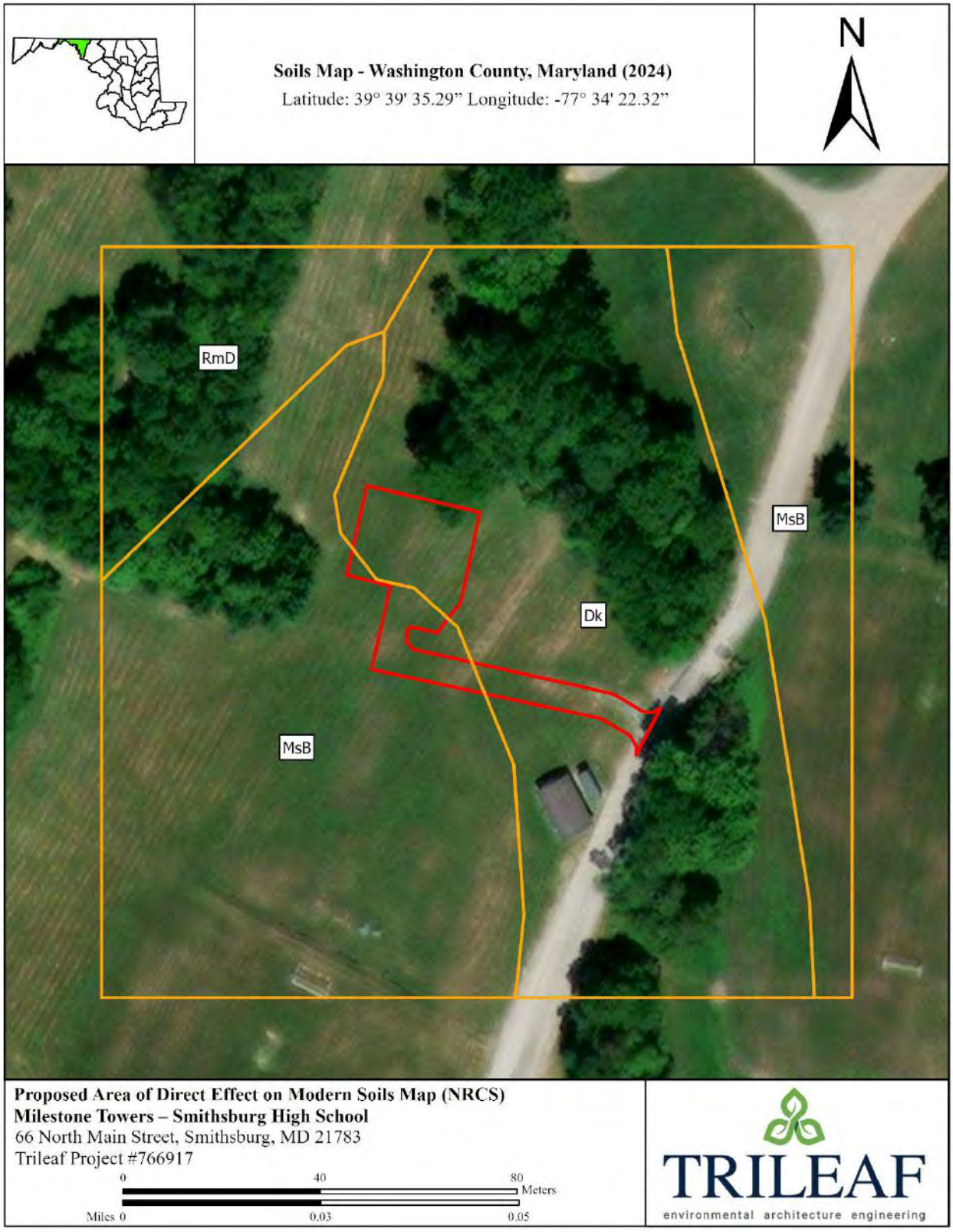


Figure 4: Location of Proposed Cell Tower Location on Modern Soil Map (USDA, NRCS 2024).

2.4 CULTURAL SETTING

The prehistoric traditions of the Middle Atlantic region have been briefly summarized below. These traditions apply, in varying degrees, throughout the State. They are considered the cultural context in which the interpretation of cultural information is assessed, specifically in terms of NRHP eligibility. These dates should be accepted as broad, chronological reference points for Maryland's archaeological record that set the background for regional variations.

The Paleoindian period (ca. 13,000-8,000 B.C.) characterizes the beginning of human habitation in the Mid-Atlantic Region. Paleoindian finds in West Virginia and Maryland are poorly represented, with a few intact sites, including the Higgins Site, and over a hundred isolated stone tools found (Dent 1995; Ebright 1992). Archeological investigations of Paleoindian sites in the Mid-Atlantic Region, such as the Shawnee-Minisink Site along the Delaware River (McNett 1985) and the Thunderbird Site in the Shenandoah Valley (Gardner 1974), have offered new evidence toward our understanding of Paleoindian subsistence, technology, and settlement in Maryland. Traditional theories suggest that Paleoindians hunted late Pleistocene megafauna, such as mastodon and elk, based on the finds of large fluted stone points at megafaunal kill sites (Willey 1966). Evidence from archeological excavations of Mid-Atlantic Region Paleoindian sites, however, indicates that aboriginal diets may have included game like deer, hare, turkey and fish, and plant foods such as wild grape, black walnut and blackberry (Dent 1985, 1995; Ebright 1992; Gardner 1980:19-20; McNett 1985). Paleoindian tool kits reflected hunting activities as the major focus of the diet, including diagnostic Clovis, Mid-Paleo, and Dalton point styles, as well as scrapers, burins, gravers, utilized flakes, knives, and hammerstones (Gardner 1980; Custer 1984; Funk 1972).

Paleoindian sites can be divided into several types based on artifact assemblage and stone tool/debitage distribution. Based on the Flint Run complex sites in the Shenandoah Valley, the Paleoindian settlement systems during the Pleistocene were based on the distribution of cryptocrystalline lithic material sources and a delimited territory which was located within approximately 20 miles of a central base camp. A model of five functionally related site types was developed by Gardner (1977):

1) Quarries, procurement of lithic materials for inclusion in tool kits consisting of bifacial knives, scrapers, wedges, cores, and flake tools (Stewart 1980);

2) Quarry reduction areas, where lithic materials would be worked down into more easily transported forms (Wall 1976);

3) Quarry related base camps, macro band settlements where intra-band social and economic activities were carried out (Gardner 1979);

4) Base camp maintenance stations, micro band units at resource procurement/exploitation areas such as floodplain swamps were additional lithic maintenance activities would be carried out (Gardner 1977). An example of a base camp is the Thunderbird site in Virginia;

5) Outlying hunting sites, short-term hunting camps either within the core settlement area or beyond.

The model was based on a selective mobility within a territory based on access to cryptocrystalline materials as opposed to models depicting highly mobile populations constantly in search of game. Smaller, specialized sites, such as quarries and reduction sites, were utilized for brief periods by smaller groups than those at base camps (Dent 1995). The Higgins Site Paleoindian occupation represents a small, short-term campsite occupied by a highly mobile small band (Ebright 1992). The documentation of Paleoindian sites is rare in northeastern West Virginia and western Maryland and so far is typically confined to isolated

projectile points. The paucity of Paleoindian sites in the region may be partially explained or related to both a lack of research and the lack of known available cryptocrystalline lithic sources in the region.

The Archaic Period (8,000 – 1,000 B.C.) is often divided into early, middle, and late periods, and is noted for drastic environmental changes that effect settlement patterns and substance practices. However, the subsistent settlement patterns that existed during the Paleoindian period did not change drastically during the Early Archaic period (8000 B.C. – 6500 B.C.). This is evident by the continued re-occupation of the same locales previously utilized during the Paleoindian period indicating the continuation of a quarry-based subsistence pattern (Gardner 1974). One of the few changes was the projectile point form which evolved from fluted and non-fluted triangle forms to notched points possibly reflecting a change from hand-held spears to the use of a atlatl (Gardner 1976). Toolkits of the Early Archaic included ground stone tools and chipped-stone axes in addition to what would have been found in Paleoindian toolkits (Geier 1990:70; Dent 1995:170; Gardner 1989). Early Archaic people began to exploit a greater variety of habitats as well as a wider variety of lithic resources (Gardner 1976). By the end of the Early Archaic period sites are found in habitats far removed from the traditional Paleo-environments and are exploiting a wider range of food and lithic resources (Wall 1981).

The settlement patterns that developed during the latter part of the Early Archaic carried over into the Middle Archaic period (6500 B.C. – 3000 B.C.) as adaptations to a deciduous forest environment. The populations became more sedentary with the stability and availability of various resources, fostering a sense of territoriality based on the given resources located within a physiographic province or drainage basin (Custer 1986). The Middle Archaic subsistent pattern evolved from the specialized hunting pattern of the previous two periods to a generalized foraging adaptation influenced by seasonally available resources (Wall 1981). The tool kit of the Middle Archaic reflected this adaption, with multipurpose tools made from an assortment of lithic materials, drills, stone axes and ground stone tools (Gardner 1980). Grinding tools, such as mortars and pestles, indicate the increased reliance on plants in the diet. The Higgins Site produced fragments of mortars and pestles within its Middle Archaic component (Ebright 1992). Drills and other wood-working tools, such as adzes and celts, were also found in a Middle Archaic tool kit (Dent 1995: 176). Diagnostic tool forms include LeCroy, Kanawha, Stanly, Morrow Mountain, Guilford, Halifax, other bifurcate/ notched-base, contracting-stem, and side notched point types.

The Late/Terminal Archaic Period (3000 B.C. – 1200 B.C.) settlement pattern continued with a generalized foraging adaptation, fusion-fission patterns, and an increase of a sedentary lifestyle. Settlement patterns tended to focus more along interior drainages of first order streams, with larger social groupings and increased sedentary lifestyles (Mouer 1991; Wall 1981; Kavanagh 1982). The tool kit of the Late Archaic people grew to include soapstone bowls, net-sinkers, bi-pitted mullers and ground and polished axes, reflecting technology designed for maximum exploitation in a broader spectrum of the environment (Stewart 1980), such as riverine base camps and smaller transient camps into the uplands and mountain zones. Evidence of territory development occurred within the region during the Late Archaic period through the development of stylistic and territorial zones of diagnostic lithic artifacts. Diagnostic artifacts found in the Late Archaic period include Broadspear variants, such as Savannah River and the Holmes projectile points, Notched Broadspear, Perkiomen, Dry Brook, and Dry Brook Orient projectile points.

The Woodland Period (1200 B.C. – A.D. 1600) was marked by increased sedentism and a gradual shift to the exploitation of domesticated cultigens. The Early Woodland Period (1200 B.C. – 500 B.C.) represents an increased sedentary lifestyle for aboriginal peoples, with larger, long-term sites being serviced by outlying extraction sites (Mouer 1991). Climate evolved into a more stable, moister condition, which allowed for more stable living conditions. Domesticated cultigens, such as corn, beans, and squash, were gradually incorporated into the daily diet. Wild grasses, such as amaranth, and wild plants like polygonum, mustard, and grape, provided additional sources of sustenance (McLearen 1991). Settlement patterning during this period in Western Maryland may have continued to rely on seasonal procurement strategies as horticulture was likely limited within the region (Wall 1981).

Regional trade networks that began during the Late Archaic more fully developed during the Early Woodland period. The advent of ceramics and elaborate burial ceremonialism characterize the Early Woodland period in eastern West Virginia and western Maryland. While located on the periphery of cultural development in the Ohio Valley to the west and the eastern coastal region, the region appeared to remain somewhat isolated from these influences due to the natural barriers of the Appalachian Plateau and Ridge and Valley physiographic region (Wall 1981). Nonetheless, manifestations of trade can be seen in the archeological record and are traceable to the Adena culture in the Ohio Valley. Among the items traded included exotic chert projectile points and cache blades, copper items, polished celts, gorgets, and tubular pipes. Additional trade items such as marine shell allude to possible eastern coastal trade networks (Wall 1981).

The Middle Woodland period (500 B.C. – A.D. 1000) is marked by a continuation of sedentism and long-distance trade, with movement from large aggregate base camps to smaller seasonal encampments. Throughout eastern Maryland and much of the east coast a shell tempered ware (Mockley) became a clear signature of a Middle Woodland occupation. Wall (1981) noted that in western Maryland the Middle Woodland period is less clearly understood due to the paucity of identified components and a lack of definitive ceramic and projectile point information, but that clarification of the point and ceramic types associated with the Middle Woodland may potentially lead to more sites being recognized and a better understanding formulated. To the west in the Ohio Valley the Hopewell proceeded to further elaborate upon their predecessors the Adena, building larger earthen works, increasing domesticate crops, and intensifying trading networks.

The Late Woodland period (1000 A.D. – 1600 A.D.) is characterized by sedentism and the rise of semi-permanent villages. Village sites would typically be situated near a fresh water source with access to arable land to produce crops. The cultivation of domesticated plants was wide-spread by this period but exploitation of game and wild plants were still supplemented with forages of locally available resources. Hunting and foraging sites were found in far fewer environments and in lower numbers during this period demonstrating a possible greater reliance on horticulture (Wall 1981). Floodplain locations represented favorable locales for village sites, likely based on the availability of fertile bottomland soils for agricultural practices and the ease of clearing the land in these areas. Stockade fortifications have been found at some Late Woodland Period village sites, possibly indicating defensive measures used to protect from attacking parties (Griffin 1967). Evidence of stockade settlements began around 1300 A.D. to 1400 A.D.

In western Maryland and northeastern West Virginia, several village sites dating to the Late Woodland period have been identified primarily along or near the Potomac River. Most likely due to the physical topography of the region and the limited availability of broad floodplain settings, many of the sites also contained evidence of occupations that pre-date the Late Woodland settlements. A major cultural manifestation documented within the region is the Monongahela Woodland complex which flourished from A.D. 1000 – A.D. 1635. The ringed villages and hamlets are typically located in two environmental settings; high bottomlands and hilltops/saddles overlooking rivers (Womsley 1974). The core of Monongahela settlement is located within southwestern Pennsylvania near the Monongahela and Youghiogheny River confluence, although sites have been documented in western Maryland in both Garrett and Allegany Counties, primarily along the Potomac River (Wall 1981).

SECTION 3.0 – RESEARCH

3.1 BACKGROUND RESEARCH

Background research, including a review of archival sources, was conducted for the current project location prior to the initiation of field investigations. The aim of this research was to determine the likelihood of encountering sensitive historic properties within the current project area. To assess the potential for

encountering prehistoric archaeological resources within the project area, a review of previously recorded archaeological sites and surveys was conducted using the site files and holdings of the MD SHPO. To assess the potential for historic period archaeological and architectural resources within the project area, various documents were reviewed, including historic maps and the databases of both the MD SHPO and NRHP.

The vast forests and mountainous terrain of the Washington County region proved to be a formidable challenge to Europeans during the initial exploration and settlement of Maryland's western frontier in the mid-eighteenth-century. The first settlers into the region included Scots-Irish and German settlers migrating from Pennsylvania. Glowing reports of the land's fertility and abundance of natural resources brought back by the early explorers prompted an intense interest in land speculation and fur trade. Daniel Dulany, an agent for Lord Baltimore, purchased large tracts of land within the Frederick area in the early 1730s and had his agent, Thomas Cresap, onsite to sell the surveyed tracts to Pennsylvania Germans migrating into the area (Stegmaier et al 1976:13). Cresap, at the bequest of Dulany, surveyed additional tracts of land further west at the confluence of the North and South Branches of the Potomac, eventually establishing a combined home and trading post at the confluence in 1742, eventually designated as Oldtown (Stegmaier et al 1976:15). Unlike Dulany, the Ohio Company of Virginia, organized in 1747 by a number of prominent Virginians, saw western Maryland as a vantage point to access the Indian fur trade in the Ohio Valley. In 1749, Christopher Gist, an agent for the Ohio Company, arrived at the south side of the Potomac River directly across from Wills Creek, a few miles west of Cresap's Oldtown, and set about constructing a trading post (Stegmaier et al 1976:15; Feldstein 2006:9). Cresap and a local Native American, Nemacolin, were hired by the Company to survey a potential route from the trading post to the confluence of the Monongahela and Allegany Rivers, roughly 138 kilometers (86 mi) to the northwest (Stegmaier et al 1976:20).

While the Coastal and Piedmont areas of Maryland witnessed the growth of agriculture, the mountainous western Maryland region was not so fortunate. In response to the French threat, Fort Mount Pleasant was constructed in 1754-55 on the west bank of Wills Creek to protect the settlers. The fortification was enlarged in 1755 and renamed Fort Cumberland by General Edward Braddock after the Duke of Cumberland (Feldstein 2006:9). Braddock's desire to return to Fort Cumberland and prepare the assault on Fort Duquesne was hampered by the shortage of wagons, munitions, and troop supplies, but eventually he obtained the necessary provisions and returned to the fort on May 10, 1755. On June 10, the main body of the army, consisting of 1,300 soldiers in the 44th and 48th Regiments, 260 men in independent companies, 350 Virginians, 60 Marylanders, and 80 North Carolinians, 10 Pennsylvania Indian scouts, started out for Fort Duquesne. Part of Braddock's troops followed the earlier path surveyed by Cresap and Nemacolin across the steep passes to the south, which became known as Braddock's Road, while a second group of soldiers traveled through the Narrows, a natural cut through the Wills and Haystack Mountains to the north (Feldstein 2006:72). By July 8 Braddock's army was a few miles from Fort Duquesne, having suffered numerous attacks from Indian scouting parties and small parties of French soldiers in the last 20 miles of the journey (Stegmaier et al 1976:42). With the defeat of Braddock's troops at the Monongahela, western Maryland was left open to attacks from the French and Indian forces, and the Ohio Company with few options to sustain its financial interests in the fur trade.

The conclusion of the American Revolution witnessed an increase in population within Washington County. Originally part of Frederick County, Washington County, named after George Washington, was established on September 6, 1776 (Maryland State Archives 2025). Elizabethtown, laid out in 1762 by early immigrant and pioneer Jonathan Hagar, was selected as the site of the new county courthouse. Elizabethtown was eventually renamed Hagerstown after the founder and formally incorporated in 1813 (Maryland State Archives 2025). Population growth in nearby Cumberland and the outlying villages precipitated a sense of separation from Washington County, and in 1789 Allegany County was separated from the western part of Washington County (Lowdermilk 1971:267). The county's 1790 population of 15,800 increased to 18,659 by 1800 (Salvatore 1997).

Transportation improvements within Washington County opened the region to expanded commerce and development. In 1806, the Cumberland (National) Road was authorized by Congress to connect the populated region of the eastern seaboard to the Ohio River. Construction of the road from Cumberland to the Ohio River in Wheeling, West Virginia, commenced in 1811 and was completed by 1818 (Stegmaier et al 1976:102).

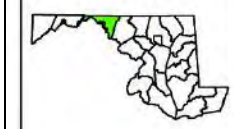
Locally, the Bank Road segment of the turnpike, constructed from the Conococheague to Cumberland, was completed by 1822, providing a continuous paved road from Hagerstown to the Ohio river (Williams 1906:151). The effort was monumental, requiring grubbing, clearing and grading of the alignment, removal of stone from the alignment, transport of stone by wagon to the site, and grading and sorting of stone into various sizes, all by hand. Fueled by the financial opportunities, a variety of road improvement projects were promoted by various charter companies, such as the Hagerstown and Boonsborough Turnpike Company (1819) and the Baltimore, Liberty and Hagerstown Turnpike Company (1815), and often financed by local banks (Williams 1906:152).

The nineteenth century witnessed an increase in transportation projects within county, as well as a focus on the mineral resources buried beneath the terrain. The potential significance of the mineral wealth in the upper region of the Potomac River was noted as early as the 1736 survey of Lord Fairfax's holdings, where a "Coal mine" was recorded near George's Creek (Stegmaier et al 1976:17). In addition, the discovery of marble north of Rohrersville in the Pleasant Valley region provided a source of raw material for buildings and headstones and employment for the local residents (Salvatore 1997). Coal, timber and other goods exported from the upper reaches of the Potomac River were generally transported by flat boats to the markets at Harpers Ferry and Georgetown during spring freshets. To address the deficiencies in waterway transportation, an artificial waterway system was proposed to be constructed along the Potomac River. In May 1828, Congress appropriated $1,000,000 of the projected $4,500,000 cost to construct the Chesapeake and Ohio canal from Georgetown to Cumberland (Stegmaier et al 1976:122). Concurrent with the construction of the canal, the Baltimore and Ohio Railroad sought to establish its foothold in the region. By 1831 the rail line reached Frederick, and on November 1, 1842, the first locomotive on the line arrived in Cumberland (Stegmaier et al 1976:130).

The growth of overland transportation routes facilitated the expansion of agricultural production and development of rural communities. The village of Smithsburg, established in 1814 by Christopher Smith who purchased a large tract called Shadrach's Lot, grew rapidly during the mid- to late 19th century as a center for commerce and public interaction with the surrounding farms. Incorporated in 1841, by 1860, the town included 460 white residents (224 males, 236 females) and 13 free black residents (6 males, 7 females) (Figure 5). Occupations included a milliner, a confectioner, a hotel keeper, a Lutheran minister, a butcher, a physician, coach and carriage makers, a post mistress, and a laundress (Mueller 1991). The opening of the Western Maryland Railroad through the project area in 1873, connecting the community to Baltimore and Hagerstown and on to the C&O Canal at Williamsport, further encouraged commercial and population growth in the region. While grain crops provided the primary cash crops for early farmers, the late 19th century witnessed a transition from grains to fruit crops, mainly peaches and apples. While the project site itself consisted of undeveloped land, a robust community of businesses, residences, churches and other buildings were centered on Smithsburg just to the south (Figure 5).

Despite the population growth in the larger cities such as Hagerstown, much of Washington County remained rural and agricultural into the 20th century. The 1912 topographic map of the project area shows the tower lease area in an open setting on the west side of Bradbury Avenue adjacent to a small tributary of Grove Creek (Figures 6). By the early 1970's Smithsburg High School had been constructed in the project area just west of the APE-DE, with Smithsburg Elementary School built on the southwest side of North Main Street (Figure 7). Interestingly, the topographic map shows a small pond just east of the project site. The 1981 aerial photograph of the project setting confirms the presence of a small pond or borrow pit in a wooded setting east of the tower lease area with the access easement extending along the south side of the pond (Figure 8). By 1988, however, the pond has been infilled and the woods cleared away, creating an open grassy setting flanking the stream (Figure 9). The setting remained unchanged from the conditions depicted on the 1988 image, other than new trees planted across portions of the proposed tower lease area. In addition, a fiber line has been installed along the extant dirt lane leading west from a handhole at the driveway apron to the high school facility.

There are no archaeological sites or surveys within the Direct APE. However, six (6) surveys were previously recorded within 1-mile of the project area. A summary of these archaeological surveys follows.



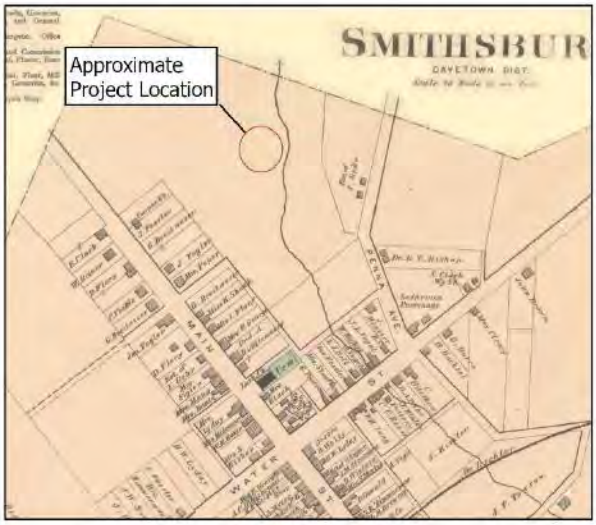
Historic Washington County Maps (1859-1877)

Latitude: 39° 39' 35.29" Longitude: -77° 34' 22.32"

N



Project Location ca. 1859 (Taggart Downin)



Project Location ca. 1877 (Lake - Smithsburg)

Project Location ca. 1859-1877
Milestone Towers – Smithsburg High School
66 North Main Street, Smithsburg, MD 21783
Trileaf Project #766917

TRILEAF
environmental architecture engineering

Figure 5: Project Location ca. 1858 and 1877 (Taggert 1859; Lake, Griffing and Stevenson 1877).

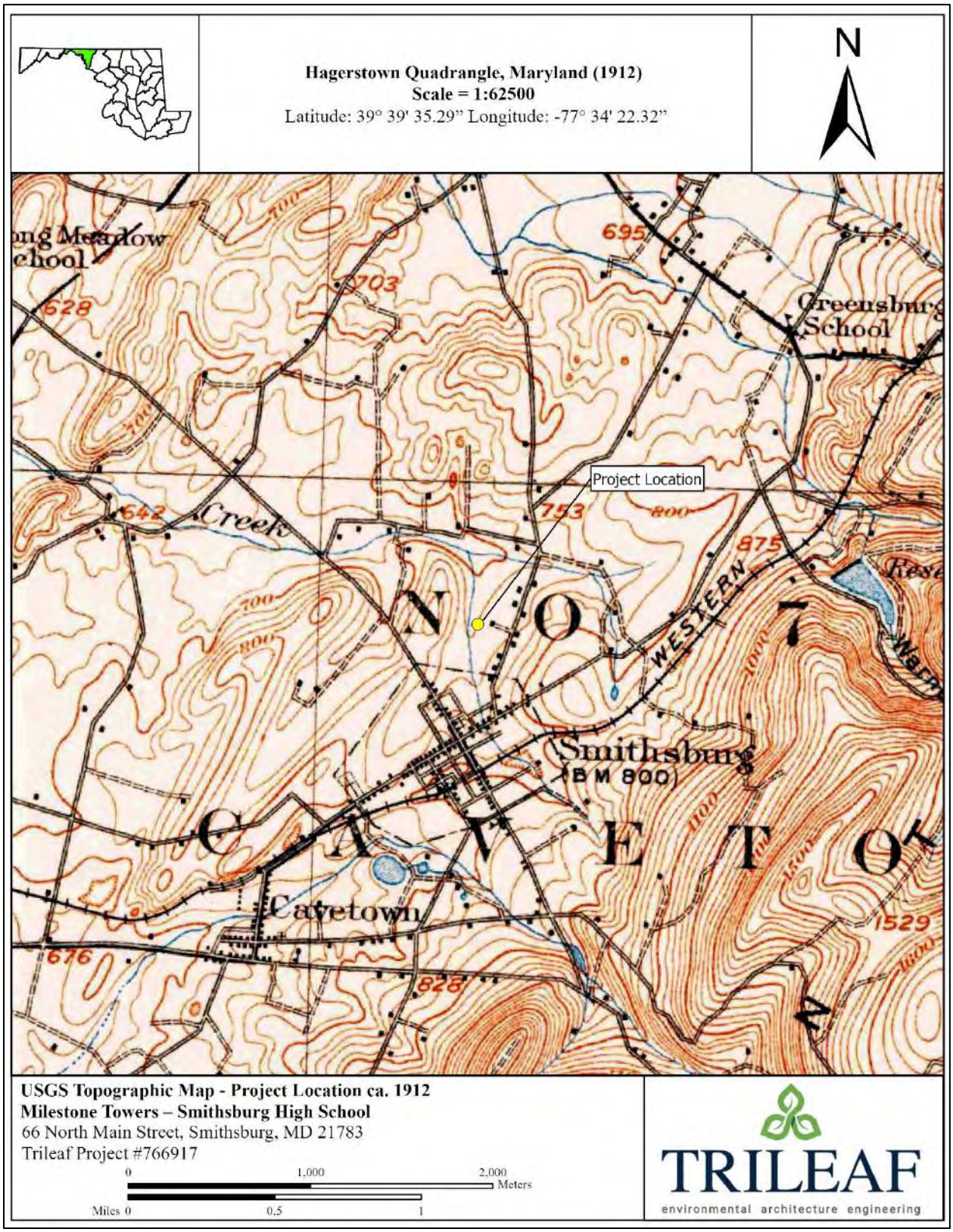


Figure 6: Project Location ca. 1912 (United States Geological Survey [USGS] 1912).

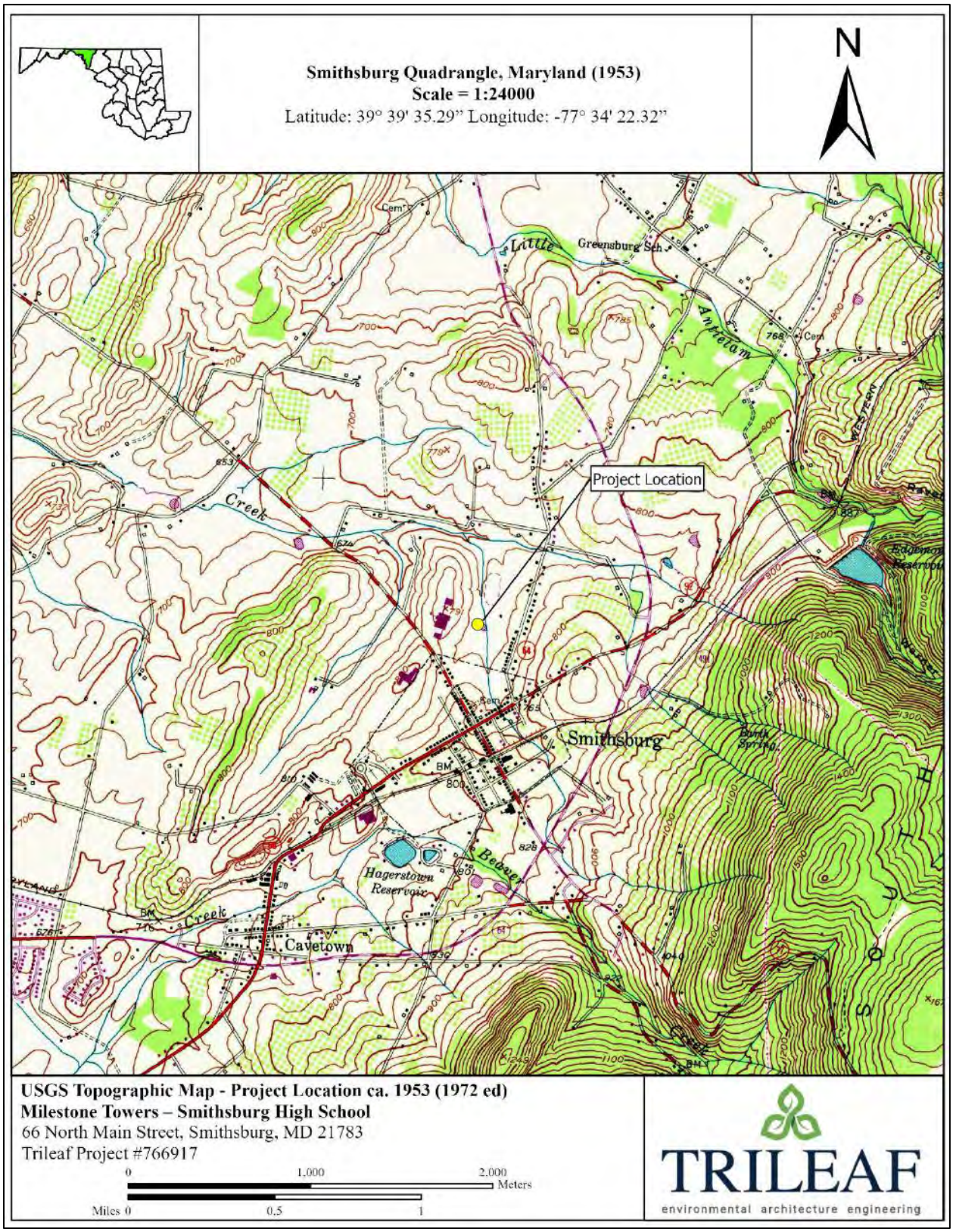


Figure 7: Project Location ca. 1972 (USGS 1953 [rev 1972]).



Figure 8: Project Location ca. 1981 (Google Earth 2025).



Figure 9: Project Location ca. 1988 (Google Earth 2025).

Survey Number	Year	Title	Author
CR 58	2011	Phase I Archaeological Survey, Monocacy-Ringgold-Carroll 138-230kV Conversion Project, Carroll, Frederick, and Washington Counties, Maryland.	Glenn, Jonathan, David L. Cremeens, and Michael P. Kenneally
WA 190	2019	Phase I archaeological investigation: The Potomac Edison Company (a FirstEnergy Company) Ringgold-Catoctin rebuild project, Washington and Frederick Counties, Maryland.	Petyk, Richard C.
FR 254	2009	Phase I Archaeological Survey, USA Storage Project - PL-1 Pipeline Retest Stations, Frederick and Washington Counties, Maryland.	Dugas, Lisa M
WA 38	1991	Phase I Archaeological Survey of the Allegheny Power System Ringgold-Liberty 138KV Electric Transmission Line, Washington and Frederick Counties, Maryland, Franklin and Adams Counties, Pennsylvania	Ballweber, Hettie L.
MD 1 v. 4	1981	The M/DOT Archaeological Resources Survey, Volume 4: Western Maryland	Wesler, Kit W., Dennis J. Pogue, Aileen F. Button, Robert J. Hurry, Gordon J. Fine, Patricia A. Sternheimer, and E. Glyn Furgurson
FR 11	1977	Archeological Reconnaissance of the Loudon to Leidy Pipeline	Geasey, Spencer O.

Table 1: Archaeological Surveys within 1-mile of the Project Location.

In addition, six (6) archaeological resources have been previously recorded within a 1-mile radius of the project site. A summary of these archaeological resources follows.

Site Number	Year	Resource Type	Cultural Affiliation	NRHP Eligibility	Distance from Project (km)
18WA32	1975	Unknown; reported burials	Prehistoric, possibly Archaic	Unevaluated	1.52
18WA447	1991	Short-term camp; artifact concentration	Archaic; early 19th century	Unevaluated	1.24
18WA31	1975	Short-term camp or base camp	Archaic	Unevaluated	1.58
18WA448	2018	Short-term camp	Prehistoric	Unevaluated	1.14
18WA30	1975	Base camp	Archaic	Unevaluated	0.97
18WA93	2018	Possible short-term camp	Late Woodland	Unevaluated	1.06

Table 2: Archaeological Resources within 1-mile of the Project Location.

A review of the Maryland Historical Trust's (MHT) online database, MEDUSA, and the National Register Information System website (http://www.nr.nps.gov/) was conducted for the project area on June 25, 2025, by Scott Emory, Trileaf Senior Project Archaeologist IV. Based on this review, no NRHP-listed, NRHP-eligible or potentially eligible historic properties were recorded within the APE for Direct Effects. One (1) NRHP-listed Historic District and one (1) NRHP-eligible Historic Property were identified within the project's ½-mile APE for Visual Effects (Figure 10).

The National Park Service Historic Trails Interactive GIS map was also reviewed. A National Historic Trail is recognized by the National Park Service as carrying the same significance as being listed in the NRHP and is therefore considered a Historic Property. No known portion of a National Historic Trail intersects with the project or is located within a ½-mile of the project location.



Figure 10: Architectural Resources within the ½-mile APE-VE.

3.2 RESEARCH DESIGN

Trileaf designed the Phase I archaeological survey to locate and identify all archaeological and above ground cultural resources within the Direct APE, defined as the 60-foot by 80-foot lease area including the 40-foot by 60-foot fenced compound and 10-foot-wide landscape buffer, plus a 25-foot buffer, the 12-foot-wide gravel turnaround, and 12-foot-wide access drive that will extend approximately 45 feet south then 180 feet east and connect with an existing asphalt drive, and to evaluate the potential significance of any newly identified archaeological sites. A cultural resource is gauged to be significant if it meets at least one of four criteria for eligibility for listing in the NRHP:

A. Associated with significant events in the broad patterns of national history,
B. Associated with the lives of persons significant in our past,
C. Representative of a type, period, or method of construction, or the work of a master,
D. Capable of yielding important information about the past.

Criterion D typically applies to archaeological sites. In order to be capable of yielding important information about the past, generally a site must possess artifacts, soil strata, structural remains, or other cultural features that make it possible to test historical hypotheses, corroborate and amplify currently available information, or reconstruct the sequence of the local archaeological record. To be considered significant, archaeological sites must demonstrate sufficient integrity to answer important research questions. These questions are developed in association with temporally, regionally, and thematically defined historic contexts or study units (U.S. Department of the Interior 1997).

3.3 SITE PROBABILITY

In general, most predictive site location models include distance to a permanent water source as a major factor in determining the existence and probable density of archaeological sites. There is a higher probability of encountering precontact archaeological sites closer to a source of fresh water, although distance will vary from location to location depending on an area's topography and accessibility. There is a greater likelihood of encountering precontact sites on and around landforms located near rivers, streams, and natural freshwater lakes. In contrast, historic period sites, can be found more equally distributed across the uplands and valleys due to the ability to access water by excavating wells.

Based on the topography of the project area, historic aerial photographs, distance to a permanent water source, and taking into consideration current land use, historic and recent commercial and residential development in the region, we believe there is a low probability for encountering undisturbed archaeological artifacts or features within the proposed project's APE for direct effects.

SECTION 4.0 – FIELD METHODS AND RESULTS

4.1 ARCHAEOLOGY

The field investigation at this location was conducted by Scott Emory on September 22, 2025. Standard archaeological field equipment included shovels, trowels, and a quarter-inch wire mesh sifting screen. Based on the Maryland Historical Trust's *Standards and Guidelines for Archeological Investigations in Maryland*, the field survey techniques utilized were a combination visual inspection of the project setting and shovel-testing at 49.2 ft (15-m) intervals, with a standard shovel test unit consisting of a hand-excavated hole, approximately 17.7 in (45 cm) in diameter and/or deep enough to reach culturally sterile subsoils.

As shown in Table 3, the tower lease area, access easement, and utility easement consisted of a truncated subsoil occasionally capped with fill associated with the infilling of the pond. STP 2 depicts the typical soil profile consisting of a 4.7-inch-thick (in) (12 centimeter [cm]) yellowish brown (10YR 5/4) silt loam A-

horizon containing 50 percent gravels and some cobbles overlying an 11-in-thick (28 cm) yellowish brown (10YR 5/6) mottled with brown (10YR 4/3) and light gray (10YR 7/2) silt loam fill containing 20% gravels and some cobbles, followed by a brown to light brown (7.5YR 5/3-6/3) silty clay B-horizon containing 40 percent gravels and some cobbles (Table 3; Figure 11; Appendix A, Photograph 17). No artifacts or cultural features were recorded in the test pits or elsewhere in the APE-DE. Total archaeological field time: 1 person, 4 hours.

STP No.	STP Location	Depth (cm below surface)	Soil Description	Artifacts Recovered	Latitude/ Longitude
1	NW corner	A: 0-30	10YR5/4 SiLo; 50% gravels, some cobbles	N/A	39°39'35.57"N / 77°34'22.58"W
		B: 30-59	7.5YR6/4 SiLo; 70% gravels, some cobbles	N/A	
2	NE corner	A: 0-12	10YR5/4 SiLo; 50% gravels, some cobbles	N/A	39°39'35.47"N / 77°34'21.96"W
		Fill: 12-40	10YR5/6 mottled w/ 10YR4/3 and 7/2 SiLo; compact; 20% gravels, some cobbles	N/A	
		B: 40-60	7.5YR5/3-6/3 SiCl; 40% gravels, some cobbles; bedrock at 43 cmbs in east half of STP, slopes downward to west	N/A	
3	Tower center	A: 0-20	10YR5/4 SiLo; 50% gravels, some cobbles	N/A	39°39'35.28"N / 77°34'22.32"W
		B: 20-30	7.5YR5/6 SiClLo; 70% gravels, some cobbles	N/A	
4	SW corner	A: 0-18	10YR5/4 SiLo; 40% gravels, some cobbles	N/A	39°39'35.08"N / 77°34'22.70"W
		Fill: 18-44	10YR6/4 SiLo; 70% gravels, some cobbles	N/A	
		B: 44-54	7.5YR5/6 SiClLo; 70% gravels, some cobbles	N/A	
5	SE corner	A: 0-15	10YR5/3 SiLo; 20% gravels, some cobbles	N/A	39°39'34.98"N / 77°34'22.08"W
		Fill: 15-33	10YR5/4 mottled w/ 10YR5/6 SiLo; 60% gravels, some cobbles	N/A	
		B: 33-40	7.5YR5/3-6/3 SiCl; 50% gravels, some cobbles	N/A	
		40+	Bedrock		
6	Access easement	A: 0-13	10YR5/3 SiLo; 40% gravels, some cobbles	N/A	39°39'34.79"N / 77°34'22.45"W
		Fill: 13-34	10YR5/6 mottled w/ 10YR5/4 and 7/2 SiLo; 60% gravels, some cobbles	N/A	
		B: 34-56	10YR4/4 SiLo; 70% gravels, some cobbles	N/A	
		56+	Cobble impasse		
7	Access easement	A: 0-20	10YR4/4 SiLo; 40% gravels, some cobbles	N/A	39°39'34.49"N / 77°34'22.21"W
		B: 20-37	7.5YR5/6 SiCl; 60% gravels, some cobbles	N/A	
8	Access easement	A: 0-20	10YR4/4 SiLo; 40% gravels, some cobbles	N/A	39°39'34.40"N / 77°34'21.57"W
		Fill: 20-47	10YR5/4 SiLo; 70% gravels, some cobbles	N/A	
		B: 47-58	7.5YR5/6 SiClLo; 70% gravels, some cobbles	N/A	
9	Access easement	Fill: 0-30	7.5YR5/4 SaClLo; 40% gravels, some cobbles, asphalt chunks, road gravels	N/A	39°39'34.31"N / 77°34'20.94"W
		30+	Cobble impasse		
10	Access easement		Not excavated – in driveway apron		39°39'34.14"N / 77°34'20.35"W

Table 3: Shovel Test Pit Descriptions.

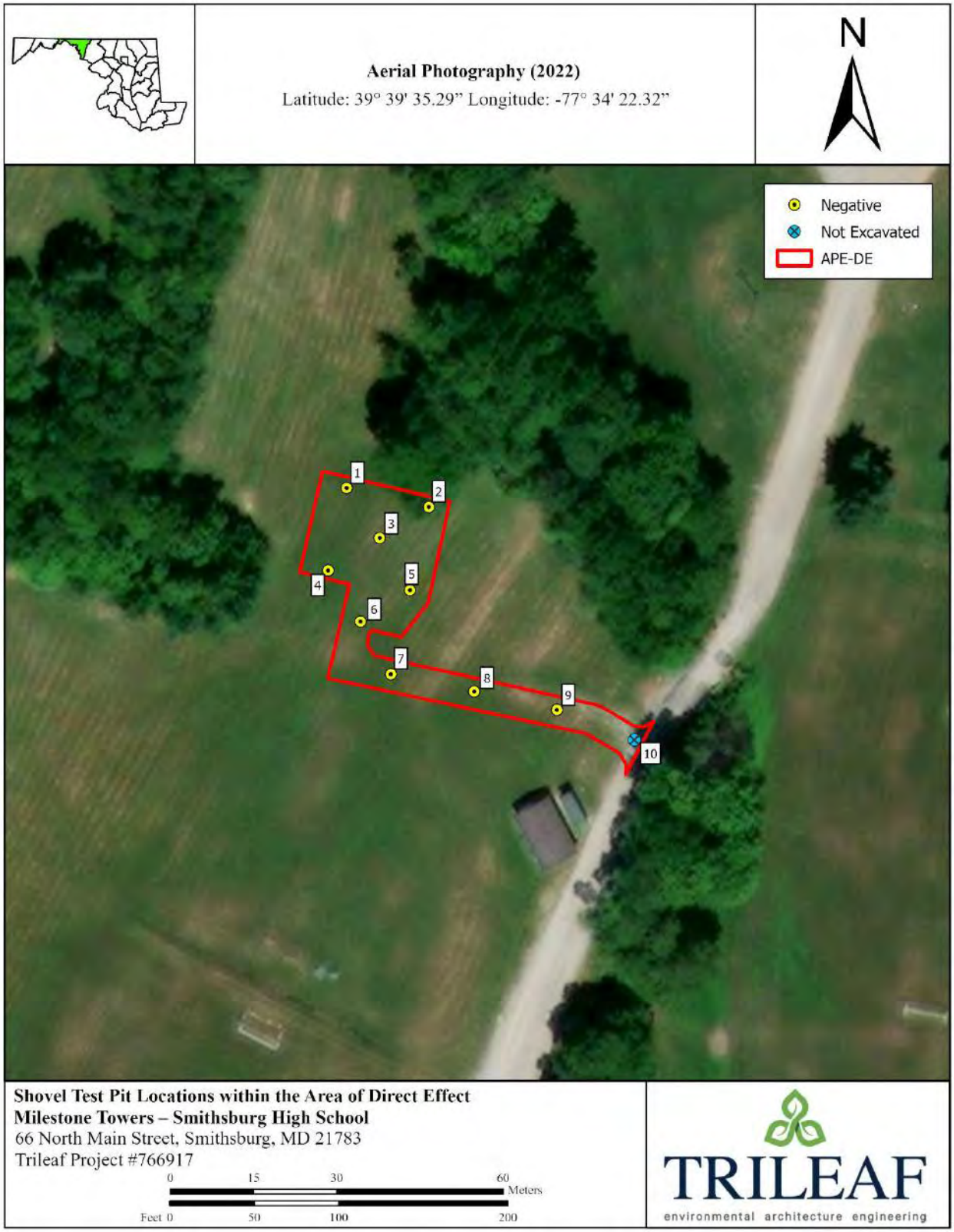


Figure 11: Shovel Test Pit Location and Project Boundary Map (Google Earth 2025).

4.2 ABOVE GROUND CULTURAL RESOURCES

As noted above, a review of the MD SHPO databases and the National Register Information System website (http://www.nr.nps.gov/) was conducted on June 25, 2025, by Scott Emory, Senior Project Archaeologist IV with Trileaf. The results of that review indicated that the project's ¾-mile APE-VE contains one (1) NRHP-eligible historic district and one (1) NRHP-eligible historic property.

Trileaf Assistant Project Manager/Architectural Historian, Michael Hart, meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural History and has reviewed those resources identified within the APE for the current project in Tables 4 and 5, below.

Project # and Status of Subject Property (Monopole)	Project Name/ Address of Subject Property	Photograph of Subject Property	Description of Subject Property	Summary of Effects on Subject Property
766917 Not Eligible or Contributing	**Smithsburg High School** 66 North Main Street, Smithsburg, MD 21783 39.65975611111111 -77.57283027777777		The Subject Property is not an individually listed historic structure. Further, it is not a designated National Historic Landmark nor is it a property listed in, or eligible for listing on the NRHP.	***No Effect*** The proposed design is minor and necessary for the community. This will have no effect on the Subject Property.

Table 4: Description of the Subject Property.

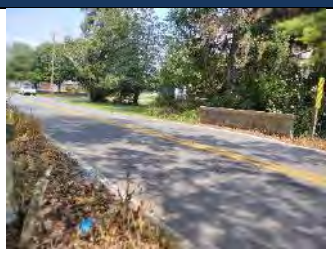
Listed or Formally Eligible Historic Resource	Name and/or Address of Historic Resource in Smithsburg, MD 21783	Photograph of Historic Resource	Summary of Criteria and/or Description of Historic Resource	Summary of Effects on Historic Resource
WA-IV-273 Eligible	**SHA Small Structure 21065X0** MD 66 over Tributary to Beaver Creek		This resource was determined to be eligible for listing on the NRHP in 2015 under Criterion C (Design/Architecture) by the MD SHPO. (MEDUSA 2025)	**No Adverse Effect** The proposed project is the construction of a 199-foot-tall monopole telecommunications tower. The project will have an overall height of 199 feet. Due to distance, vegetation (including tree coverage around the parent parcel) and other modern intrusions in the form of utility lines, the proposed project will have no adverse effect on any character-defining features
WA-IV-259 Eligible	**Smithsburg Historic District** Water and Main Streets		This resource was determined to be eligible for listing on the NRHP in 2004 under Criterion A (Event) and Criterion C (Design/Architecture) by the MD SHPO. (MEDUSA 2025)	**No Adverse Effect** The proposed project is the construction of a 199-foot-tall monopole telecommunications tower. The project will have an overall height of 199 feet. Due to distance, vegetation (including tree coverage around the parent parcel) and other modern intrusions in the form of utility lines, the proposed project will have no adverse effect on any character-defining features

Table 5: Description of Historic Resources within the ½-mile APE-VE for the Project Location.

SECTION 5.0 – CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

The field survey of the project area, which included a visual inspection and shovel test pits, yielded no evidence for the presence of archaeological properties within the current project area or 25-foot (8.3 meter) boundary of the APE-DE.

There have been six (6) previous archaeological surveys conducted within a mile of the current project area, and six (6) previously recorded archaeological sites. No NRHP-listed or eligible properties have been previously recorded within the project area's APE-DE; however, one (1) NRHP-eligible historic district and one (1) NRHP-eligible historic property have been recorded within the project's ½-mile APE-VE.

The National Park Service Historic Trails Interactive GIS map was also reviewed. A National Historic Trail is recognized by the National Park Service as carrying the same significance as being listed in the NRHP and is therefore considered a Historic Property. No known portion of a National Historic Trail intersects with the project or is located within a ½-mile of the project location.

5.2 RECOMMENDATIONS

Based on these findings, Trileaf recommends ***No Historic Properties in the APE-DE and No Adverse Effect to Historic Properties in the APE-VE.*** It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area relative to those resources. However, in the unlikely event that human remains are uncovered through the course of construction, work is to immediately cease, and proper area authorities notified.

REFERENCES CITED

Custer, Jay F.

1984 *Delaware Prehistory Archeology: An Ecological Approach*. University of Delaware Press, Newark, Delaware.

1986 *Late Woodland Cultures of the Middle Atlantic Region*. University of Delaware Press, Newark, Delaware.

Dent, Richard J.

1985 Amerind Society and the Environment: Evidence from the Upper Delaware valley. In *Shawnee Minisink*, Charles McNett, editor. Academic Press, New York, New York.

1995 *Chesapeake Prehistory: Old Traditions, New Directions*. Interdisciplinary Contributions to Archeology series. Plenum Press, New York, New York.

Ebright, Carol

1992 *Early Native American Prehistory on the Maryland Western Shore: Archaeological Investigation at the Higgins Site*. Report prepared for the Maryland State Railroad Administration. Maryland State Highway Administration Project Planning Division, Environmental Evaluation Section, Archaeological Report Number 1.

Federal Communications Commission

2004 *Appendix B – Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission*.

Feldstein, Albert L.

2006 Allegany County. Arcadia Publishing, Charleston, South Carolina.

Funk, Robert G.

1972 Early Man in the Northeast and the Late Glacial Environment. *Man in the Northeast* 4:7-39.

Gardner, William M.

1974 *The Flint Run Paleoindian Complex: A Preliminary Report 1971-73 Seasons*. Occasional Publication No. 1. Archeology Laboratory, Department of Anthropology, The Catholic University of America, Washington, D.C.

1976 *Paleo-Indian to Early Archaic: Continuity and Change in Eastern North America during the Late Pleistocene and Early Holocene*. Paper presented at the Ninth International Congress of Prehistoric and Protohistoric Sciences.

1977 Flint Run Paleoindian Complex and Its Implications for Eastern North American Prehistory. In *Amerinds and their Paleoenvironmetns in Northeastern North America.* Annals of the New York Academy of Sciences 288: 257-263

1979 *Paleoindian Settlement Patterns and Site Distribution in the Middle Atlantic*. Paper presented to the Anthropological Society of Washington. Washington, D.C.

1980 *Settlement-Subsistence Strategies in the Middle and South Atlantic Portions of the Eastern United States during the Late Pleistocene and Early Holocene*. Paper presented at the American Anthropological Association Meetings, Washington, D.C.

1989 An Examination of Cultural Change in the Late Pleistocene and Early Holocene (circa 9200 to 6800 B.C.). In *Paleoindian Research in Virginia: A Synthesis*, J. Mark Wittkofski and Theodore R. Reinhart, editors, pp. 5-51. Archeological Society of Virginia, Special Publication No. 19. The Dietz Press, Richmond, Virginia.

Geier, Clarence R.
1990 The Early and Middle Archaic Periods: Material Culture and Technology. In *Early and Middle Archaic Research in Virginia: A Synthesis*. Theodore R. Reinhart and Mary Ellen N. Hodges, editors, pp. 81-98. Archeological Society of Virginia, Special Publication No. 22. The Dietz Press, Richmond, Virginia.

Google Earth
2025 Aerial photograph, 66 North Main Street, Smithsburg, MD.

Griffin, James B.
1967 Eastern North American Archeology: A Summary. *Science* 156:175-191.

Kavanagh, Maureen
1982 *Archeological Resources of the Monocacy River Region, Frederick and Carroll Counties, Maryland*. Submitted to the Maryland Historical Trust, Frederick County Planning Commission, Carroll County Planning and Zoning Commission.

Lake, Griffing & Stevenson
1877 An Illustrated Atlas of Washington County, Maryland. Philadelphia: Lake, Griffing & Stevenson.

Lowdermilk, Will H.
1971 History of Cumberland. Reprint of the 1878 edition. Regional Publishing Company, Baltimore, Maryland.

Maryland Historical Trust - MEDUSA
2025 Archives Search for 66 North Main Street, Smithsburg, MD. Webpage, https://mht.maryland.gov/secure/medusa/, accessed June 25, 2025.

Maryland State Archives
2025 Washington County, Maryland – Historical Chronology. Webpage, https://msa.maryland.gov/msa/mdmanual/36loc/wa/chron/html/wachron.html, accessed September 25, 2025.

McNett, Charles W., ed.
1985 *Shawnee-Minisink*. Academic Press, New York, New York.

Mouer, Daniel
1991 The Formative Transition in Virginia. In *PaleoIndian Research in Virginia: A Synthesis*, edited by T.R. Reinhardt and M.E. Hodges, pp. 1-88. Council of Virginia Archeologists, Richmond, Virginia.

Mueller, Julianne
1991 Smithsburg Historic District, Maryland Inventory of Historic Places form. One file at the Maryland Historical Trust, Crownsville, MD.

National Park Service
2025 *National Register of Historic Places Website*. www.nps.gov/nr/, accessed September 2025.

Salvatore, Susan
1997 Rohrersville Historic District, Maryland Inventory of Historic Places form. One file at the Maryland Historical Trust, Crownsville, MD.

Stegmaier, Harry I., Jr., David M. Dean, Gordon E. Kershaw, and John B. Wiseman
1976 Allegany County: A History. McClain Printing Company, Parsons, West Virginia.

Stewart, Michael
1980 *Prehistoric Settlement and Subsistence Patterns and the Testing of Prehistoric Site Location Models in the Great Valley of Maryland*. Doctoral dissertation, Catholic University of America, Washington, D.C.

Taggert, Thomas
1859 A Map of Washington County. Hagerstown, MD: F.M. Kee and C.G. Robertson.

United States Department of Agriculture, Natural Resources Conservation Service (USDA, NRCS)
2006 Land Resource Regions and Major Land Resource Areas of the United States, the Caribbean, and the Pacific Basin. United States Department of Agriculture Handbook 296.

2025 United States Department of Agriculture Website. www.nrcs.usda.gov/, accessed June 25, 2025.

U.S. Department of the Interior
1997 *How to Apply the National Register Criteria for Evaluation, National Register Bulletin*. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, accessed September 2025.

U.S. Geological Survey (USGS)
1912 *Hagerstown, MD* 15-minuite quadrangle map. Washington, D.C.

1953 *Smithsburg, MD* 7.5-minute quadrangle map. Revised 1972. Washington, D.C.

2023 *Smithsburg, MD* 7.5-minute quadrangle map. Washington, D.C.

Wall, Robert D.
1976 *The Lockhart Site: Functional Analysis in a Paleo-Indian Complex*. M.A. thesis, Department of Anthropology, Catholic University of America, Washington, D.C.

1984 *An Archaeological Study of the Proposed Crellin Sewage Treatment Facility, Garrett County, Maryland*. On file at the Maryland Historical Trust, Crownsville, Maryland.

Willey, Gordon R.
1966 *An Introduction to American Archeology Vol. I: North and Middle America*. Prentice Hall, Inc., Englewood Cliffs, New Jersey.

Williams, Thomas J. C.
1906 A History of Washington County, Maryland. Chambersburg, Pa.: J.M. Runk & L.R. Titsworth.

Womsley, William D.
1974 *The Monongahela Culture: A Study of Marginality*. Unpublished Ph.D dissertation, Dept. of Anthropology, Pennsylvania State University, State College.

APPENDIX A: PROJECT LOCATION PHOTOGRAPHS



Photograph 1 – Looking north at the project lease area.



Photograph 2 – Looking east at the project lease area.

Project Photographs

Milestone Towers – Smithsburg High School

66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 3 – Looking south at the project lease area.



Photograph 4 – Looking west at the project lease area.

Project Photographs

Milestone Towers – Smithsburg High School

66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 5 – Looking north away from the project lease area.



Photograph 6 – Looking east away from the project lease area.

Project Photographs

Milestone Towers – Smithsburg High School

66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 7 – Looking south away from the project lease area.



Photograph 8 – Looking west away from the project lease area.

Project Photographs

Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 9 – Looking south at the access easement from the lease area.



Photograph 10 – Looking north at the access easement towards the lease area.

Project Photographs

Milestone Towers – Smithsburg High School

66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 11 – Looking east at the access easement from the lease area.



Photograph 12 – Looking west at the access easement from the asphalt sports complex driveway.

Project Photographs

Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 13 – Looking south at a bedrock outcrop leading into the tower lease area.



Photograph 14 – Looking west at the bedrock outcrop in the adjacent stream bed.

Project Photographs

Milestone Towers – Smithsburg High School

66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 15 – Looking west at a fiber marker and handhole in the access easement.



Photograph 16 – STP 1 profile.

Project Photographs

Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 17 – STP 2 profile with exposed bedrock.



Photograph 18 – Looking southeast the NRHP-eligible Smithsburg Historic District (WA-IV-259).

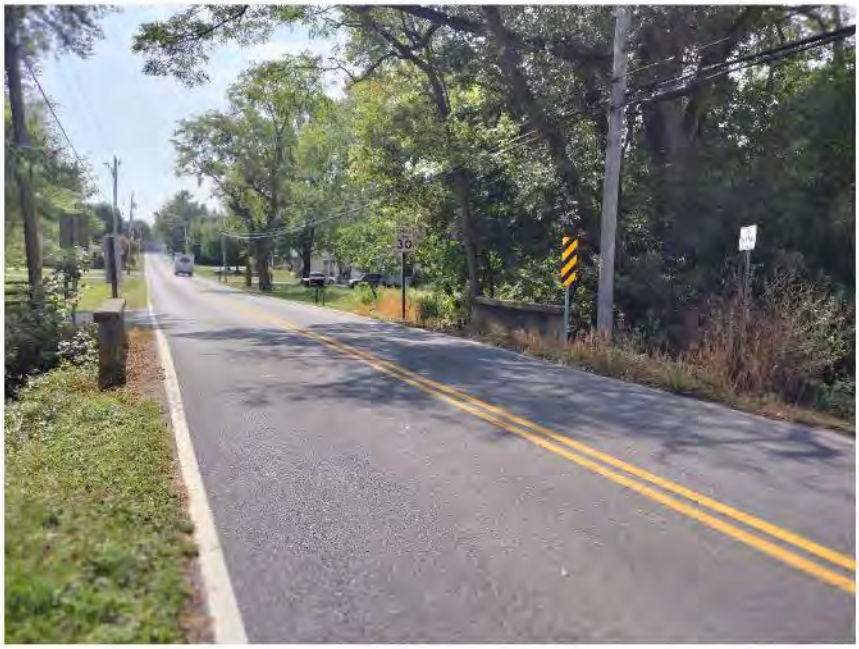
Project Photographs

Milestone Towers – Smithsburg High School
66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering



Photograph 19 – Looking north from the NRHP-eligible Smithsburg Historic District (WA-IV-259) at the project location, approximately 1,130 feet (344.3 meters) away.



Photograph 20 – Looking south at the NRHP-eligible SHA Small Structure 21065X0 (WA-IV-273).

Project Photographs

Milestone Towers – Smithsburg High School

66 North Main Street
Smithsburg, Washington County, MD 21783
September 22, 2025

TRILEAF
environmental architecture engineering

APPENDIX B: RESUMES

TRILEAF

Professional Resume

KAITLEN HITT

FIELD ARCHAEOLOGIST

Education

B.S. Anthropology
Kennesaw State University, Kennesaw, GA

Areas of Expertise

Ms. Hitt has six years of experience as an archaeological technician and crew chief. She has NCPTT training in GRP, and training with Advanced Metal Detecting for the Archaeologist (AMDA). She has Phase I, II, and III experience, lab experience, is skilled in ArcGIS mapping, and has completed historical and archival research.

Environmental service expertise includes:

Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
Historical Topographic Maps and Aerial Imagery
Land Use History

Certifications/Affiliations

NCPTT GPR Training, Marksville, LA 2018
AMDA Training, Pensacola, FL 2016

TRILEAF

Professional Resume

MICHAEL HART

ASSISTANT PROJECT MANAGER
SENIOR HISTORIAN/ARCHITECTURAL HISTORIAN

Education

History/Anthropology, B.A.
Social Science Education, M.S.
Florida State University / Tallahassee, FL

Areas of Expertise

Mr. Hart operates as the primary professional point-of-contact regarding History, Architectural History, and Historic Preservation. Mr. Hart is a Secretary of the Interior (SOI) qualified Architectural Historian and Historian with fourteen years of professional experience in Historic Preservation.

Architectural History and Historic Preservation service expertise include:

Architectural Impacts
National Register Nominations
Historical Marker Applications
Historic Resource Reports and Forms
SHPO Consultation
Field Reconnaissance
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Native American Consultation
Section 106 Compliance

Certifications/Affiliations

Historic Sites Specialist/Historic Preservationist for Florida Division of Historical Resources, Tallahassee, FL, 2008-2022
Adjunct Instructor, Tallahassee Community College, Tallahassee, FL, 2010-Present

TRILEAF

Professional Resume

SCOTT EMORY, M.A., RPA

SENIOR PROJECT ARCHAEOLOGIST IV

Education

M.A. Maritime History / Nautical Archaeology
East Carolina University / Greenville, NC

B.A. Anthropology
University of Delaware / Newark, DE

Areas of Expertise

Mr. Emory is a SOI-qualified professional archaeologist with over 20 years of experience in terrestrial and submerged cultural resources management in the Mid-Atlantic region. He has directed Phase I – III archaeological projects of varying complexity, conducted archaeological assessments, Area of Potential Effects (APE) coordination, environmental impact statements, historic context development, and public outreach activities. He has completed historical and archival research; artifact conservation, identification and cataloging; report preparation; and environmental assessment of sites.

Mr. Emory specializes in the archaeological investigation of shipyard sites and waterfront settings; 18th and 19th century trades; and industrial archaeological sites. He also has a strong interest in environmental reconstruction studies in the Mid-Atlantic region and Native American ceremonial practices.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Land Use History

Certifications/Affiliations

Section 106 Essentials – Advisory Council on Historic Preservation, 2008
Metal Detecting for Archaeologists, 2013
Register of Professional Archaeologists (RPA), member since 2007
Council for Northeast Historical Archaeology (CNEHA), member since 2008
Archaeological Society of Delaware (ASD), member since 2003
Archaeological Society of Maryland (ASM), member since 2008
Early American Industries Association (EAIA), member since 2016

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 6. Tribal and NHO Involvement

At an early stage in the planning process, the Nationwide Agreement requires the Applicant to gather information from appropriate Indian Tribes or Native Hawaiian Organizations ("NHOs") to assist in the identification of Historic Properties of religious and cultural significance to them. Describe measures taken to identify Indian tribes and NHOs that may attach religious and cultural significance to Historic Properties that may be affected by the construction within the Areas of Potential Effects ("APE") for direct and visual effects. If such Indian tribes or NHOs were identified, list them and provide a summary of contacts by either the FCC, the Applicant, or the Applicant's representative. Provide copies of relevant documents, including correspondence. If no such Indian tribes or NHOs were identified, please explain.

Trileaf Corporation completed the Tower Construction Notification System (TCNS) on September 23, 2025, and received the notification of interested tribes on September 26, 2025. The attached FCC Notification email lists the Tribes identified through the TCNS process. A second notice will be sent to all interested tribes/organizations, after a period of 30 days and the consultation process will continue per the FCC's guidelines. Any relevant comments from Tribes received by Trileaf will be forwarded to your office.

Michael Romanoski

From: towernotifyinfo@fcc.gov
Sent: Friday, September 26, 2025 2:02 AM
To: Tribal
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #9332596

Categories: Mike

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. TCNS Coordinator Billie Anderson - Delaware Nation - 31064 State Highway 281 (PO Box: 825) Anadarko, OK - tcns@delawarenation-nsn.gov - 405-247-2448 (ext: 1403) - electronic mail

Exclusions: The Delaware Nation of Oklahoma Historic Preservation Office has developed the following consultation procedures for all TCNS projects identified as undertakings by the Federal Communications Commission. In the email subject line, please specify whetherthe project is for a tower, small cell, or collocation. Our response can be given faster with this information.

2. TCNS Rep Bryan Printup - Tuscarora Nation - 5226 Walmore Rd Via: Lewiston, NY - bprintup@hetf.org - 716-264-6011 (ext: 103) - electronic mail

If the applicant/tower builder receives no response from the Tuscarora Nation within 30 days after notification through TCNS, the Tuscarora Nation has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Tuscarora Nation in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. THPO Lawrence Plucinski - Bad River Band of Lake Superior Tribe of Chippewa Indians - (PO Box: 39) Odanah, WI - thpo@badriver-nsn.gov; deputyTHPO@badriver-nsn.gov - 715-682-7123 - electronic mail

If the applicant/tower builder receives no response from the Bad River Band of Lake Superior Tribe of Chippewa Indians within 30 days after notification through TCNS, the Bad River Band of Lake Superior Tribe of Chippewa Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Bad River Band of Lake Superior Tribe of Chippewa Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. THPO William Tarrant - Seneca-Cayuga Nation - 23701 S 655 Road (PO Box: 453220) Grove, OK - wtarrant@sctribe.com - 918-787-5452 (ext: 344) - electronic mail and regular mail
Exclusions: Please refrain from sending review information via email. We request all information to be sent via mail to PO Box 453220, Grove, OK 74345.

5. Director Lora Nuckolls - Eastern Shawnee Tribe of Oklahoma - 70400 East HWY 60 Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1840) - regular mail
Exclusions: Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

If the applicant/tower builder receives no response from the Eastern Shawnee Tribe of Oklahoma within 30 days after notification through TCNS, the Eastern Shawnee Tribe of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Eastern Shawnee Tribe of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

6. THPO Sherri Clemons - Wyandotte Nation - 8 Turtle Drive Wyandotte, OK - sclemons@wyandotte-nation.org - 918-678-6344 - electronic mail
Exclusions: Please refrain from sending information via mail. We ONLY accept information via email to: sclemons@wyandotte-nation.org. We will advise if we require additional information.

7. THPO Tonya Tipton - Shawnee Tribe - 29 South 69A Highway Miami, OK - tcns@shawnee-tribe.com - 918-542-2441 (ext: 103) - electronic mail
Exclusions: In the case of projects with NO ground disturbance such as antennae on the sides of buildings or existing poles, the Shawnee Tribe concurs that no known historic properties will be negatively impacted by the project. The Shawnee Tribe DOES NOT wish to consult on those projects with NO ground disturbance.

If the project DOES involve ground disturbance at all, the Shawnee Tribe would like to ACCEPT your invitation for consultation and will provide a review.

If you have any questions, you may contactthe Shawnee Tribe via email at TCNS@shawnee-tribe.com

Thank you for the opportunity to comment.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the

Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

8. SHPO Elizabeth Hughes - Maryland Historical Trust - 100 Community Place Third Floor Crownsville, MD - mht.section106@maryland.gov - 410-697-9541 - electronic mail

9. Historic Preservation Supervisor Barbara Frederick - Pennsylvania State Historic Preservation Office - Pennsylvania Historical & Museum Commission 400 North St, 2nd Floor Harrisburg, PA - bafrederic@pa.gov - 717-772-0921 - electronic mail

10. Deputy SHPO Susan M Pierce - West Virginia Division of Culture & History, Historic Preservation Office - 1900 Kanawha Boulevard East Charleston, WV - susan.pierce@wvculture.org - 304-558-0240 - electronic mail

11. Deputy SHPO Susan Pierce - West Virginia Division of Culture & History, Historic Preservation Office - 1901 Kanawha Boulevard East Charleston, WV - susan.pierce@wvculture.org - -- - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 09/23/2025
Notification ID: 301839
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: Milestone Towers
Consultant Name: Michael Romanoski
Street Address: 1515 Des Peres Rd. Ste 200
Suite 200
City: St. Louis
State: MISSOURI
Zip Code: 63131
Phone: 314-997-6111

Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 39 deg 39 min 35.3 sec N
Longitude: 77 deg 34 min 22.3 sec W
Location Description: 66 North Main Street
City: Smithsburg
State: MARYLAND
County: WASHINGTON
Detailed Description of Project: New 199ft-tall monopole communications tower, and associated equipment, within a new 60ft x 40ft fenced compound, and a new 12ft-wide gravel access drive that will extend approximately 150ft southeast and connect with an existing asphalt drive.
Ground Elevation: 219.2 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 279.9 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.fcc.gov_wireless_available-2Dsupport-2Dservices&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=tVy9dfE6fJUkHc15_Itk39MNoGtgWe1vmeedh3_FbFk&m=hG-JCSMvkhhvGefDXDWwa2cfvhC1VZng4ql_qZaIN0NtOgTCcB3tEGKcEptjavkq&s=6Gm-h4i-oIOi3CYmfuyif88FNTF954Fd5Csh_f5xE7M&e=

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:
https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f175555ee05534f4fe9761312a3416a64509ac384db18f02427874874fc1084ef01e20132af60e21714c316ef7280f3f008b17e7b8938bd84bd080ee6fa0d254de0760c1cb78d0e05167045fa89bb1be46b5bb80a8b4e6b511ef97bbf962c469b72e09fdf3f38049edc0d47f458d840ebd231a5ab111260c0da8d3c4a5673ba4141093b8223d16bf0476cefc9aa6605cd65e793f47ce4d1ea

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 7. Historic Properties Direct Effects

a. List all properties within the APE for direct effects.

Project # and Status of Subject Property (Monopole)	Project Name/ Address of Subject Property	Photograph of Subject Property	Description of Subject Property	Summary of Effects on Subject Property
766917 **Not Eligible or Contributing**	**Smithsburg High School** 66 North Main Street, Smithsburg, MD 21783 39.65975611111111 -77.57283027777777		The Subject Property is not an individually listed historic structure. Further, it is not a designated National Historic Landmark nor is it a property listed in, or eligible for listing on the NRHP.	***No Effect*** The proposed design is minor and necessary for the community. This will have no effect on the Subject Property.

b. **Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for direct effects, not listed in part "a" (above), that the Applicant considers to be eligible for listing in the National Register as a result of the Applicant's research. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63). For each property that was specifically considered and determined not to be eligible, describe why it does not satisfy the criteria of eligibility.**

There are no additional properties in the APE for direct effects not listed in part "a."

c. Describe the techniques and the methodology, including any field survey, used to identify Historic Properties within the APE for direct effects.[1] If no archeological field survey was performed, provide a report substantiating that: i) the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least 2 feet; or, ii) geomorphological evidence indicates that cultural resource-bearing soils do not occur within the project area or may occur but at depths that exceed 2 feet below the proposed construction depth.[2]

[1] Pursuant to Section VI.D.2.a. of the Nationwide Agreement, Applicants shall make a reasonable and good faith effort to identify above ground and archeological Historic Properties, including buildings, structures, and historic districts, that lie within the APE for direct effects. Such reasonable and good faith efforts may include a field survey where appropriate.

[2] Under Section VI.D.2.d. of the Nationwide Agreement, an archeological field survey is required even if none of these conditions applies, if an Indian tribe or NHO provides evidence that supports a high probability of the presence of intact archeological Historic Properties within the APE for direct effects.

Attachment 7. Continued

The field investigation at this location was conducted by Scott Emory on September 22, 2025. Standard archaeological field equipment included shovels, trowels, and a quarter-inch wire mesh sifting screen. Based on the Maryland Historical Trust's *Standards and Guidelines for Archeological Investigations in Maryland,* the field survey techniques utilized were a combination visual inspection of the project setting and shovel-testing at 49.2 ft (15-m) intervals, with a standard shovel test unit consisting of a hand-excavated hole, approximately 17.7 in (45 cm) in diameter and/or deep enough to reach culturally sterile subsoils.

As shown in Table 3, the tower lease area, access easement, and utility easement consisted of a truncated subsoil occasionally capped with fill associated with the infilling of the pond. STP 2 depicts the typical soil profile consisting of a 4.7-inch-thick (in) (12 centimeter [cm]) yellowish brown (10YR 5/4) silt loam A-horizon containing 50 percent gravels and some cobbles overlying an 11-in-thick (28 cm) yellowish brown (10YR 5/6) mottled with brown (10YR 4/3) and light gray (10YR 7/2) silt loam fill containing 20% gravels and some cobbles, followed by a brown to light brown (7.5YR 5/3-6/3) silty clay B-horizon containing 40 percent gravels and some cobbles. No artifacts or cultural features were recorded in the test pits or elsewhere in the APE-DE. Total archaeological field time: 1 person, 4 hours.

Based on the findings of this survey, Trileaf recommends that there are ***No Historic Properties in the Direct APE***. It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area relative to those resources.

Please refer to the Cultural Resources Report provided in Attachment 5 for additional information.

STP No.	STP Location	Depth (cm below surface)	Soil Description	Artifacts Recovered	Latitude/ Longitude
1	NW corner	A: 0-30	10YR5/4 SiLo; 50% gravels, some cobbles	N/A	39°39'35.57"N / 77°34'22.58"W
		B: 30-59	7.5YR6/4 SiLo; 70% gravels, some cobbles	N/A	
2	NE corner	A: 0-12	10YR5/4 SiLo; 50% gravels, some cobbles	N/A	39°39'35.47"N / 77°34'21.96"W
		Fill: 12-40	10YR5/6 mottled w/ 10YR4/3 and 7/2 SiLo; compact; 20% gravels, some cobbles	N/A	
		B: 40-60	7.5YR5/3-6/3 SiCl; 40% gravels, some cobbles; bedrock at 43 cmbs in east half of STP, slopes downward to west	N/A	
3	Tower center	A: 0-20	10YR5/4 SiLo; 50% gravels, some cobbles	N/A	39°39'35.28"N / 77°34'22.32"W
		B: 20-30	7.5YR5/6 SiClLo; 70% gravels, some cobbles	N/A	
4	SW corner	A: 0-18	10YR5/4 SiLo; 40% gravels, some cobbles	N/A	39°39'35.08"N / 77°34'22.70"W
		Fill: 18-44	10YR6/4 SiLo; 70% gravels, some cobbles	N/A	
		B: 44-54	7.5YR5/6 SiClLo; 70% gravels, some cobbles	N/A	
5	SE corner	A: 0-15	10YR5/3 SiLo; 20% gravels, some cobbles	N/A	39°39'34.98"N / 77°34'22.08"W
		Fill: 15-33	10YR5/4 mottled w/ 10YR5/6 SiLo; 60% gravels, some cobbles	N/A	
		B: 33-40	7.5YR5/3-6/3 SiCl; 50% gravels, some cobbles	N/A	
		40+	Bedrock		
6	Access easement	A: 0-13	10YR5/3 SiLo; 40% gravels, some cobbles	N/A	39°39'34.79"N / 77°34'22.45"W
		Fill: 13-34	10YR5/6 mottled w/ 10YR5/4 and 7/2 SiLo; 60% gravels, some cobbles	N/A	
		B: 34-56	10YR4/4 SiLo; 70% gravels, some cobbles	N/A	
		56+	Cobble impasse		
7	Access easement	A: 0-20	10YR4/4 SiLo; 40% gravels, some cobbles	N/A	39°39'34.49"N / 77°34'22.21"W
		B: 20-37	7.5YR5/6 SiCl; 60% gravels, some cobbles	N/A	
8	Access easement	A: 0-20	10YR4/4 SiLo; 40% gravels, some cobbles	N/A	39°39'34.40"N / 77°34'21.57"W
		Fill: 20-47	10YR5/4 SiLo; 70% gravels, some cobbles	N/A	
		B: 47-58	7.5YR5/6 SiClLo; 70% gravels, some cobbles	N/A	
9	Access easement	Fill: 0-30	7.5YR5/4 SaClLo; 40% gravels, some cobbles, asphalt chunks, road gravels	N/A	39°39'34.31"N / 77°34'20.94"W
		30+	Cobble impasse		
10	Access easement		Not excavated – in driveway apron		39°39'34.14"N / 77°34'20.35"W

Table 1: Shovel Test Pit Descriptions

Approved by OMB
3060-1039
See instructions for
Public burden estimates

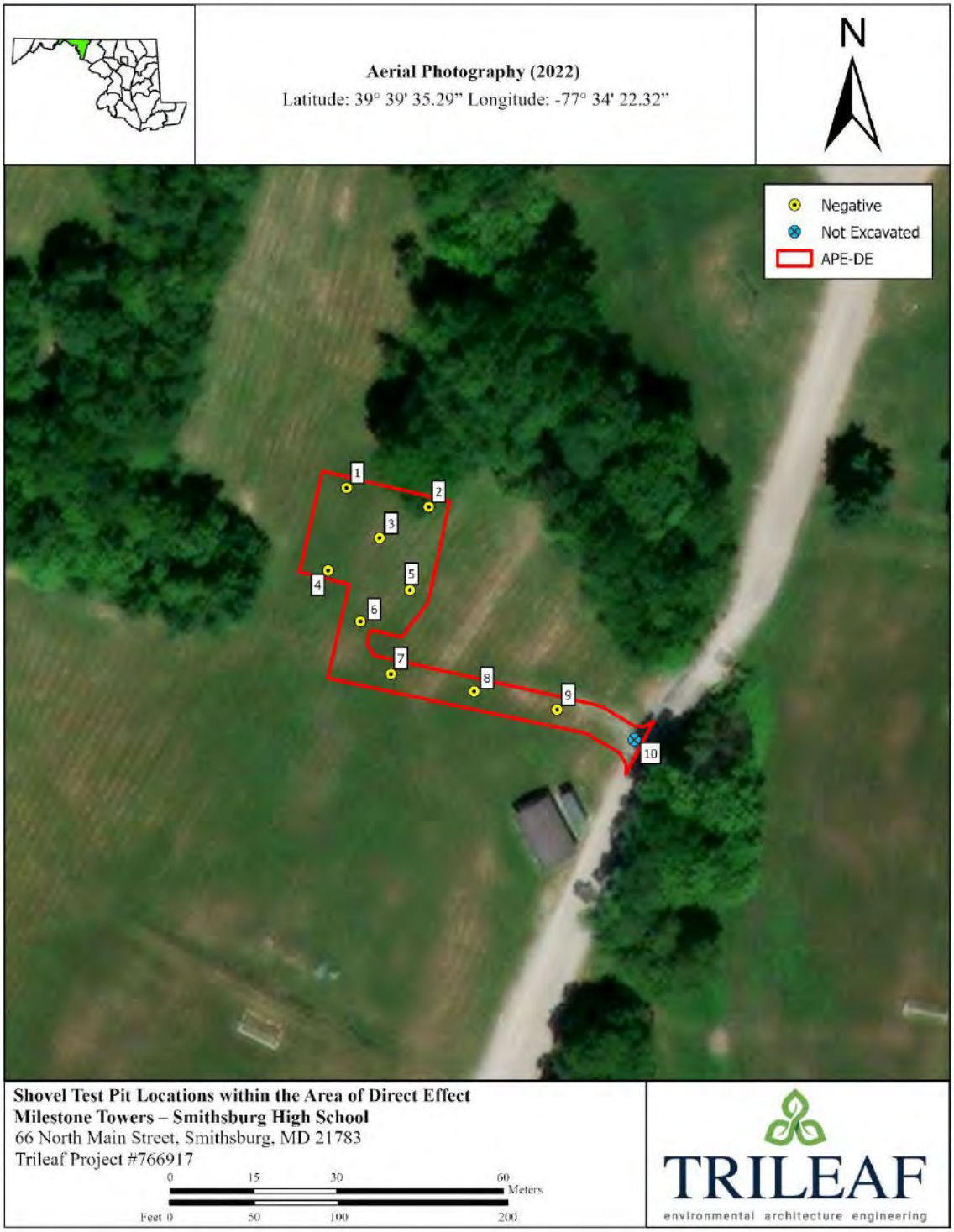


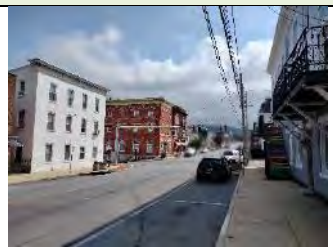
Figure 1: Map of Shovel Test Pit Location (Google Earth 2022).

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 8. Historic Properties Visual Effects

Historic Properties Identified for Visual Effects Guidelines

a. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for visual effects that is listed in the National Register, has been formally determined eligible for listing by the Keeper of the National Register, or is identified as considered eligible for listing in the records of the SHPO/THPO, pursuant to Section VI.D.I.a. of the Nationwide Agreement.

Listed or Formally Eligible Historic Resource	Name and/or Address of Historic Resource in Smithsburg, MD 21783	Photograph of Historic Resource	Summary of Criteria and/or Description of Historic Resource	Summary of Effects on Historic Resource
WA-IV-273 **Eligible**	**SHA Small Structure 21065X0** MD 66 over Tributary to Beaver Creek		This resource was determined to be eligible for listing on the NRHP in 2015 under Criterion C (Design/Architecture) by the MD SHPO. (MEDUSA 2025)	**No Adverse Effect** The proposed project is the construction of a 199-foot-tall monopole telecommunications tower. The project will have an overall height of 199 feet. Due to distance, vegetation (including tree coverage around the parent parcel) and other modern intrusions in the form of utility lines, the proposed project will have no adverse effect on any character-defining features
WA-IV-259 **Eligible**	**Smithsburg Historic District** Water and Main Streets		This resource was determined to be eligible for listing on the NRHP in 2004 under Criterion A (Event) and Criterion C (Design/Architecture) by the MD SHPO. (MEDUSA 2025)	**No Adverse Effect** The proposed project is the construction of a 199-foot-tall monopole telecommunications tower. The project will have an overall height of 199 feet. Due to distance, vegetation (including tree coverage around the parent parcel) and other modern intrusions in the form of utility lines, the proposed project will have no adverse effect on any character-defining features

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 8. Continued

b. **Provide the name and address (including U.S. Postal Service ZIP Code) of each Historic Property in the APE for visual effects, not listed in part "a", identified through the comments of Indian Tribes, NHOs, local governments, or members of the public. Identify each individual or group whose comments led to the inclusion of a Historic Property in this attachment. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63)**.

As of the date of this report, Trileaf Corporation has not received comments from Indian Tribes, NHOs or members of the public that identify Historic Properties in the APE for visual effects.

c. **For any properties listed in the above Historic Properties list, that the Applicant considers no longer eligible for inclusion in the National Register, explain the basis for this recommendation.**

N/A

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 9. Local Government

a. If any local government has been contacted and invited to become a consulting party pursuant to Section V.A. of the Nationwide Programmatic Agreement, list the local government agencies contacted. Provide a summary of contacts and copies of any relevant documents (e.g., correspondence or notices).

On September 23, 2025, Ms. Meghan Jenkins, GIS Coordinator for the Washington County Historic District, was notified of the proposed project. They have been invited to comment on the proposed project's potential effect on Historic Properties and to indicate whether they are interested in consulting further on the proposed project. On October 1, 2025, Ms. Jenkins responded via email stating that the proposed tower location is in an area of tree planting that was done in agreement with the Washington County Public Schools and County Water Quality Department. On November 20, 2025, Ms. Jenkins was forwarded correspondence with the County regarding the intent to replace any trees that are removed to another location on campus. At this time, Ms. Jenkins has not yet expressed any desire to be a consulting party regarding effects on historic properties. If any further correspondence should be received, it will be submitted as an addendum to this submission. A copy of Trileaf Corporation's correspondence is attached.

b. **If a local government agency will be contacted but has not been to date, explain why and when such contact will take place.**

N/A

TRILEAF
environmental architecture engineering
303 International Circle, Suite 150, Hunt Valley, Maryland 21030 - 410.853.7128 - www.trileaf.com

September 23, 2025

Washington County Historic District
Attn: Meghan Jenkins – Senior Planner
100 West Washington Street, Suite 2600
Hagerstown, Maryland 21740
Phone: (240) 313-2430
Email: mjenkins@washco-md.net

RE: **Milestone Towers – Smithsburg High School / Trileaf Project #766917**
66 North Main Street, Smithsburg, MD 21783
Washington County, Smithsburg Quadrangle (USGS)
Latitude: 39° 39' 35.298" N, Longitude: 77° 34' 22.321" W

Greetings:

Trileaf Corporation is in the process of completing a Section 106 Review at the referenced property. Our client proposes to construct a 195-foot-tall monopole communications tower, with an overall height of 199 feet including attachments, and associated ground-based equipment, within a new 60-foot by 40-foot (2,400 square feet) fenced compound. The project also includes a proposed 12-foot-wide gravel access drive that will extend approximately 150 feet generally southeast and connect with an existing asphalt drive. The site is currently manicured grass-covered lawn. The antennas will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project*.

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (410) 853-7128 ext. 902 or email e.boone@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Elsie Boone
Assistant Project Manager

From:	Elsie Boone
To:	Jenkins, Meghan
Subject:	RE: Invitation to Comment - Proposed Telecommunications Project - Trileaf #766917
Date:	Thursday, November 20, 2025 9:26:00 AM
Attachments:	Re Smithsburg High School - Washington County comment.msg image008.png image009.png image010.png image011.png image012.png image013.png image014.png image015.png

Hi Meghan,

Please see attached email correspondence between our client and the County regarding the tree planting areas that may be disrupted during construction of the proposed tower. It sounds like the plan would be to work on replacing any trees that need removed to another location on campus.

Please let me know if you have any questions or additional comments/concerns. Please also let me know if you have any comment on the tower's potential effects on historic properties in the area in particular.

Thank you,

Elsie Boone
Assistant Project Manager

TRILEAF
environmental architecture engineering

303 International Circle, Suite 150
Hunt Valley, MD 21030
Office: (410) 853-7128 ext. 902
Mobile: (443) 966-4013

From: Jenkins, Meghan <mjenkins@washco-md.net>
Sent: Wednesday, October 1, 2025 3:52 PM
To: Elsie Boone <e.boone@trileaf.com>
Subject: RE: Invitation to Comment - Proposed Telecommunications Project - Trileaf #766917

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Elsie,

The location of your proposed telecommunications tower is an area of tree planting that was done in agreement with the Washington County Public Schools and the County Water Quality Department. Is your organization aware that the area is a formal tree reforestation area? The HDC would like to be involved in this process however I don't know if can provide further comment knowing there is a potential issue with the site as proposed on your documentation. You can view those on our web application here:
https://washcomd.maps.arcgis.com/apps/dashboards/b1d24a5239bb4ea8af8da1a88b472964



Thank you.

Meghan Jenkins, GISP
Geographic Information Systems (GIS) Coordinator | Historic District Commission (HDC)
747 Northern Avenue
Hagerstown, MD 21742
P: (240) 313-2439 | F: (240) 313-2431
www.washco-md.net
(Pronouns: she/her/hers)

Get Connected and See Updates

NOTICE: This e-mail, including any attachments, is intended solely for the use of the addressee(s) and may contain confidential, proprietary and privileged information, the unauthorized disclosure or use of which is prohibited. If you are not the intended recipient of this email or if you received this e-mail in error, please immediately notify the sender by reply email and delete this e-mail and any attachments from your system. Thank you.

Book time to meet with me

From: Elsie Boone <e.boone@trileaf.com>
Sent: Tuesday, September 23, 2025 10:05 AM
To: Jenkins, Meghan <mjenkins@washco-md.net>
Subject: Invitation to Comment - Proposed Telecommunications Project - Trileaf #766917

WARNING!! This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.
Any claims of being a County official or employee should be disregarded.

Good morning,

Please see the attached in reference to a second proposed telecommunications project on an existing communications facility in **Smithsburg, MD**.
As part of our property consultation, we invite a local government contact to comment, if desired, on the potential effects the project may have on historic properties.
Please let me know if you have any questions.

Thanks,

Elsie Boone
Assistant Project Manager

TRILEAF
environmental architecture engineering

303 International Circle, Suite 150
Hunt Valley, MD 21030
Office: (410) 853-7128 ext. 902
Mobile: (443) 966-4013

From: Reed, Alexander
To: Proulx, Jeffrey; Matthew Penning
Cc: Matt Forkas; Rollins, Robert; Swauger, John
Subject: Re: Smithsburg High School - Washington County comment
Date: Wednesday, October 29, 2025 1:23:03 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
Outlook-2t5uawei.png
Outlook-cid_image0.png
Outlook-cid_image0.png
Outlook-cid_image0.png
Outlook-cid_image0.png

Good afternoon!
Thank you for reaching out. We understand that the cell tower is going to be located in one of our tree plantings and we would love to work with you all to replace any trees that are removed to another location on campus. The trees are counted towards the impervious acreage treatment goals that EPA has given to the County (of which WCPS properties are included) so we have zero objections to replacing the trees somewhere else on campus. My cell is 240-203-0431 if you would like to speak more about any of this.

All the best,

Alex Reed

Watershed Specialist

16232 Elliott Parkway

Williamsport, MD 21795-4083

P: 240-313-2677 | C: 240-203-0431

www.washco-md.net

Get Connected and See Updates

NOTICE: This e-mail, including any attachments, is intended solely for the use of the addressee(s) and may contain confidential, proprietary and privileged information, the unauthorized disclosure or use of which is prohibited. If you are not the intended recipient of this email or if you received this e-mail in error, please immediately notify the sender by reply email and delete this e-mail and any attachments from your

system. Thank you.

From: Proulx, Jeffrey <ProulJef@wcps.k12.md.us>
Sent: Wednesday, October 29, 2025 1:12 PM
To: Matthew Penning <matt@milestonetowers.com>; Reed, Alexander <areed@washco-md.net>
Cc: Matt Forkas <matthew@milestonetowers.com>; Rollins, Robert <RolliRob@wcps.k12.md.us>
Subject: RE: Smithsburg High School - Washington County comment

WARNING!! This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.
Any claims of being a County official or employee should be disregarded.

Alex,

By way of this email, I am connecting you with staff of Milestone Communications. We have been working on plans to install a cellular communications tower adjacent to the Smithsburg HS stadium.

I recall from the planning we did a few years ago, that WCPS was told the tree planting that were done could be taken out if we needed to develop property that was idle at the time.

We have come to that point in Smithsburg. What are our options? Would we need to replant the trees that are taken out?

I appreciate your thoughts and comments on this matter.

Jeff

Jeffrey M. Proulx | Chief Operating Officer
Cultivating learning communities that spark curiosity, ignite creativity, and inspire success

301.766.2827 (office) 240.983.5039 (mobile)
Washington County Public Schools | www.wcpsmd.com
10435 Downsville Pike, Hagerstown, MD 21740

From: Matthew Penning <matt@milestonetowers.com>
Sent: Wednesday, October 29, 2025 9:36 AM
To: Proulx, Jeffrey <ProulJef@wcps.k12.md.us>
Cc: Matt Forkas <matthew@milestonetowers.com>
Subject: Re: Smithsburg High School - Washington County comment

Caution: This email originated from outside of WCPS. Do not click links or open attachments, unless you recognize the sender and know the content is safe.

Hi Jeff,

Good morning - it'll probably be faster if we work with this through Alex Reed or whoever is familiar with the project.

Meghan is the coordinator for the HDC and most likely just looking at the GIS at potential issues before she works with the HDC on their review / comment on our project.

Let me know if you'd like me to reach out to Alex (and contact information, if you have it) -

Thanks,

Matt Penning
Director of Development

matt@milestonetowers.com
703.865.4697 (office)

1801 Old Reston Ave, #101

Reston, VA 20190

milestonetowers.com

From: Proulx, Jeffrey <ProulJef@wcps.k12.md.us>
Sent: Wednesday, October 29, 2025 8:15 AM
To: Matthew Penning <matt@milestonetowers.com>
Cc: Matt Forkas <matthew@milestonetowers.com>
Subject: RE: Smithsburg High School - Washington County comment

Matt,

We were under the understanding that if the trees needed to come out, we could take them out at a later date. Do they want them replanted in another area on the campus?

Alex Reed, is the person we worked with on establishing the planting areas.

Jeff

From: Matthew Penning <matt@milestonetowers.com>
Sent: Tuesday, October 28, 2025 5:05 PM
To: Proulx, Jeffrey <ProulJef@wcps.k12.md.us>
Cc: Matt Forkas <matthew@milestonetowers.com>
Subject: Fw: Smithsburg High School - Washington County comment

Caution: This email originated from outside of WCPS. Do not click links or open attachments, unless you recognize the sender and know the content is safe.

Hi Jeff -

Good afternoon sir - we received the below comment from Washington County HDC in regards to tower location at Smithsburg HS.

They are engaged as part of our NEPA / Historic Review process.

I believe we discussed the tree reforestation on-site as not being a major concern. Is there anyone at the County you recommend we speak with?

The project is slated to go before Smithsburg BZA on Dec 3, tentatively.

Let me know your thoughts or if you want to discuss further.

Thanks,
Matt Penning
Director of Development

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 10. Other Consulting Parties and Public Notice

List additional consulting parties that were invited to participate by the Applicant, or independently requested to participate. Provide any relevant correspondence or other documents.

On September 23, 2025, the Washington County Historical Society was notified of the proposed project. They were invited to comment on the proposed project's potential effect on Historic Properties and to indicate whether they are interested in consulting further on the proposed project. A copy of Trileaf's correspondence with the Historical Society is attached. As of this date, no response has been received from the Historical Society. Should a response be received, a copy will be forwarded to all consulting parties as an addendum to this packet.

You are required to provide a Public Notice Attachment.

Attached, please find a copy of a legal notice regarding the proposed telecommunications tower construction that was posted in the *Herald-Mail* on September 26, 2025. As of the date of this submission packet, no comments regarding this notice have been received by Trileaf Corporation. Should a response be received, copies will be forwarded to all consulting parties as an addendum to this submission packet.

TRILEAF
environmental architecture engineering
303 International Circle, Suite 150, Hunt Valley, Maryland 21030 - 410.853.7128 - www.trileaf.com

September 23, 2025

Washington County Historical Society
135 West Washington Street
Hagerstown, Maryland 21740
Phone: (301) 797-8782
Email: info@washcohistory.org

RE: **Milestone Towers – Smithsburg High School / Trileaf Project #766917**
66 North Main Street, Smithsburg, MD 21783
Washington County, Smithsburg Quadrangle (USGS)
Latitude: 39° 39' 35.298" N, Longitude: 77° 34' 22.321" W

To Whom It May Concern:

Trileaf Corporation is in the process of completing a Section 106 Review at the referenced property. Our client proposes to construct a 195-foot-tall monopole communications tower, with an overall height of 199 feet including attachments, and associated ground-based equipment, within a new 60-foot by 40-foot (2,400 square feet) fenced compound. The project also includes a proposed 12-foot-wide gravel access drive that will extend approximately 150 feet generally southeast and connect with an existing asphalt drive. The site is currently manicured grass-covered lawn. The antennas will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project*.

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (410) 853-7128 ext. 902 or email e.boone@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Elsie Boone
Assistant Project Manager

LOCALiQ

PO Box 630519 Cincinnati, OH 45263-0519

The Herald-Mail

AFFIDAVIT OF PUBLICATION

Trileaf Corporation
1515 Des Peres RD # 301
Saint Louis MO 63131-1959

STATE OF MARYLAND, COUNTY OF WASHINGTON

The Herald-Mail is a daily newspaper of general circulation, printed in the English language and published in the City of Hagerstown in said County and State, and that annexed hereto is a copy of a certain order taken from said newspaper in which the order was published.

Published in the issue dated:
09/26/2025

Sworn to and subscribed before on 09/26/2025

D. Roberts
Legal Clerk

Kongmeng Yang
Notary, State of WI, County of Brown

9-3-29
My commission expires

Publication Cost:	$69.52	
Tax Amount:	$0.00	
Payment Cost:	$69.52	
Order No:	11693825	# of Copies:
Customer No:	1055744	0
PO #:	LHAG0376497	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

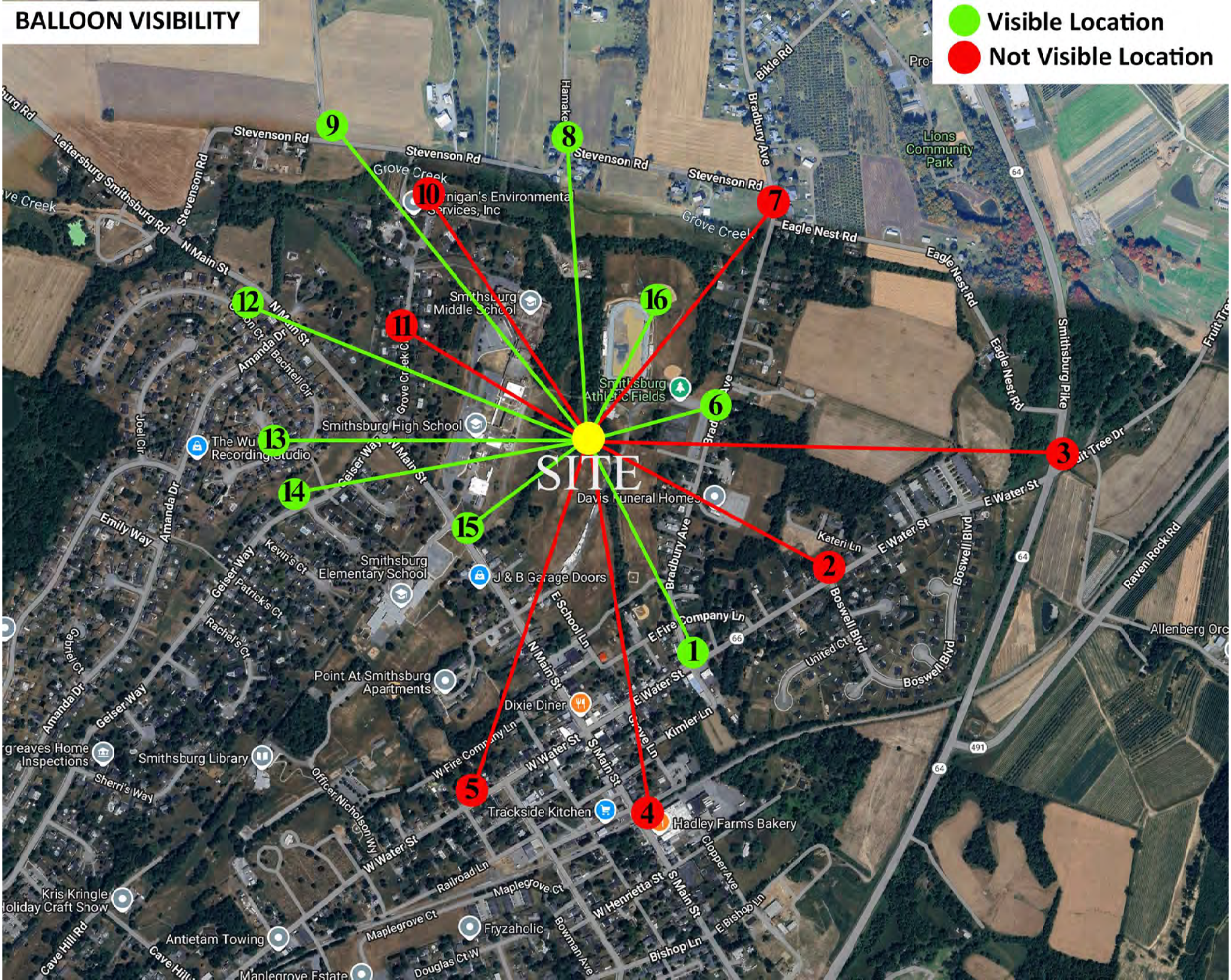
KONGMENG YANG
Notary Public
State of Wisconsin

Milestone Towers proposes to construct a 199-foot-tall monopole communications tower at the approx. vicinity of 66 North Main St, Smithsburg, Washington County, MD 21783, Lat: [39-39-35.298], Long: [-77-34-22.321]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Elsie, e.boone@trileaf.com, 303 International Circle, Suite 150, Hunt Valley, MD 21030, 410-853-7128 ext. 902.
September 26 2025
LHAG0376497

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 11. SHPO Specific Forms

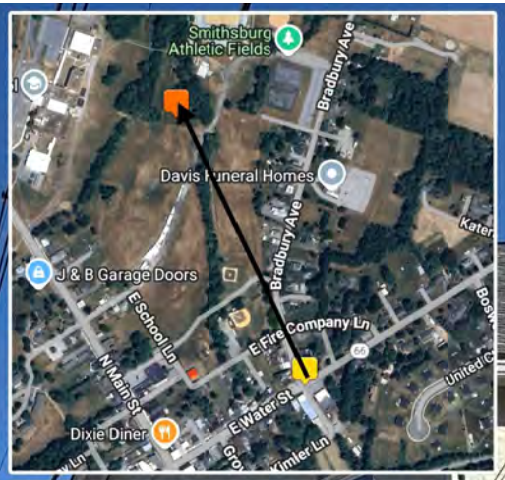
N/A


BALLOON VISIBILITY
Visible Location
Not Visible Location
SITE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
Stevenson Rd
Leitersburg Smithsburg Rd
N Main St
Grove Creek
Smithsburg Middle School
Smithsburg Athletic Fields
Smithsburg High School
Davis Funeral Homes
Smithsburg Elementary School
J & B Garage Doors
Point At Smithsburg Apartments
Dixie Diner
Trackside Kitchen
Hadley Farms Bakery
Smithsburg Library
Fryzaholic
Antietam Towing
Lions Community Park
Bradbury Ave
Eagle Nest Rd
Smithsburg Pike
E Water St
W Water St
E Fire Company Ln
W Fire Company Ln
E School Ln
N Main St
S Main St
Boswell Blvd
Kateri Ln
Kimler Ln
Railroad Ln
Maplegrove Ct
W Henrietta St
E Bishop Ln
Bishop Ln
Clopper Ave
Bowman Ave
Officer Nicholson Way
Sherri's Way
Geiser Way
Amanda Dr
Emily Way
Kevin's Ct
Patrick's Ct
Rachel's Ct
Gabriel Ct
Joel Cir
Amanda Dr
Raven Rock Rd
Allenberg Orc
Kris Kringle Holiday Craft Show
Cave Hill Rd
Maplegrove Estate
Douglas Ct W

Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #1
Approx. 1548 Feet S. of Site




WGS84
±7ft
39°39'21.28"N, 77°34'13.65"W
ft
±10ft
775
°T
±10
NW302
17Apr25 09:48 Smithsburg HS Balloon
38 E Water St, Smithsburg MD 21783, US
17-Apr-25 09:48:09

Milestone Towers

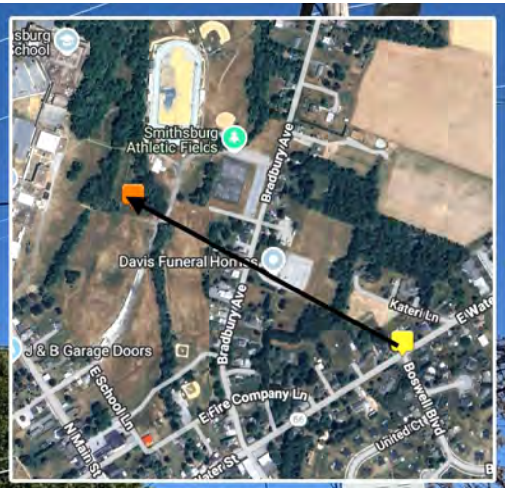
Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE

NOT VISIBLE

VIEW #2

Approx. 1795 Feet SE. of Site



Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE

NOT VISIBLE

VIEW #3

Approx. 3009 Feet E. of Site



Milestone Towers

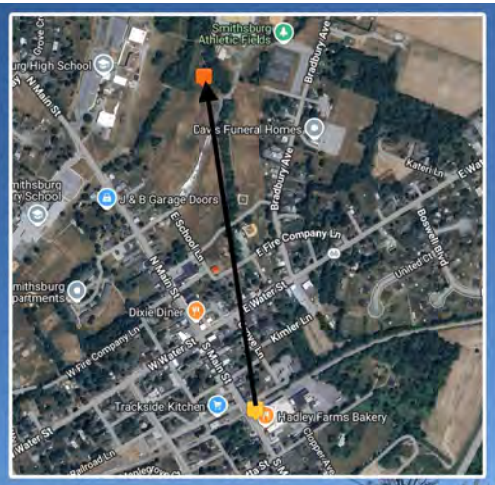
Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE

NOT VISIBLE

VIEW #4

Approx. 2640 Feet S. of Site



Milestone Towers

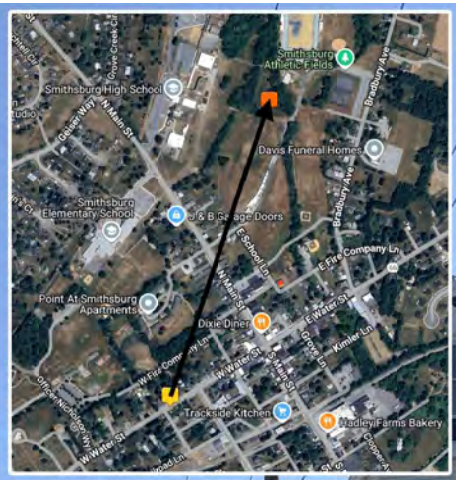
Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE

NOT VISIBLE

VIEW #5

Approx. 2534 Feet S. of Site



Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #6

Approx. 1108 Feet E. of Site




WGS84
±7ft
39°39'36.90"N, 77°34'11.73"W
ft
±10ft
745
°,T
±10
SW242
17Apr25 09:59 Smithsburg HS Balloon
12539 Bradbury Ave, Smithsburg MD 21783, US
17-Apr-25 09:59:41

Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE

NOT VISIBLE

VIEW #7

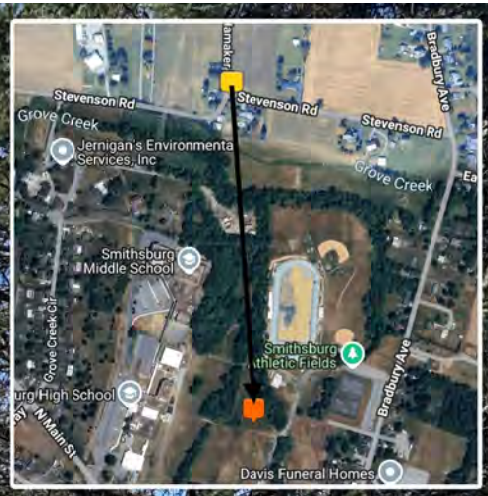
Approx. 1900 Feet NE. of Site



Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #8
Approx. 1900 Feet N. of Site




WGS84
±7ft
39°39'54.07"N, 77°34'23.92"W
ft
±10ft
710
°,T
±10
SE161
12934
12849
17Apr25 10:03 Smithsburg HS Balloon
22840–22892 Stevenson Rd, Smithsburg MD 21783, US
17-Apr-25 10:03:27

Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #9
Approx. 2428 Feet NW. of Site




WGS84
±7ft
39°39'54.77"N, 77°34'43.51"W
ft
±10ft
689
°,T
±10
SE108
17Apr25 10:05 Smithsburg HS Balloon
22706–22752 Stevenson Rd, Smithsburg MD 21783, US
17-Apr-25 10:05:54

Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE

NOT VISIBLE

VIEW #10

Approx. 1953 Feet NW. of Site



Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE

NOT VISIBLE

VIEW #11

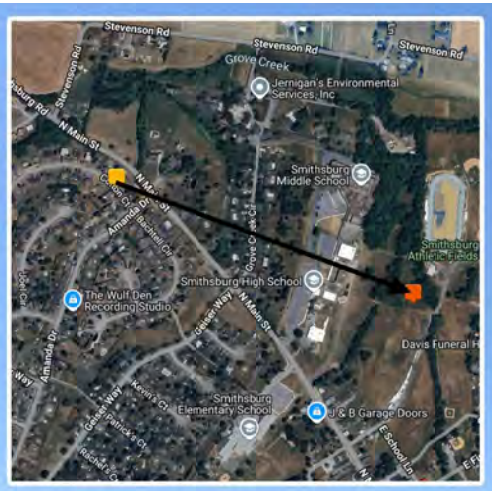
Approx. 1425 Feet W. of Site



Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #12
Approx. 2481 Feet W. of Site



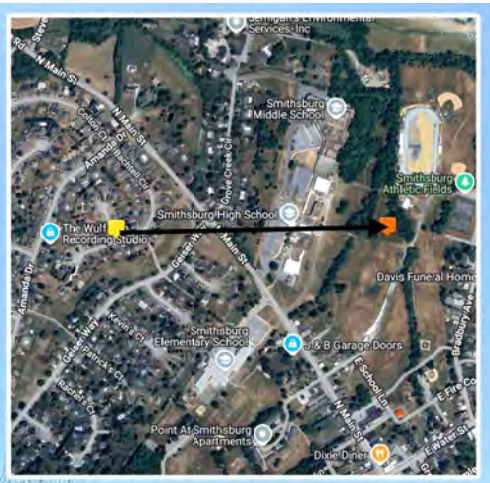

WGS84
±17ft
39°39'43.50"N, 77°34'50.43"W
ft
±10ft
768
°,T
±10
E92
17Apr25 10:13 Smithsburg HS Balloon
131 Colton Ct, Smithsburg MD 21783, US
17-Apr-25 10:13:00

Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #13

Approx. 2006 Feet W. of Site



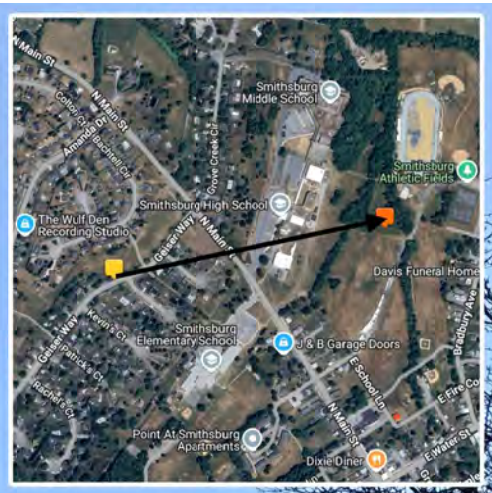

WGS84
±35ft
39°39'34.75"N, 77°34'48.28"W
ft
±10ft
727
°,T
±10
NE52
17Apr25 10:15 Smithsburg HS Balloon
100–198 Drew Cir, Smithsburg MD 21783, US
17-Apr-25 10:15:13

Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #14

Approx. 1848 Feet W. of Site




WGS84
±23ft
39°39'31.37"N, 77°34'46.71"W
ft
±10ft
720
°,T
±10
NE58
17Apr25 10:17 Smithsburg HS Balloon
50 Geiser Way, Smithsburg MD 21783, US
17-Apr-25 10:17:40

Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #15
Approx. 1056 Feet SW. of Site




WGS84
±7ft
39°39'29.14"N, 77°34'32.33"W
ft
±10ft
769
°,T
±10
NE26
17Apr25 10:19 Smithsburg HS Balloon
59 N Main St, Smithsburg MD 21783, US
17-Apr-25 10:19:59

Milestone Towers

Smithsburg HS
66 N Main St, Smithsburg, MD 21783

195ft. MONOPOLE
SIMULATION
VIEW #16
Approx. 844 Feet N. of Site




WGS84
±10ft
39°39'43.73"N, 77°34'16.69"W
ft
±10ft
720
°,T
±11
SW212
17Apr25 10:26 Smithsburg HS Balloon
66 N Main St, Smithsburg MD 21783, US
17-Apr-25 10:26:14

From: towernotifyinfo@fcc.gov
To: Elsie Boone
Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #11976391
Date: Thursday, January 8, 2026 10:17:37 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:
Date of Action: 01/08/2026
Direct Effect: No Historic Properties in Area of Potential Effects (APE)
Visual Effect: No Adverse Effect on Historic Properties in APE
Comment Text: None

File Number: 0011799314
TCNS Number: 301839
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 11/28/2025

Applicant: Milestone Towers
Consultant: Trileaf Corporation
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Smithsburg High School
Site Address: 66 North Main Street
Detailed Description of Project: New 199ft-tall monopole communications tower, and associated equipment, within a new 60ft x 40ft fenced compound, and a new 12ft-wide gravel access drive that will extend approximately 150ft southeast and connect with an existing asphalt drive.
Site Coordinates: 39-39-35.3 N, 77-34-22.3 W
City: Smithsburg
County: WASHINGTON
State:MD
Lead SHPO/THPO: Maryland Historical Trust

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Donna Anderson
20659 National Pike
Boonsboro MD 21713

Appellant: BMLS LLC
975 Mt. Aetna Road
Hagerstown MD 21740

Property Location: 20659 National Pike
Boonsboro, MD 21713

Docket No: AP2025-034
Tax ID No: 16013811
Zoning: A(R); RV
RB Overlay: No
Zoning Overlay:
Filed Date: 12/17/2025
Hearing Date: 01/21/2026

Description Of Appeal: Special exception for banquet/reception facility use and variance from the pavement requirement for off-street parking.

Appellant's Legal Interest In Above Property:
Owner: No
Lessee: No
Other:
Contract to Rent/Lease: No
Contract to Purchase: Yes

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance: Article 3. Table No. 3.3 (1), B Article 22. Section 22.12 (f) (10) (iv)

Reason For Hardship: See justification statement

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use:
Proposed Use: Event Venue

Previous Use Ceased For At Least 6 Months:
Date Ceased:

Area Devoted To Non-Conforming Use -
Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 23 day of Dec., 2025.

Nov. 7, 2029
My Commission Expires

Notary Public

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-034

State of Maryland Washington County, To Wit:

On 12/17/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared JD Law Co., Inc and made oath in due form of law as follows:

JD Law Co., Inc will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 01/21/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 01/06/2026 and will remain until after the above hearing date.

JD Law Co., Inc

Sworn and subscribed before me the day and year first above written.

Notary Public

Seal

Nov. 7, 2029

My Commission Expires

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.

Department of Planning & Zoning
Owner's Representative Affidavit

This is to certify that REBECCA PEARL KELLINGER of BMLS, LLC and Henson & Son, Inc. (the contract purchaser of our property) and its legal or civil engineering representative(s) is/are authorized to file with the Washington County Department of Planning and Zoning, an application for **Special Exception for Banquet / Reception Facility and related Variances** with regard to the property located at 20659 National Pike, Boonsboro, Maryland 21713 containing +/- 20 acres which is owned in fee simple by the undersigned.

PROPERTY OWNER:

DocuSigned by:
Donna Anderson
56C958CCC11D40E...

Donna Anderson
20659 National Pike
Boonsboro, MD 21713

Date: 11/14/2025 | 06:47 PST

AUTHORIZED REPRESENTATIVE:

Rebecca Kellinger 11/14/2025

Rebecca Pearl Kellinger
BMLS LLC / Henson & Son Inc.
975 Mt. Aetna Road
Hagerstown, MD 2170

JD Law Co., Inc.
Jason M. Divelbiss - Attorney & Consultant

December 15, 2025

Board of Zoning Appeals
747 Northern Avenue
Hagerstown, MD 21740

Re: Special Exception & Parking Surface Variance
+/- 20 ac. Property Located at 20659 National Pike, Boonsboro, Maryland
(TM 63; Parcel 237) (the "Property")

Dear Board Members:

The Applicant, Rebecca Pearl Kellinger of BMS, LLC, a Maryland limited liability company is the contract purchaser of the above referenced Property located on the southside of U.S. Rte. 40 (National Pike) approximately 1,000 ft. to the west of its intersection with Md. Rte. 66. See attached aerial photograph.

The Property is split zoned a combination of RV (Rural Village) along the U.S. Rte. 40 frontage and A(R) (Agricultural, Rural) to the rear of the Property. See attached zoning map.

The surrounding area is primarily rural in character with several "Rural Business" overlay districts in the immediate vicinity of the Property (Flea Market & Sheetz) and to the northeast around the U.S. Rte. 40 / Md. Rte. 66 intersection.

The Property is currently improved with a large, stone farmhouse and numerous accessory agricultural / commercial buildings previously used to support the business of David M. Merchant excavating contractor who owned the property before his passing in 2021. See attached aerial photo.

Proposed Use

The Applicant is not currently in the business of organizing or providing banquets, receptions or other special events and intends to reside on the Property as a primary residence.

However, essentially as an accessory use to this primary purpose, the Applicant would like to put the existing buildings, paved/gravel areas and large open grassy areas on the Property to good use as a "Banquet/Reception Facility" as defined by and permitted by Special Exception in both the RV and A(R) zoning districts. See attached.

At this time, as shown and identified on the notated Aerial Photograph attached, Applicant's intent is to utilize a large semi-rigid tent structure measuring approximately 40 Ft X 60 Ft; self-contained, temporary bathroom trailer; and food trucks or other means of providing and serving prepared food and refreshments at hosted events. However, they would like to have the flexibility to construct and install a commercial grade kitchen / food prep area and/or a permanent enclosed or semi-enclosed structure should the need arise.

There will be no full-time employees and no "regular" operating hours for the Property; the days and hours of operation will vary depending upon the needs of the particular event but will not extend beyond 10 p.m. and not be more frequent than 4 events per month.

Maximum attendance for banquets, receptions or other special events is anticipated to be 150 or fewer.

As per Section 22.1 of the Zoning Ordinance, the Off-Street Parking Requirement for "Banquet Halls, Dance Halls, Exhibition Halls, and Assembly Halls", which presumably is how the proposed Special Exception use will be viewed, is 1 space per 50 square feet of Gross Floor Area.

However, since no permanent building is proposed as part of the Special Exception, the number of parking spaces that will be required to support the proposed sse is uncertain and may need to be determined by the Zoning Administrator as per § 22.12(b) of the Zoning Ordinance which provides that: "If a specific use is not listed, the Zoning Administrator shall have the right to determine the required off-street parking requirements, based on the most similar use(s) listed."

No matter the requirement, Applicant is confident that sufficient parking can be provided in the grassy area shown and identified on the additional, notated Aerial Photograph attached.

There will be no permanent exterior lighting or signage installed, only temporary lightning as needed and directional signs on the days there are events to be held.

In Maryland, a use permitted by Special Exception carries with it a presumption of compatibility with the surrounding area.

As the Courts have guided, to overcome this presumption there must be facts or circumstances demonstrating that the proposed use will have greater adverse effects at THIS location than on any other property with the same RV / A(R) zoning.

In this case, there are no such facts or circumstances. To the contrary; this Property seems particularly suited for the proposed Special Exception use given its size, proximity to other Rural Business / Commercial uses, availability of existing buildings and improvements, the location of those buildings and improvements within the interior of the Property, and accessibility from an adequate, primary roadway (U.S. Rte. 40).

Parking Surface Variance

In addition to the request for Special Exception, Applicant also requests a variance from the Off-Street Parking design requirement in §22.12(f)(10)(iv) of the Zoning Ordinance that parking and access lanes / aisles with a total area greater than 3,400 sf. be paved.

As explained above, the minimum number of parking spaces that will be required for the proposed Banquet / Reception Facility is uncertain, but it will more than likely require a parking area in excess of 3,400 sf. and thus be required to be paved.

As shown on the notated aerial photo attached, the handicap accessible spaces will be located adjacent to the venue space and will be paved. However, for all additional spaces required to be provided, the proposal is to use the large grass area to the north of the venue space and internal access drive which the Applicant should not be required to pave.

In support of this request, the Applicant respectfully contends that conformance with § 22.12(f)(10)(iv) would be unnecessarily burdensome and create a substantial injustice due to (i) the periodic nature of the requested "Banquet / Reception Facility" which will not utilize or create a demand for the required level of parking on a regular basis, and (ii) the importance of reducing or eliminating the visual and environmental impact from impervious surfaces whenever possible.

As referenced above, this Property is located in a predominantly rural area; adding additional paved, impervious surface that will only be used on a limited, temporary basis would negatively impact not only the nature and character of this Property, but potentially the surrounding area as well.

Conclusion

I look forward to discussing the particular facts and circumstances of the proposed use and this request for Special Exception and variances with you at the Board's next regularly scheduled hearing.

Very truly yours,
JD LAW COMPANY, INC.

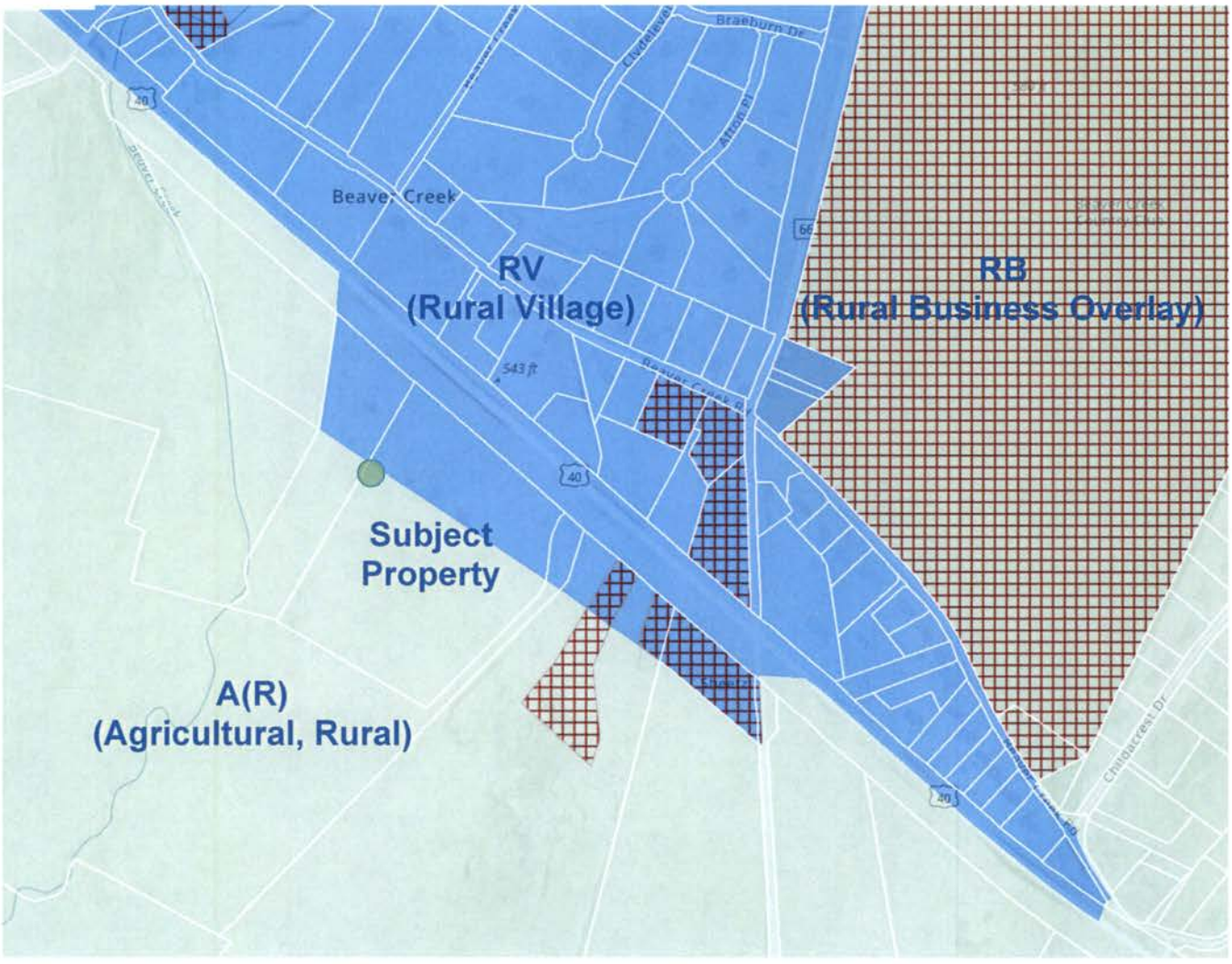
Jason M. Divelbiss
Attorney at Law

Email: jdivelbiss@divelbisslaw.com

Aerial Photo
(Surrounding Area)



Zoning Map


Braeburn Dr
Beaver Creek
RV
(Rural Village)
RB
(Rural Business Overlay)
543 ft
Subject
Property
A(R)
(Agricultural, Rural)
Chilcoat Dr
40
66

Aerial Photo
(Property Improvements)



Definition of "Banquet/Reception Facility"

servicing and minor repairs are provided. Uses at a service station do not include major mechanical and body work, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in such stations. A service station is not a repair and service garage or a body shop.

Banquet/Reception Facilities:[214] [215]

Commercial establishment engaged in the provision of meeting or congregation facilities for special events such as weddings, parties, public meetings, and social gatherings. Such facilities may include on-site catering services. Restaurants are not included as part of this definition.

Bed & Breakfast:[216] [217]

An owner–occupied residential structure providing rooms for temporary, overnight lodging, with or without meals, for paying guests. Such uses shall be limited to no more than five (5) guest rooms.

Board:

The Board of Appeals.

Boarding House: [218]

A private dwelling unit in which, for compensation, lodging and possibly meals are provided to no more than four (4) roomers/boarders by a resident family. Rooms are offered on a single-room occupancy basis and sanitary facilities may be shared. A common cooking area may be provided. Lodging is provided on no less than a month-to-month basis.

Brewery, Commercial:[219]

An establishment with facilities for manufacturing and bottling malt beverages for sale on-site or through wholesale or retail outlets in accordance with a valid Class 5 manufacturing license from the State of Maryland. A commercial brewery is a brewery that does not meet the definition of a Farm Brewery. Accessory uses may include beer tasting rooms at which beer tasting occurs, accessory food sales related to the beer tasting, and the sale of beer produced on site. The area for beer tasting, accessory food sales related to the beer tasting, and sales of beer produced on-site shall not exceed 25 percent of the area of the structures located on-site and being used for manufacturing and bottling.

---

214 Revision 17, definition added 4/23/13 (RZ-12-002/ORD-2013-13)

215 Revision 18, definition amended 1/16/18 (RZ-17-007/ORD-2018-03)

216 Revision 18, definition amended 10/11/16 (RZ-13-003/ORD-2016-18)

217 Revision 18, definition amended 1/16/18 (RZ-17-007/ORD-2018-03)

218 Revision 18, definition amended 1/16/18 (RZ-17-007/ORD-2018-03)

219 Revision 17, definition added 4/23/13 (RZ-12-002/ORD-2013-13)

Zoning Ordinance – Land-Use Chart

A(R)-Agriculture (Rural)
EC-Environmental Conservation
P-Preservation
RV-Rural Village
RB-Rural Business
IM-Industrial Mineral

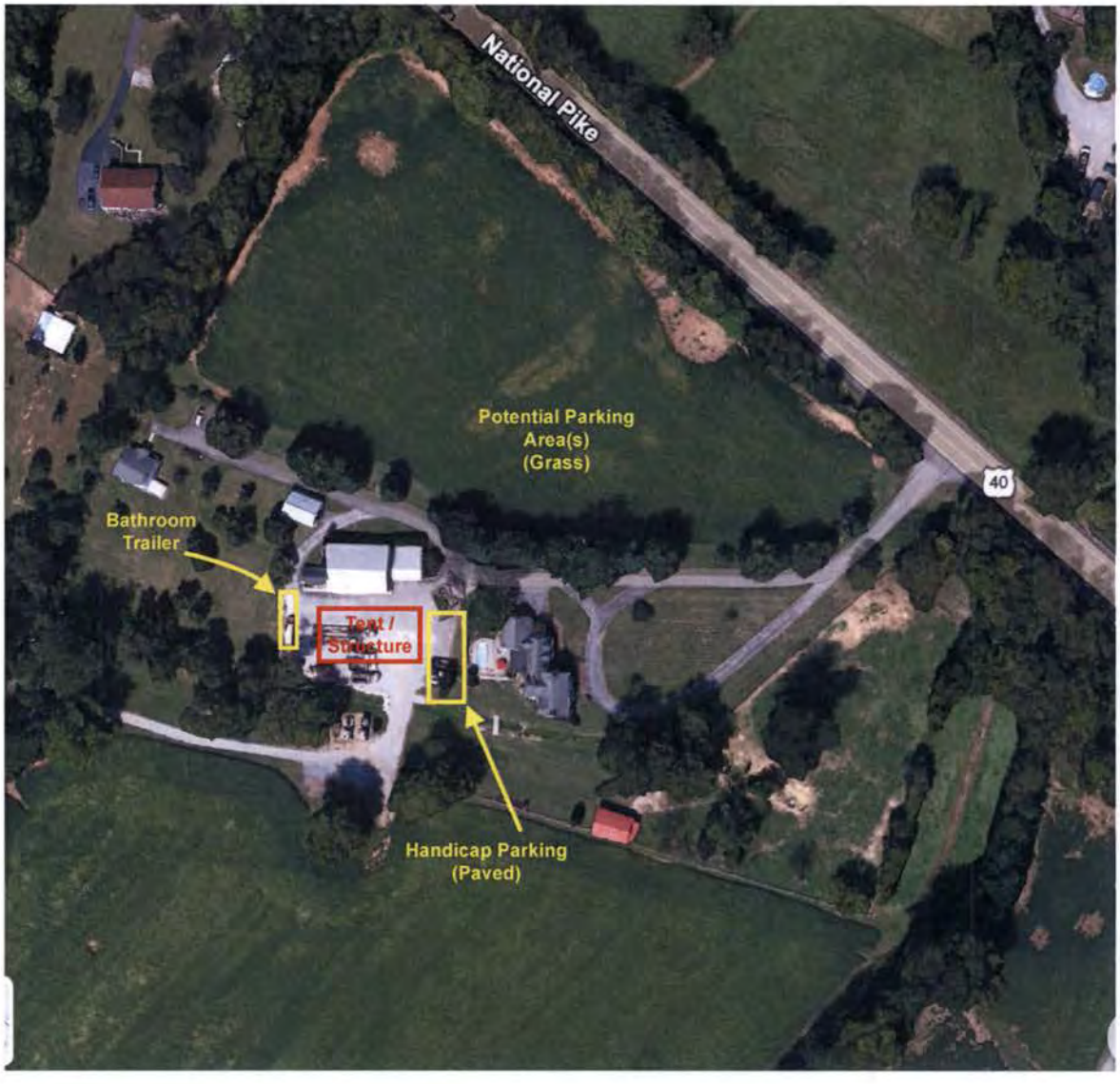
Table No. 3.3(1)[6] [7]
TABLE OF LAND USE REGULATIONS
(RURAL AREA USES)

LAND USES	A(R)	EC	P	RV	RB	IM	Intensity of Use
A. Accessory							
Guest house in an accessory building	SE	SE	SE	SE	N	N	N/A
Private stables as defined in Article 28A shall be subject to the requirements set forth in Article 4 Section 4.13	A	A	A	A	A	N	N/A
Swimming pools, tennis and other similar courts and other recreational facilities, when accessory to a residence	A	A	A	A	A	N	N/A
Uses and structures customarily accessory and incidental to any principal permitted use or special exception, including business signs pertaining to "use on the premises" (provided, that such signs are located as regulated in Section 22.2.), and a single-family dwelling unit in the same building with a principal use	A	A	A	A	A	A	N/A
B. Accommodation and Food Services[8] [9]							
Banquet/Reception Facilities	SE	SE	SE	SE	P	N	HIGH
Bed and Breakfast; up to five (5) guest rooms	A	A	A	SE	P	N	MODERATE
Boarding or rooming houses	SE	SE	SE	P	P	N	MODERATE
Conference Centers	SE	SE	SE	SE	P	N	HIGH
Country Inn	SE	SE	SE	SE	P	N	
Hotels and apartment hotels, including motels	N	N	N	N	P	N	MODERATE
Restaurants with drive-in, drive thru service	N	N	N	N	P	N	MODERATE
Restaurants without drive-in, drive-thru service	N	N	N	N	P	N	MODERATE
Resorts	N	N	N	N	P	N	HIGH
Taverns	N	N	N	N	P	N	HIGH
C. Administrative and Support and Waste Management and Remediation Services							
Building and dwelling services as defined in Article 28A	N	N	N	N	P	N	MODERATE
Landscaping Contractor	P	P	P	P	P	N	MODERATE

6 Table No. 3.3(1) amended 9/19/06 (RZ-06-007/ORD-06-09)
7 Table No. 3.3(1) amended 8/4/09 (RZ-09-001/ORD-09-08)
8 Revision 17, Table No. 3.3(1)B. amended 4/23/13 (RZ-12-002/ORD-2013-13)
9 Revision 18, Table No. 3.3(1)B. amended 1/16/18 (RZ-17-007/ORD-2018-03)

P-Permitted
SE-Special Exception
A-Accessory
N-Not Permitted

Aerial Photo (notated with structure and parking locations)

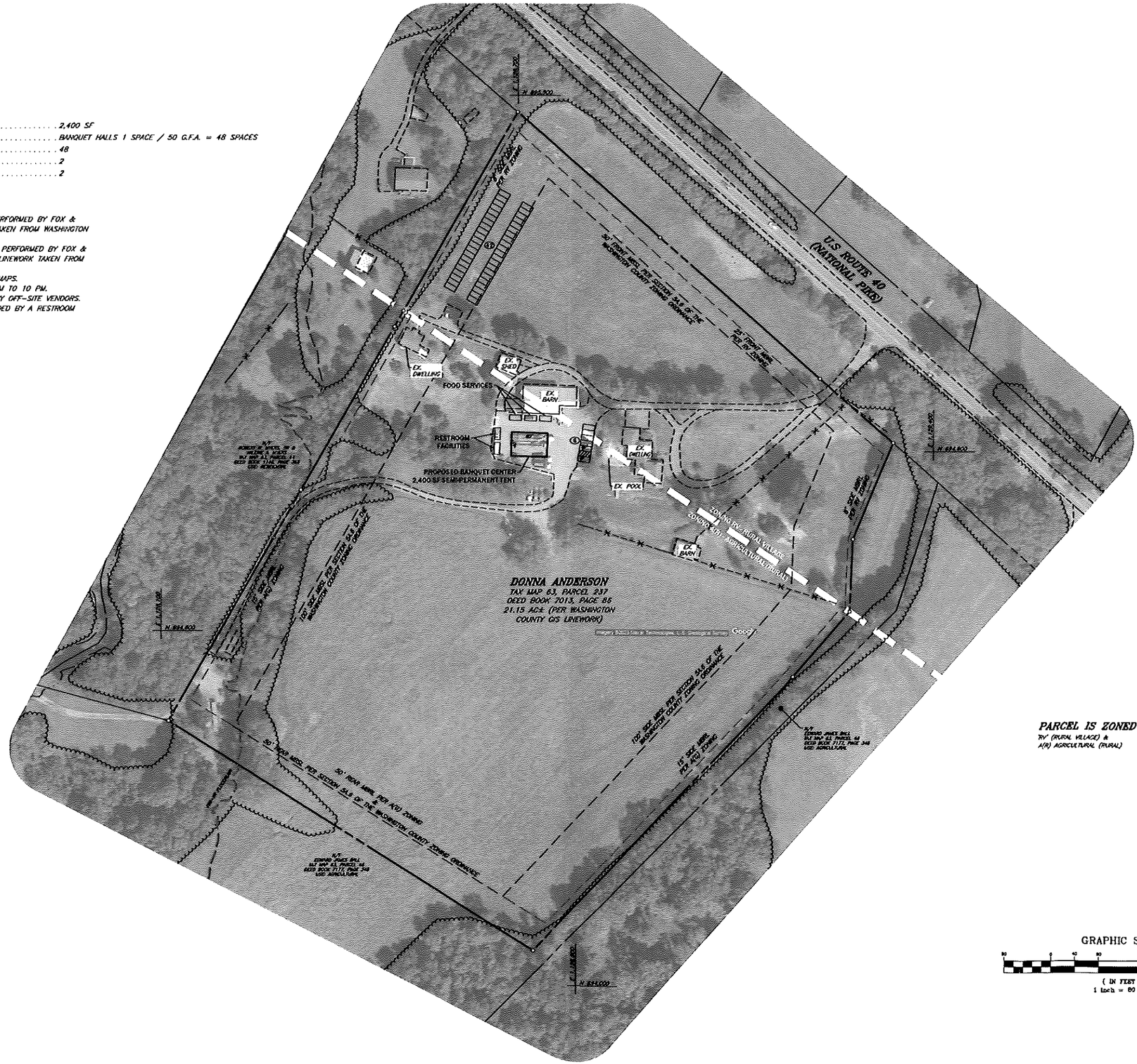


SITE DATA

PROPOSED BANQUET AREA. . . . . 2,400 SF
PARKING REQUIRED. . . . . BANQUET HALLS 1 SPACE / 50 G.F.A. = 48 SPACES
PARKING PROVIDED. 48
HANDICAP PARKING REQUIRED. 2
HANDICAP PARKING PROVIDED. 2

NOTES

1. NO BOUNDARY SURVEY HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. PROPERTY LINES TAKEN FROM WASHINGTON COUNTY GIS DATA.
2. NO TOPOGRAPHIC SURVEY HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. EXISTING FEATURE LINEWORK TAKEN FROM WASHINGTON COUNTY GIS DATA.
3. AERIAL IMAGE TAKEN FROM GOOGLE MAPS.
4. HOURS OF OPERATION WILL BE 10 AM TO 10 PM.
5. FOOD SERVICES WILL BE PROVIDED BY OFF-SITE VENDORS.
6. RESTROOM FACILITIES WILL BE PROVIDED BY A RESTROOM TRAILER RENTAL VENDOR.



PARCEL IS ZONED
TV' (RURAL VILLAGE) &
A(R) AGRICULTURAL (RURAL)

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

FOX & ASSOCIATES INC.
Est. 1966

Copyright © 2025

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com

DATE	REVISION	DRAWN BY

B.Z.A. EXHIBIT
20657 & 20659 NATIONAL PIKE

SITUATED AT 20657 & 20659 NATIONAL PIKE
ELECTION DISTRICT 16
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=80'

PROJECT NO. 25-32281
DRAWING NO.
DATE: DECEMBER, 2025
DRAWN BY: DCM
CHECKED BY: GSP

SHEET 1 OF 1

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

DATE: January 15, 2026

TO: Board of Zoning Appeals
c/o Katie Rathvon
747 Northern Avenue
Hagerstown, MD 21742

FROM: Meghan Jenkins, HDC Staff

SUBJ: AP2025-034, 20659 National Pike, Boonsboro

The Rural Village of Beaver Creek where this property is located has not been surveyed in its entirety for historic resource purposes but there are several excellent examples of stone architecture scattered throughout the village, of which, this structure is included. The subject property does contain resources identified in the Washington County Historic Sites Survey/Maryland Inventory of Historic Properties **#WA-II-099, Christian Newcomer House**. The main house is a 2 ½ story coursed fieldstone structure with a 1 ½ story el addition to the rear. It has had modern additions extending to the north for both more living space and an attached garage but otherwise the main house is intact from the survey. The barn from the farm complex has had modern siding and framing added but the stone end walls and foundation appear to be retained as well. The complex is associated with Christian Newcomer, who was a prominent early leader of the Brethren Church. Overall, this farm complex retains enough integrity to continue to be significant for vernacular stone architecture and associations with Newcomer. The proposed use of the property as a primary residence is consistent with its use historically. In addition, the applicant also wishes to utilize existing buildings for Banquets and Receptions. The use of large open grassy areas and currently paved/gravel areas is also proposed. As these accessory uses proposed would utilize existing buildings or are of a temporary nature, staff does not feel they will adversely impact the historic resources. The applicant should note that the Historic District Commission would strongly recommend reviewing the **Design Guidelines for Historic Structures for Washington County** prior to exterior work or property grading to ensure any work will not negatively impact the resources.

Thank you for the opportunity to comment on this application.

Sincerely,

Meghan Jenkins

Meghan Jenkins

Att: 1, WA-II-099 documentation

2203395204

MARYLAND HISTORICAL TRUST WORKSHEET

Copy 1

WA-II-099
District 16

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME

COMMON: The Lakin Farm

AND/OR HISTORIC: The Christian Newcomer House, Resurvey on Stull's Forest

2. LOCATION

STREET AND NUMBER: south of U.S. 40, just west of Wagner's Crossroads

CITY OR TOWN: Beaver Creek, Route 9

STATE: Maryland | COUNTY: Washington

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building	☐ Public	Public Acquisition:	☐ Occupied	Yes:
☐ Site ☐ Structure	☒ Private	☐ In Process	☒ Unoccupied	☐ Restricted
☐ Object	☐ Both	☐ Being Considered	☐ Preservation work in progress	☐ Unrestricted
				☒ No

PRESENT USE (Check One or More as Appropriate)

☒ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☒ Private Residence	☒ Other (Specify) being remodeled at present	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: John R. and Marie F. Lakin

STREET AND NUMBER: Route 2, Box 95

CITY OR TOWN: Boonsboro | STATE: Maryland | 21713

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Washington County Court House

STREET AND NUMBER: West Washington Street

CITY OR TOWN: Hagerstown | STATE: Maryland

Title Reference of Current Deed (Book & Pg. #): 558/434

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: | STATE:

7. DESCRIPTION

CONDITION	(Check One)					
	☒ Excellent	☐ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(If known)* PHYSICAL APPEARANCE

This house is located south of U.S. 40, just west of Wagner's Crossroads, about six miles east of Hagerstown in Washington County, Maryland. It is situated on a slope, directly over a spring and faces east.

The structure is a two-and-one-half story, five-bay stone dwelling with white trim. A one-and-a-half story, two-bay el addition extends to the rear or west of the main section. A modern lean-to addition has been attached to the north side of the el.

The walls are constructed of coursed local fieldstone at the front and north side elevations with much rougher stones evident in the south and rear walls and in the addition. At the southwest corner of the house, the full cellar is exposed above ground level. The spring was present in that portion of the ground floor. Its course has been changed slightly in recent alterations. Decorative stonework at the exterior of the house includes flat arches of finely cut stone over major openings in the front and north end walls. The arches contain seven stones with a larger keystone at the center. A circular plaque lined with header bricks is located under the gable in the north wall. The plaque is said to have held a date inscription at one time.

Windows appear to be spaced evenly in the facade. In other walls, however, less concern for uniformity of placement is shown. The openings are framed with wide wooden members which are mitered at the corners and are finished with a bead at the inside edge. Nine-over-six light double-hung sashes are present at the first story while six-over-six light sashes are used at the second story level. Small four-light openings illuminate the attic.

The main entrance is located in the center bay of the facade. The entranceway is framed simply and includes a transom. The original front door has been replaced with a modern one. Other entrances are located at the rear of the house and the addition. These doorways are wide and are quite primitive in appearance.

A one-story hipped roof entrance porch is present at the front door.

The roof is covered with modern asphalt shingles. Brick chimneys are present inside each gable end. A two-story chimney rises from inside the end of the el. The roof is finished with a tapered barge board which shows a decorative bead. The eaves boxing shows a band of decorative molding both on its surface and cornice molding.

A short distance west of the house are the ruins of a large stone end bank barn.

The interior of the house is divided by a center hall. The fireplace mantels appear to have been influenced by the early federal period and show much use of decorative reeding. All original interior doors have six raised panels trimmed with quirked quarter round molding.

The house is in excellent condition and is at present being remodeled. It stands on a tract containing 130.0 acres.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

Pre-Columbian	☐ 16th Century	☒ 18th Century (late)	☐ 20th Century
☐ 15th Century	☐ 17th Century	☐ 19th Century	

WA II-099

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☒ Religion/Philosophy	☐ Other *(Specify)*
☐ Historic	☐ Industry	☐ Science	
☐ Agriculture	☐ Invention	☐ Sculpture	
☒ Architecture	☐ Landscape Architecture	☐ Social/Humanitarian	
☐ Art	☐ Literature	☐ Theater	
☐ Commerce	☐ Military	☐ Transportation	
☐ Communications	☐ Music		
☐ Conservation			

STATEMENT OF SIGNIFICANCE

The area of significance of this house is its architecture. The property is also important for its association with Christian Newcomer (1749-1830), a prominent early leader in the Brethren Church.

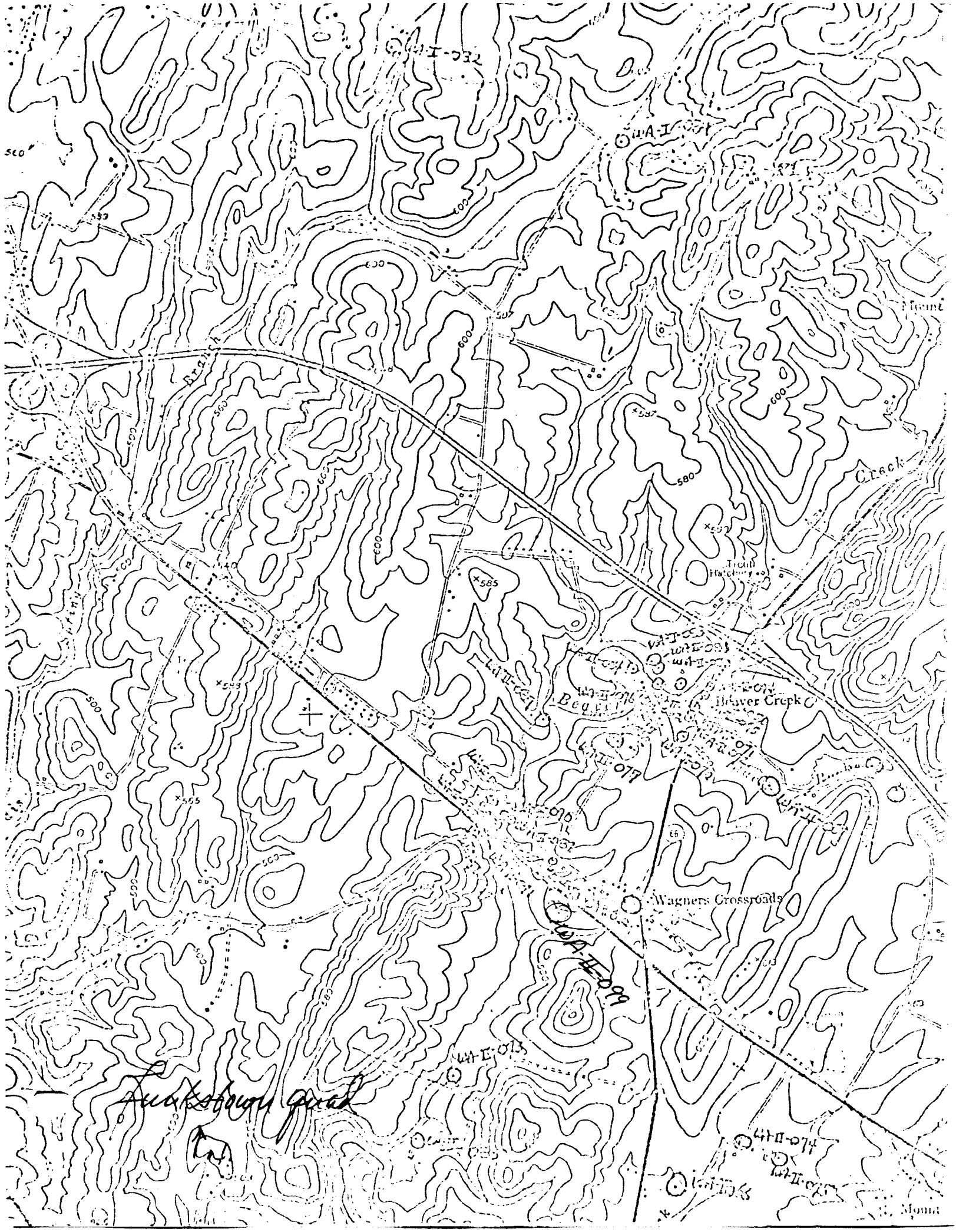
The house is an excellent example of a five-bay, center hall plan dwelling. Said to have been built by Christian Newcomer between 1795 and 1800, the stone house is an example of a major architectural group in Pennsylvania and Central and Western Maryland. The five-bay house is based remotely on the more formal Georgian plan and was adopted for extensive use in fieldstone and brick farmhouses of the 18th and 19th centuries.

This house is one of several stone dwellings dating from the late 18th or early 19th centuries in the Beaver Creek area. Many of these structures are associated with the Newcomer family who moved to Maryland from Lancaster County, Pa. about 1775. The Newcomer family operated several grain mills on the Beaver Creek.

Christian Newcomer who owned this property was a carpenter by trade. After coming to Washington County in 1775, he became active in the early Brethren Church as a circuit-rider who traveled through Maryland, Pennsylvania, Virginia and Ohio. He served as Bishop in the church from 1813-1830.

Newcomer acquired 214 acres of land in 1794 from John Ingram. At Christian Newcomer's death in 1830, the property was passed to his son Andrew.

SEE INSTRUCTIONS


Beaver Creek
Wagners Crossroads
Mound









TRILEAF
environmental architecture engineering
303 International Circle, Suite 150, Hunt Valley, Maryland 21030 - 410.853.7128 - www.trileaf.com

December 4, 2025

Washington County Historic District
Attn: Mr. Meghan Jenkins
100 West Washington Street, Suite 2066
Hagerstown, Maryland 21740
Phone: (240) 313-2430
Email: mjenkins@washco-md.net

RE: **The Towers, LLC – Sharpsburg / US-MD-5102 – Trileaf Project #746609**
5404 Mondell Road, Sharpsburg, Maryland 21782
Washington County, Shepherdstown Quadrangle (USGS)
Latitude: 39° 27' 47.32" N, Longitude: 77° 45' 18.29" W

Greetings:

Trileaf Corporation is in the process of completing a Section 106 Review at the referenced property. Our client proposes to construct a new 195-foot-tall monopole communications tower with an overall height of 199 feet including appurtenances. The tower and associated ground-based equipment will be installed within a new 50-foot by 50-foot (2,500 square feet) fenced compound within a larger 75-foot by 75-foot (5,625 square feet) lease area. Access will be granted via a proposed 12-foot-wide gravel access drive within a larger 30-foot-wide access and utility easement that will extend approximately 200 feet, generally northeast away from the compound, to an existing lot associated with the residential and agricultural development on the parcel. This easement will extend an additional approximately 650 feet further southeast to connect to Mondell Road. This site is currently an agricultural field. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

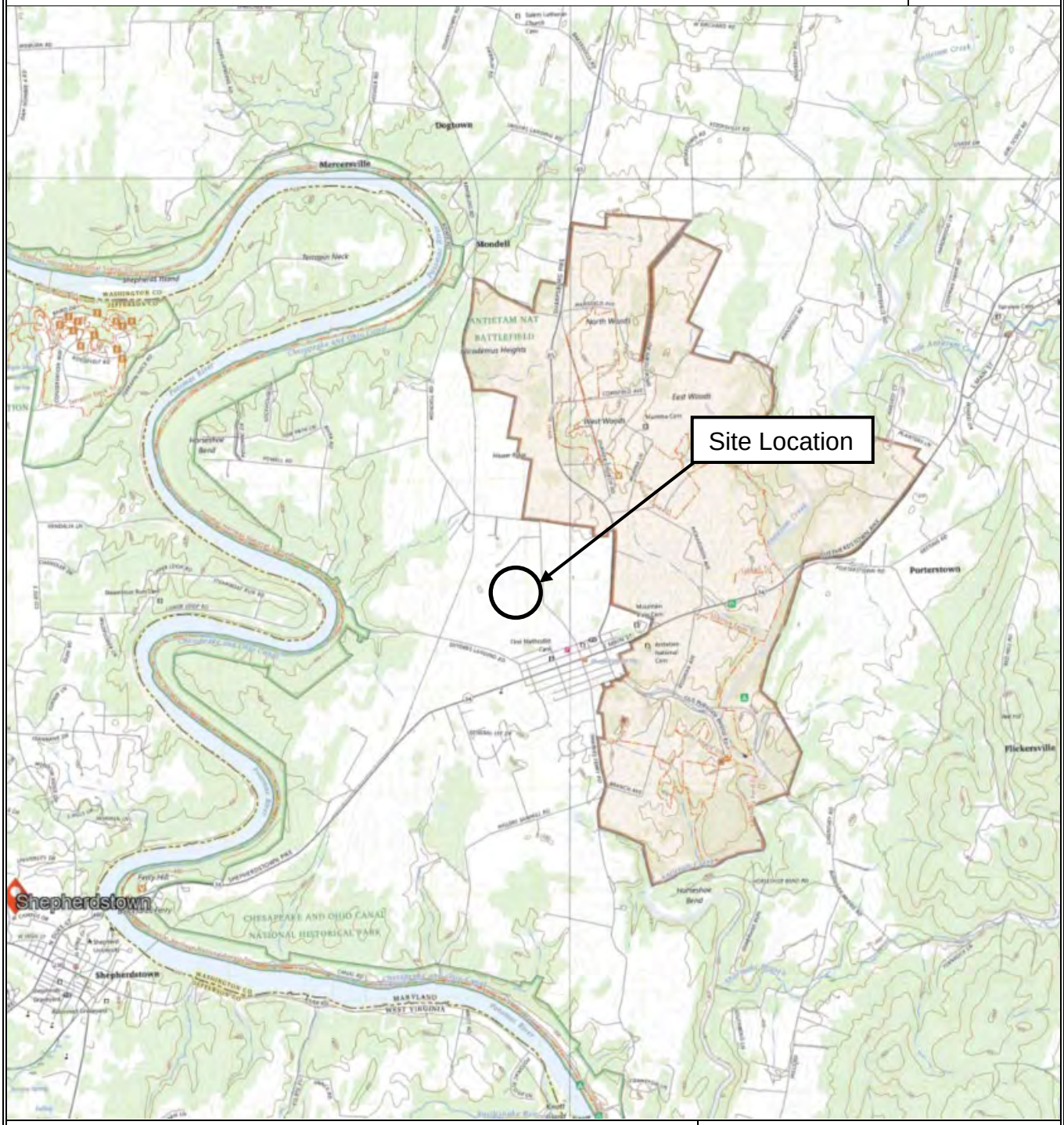
Please call me at (410) 853-7128 ext. 902 or email e.boone@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Elsie Boone
Assistant Project Manager

Shepherdstown Quadrangle, West Virginia (2023)
Contour Interval = 20 Feet
Latitude: 39° 27’ 47.32” N, Longitude: 77° 45’ 18.29” W

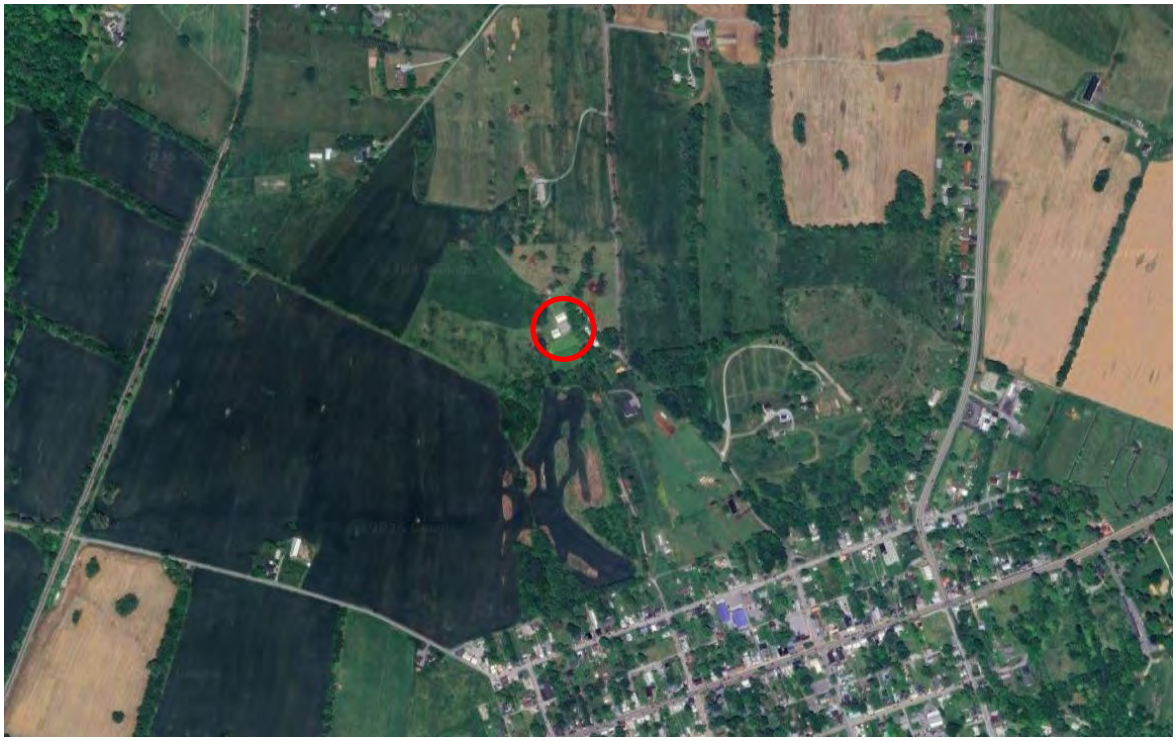
North



Site Vicinity Map

The Towers, LLC – Sharpsburg
5404 Mondell Road
Sharpsburg, MD 21783

TRILEAF
environmental architecture engineering



Site Location & Surrounding Properties

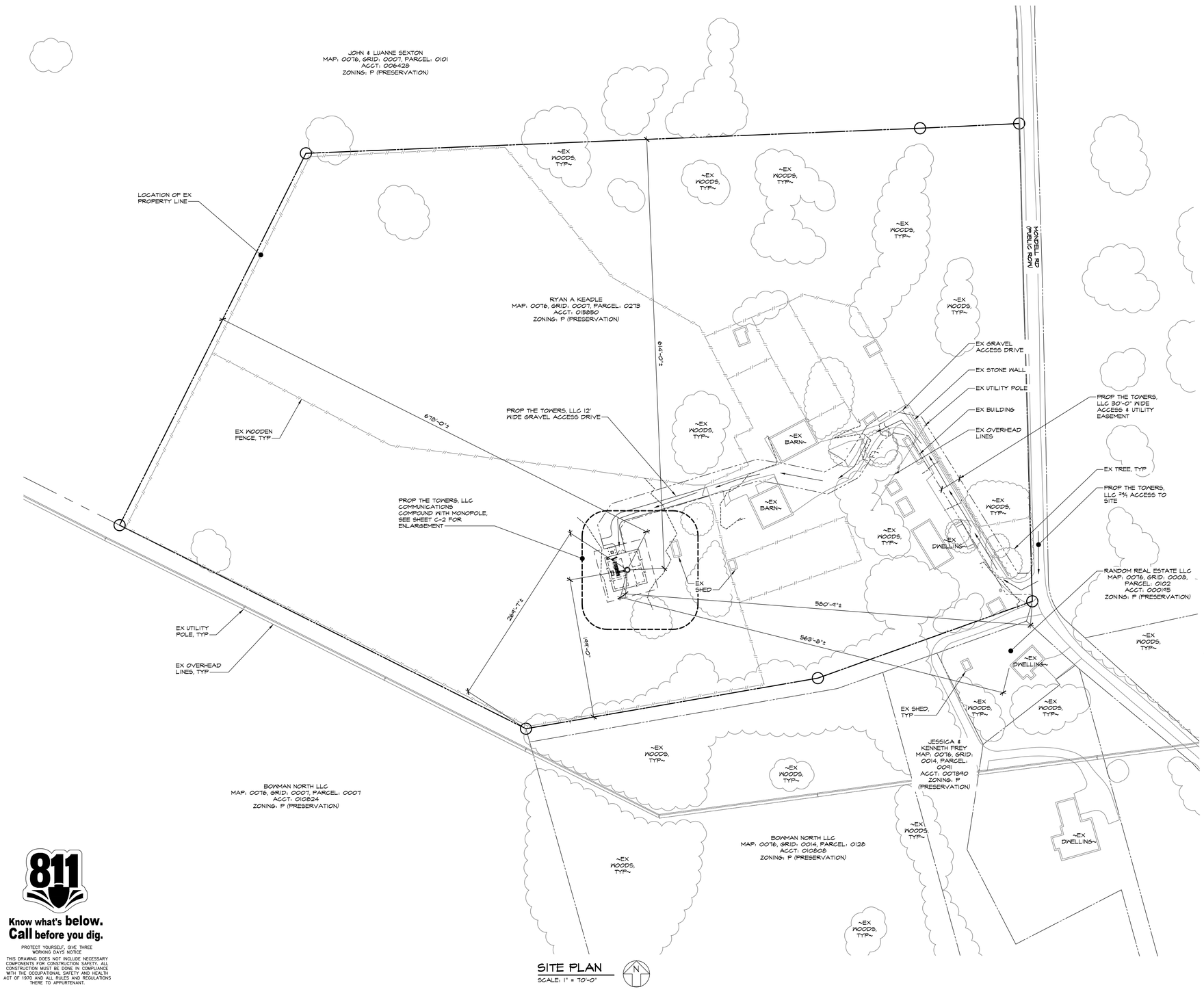


Site Location Easement

Aerial Photographs (2025)

The Towers, LLC – Sharpsburg
5404 Mondell Road
Sharpsburg, MD 21783

TRILEAF
environmental architecture engineering



SITE PLAN
SCALE: 1" = 70'-0"



VICINITY MAP
SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA
TEL. (561) 948-6367

TENANT: VERIZON WIRELESS
10170 JUNCTION DRIVE, STE 300
ANNAPOLIS JUNCTION, MD 20701
TEL. (301) 512-2000
FAX (301) 512-2186

2. PROPERTY OWNER: RYAN KEADLE
5405 MONDELL ROAD
SHARPSBURG, MARYLAND 21782

3. SITE DATA: MAP: 0076, GRID: 0007, PARCEL: 0273
DEED BOOK 06750, PAGE 00112
PARCEL ID: 013850
TRACT AREA: 20.20 ACRES
DISTRICT: 01
ADDRESS: 5405 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
EXISTING USE: AGRICULTURAL

4. ZONING: PRESERVATION

5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED OCTOBER 2025.

LATITUDE: 39.4631° (N39° 27' 47.32")
LONGITUDE: -77.7551° (N77° 45' 18.24")

GROUND ELEVATION (AMSL): 448.25' AMSL
PROPOSED TOWER HEIGHT: 185.0' ASL
TOP OF LIGHTNING ROD (HIGHEST POINT): 198.0' ASL
TOTAL ELEVATION (AMSL): 642.25' AMSL

6. TOTAL DISTURBED AREA = 6,200 SF

7. THE PROPOSED FACILITIES WILL CONSIST OF A 50' x 50' FENCED COMPOUND WITH A 185'-0" TALL TOWER AND VARIOUS CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT. NINE (9) ANTENNAS SHALL BE MOUNTED ON THE PROPOSED TOWER WITH A RAD CENTER ELEVATION OF 180'-0" ABOVE GRADE.

8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.

9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.

10. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.

11. STORMWATER MANAGEMENT NOTE: STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.

12. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, OCTOBER 2025.

13. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.

14. THE COMMUNICATION SITE SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.

15. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C45-1982.

16. THERE IS NO FLOOD PLAN DESIGNATION FOR THIS PROPOSED TELECOMMUNICATION SITE.

17. THERE ARE NO STREAMS WITHIN 500' OF THIS SITE.

18. THE TOWERS, LLC SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS ROAD TO THE SITE AS NEEDED.

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS (WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

SETBACK & SITING REQUIREMENTS TABLE:

LOCATION	PROVIDED	REQUIRED
NEAREST DWELLING (ADJACENT PROPERTY)	563'-8"±	400'
SETBACKS TO ADJACENT PROPERTIES		
NORTH PROPERTY	614'-0"±	200'
EAST PROPERTY	580'-9"±	200'
SOUTH PROPERTY	198'-0"±	200'
SOUTHEAST PROPERTY	264'-7"±	200'
WEST PROPERTY	678'-0"±	200'

811
Know what's below.
Call before you dig.
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23903, EXPIRATION DATE: 01/01/2026.

SHARPSBURG
US-MD-5102
5404 MONDELL ROAD
SHARPSBURG, MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge
THE TOWERS, LLC

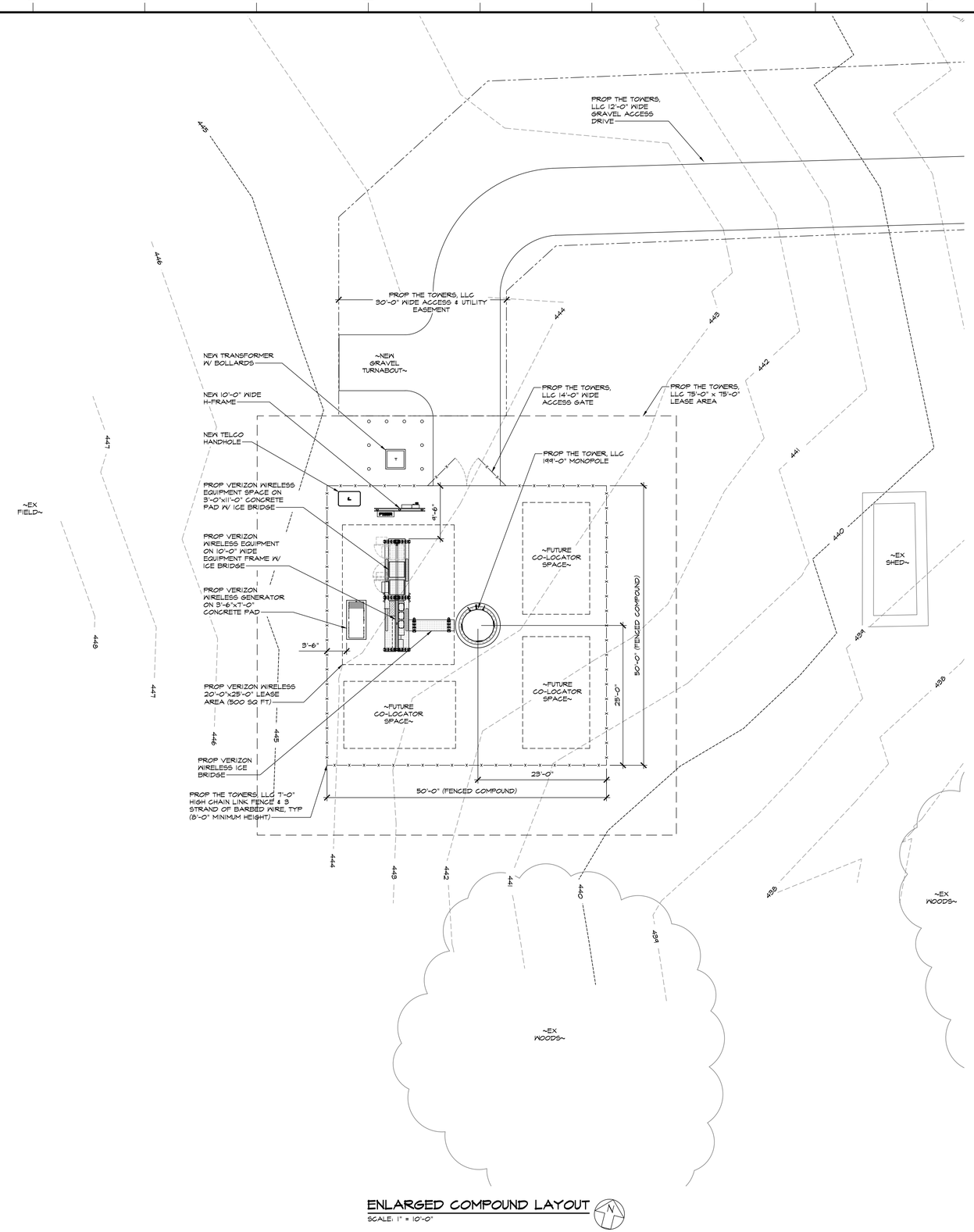
REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.016
DATE:	10/15/2025

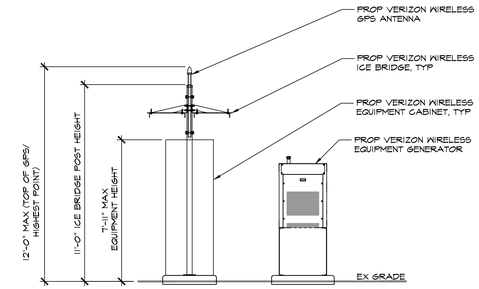
TITLE: **Site Plan**

SHEET: **C-1**



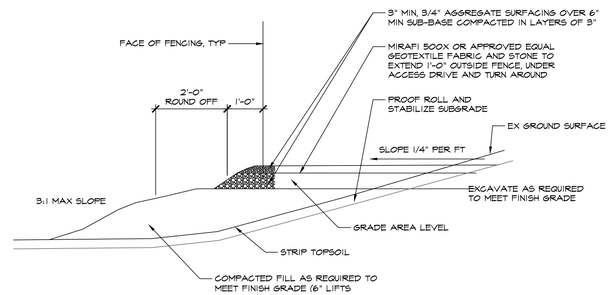
ENLARGED COMPOUND LAYOUT

SCALE: 1" = 10'-0"



CONCRETE PAD ELEVATION W/ DIESEL GENERATOR

SCALE: 1/4" = 1'-0"

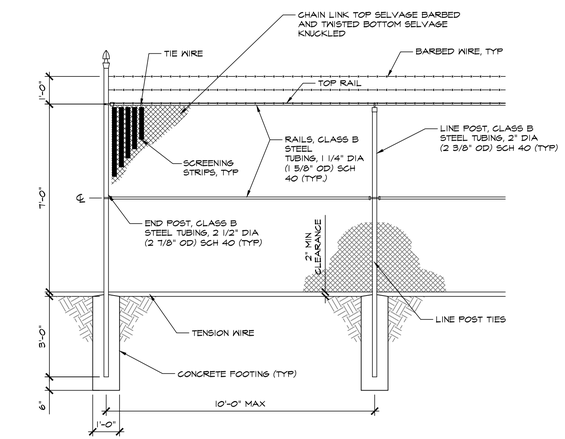


LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING

SCALE: ½" = 1'-0"

CONSTRUCTION NOTES:

1. CLEAR AND GRUB THE LAND ALONG THE ACCESS DRIVE.
2. REMOVE ALL EXISTING ORGANIC MATERIAL TO SUITABLE SUBGRADE.
3. PLACE GEOTEXTILE FABRIC OVER SUBGRADE AND THEN PLACE AGGREGATE BASE.
4. GRAVEL SUBBASE SPECIFICATION:
   MARYLAND DOT: SECTION 304 GRADED AGGREGATE BASE COURSE
   VIRGINIA DHT: SECTION 210 AGGRGATE BASE COURSE



CHAIN LINK FENCE DETAIL

SCALE: ⅜" = 1'-0"

TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2" DIA (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 9 GA CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX 24" INTERVALS.
7. TENSION WIRE: 7 GA GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA, 4 PT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHAINLINK FENCE SHALL INCLUDE VERITCAL PVC SCREENING SLATS, ALL SIDED. (COLOR: DARK GREEN OR BLACK)

811 Know what's **below.** **Call** before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23903, EXPIRATION DATE: 01/01/2026.

SHARPSBURG
US-MD-5102
5404 MONDELL ROAD
SHARPSBURG MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

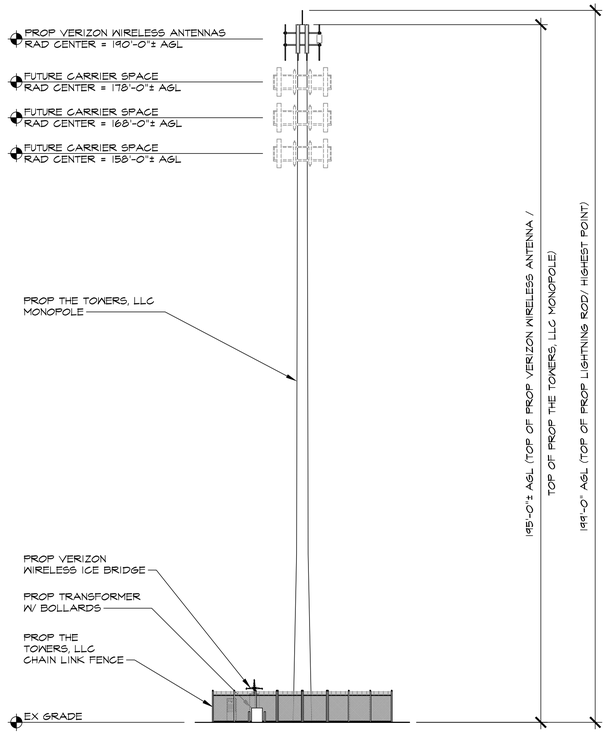
DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.016
DATE:	10/15/2025

TITLE:

Site Details

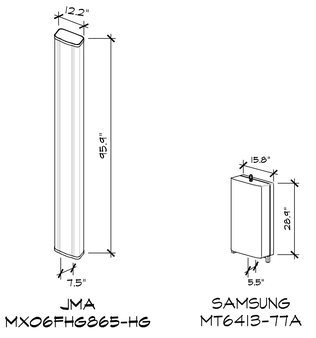
SHEET:

C-2



TOWER ELEVATION

SCALE: 1" = 20'-0"



VERIZON WIRELESS ANTENNA DETAILS

NOT TO SCALE

811

Know what's **below.**
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23303, EXPIRATION DATE: 07/07/2026.

SHARPSBURG
US-MD-5102
5404 MONDELL ROAD
SHARPSBURG MARYLAND 21782
(WASHINGTON COUNTY)

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.016
DATE:	10/15/2025

TITLE:

Antenna Details & Elevation

SHEET:

C-3

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

DATE: December 23, 2025

TO: Board of Zoning Appeals
c/o Katie Rathvon
747 Northern Avenue
Hagerstown, MD 21742

FROM: Meghan Jenkins, HDC Staff

SUBJ: AP2025-031, 5404 Mondell Road, Special Exception for Commercial Communication Tower

Historic District Commission (HDC) staff reviewed the special exception documentation provided by the applicant. Staff offers the following for the consideration of the Board of Zoning Appeals:

1. The applicant states ***"the property is a non-residential use in the middle of an area of residential and agricultural zoning districts…"***. This property's existing land use is a mix of residential and agricultural and is consistent with adjacent land uses. It is not non-residential which is mentioned in more than one place in this application. The proposed change of this special exception will introduce commercial use in an area predominantly incongruous with commercial activity due to nearby existing land use, preservation easements and government owned lands. These existing conditions are consistent with the purpose of the Preservation Zoning District as stated in the Zoning Ordinance. Staff has attached a map of preserved lands adjacent to this site as well as the existing zoning of this area.
2. The applicant states ***"tree cover existing around the property on adjacent properties will further minimize the need for additional screening."*** The tree cover surrounding this property is primarily deciduous and will provide limited screening for several months out of the year. This is supported by several of the photo simulations provided. Staff recommends screening facilities using native evergreen mixed species.
3. The visual impact survey using photo simulations, while appreciated, did not provide a GIS generated viewshed to inform the locations the technician chose to photograph nor to show the full impact of visibility. The photos where no visibility were noted were not provided for context. Staff would suggest that the BZA request a GIS generated viewshed analysis that indicates the level of visibility of the tower to ensure that the areas of potential impact can be seen and photographed in a logical and consistent manner. The tower's visibility to residents will not be limited to roads so the supplement of the viewshed analyses will help

determine impact more appropriately. Staff has provided a basic GIS viewshed indicating widespread visibility of this site.

4. The applicant has provided no documentation regarding the existing co-location facility on the Sharpsburg Water Tower which is less than a mile from this proposed location. Their narrative regarding viable co-location is generalized and provides little detail regarding their alternative analyses completed.
5. While this proposed tower is not located in the Appalachian Trail Corridor, Antietam Overlay or Historic Preservation zoning districts which require stealth technology, it should be noted that this proposed tower is within half a mile of the Antietam Overlay 2 and less than a mile of the Antietam National Battlefield. The Antietam Overlays were designed to minimize impacts of residential and commercial uses within view of the Battlefield. The viewshed analyses used to create these areas more than 40 years ago did not take into account a 199' tower as a commercial use for their delineation. The intent of the AO is to ensure that uses are compatible with the agricultural and historic character of the area. While outside of the AO this commercial use will not be compatible, and stealth technology should be required should this application proceed. Staff has provided a zoning map with distance buffers for visual reference.
6. The applicant responded to ***"consideration shall be given to the view shed associated with the scenic and historic areas and the use of stealth technology to minimize the visibility of the proposed tower"*** with minimal information that was generalized. The only historic resource directly referenced in their documentation is Antietam Battlefield and there are other resources within a ½ mile, including the Sharpsburg National Register district or resources directly on this site which should have their impacts considered. The applicant can utilize the Maryland Inventory of Historic Properties MEDUSA to locate these resources and provide appropriate resource impact analyses. Visibility varies in these areas but there are impacts and, if approved, mitigation of these impacts such as stealth technology is recommended for this site. Staff has provided a map of known National Register sites including the basic viewshed analysis.

Thank you for the opportunity to review and comment on this application.

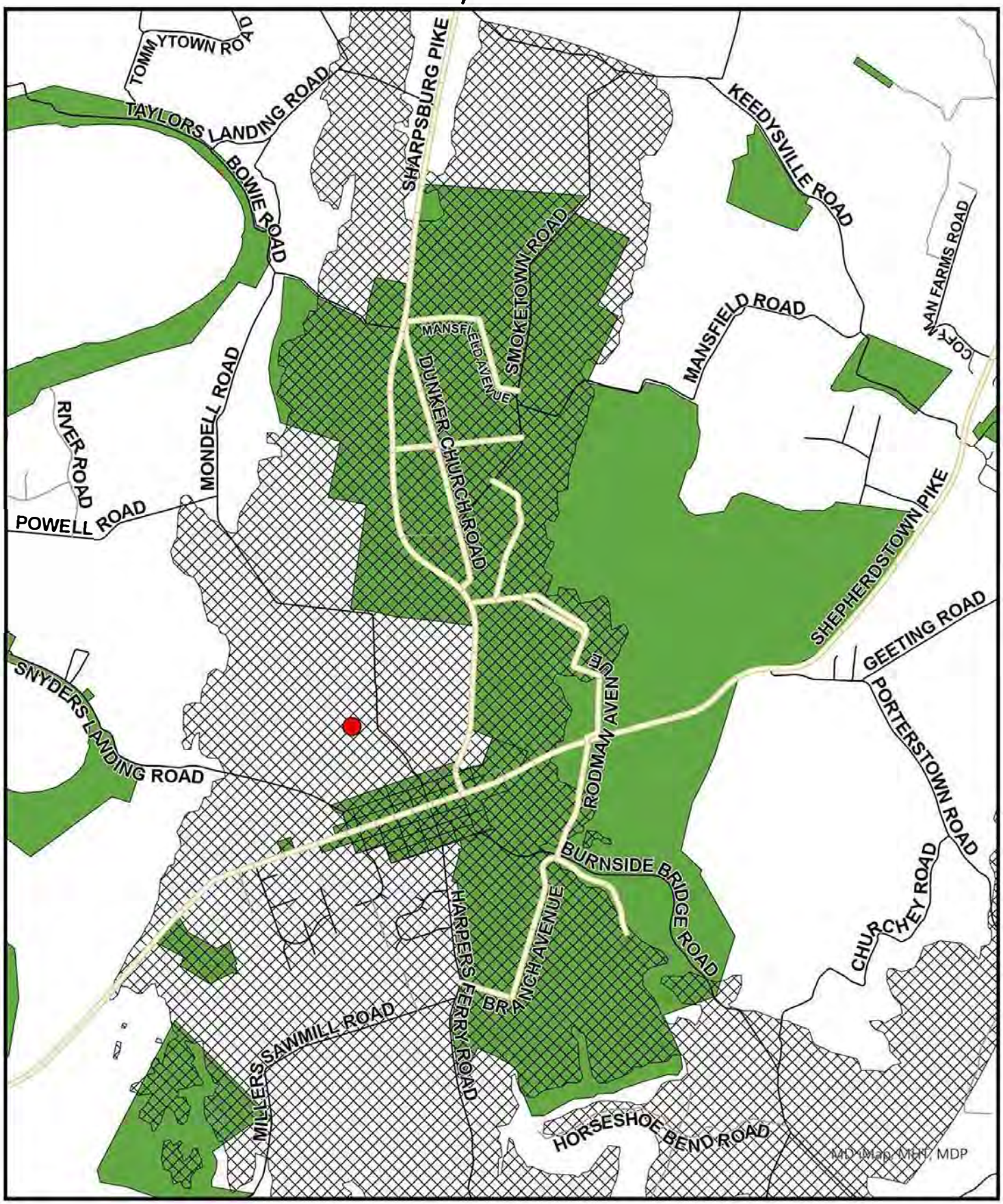
Sincerely,

Meghan Jenkins

Meghan Jenkins, GISP
HDC Staff

Att:
Map of National Register of Historic Places with viewshed
Map of existing zoning conditions with distance buffers
Map of Antietam National Battlefield with viewshed

AP2025-031, Mondell Tower



WARNING! This map was created by the Washington County Planning Department and is intended for the recipients use only. It is not for general distribution to the public, and should not be scaled or copied. Any modifications or changes to this map are prohibited without the express prior written approval of the Planning Department GIS. Sources of the data contained hereon are from various public agencies which may have use restrictions or disclaimers.

Tower Site

Viewshed Analysis

National Register Historic Places

3,000

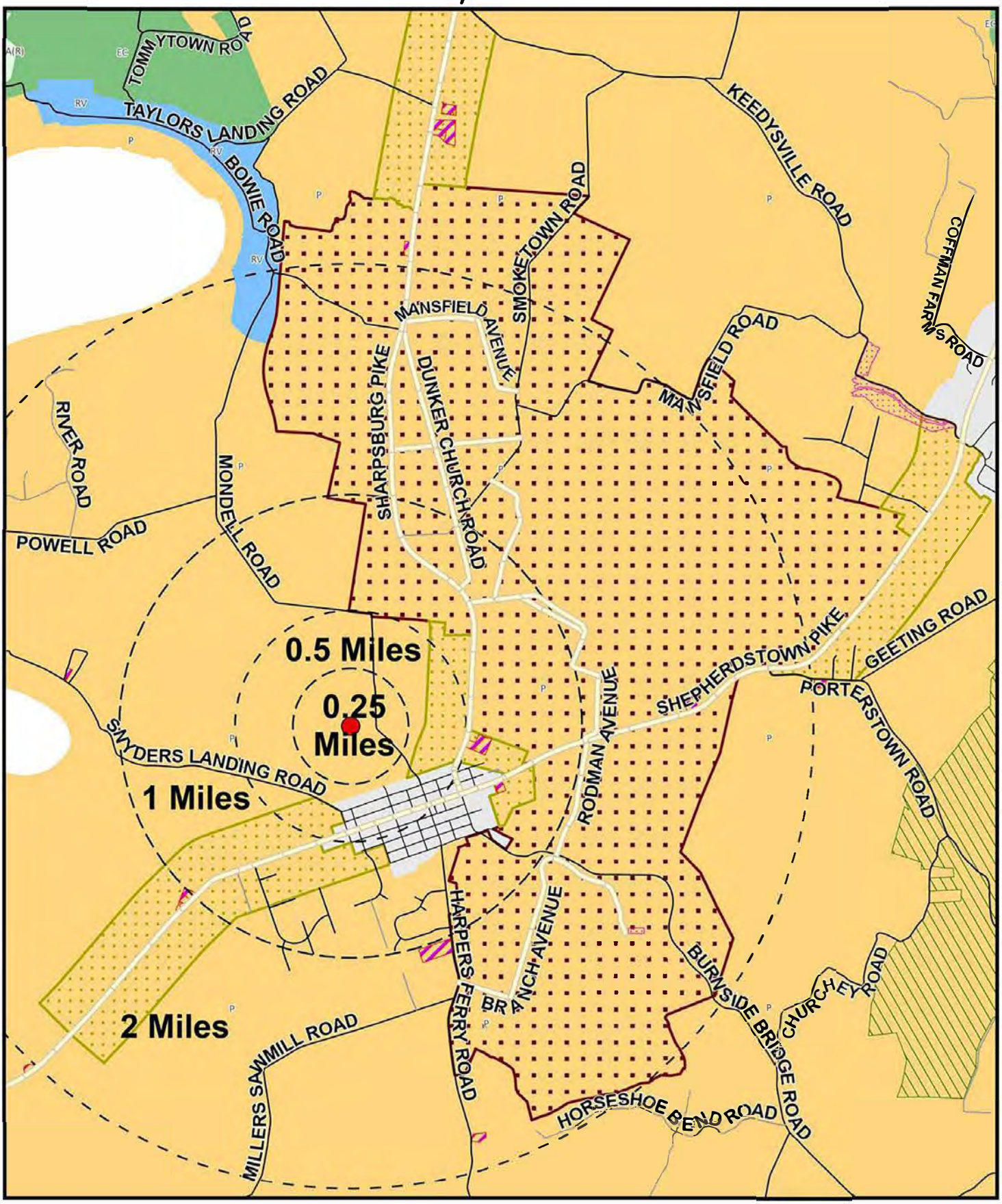
Feet

1 inch equals 3,000 feet

The parcel lines shown on this map are derived from a variety of sources which have their own accuracy standards. The parcel lines are approximate and for informational purposes ONLY. They are not guaranteed by Washington County Maryland or the Maryland Department of Assessments and Taxations to be free of errors including errors of omission, commission, positional accuracy or any attributes associated with real property. They shall not be copied, reproduced or scaled in any way without the express prior written approval of Washington County Maryland Planning and Zoning Department. This data DOES NOT replace an accurate survey by a licensed professional and information shall be verified using the relevant deeds, plats and other recorded legal documents by the user.

N

AP2025-031, Mondell Tower



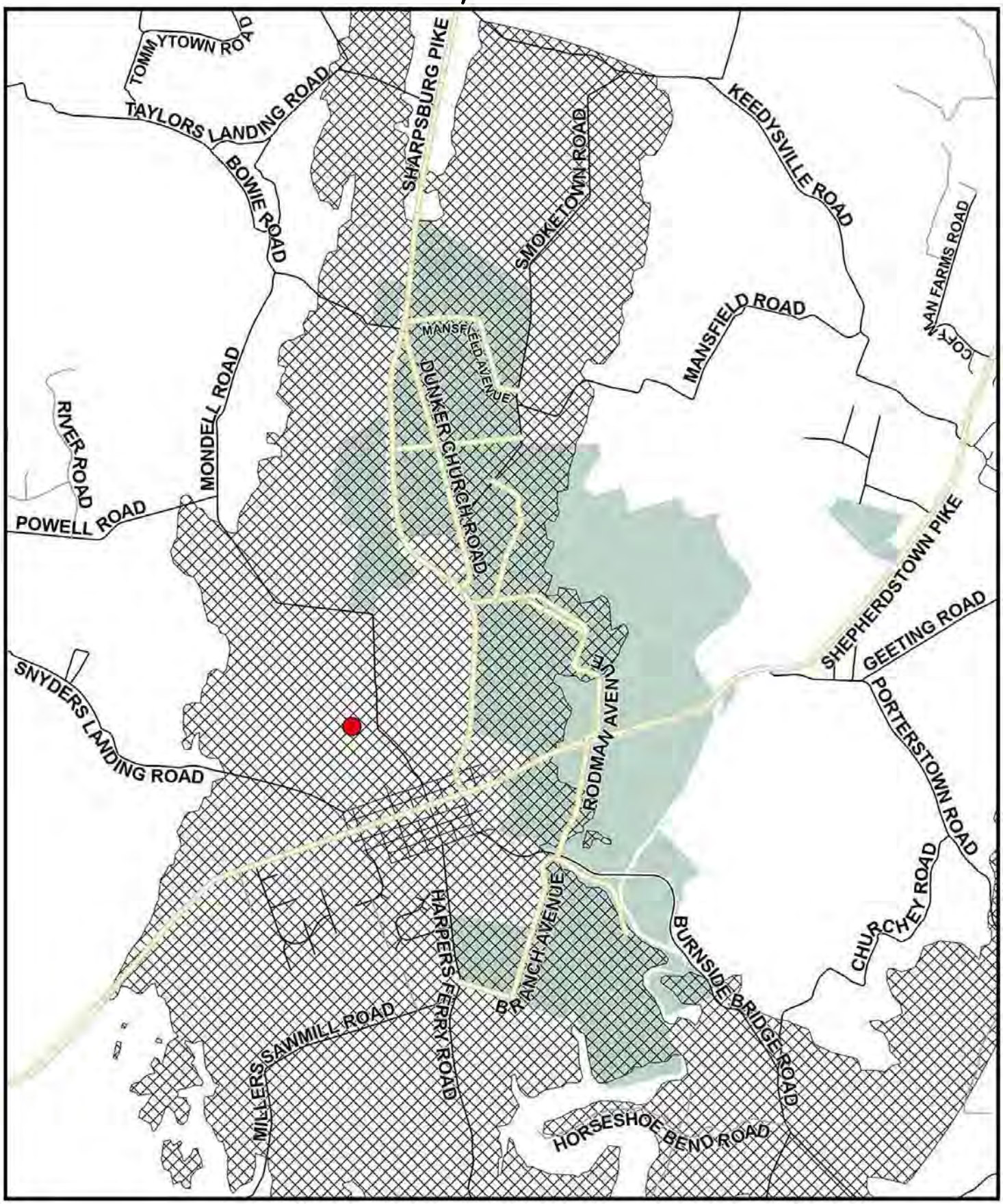
WARNING! This map was created by the Washington County Planning Department and is intended for the recipients use only. It is not for general distribution to the public, and should not be scaled or copied. Any modifications or changes to this map are prohibited without the express prior written approval of the Planning Department GIS. Sources of the data contained hereon are from various public agencies which may have use restrictions or disclaimers.

Tower Site
Site Buffer (miles)
Antietam Overlay 1
Antietam Overlay 2
Antietam Overlay 3
Historic Preservation Overlay
Rural Business
A(R)
EC
P
RV
TOWN

3,000
Feet
1 inch equals 3,000 feet

The parcel lines shown on this map are derived from a variety of sources which have their own accuracy standards. The parcel lines are approximate and for informational purposes ONLY. They are not guaranteed by Washington County Maryland or the Maryland Department of Assessments and Taxations to be free of errors including errors of omission, commission, positional accuracy or any attributes associated with real property. They shall not be copied, reproduced or scaled in any way without the express prior written approval of Washington County Maryland Planning and Zoning Department. This data DOES NOT replace an accurate survey by a licensed professional and information shall be verified using the relevant deeds, plats and other recorded legal documents by the user.

AP2025-031, Mondell Tower



WARNING! This map was created by the Washington County Planning Department and is intended for the recipients use only. It is not for general distribution to the public, and should not be scaled or copied. Any modifications or changes to this map are prohibited without the express prior written approval of the Planning Department GIS. Sources of the data contained hereon are from various public agencies which may have use restrictions or disclaimers.

Tower Site

Viewshed Analysis

Antietam National Battlefield

3,000

Feet

1 inch equals 3,000 feet

The parcel lines shown on this map are derived from a variety of sources which have their own accuracy standards. The parcel lines are approximate and for informational purposes ONLY. They are not guaranteed by Washington County Maryland or the Maryland Department of Assessments and Taxations to be free of errors including errors of omission, commission, positional accuracy or any attributes associated with real property. They shall not be copied, reproduced or scaled in any way without the express prior written approval of Washington County Maryland Planning and Zoning Department. This data DOES NOT replace an accurate survey by a licensed professional and information shall be verified using the relevant deeds, plats and other recorded legal documents by the user.

N

TRILEAF
environmental architecture engineering
303 International Circle, Suite 150, Hunt Valley, Maryland 21030 - 410.853.7128 - www.trileaf.com

January 12, 2026

Washington County Historic District
Attn: Mr. Meghan Jenkins
Senior Planner
100 West Washington Street Suite 2600
Hagerstown, Maryland 21740
240-313-2430
mjenkins@washco-md.net

RE: **The Towers, LLC – Mt Briar / Client #US-MD-5131 – Trileaf Project #778831**
4220 Chestnut Grove Road, Keedysville, MD 21756
Washington County, Keedysville Quadrangle (USGS)
Latitude: 39°25' 50.57" N, Longitude: 77° 41' 32.94" W

Greetings:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to construct a new 195-foot-tall monopole communications tower, with an overall height of 199 including attachments, and associated ground-based equipment within a new 50-foot by 50-foot (2,500 square feet) fenced compound within an overall 60-foot by 60-foot (3,600 square feet) lease area. Access and utilities will be granted via a new 30-foot-wide easement that will extend approximately 175 feet southeast, connecting to an existing drive that further extends approximately 0.20 miles northeast to connect with Chestnut Grove Road. The proposed lease area site is currently forested land. The antennas will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

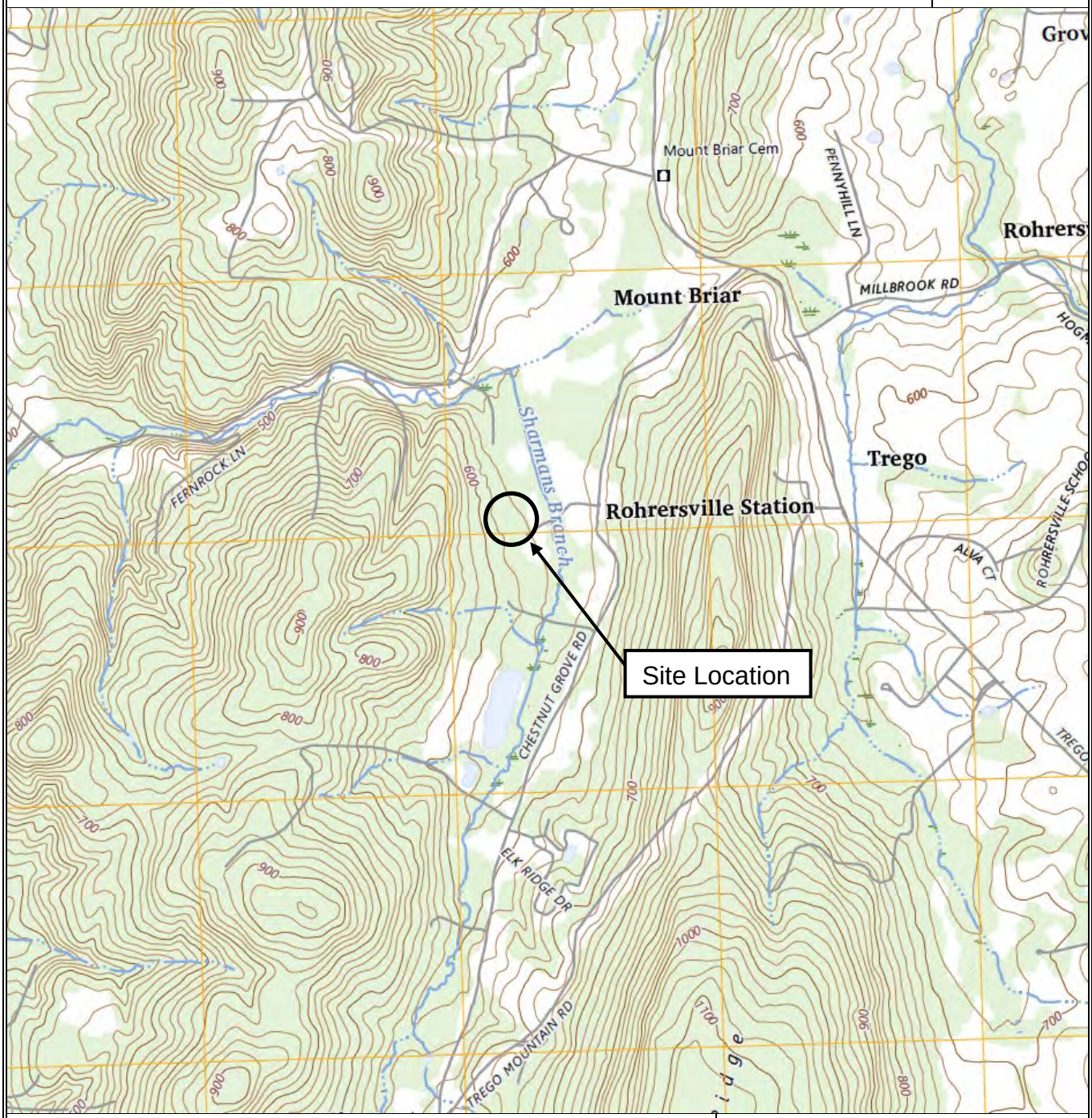
Please call me at (410) 853-7128 or email e.boone@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Elsie Boone
Assistant Project Manager

Keedysville Quadrangle, Maryland (2023)
Contour Interval = 20 Feet
Scale 1 Inch = ~2,000 Feet
Latitude: 39°25’ 50.57” N, Longitude: 77° 41’ 32.94” W

North



Site Vicinity Map

The Towers, LLC – Mt Briar
4220 Chestnut Grove Road
Keedysville, Maryland 21756

TRILEAF
environmental architecture engineering



Site Location & Surrounding Properties



Site Location Easement

Aerial Photographs (2023)

The Towers, LLC – Mt Briar
4220 Chestnut Grove Road
Keedysville, Maryland 21756

TRILEAF
environmental architecture engineering

ABBREVIATIONS

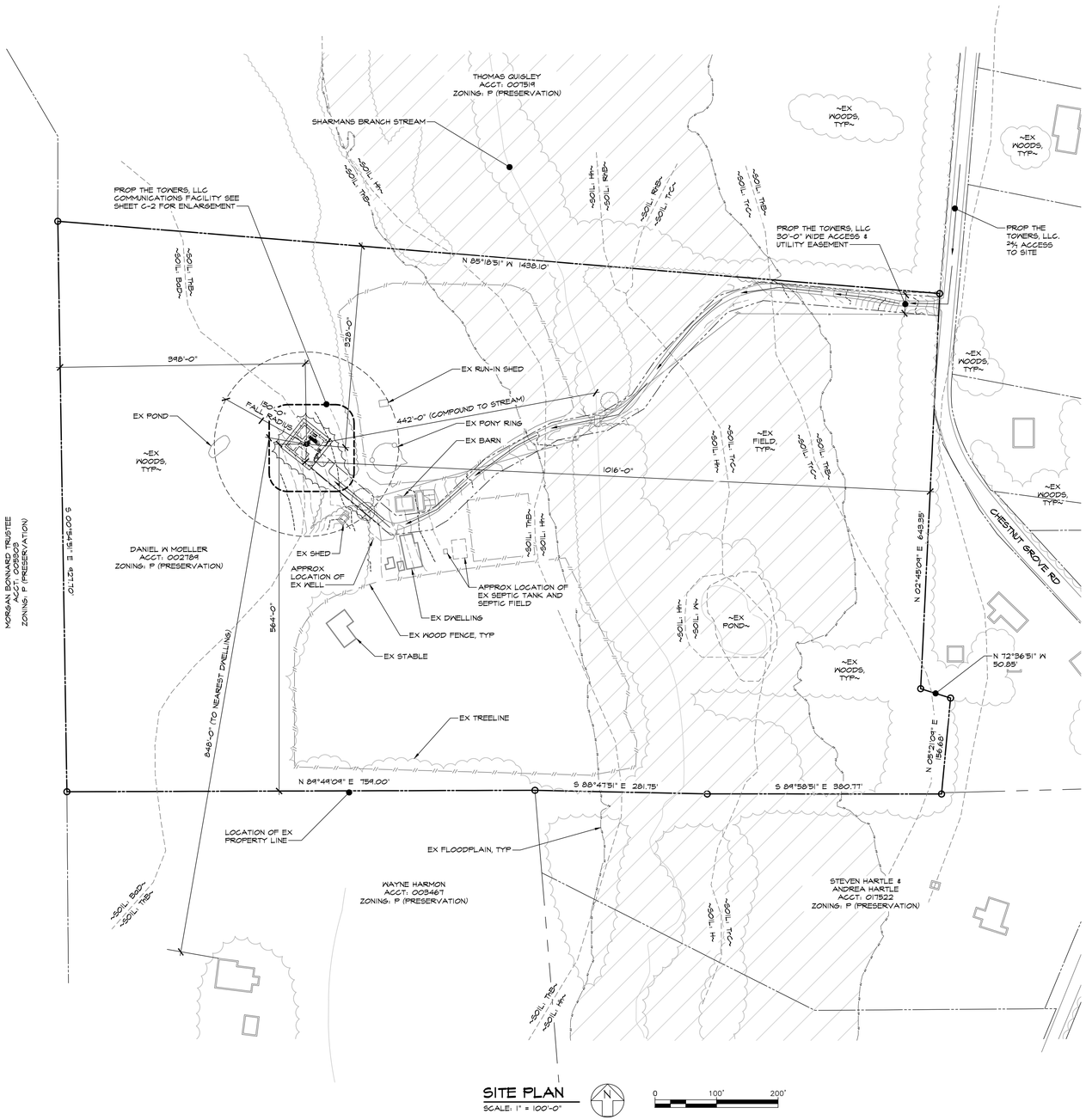
AC	ACRES
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
℄	CENTERLINE
CLR	CLEAR
DIA	DIAMETER
DWG	DRAWING
EX	EXISTING
ETC	ETCETERA
FT	FEET
LBS	POUNDS
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
NO / #	NUMBER
ROW	RIGHT OF WAY
SF	SQUARE FEET
TYP	TYPICAL
W/	WITH

SOIL TYPES PRESENT IN DISTURBED AREA

MAP UNIT SYMBOL	MAP UNIT NAME
ThB	HAZEL CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
BaD	BASTOGN COBBLY LOAM, 15 TO 25 PERCENT SLOPES, EXTREMELY STONEY

LEGEND

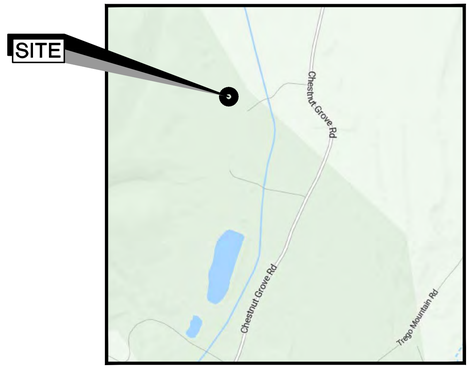
- PROPOSED GRAVEL AREA
- FLOOD PLAIN - ZONE A
- PROPOSED LIMIT OF DISTURBANCE (L.O.D.)
- PROPERTY LINE
- OVERHEAD TRANSMISSION LINES
- 1' CONTOUR LINE (EXISTING)
- 5' CONTOUR LINE (EXISTING)
- 1' CONTOUR LINE (PROPOSED)
- 5' CONTOUR LINE (PROPOSED)
- TREELINE
- UTILITY POLE
- CHAIN LINK FENCE
- BOARD ON BOARD FENCE
- SILT FENCE
- SUPER SILT FENCE
- EASEMENT
- PROPOSED CHAIN LINK FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREES
- FIRE HYDRANT
- SANITARY MANHOLE
- GAS VALVE
- WATER VALVE
- MAILBOX



SITE PLAN
SCALE: 1" = 100'-0"

N

0 100' 200'



VICINITY MAP
SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA
TEL. (561) 948-6361

TENANT: VERIZON WIRELESS
10170 JUNCTION DRIVE, STE 300
ANNAPOLIS JUNCTION, MD 20701
TEL. (301) 512-2000
FAX (301) 512-2186

2. PROPERTY OWNER: DANIEL MOELLER
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756

3. SITE DATA: MAP: 0081, GRID: 0007, PARCEL: 0816
DEED BOOK: 007117, PAGE 00199
PARCEL ID: 002784
TRACT AREA: 28.28 ACRES
DISTRICT: 08
ADDRESS: 4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
EXISTING USE: AGRICULTURAL

4. ZONING: P (PRESERVATION)

5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON LS PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED OCTOBER 6, 2025:
LATITUDE: N39° 25' 50.51" (39.430701°) GROUND ELEVATION (AMSL): 566.8' AMSL
LONGITUDE: W77° 41' 32.94" (-77.692501°) PROPOSED MONOPOLE HEIGHT: 195'-0" AGL
TOP OF LIGHTNING ROD (HIGHEST POINT): 199.0' AGL
TOTAL ELEVATION (AMSL): 761.8' AMSL

6. TOTAL DISTURBED AREA ≈ 7,200 SF

7. THE PROPOSED FACILITIES WILL CONSIST OF CONCRETE EQUIPMENT PADS AND ASSOCIATED EQUIPMENT WITHIN A 50'x50' FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 195'-0" MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE FOR THE RECEPTION OF VERIZON WIRELESS COMMUNICATIONS.

8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.

9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.

10. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.

11. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.

12. STORMWATER MANAGEMENT NOTE: STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.

13. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, SEPTEMBER 2025.

14. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.

15. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.

16. THE COMMUNICATION SITE SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.

17. THE PROPOSED COMMUNICATIONS CONCRETE PAD, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.

18. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C95-1982.

19. THERE IS NO FLOOD PLAN DESIGNATION FOR THIS PROPOSED TELECOMMUNICATIONS SITE.

20. THE SHARMANS BRANCH STREAM IS WITHIN 500' (442'-0") OF THIS SITE.

21. VERTICAL BRIDGE SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS ROAD TO THE SITE AS NEEDED.

22. THE PROPOSED TOWER SHALL BE DESIGNED WITH A FALL RADIUS OF 150' OR LESS.

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

SETBACK & SITING REQUIREMENTS TABLE:

LOCATION	PROVIDED	REQUIRED
NEAREST DWELLING	348'-0"	400'
SETBACK FROM RURAL VILLAGE (RV) ZONING	3124'-0"	400'
SETBACK FROM SHARMANS BRANCH STREAM	442'-0"	
SETBACKS TO ADJACENT PROPERTIES		
NORTH PROPERTY	328'-0"	200'
EAST PROPERTY	1016'-0"	200'
SOUTH PROPERTY	564'-0"	200'
WEST PROPERTY	348'-0"	200'

811
Know what's below.
Call before you dig.
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23503, EXPIRATION DATE: 01/01/2026.

US-MD-5151
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

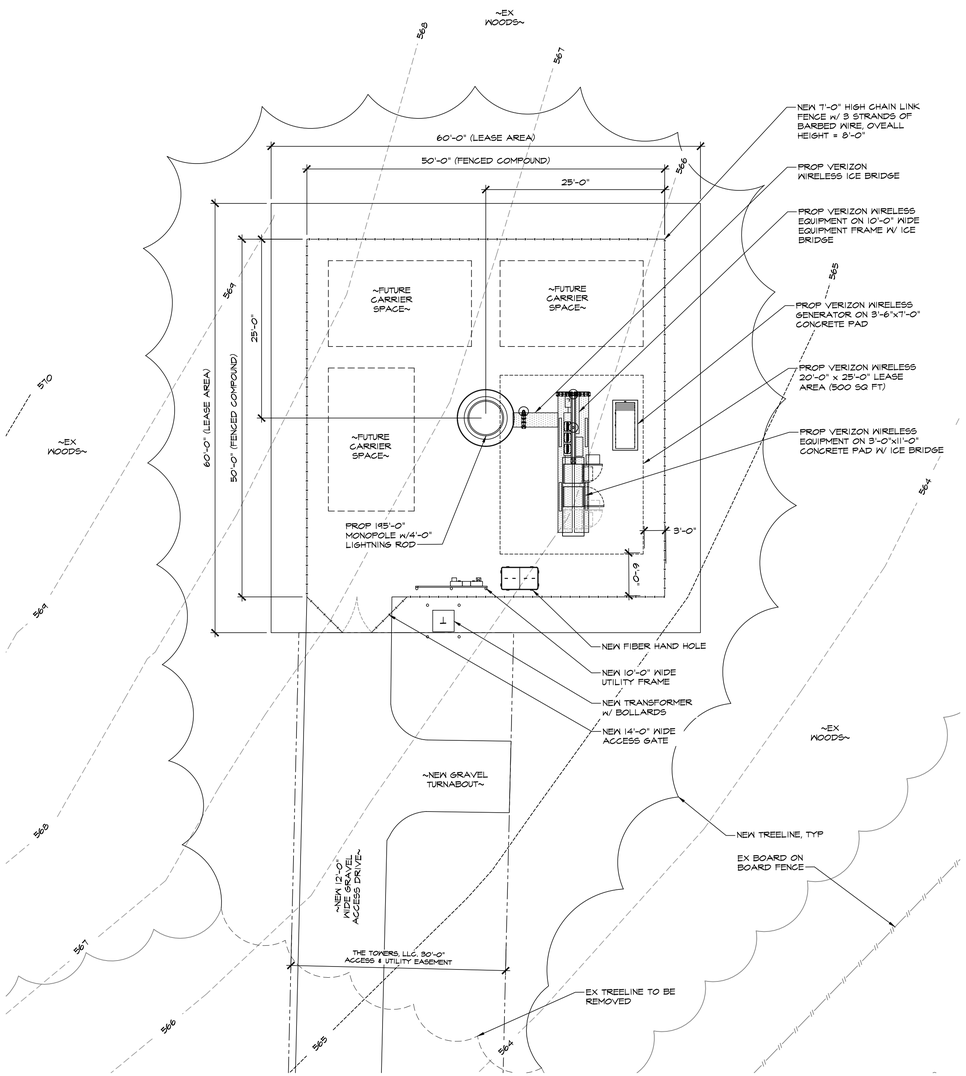
NO.	DESCRIPTION	DATE

DESIGNED BY: BES
DRAWN BY: CJS
REVIEWED BY: BES
PROJECT NO: 19847.020
DATE: 07/16/2025

TITLE: Site Plan

SHEET: C-1

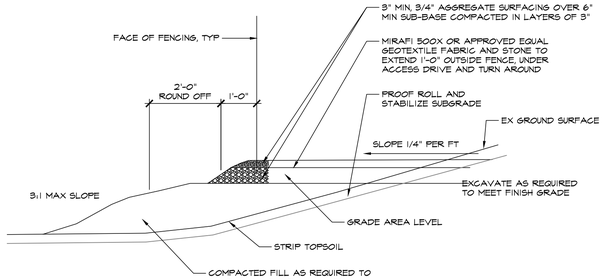
CASE # (##-##-###)



ENLARGED COMPOUND LAYOUT

SCALE: 1" = 10'-0"

0 10' 20'

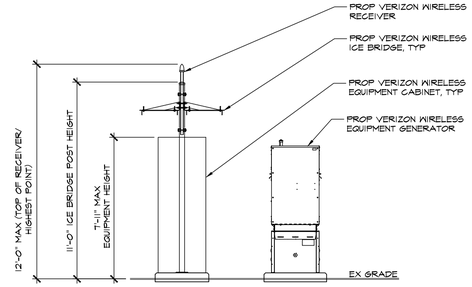


CONSTRUCTION NOTES:

1. CLEAR AND GRUB THE LAND ALONG THE ACCESS DRIVE.
2. REMOVE ALL EXISTING ORGANIC MATERIAL TO SUITABLE SUBGRADE.
3. PLACE GEOTEXTILE FABRIC OVER SUBGRADE AND THEN PLACE AGGREGATE BASE.
4. GRAVEL SUBBASE SPECIFICATION:
   MARYLAND DOT: SECTION 304 GRADED AGGREGATE BASE COURSE
   VIRGINIA DHT: SECTION 210 AGGREGATE BASE COURSE

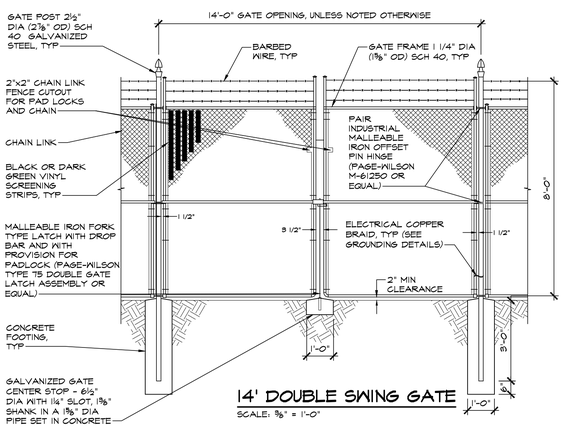
LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING

SCALE: 1/2" = 1'-0"



CONCRETE PAD ELEVATION W/ DIESEL GENERATOR

SCALE: 1/4" = 1'-0"

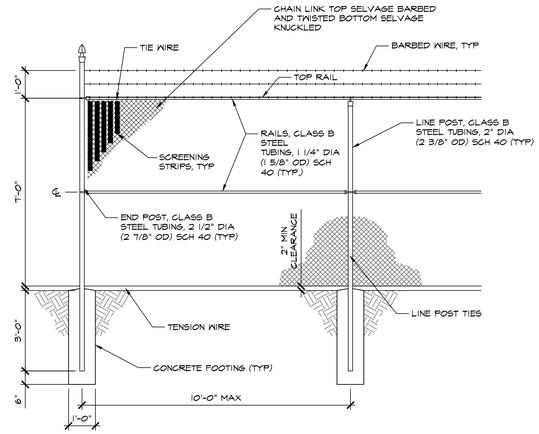


14' DOUBLE SWING GATE

SCALE: ⅜" = 1'-0"

TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2" DIA (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 9 GA. CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL. AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT. BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.



CHAIN LINK FENCE DETAIL

SCALE: ⅜" = 1'-0"

TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2" DIA (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 9 GA CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX 24" INTERVALS.
7. TENSION WIRE: 7 GA GALVANIZED STEEL.
8. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 PT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHAINLINK FENCE SHALL INCLUDE VERTICAL PVC SCREENING SLATS, ALL SIDED. (COLOR: DARK GREEN OR BLACK)

LEGEND

- PROPOSED GRAVEL AREA
- FLOOD PLAIN - ZONE A
- PROPOSED LIMIT OF DISTURBANCE (L.O.D.) — LOD —
- PROPERTY LINE
- OVERHEAD TRANSMISSION LINES
- 1' COUNTOUR LINE (EXISTING)
- 5' COUNTOUR LINE (EXISTING)
- 1' COUNTOUR LINE (PROPOSED)
- 5' COUNTOUR LINE (PROPOSED)
- TREELINE
- UTILITY POLE
- CHAIN LINK FENCE
- BOARD ON BOARD FENCE
- SILT FENCE — SF —
- SUPER SILT FENCE — SSF —
- EASEMENT
- PROPOSED CHAIN LINK FENCE
- STABILIZED CONSTRUCTION ENTRANCE — SCE —
- EXISTING TREES
- FIRE HYDRANT
- SANITARY MANHOLE
- GAS VALVE
- WATER VALVE
- MAILBOX

811 Know what's **below.** **Call** before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23503, EXPIRATION DATE: 01/01/2026.

US-MD-5101
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	CJS
REVIEWED BY:	BES
PROJECT NO:	19847.020
DATE:	07/16/2025

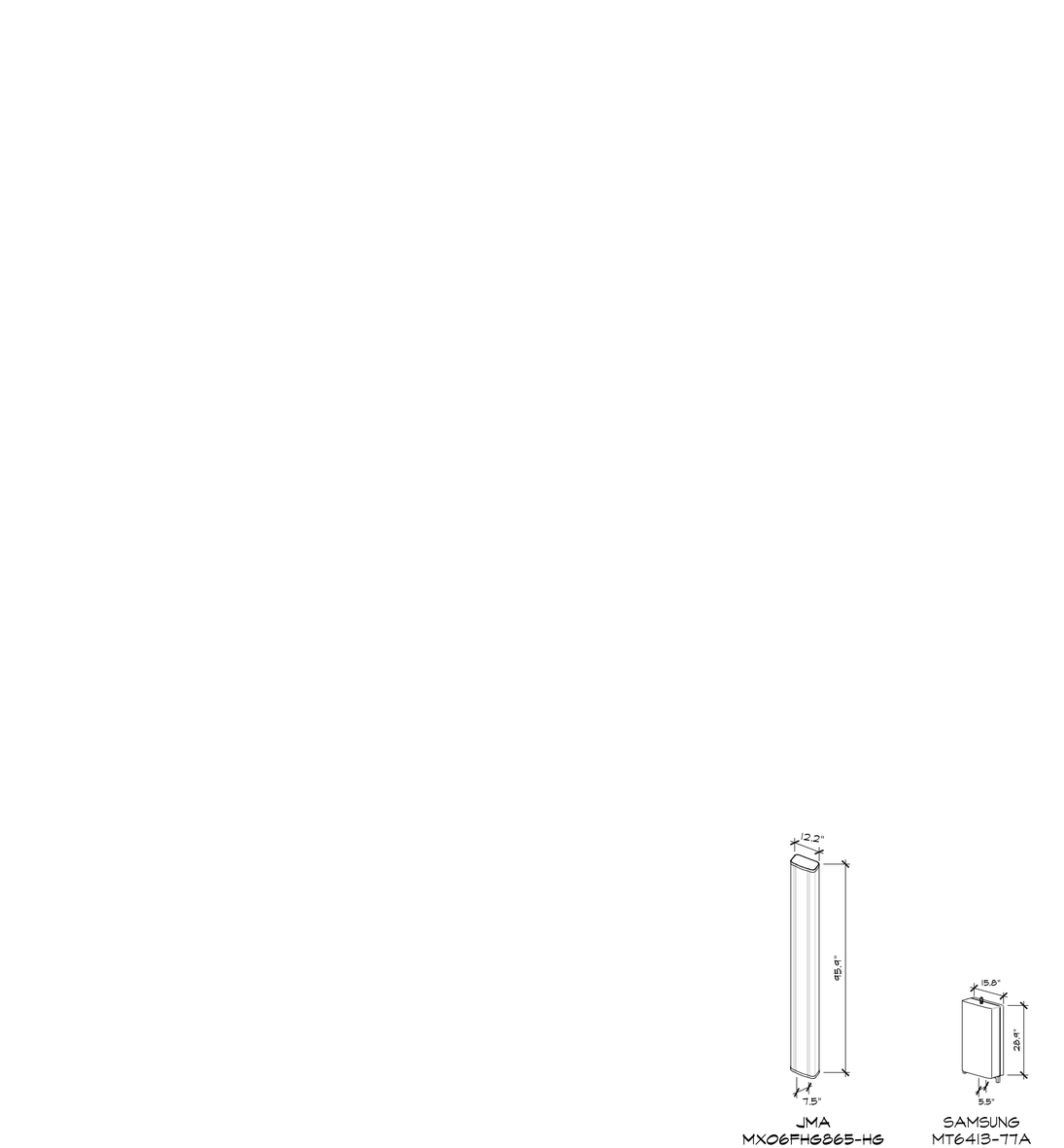
TITLE:

Site Details

SHEET:

C-2

CASE # (##-##-###)

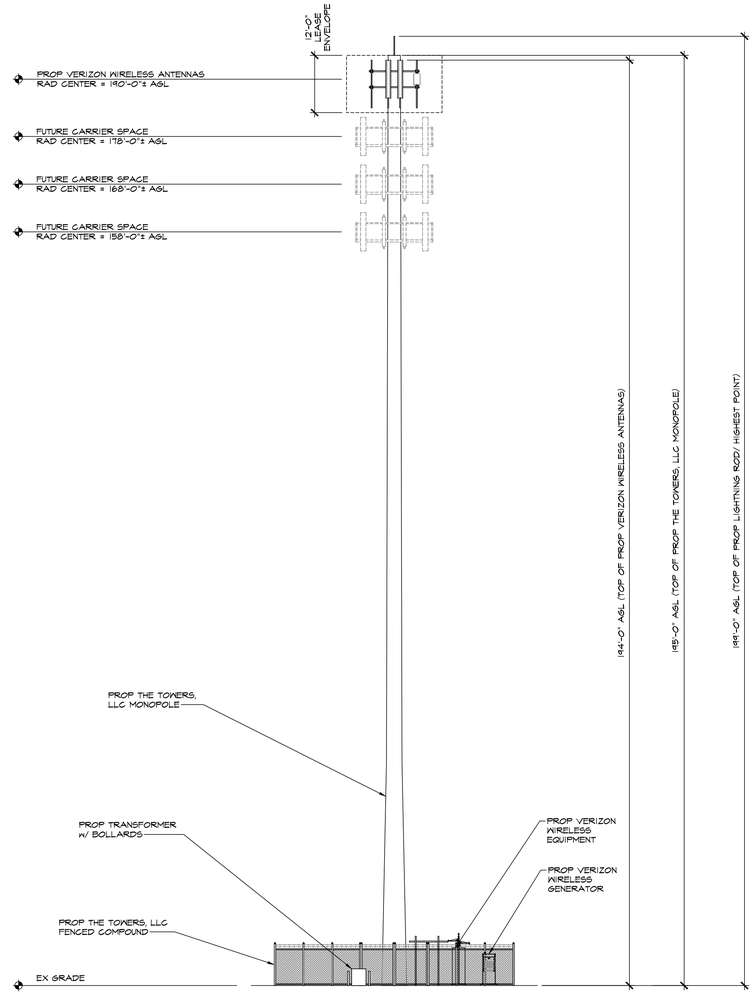


JMA
MX06FHG865-HG

SAMSUNG
MT6413-77A

VERIZON WIRELESS ANTENNA DETAILS

NOT TO SCALE



TOWER ELEVATION

SCALE: 1" = 15'-0"

811
Know what's **below.**
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23303, EXPIRATION DATE: 01/01/2026.

US-MD-5101
MT BRIAR
4220 CHESTNUT GROVE ROAD
KEEDYSVILLE, MARYLAND 21756
WASHINGTON COUNTY

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY:	BES
DRAWN BY:	GJS
REVIEWED BY:	BES
PROJECT NO:	19847.020
DATE:	07/16/2025

TITLE:
Antenna Details & Elevation

SHEET:
C-3

CASE # (##-##-###)

TRILEAF
environmental architecture engineering
303 International Circle, Suite 150, Hunt Valley, Maryland 21030 - 410.853.7128 - www.trileaf.com

December 18, 2025

Washington County Historic District Commission
100 West Washington Street, Rm 2001
Hagerstown, MD 21740
Phone: 240-313-2430
Email: askplanning@washco-md.net

RE: **Arcola Towers – Whitehall / Trileaf Project # 770617**
10944 White Hall Road, Smithsburg, MD 21783
Washington County, Funkstown Quadrangle (USGS)
Latitude: 39° 36' 51.69" N, Longitude: 77° 38' 45.77" W

To whom it may concern:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to construct a 187-foot monopole communications tower with an overall height of 189 feet, including attachments. Associated equipment will be located within a 50-foot by 50-foot (2,500 square feet) fenced compound in an overall 75-foot by 75-foot (5,625 square feet) lease area. The project includes a 30-foot wide access and utility easement extending southwest, then east away from the lease area approximately 0.16 miles toward White Hall Road. The proposed location is currently an agricultural field. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the NEPA review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project*.

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at **(410) 853-7128** or email **m.grasham@trileaf.com** if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

McKayla Ordak

McKayla Ordak
Assistant Project Manager



Site Location & Surrounding Properties



Site Location — — — — — Easement

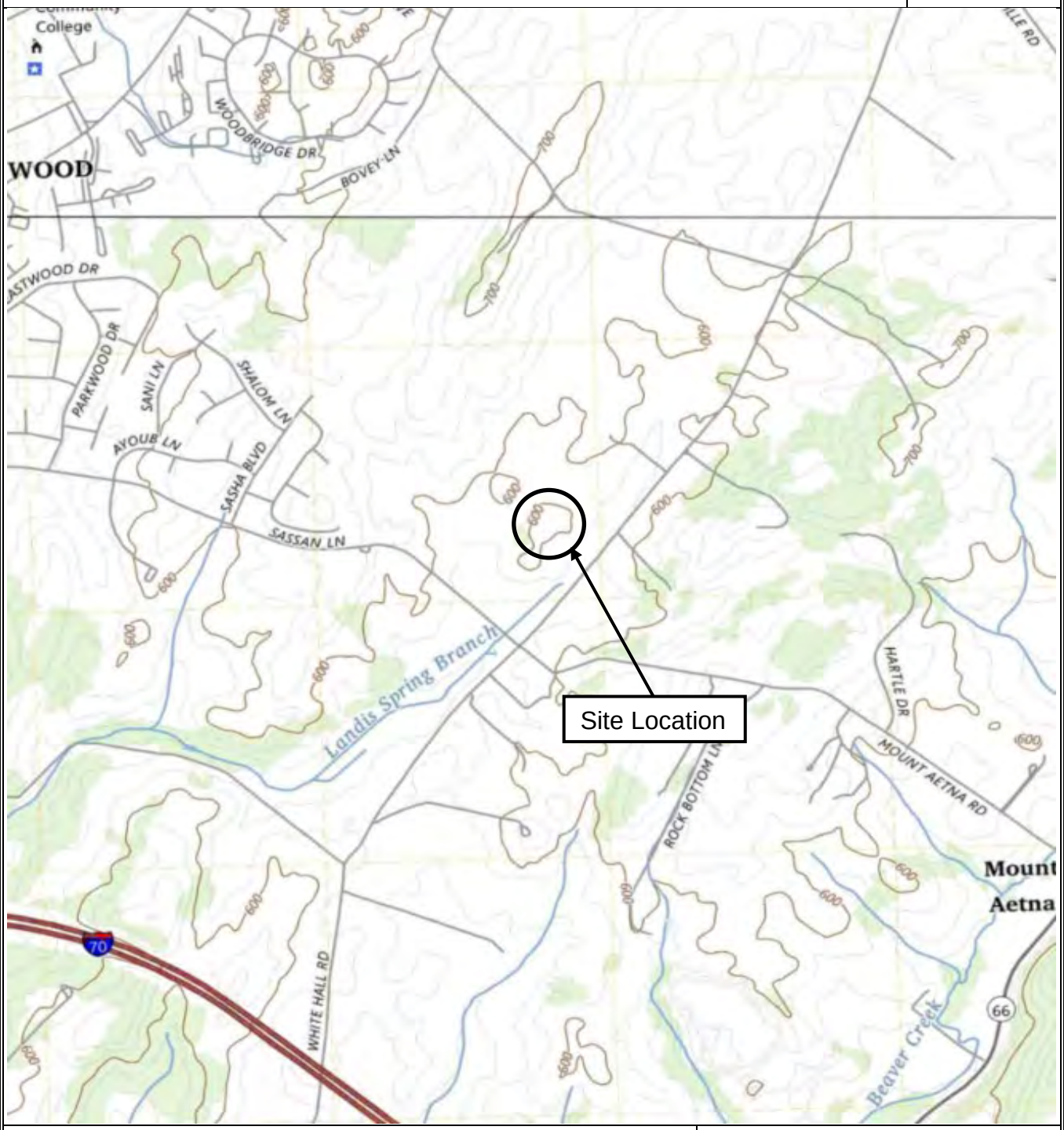
Aerial Photographs (2023)

Arcola Towers – Whitehall
10944 White Hall Road
Smithsburg, MD 21783

TRILEAF
environmental architecture engineering

Funkstown Quadrangle, Maryland (2023)
Contour Interval = 20 Feet
Scale 1 Inch = ~2,000 Feet
Latitude: 39° 36’ 51.69” N, Longitude: 77° 38’ 45.77” W

North



Site Vicinity Map

Arcola Towers – Whitehall
10944 White Hall Road
Smithsburg, MD 21783

TRILEAF
environmental architecture engineering

ARCOLA TOWERS
MD-003 WHITEHALL
10944 WHITE HALL ROAD
SMITHSBURG, MD 21783

187' MONOPOLE

entrex communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

arcola TOWERS
112 N. WASHINGTON ST
SUITE 201
MIDDLEBURG, VA 20117
PHONE: (571) 895 3990

SITE INFORMATION

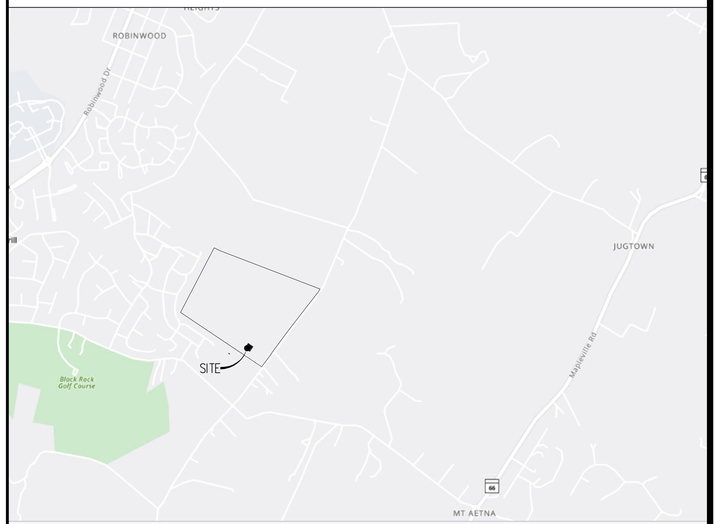
SCOPE OF WORK:

1. INSTALL EROSION AND SEDIMENT CONTROLS MEASURES
2. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION
3. INSTALL MONOPOLE FOUNDATION AND MONOPOLE
4. INSTALL GROUNDING, TELCO HANDHOLES, UTILITY WIREWAY
5. INSTALL ELECTRICAL AND TELEPHONE CONDUITS AND HANDHOLES
6. INSTALL FENCE AND SITE IMPROVEMENTS

PROPERTY INFORMATION:

JURISDICTION:	WASHINGTON COUNTY, MD
ZONING:	A(R)
TAX ACCOUNT NUMBER:	18-013932
PARCEL AREA:	154.0000 ACRES
PARCEL OWNER:	MILLER, JAMES H & ELAINE K
OWNER ADDRESS:	12290 SCOTT RD, WAYNESBORO, PA 17268
STRUCTURE TYPE:	187' MONOPOLE + 2' LIGHTNING ROD
GROUND ELEVATION:	605.0' NAVD88
LATITUDE:	N 39° 36' 51.686" (N 39.614357°)
LONGITUDE:	W 77° 38' 45.768" (W 77.646047°)

VICINITY MAP



SCALE: 1" = 2,000'

MAGNETIC NORTH 10°.11' W — TRUE NORTH

SHEET INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ADJOINERS
Z-3	PARTIAL SITE PLAN
Z-4	COMPOUND PLAN & MONOPOLE ELEVATION
Z-5	EROSION AND SEDIMENT CONTROL PLAN
Z-6	SITE DETAILS
Z-7	SIGNAGE AND GATE DETAILS

ARCOLA TOWERS
WHITEHALL
10944 WHITE HALL RD
SMITHSBURG, MD 21783

SEAL:

STATE OF MARYLAND
CAMILLE F. SHABSHAB
No. 17641
REGISTERED
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
09-09-25	ZONING REVIEW	A
09-24-25	ZONING REVIEW	B
10-08-25	ZONING REVIEW	C
10-14-25	ZONING	1

PROJECT TEAM

APPLICANT:	ARCOLA TOWERS 112 W WASHINGTON STREET, SUITE 201 MIDDLEBURG, VA 20117 (571) 895 3990
ARCHITECT/ENGINEER:	ENTREX COMMUNICATION SERVICES, INC. 6100 EXECUTIVE BLVD, SUITE 430 ROCKVILLE, MD 20852 CAMILLE SHABSHAB (202) 408-0960

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2018 NFPA 101 LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- ANSI/TIA-222-H

DRAWING APPROVALS

	SIGNATURE	DATE
OWNER REPRESENTATIVE		
SITE AQUISITION		
CONSTRUCTION MANAGER		
ZONING		
RF ENGINEER		

CALL
UTILITIES NOTIFICATION
MISS UTILITY
1-800-257-7777
3 WORKING DAYS PRIOR TO DIGGING

J:\Template Drawing\@11.dft

PROJECT NO: 1164.015
DESIGNER: R.S.
ENGINEER: C.S.

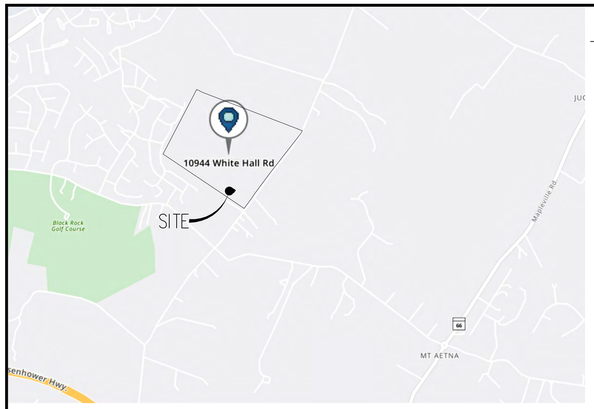
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36"
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP

SCALE: 1" = 2,000'-0"

TRUE NORTH

ZONING DRAWING NOTES

1. SITE NAME: ARCOLA TOWERS SITE – WHITEHALL

2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

3. THE SUBJECT PARCEL INFORMATION;

   OWNER: MILLER, JAMES H. & ELAINE K.
   PREMISES ADDRESS: 10944 WHITE HALL ROAD
   SMITHSBURG, MD 21783
   MAILING ADDRESS: 12290 SCOTT ROAD
   WAYNESBORO, PA 17268

   JURISDICTION: WASHINGTON COUNTY

   ACCOUNT NO.: 18-013932

   PARCEL: 0322, DEED REF: 01652/00685

   MAP 0050 GRID 0024

   AREA: 154 ACRES

4. THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
   LATITUDE: ± N 39° 36' 51.686"
   LONGITUDE: ± W 77° 38' 45.768"
   ELEVATION: 605.0' NAVD88 AT MONOPOLE BASE

5. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF WASHINGTON COUNTY, MD, COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 24043C0310D, EFFECTIVE AUGUST 15, 2017.

6. THIS SITE IS NOT LOCATED WITHIN THE APPALACHIAN TRAIL CARTER SPECIAL PLANNING AREA, THE ANTIETAM OVERLAY ZONING DISTRICT OR THE HISTORIC PRESERVATION ZONING DISTRICT

7. THE SITE IS LOCATED MORE THAN 389' FROM ANY EXISTING OFFSITE DWELLING, SCHOOL, CHURCH, OR INSTITUTION FOR HUMAN CARE.

8. THE CLOSEST EXISTING TOWER IS A 205' AMERICAN TOWERS SELF-SUPPORT TOWER, LOCATED APPROXIMATELY 1.75 MI SOUTH.

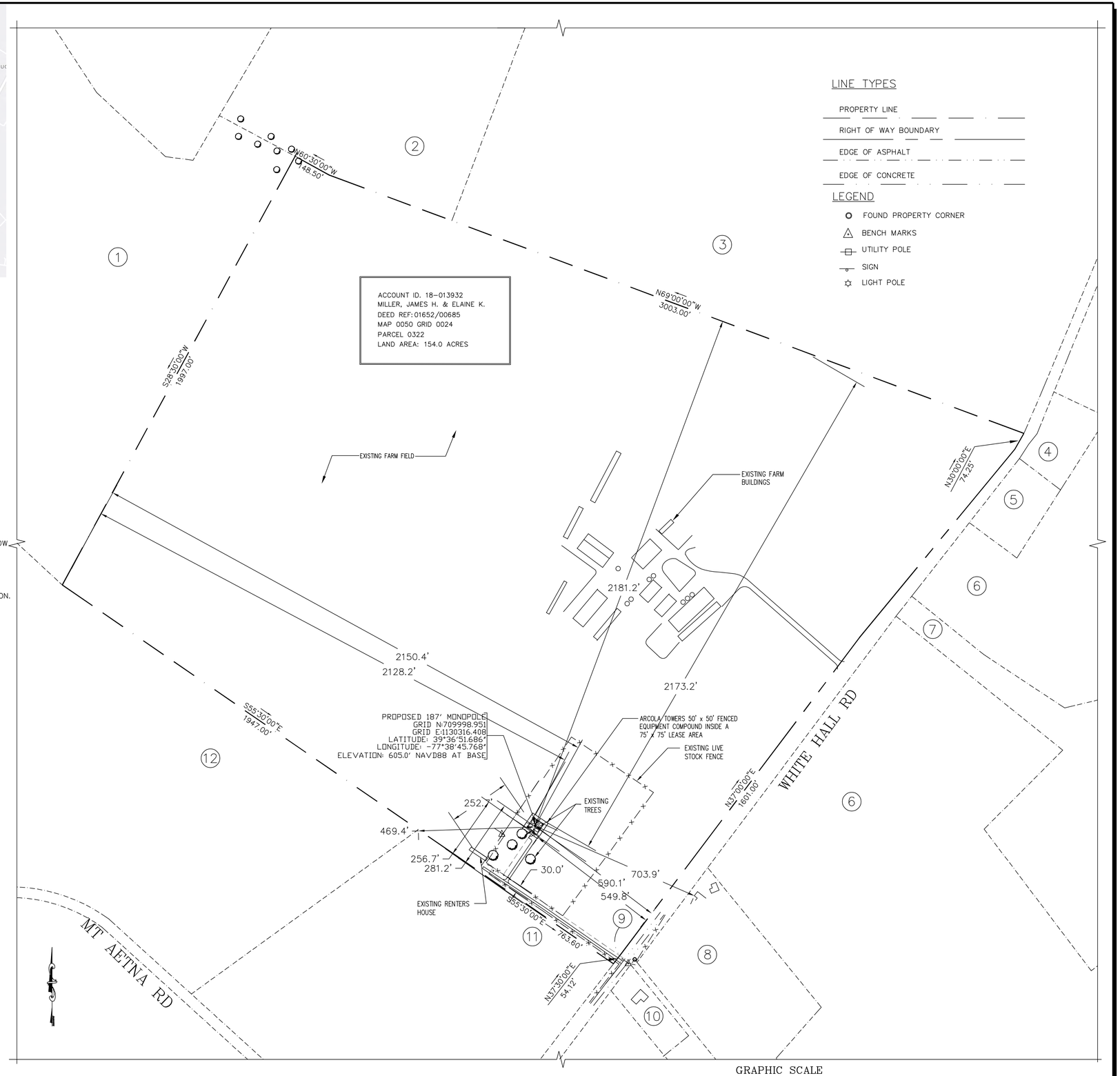
9. THERE ARE NO OVERHEAD TRANSMISSION LINES WITHIN TWO TIMES THE HEIGHT OF THE TOWER.

10. NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.

11. EXISTING HEAVY MATURE VEGETATION WILL BE UTILIZED IN LIEU OF NEW LANDSCAPING.

MONOPOLE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD (SOUTHEAST)	187'	590.1'
REAR YARD (NORTHWEST)	187'	2150.4'
SIDE YARD (SOUTHWEST)	187'	281.2'
SIDE YARD (NORTHEAST)	187'	2181.2'
CLOSEST OFF SITE RESIDENCE	187'	703.9'

COMPOUND SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD (SOUTHEAST)	50'	549.8'
REAR YARD (NORTHWEST)	50'	21282'
SIDE YARD (SOUTHWEST)	50'	256.7'
SIDE YARD (NORTHEAST)	50'	2173.2'



SITE PLAN

SCALE: 1"= 200'

1 / Z-1

TRUE NORTH

entrex communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

arcola TOWERS
112 N. WASHINGTON ST
SUITE 201
MIDDLEBURG, VA 20117
PHONE: (571) 895 3990

ARCOLA TOWERS
WHITEHALL
10944 WHITE HALL RD
SMITHSBURG, MD 21783

SEAL:

STATE OF MARYLAND · CAMILLE F. SHABSAB · No. 17641 · REGISTERED PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
09-09-25	ZONING REVIEW	A
09-24-25	ZONING REVIEW	B
10-08-25	ZONING REVIEW	C
10-14-25	ZONING	1

PROJECT NO: 1164.015
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36"
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

Z-1

SUBJECT PARCEL
ACCOUNT ID: 18–013932
N/F
MILLER, JAMES H. & ELAINE K.
PARCEL ADDRESS: 10944 WHITE HALL RD
SMITHSBURG MD 21738
MAILING ADDRESS: 12290 SCOTT ROAD
WAYNESBORO, PA 17268
MAP/GRID/PARCEL: 0050/0024/0322
DEED BOOK 01652 PAGE 00685
USE: AGRICULTURAL
ZONING: A(R)
AREA: 154.00 AC

1.
ACCOUNT ID: 18–019493
N/F
DRB GROUP MID–ATLANTIC LLC
PARCEL ADDRESS: 11301 BOVEY LN
SMITHSBURG MD 21783
MAILING ADDRESS: 2099 GAITHER RD STE 600
ROCKVILLE, MD 20850
MAP/GRID/PARCEL: 0050/0017/0309
DEED BOOK 06871 PAGE 00421
USE: RESIDENTIAL
ZONING: RT
AREA: 153.45 AC

2.
ACCOUNT ID: 18–002264
N/F
TOOTHMAN RONALD G & TOOTHMAN COLLEEN M
PARCEL ADDRESS: 11350 KIEFFER FUNK RD
SMITHSBURG MD 21783
MAILING ADDRESS: P.O.BOX 185
CHEWSVILLE, MD 21721
MAP/GRID/PARCEL: 0051/0018/0307
DEED BOOK 000787 PAGE 00975
USE: AGRICULTURAL
ZONING: A(R)
AREA: 22.4 AC

3.
ACCOUNT ID:18–009315
N/F
MARTIN NATHAN R & MARTIN REBECCA
PARCEL ADDRESS: 11219 KIEFFER FUNK RD
SMITHSBURG MD 21783
MAILING ADDRESS: 11131 WHITE HALL RD
SMITHSBURG MD 21783
MAP/GRID/PARCEL: 0051/0018/0306
DEED BOOK 02887 PAGE 00635
USE: AGRICULTURAL
ZONING: A(R)
AREA: 145.63 AC

4.
ACCOUNT ID:18–042347
N/F
RIDENOUR HAROLD E JR L/E & RIDENOUR PEGGY J L/E
PARCEL ADDRESS: 11047 WHITE HALL RD
SMITHSBURG MD 21783
MAILING ADDRESS: 11047 WHITE HALL RD
SMITHSBURG MD 21783
MAP/GRID/PARCEL: 0051/0019/0718
DEED BOOK 07072 PAGE 00360
USE: RESIDENTIAL
ZONING: A(R)
AREA: 1.69 AC

5.
ACCOUNT ID:18–017121
N/F
RIDENOUR DAVID MATTHEW & RIDENOUR BETHANY DIANE
PARCEL ADDRESS: 11035 WHITE HALL RD
SMITHSBURG MD 21783
MAILING ADDRESS: 11035 WHITE HALL RD
SMITHSBURG MD 21783
MAP/GRID/PARCEL: 0050/0024/0323
DEED BOOK 06201 PAGE 00420
USE: RESIDENTIAL
ZONING: A(R)
AREA: 1.77 AC

6.
ACCOUNT ID:18–018195
N/F
SCRIVENER THOMAS F
PARCEL ADDRESS: 10901 WHITE HALL RD
SMITHSBURG MD 21783
MAILING ADDRESS: 10901 WHITE HALL RD
SMITHSBURG MD 21783
MAP/GRID/PARCEL: 0051/0019/0061
DEED BOOK 00509 PAGE 00499
USE: AGRICULTURAL
ONING: A(R)
AREA: 120.51 AC

7.
ACCOUNT ID:18–040344
N/F
SCRIVENNER JOHN T & SCRIVENER LISA M
PARCEL ADDRESS: 11005 WHITE HALL RD
SMITHSBURG, MD 21783
MAILING ADDRESS: 11005 WHITE HALL RD
SMITHSBURG, MD 21783
MAP/GRID/PARCEL: 0050/0024/1699
DEED BOOK 01225 PAGE 00203
USE: AGRICULTURAL
ZONING: A(R)
AREA: 15.7 AC

8.
ACCOUNT ID: 18–014831
N/F
NEEDY PAUL E
PARCEL ADDRESS: 10863 WHITE HALL RD
SMITHSBURG MD 21783
MAILING ADDRESS: 10863 WHITE HALL RD
SMITHSBURG, MD 21783
MAP/GRID/PARCEL: 0050/0024/0324
DEED BOOK 03779 PAGE 00209
USE: AGRICULTURAL
ZONING: A(R)
AREA: 8.41 AC

9.
ACCOUNT ID: 18–040387
N/F
FERGUSON MICHAEL T &
FERGUSON LISA ANN
PARCEL ADDRESS: 10853 WHITE HALL RD
SMITHSBURG MD 21783
MAILING ADDRESS: 10849 WHITE HALL RD
SMITHSBURG, MD 21783
MAP/GRID/PARCEL: 0050/0024/1703
DEED BOOK 01414 PAGE 00755
USE: RESIDENTIAL
ZONING: A(R)
AREA: 1.48 AC

10.
ACCOUNT ID: 18–028328
N/F
FERGUSON MICHAEL T &
FERGUSON LISA A
PARCEL ADDRESS: 10849 WHITE HALL RD
SMITHSBURG MD 21783
MAILING ADDRESS: 10849 WHITE HALL RD
SMITHSBURG MD 21783
MAP/GRID/PARCEL: 0050/0024/1649
DEED BOOK 01072 PAGE 01021
USE: RESIDENTIAL
ZONING: A(R)
AREA: 40,336 SF

11.
ACCOUNT ID: 16–008664
N/F
PRYOR DAVID ET AL &
PRYOR KENNETH
PARCEL ADDRESS: MT AETNA RD
HAGERSTOWN, MD 21742
MAILING ADDRESS: 20615 MT AETNA
HAGERSTOWN, MD 21742
MAP/GRID/PARCEL: 0050/0023/0001
DEED BOOK 06275 PAGE 00017
USE: AGRICULTURAL
ZONING: A(R)
AREA: 70.29 AC

12.
ACCOUNT ID: 18–019507
N/F
DRB GROUP MID–ATLANTIC LLC
PARCEL ADDRESS: MT AETNA RD
HAGERSTOWN MD 21742
MAILING ADDRESS: 2099 GAITHER RD STE 600
ROCKVILLE, MD 20850
MAP/GRID/PARCEL: 0050/0023/0321
DEED BOOK 07544 PAGE 00155
USE: RESIDENTIAL
ZONING: RT
AREA: 63.97 AC

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

arcola TOWERS
112 N. WASHINGTON ST
SUITE 201
MIDDLEBURG, VA 20117
PHONE: (571) 895 3990

ARCOLA TOWERS
WHITEHALL
10944 WHITE HALL RD
SMITHSBURG, MD 21783

SEAL:
STATE OF MARYLAND
CAMILLE F. SHABAB
No. 17641
ENGINEER
PROFESSIONAL
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

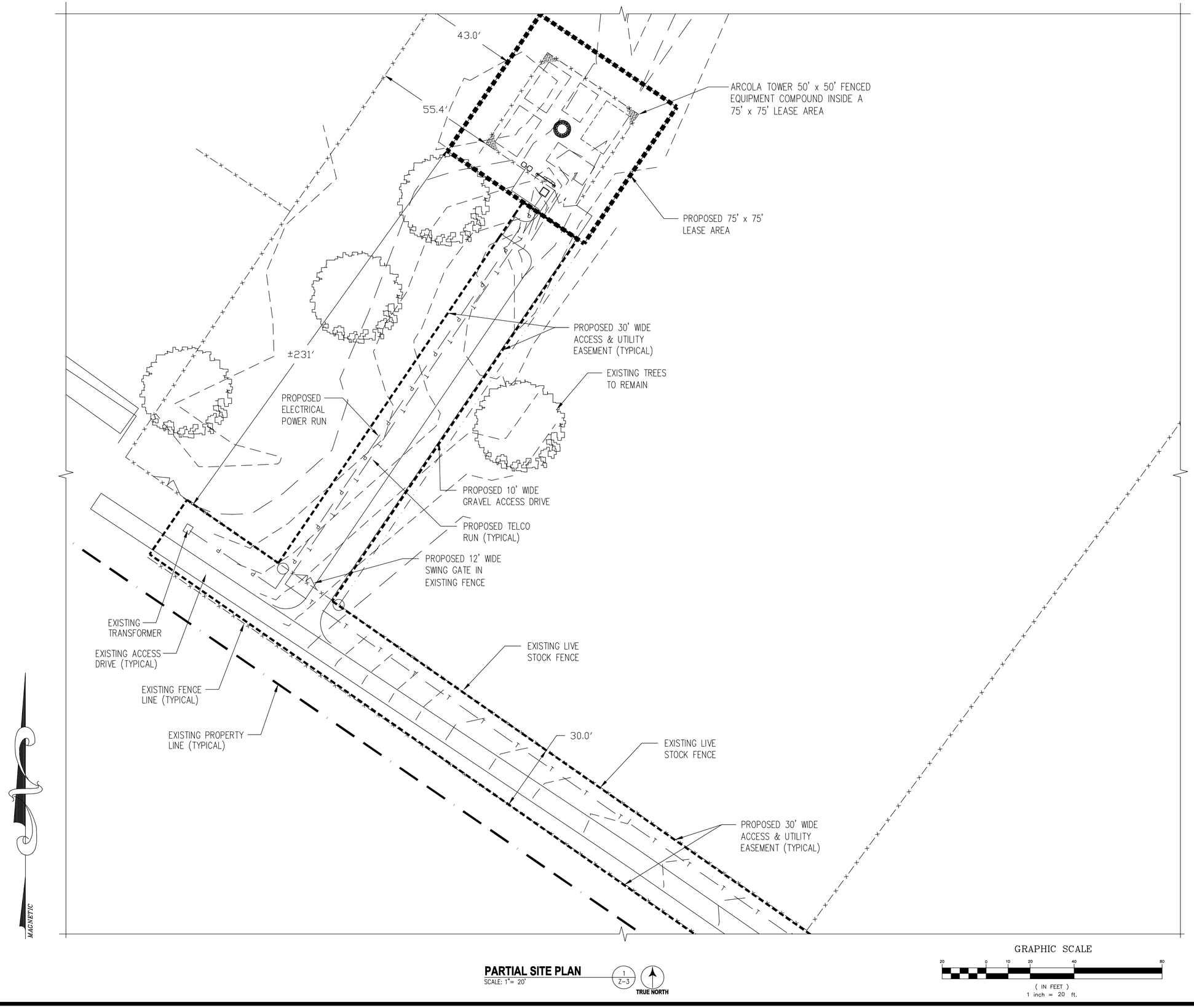
DATE	DESCRIPTION	REV.
09–09–25	ZONING REVIEW	A
09–24–25	ZONING REVIEW	B
10–08–25	ZONING REVIEW	C
10–14–25	ZONING	1

PROJECT NO: 1164.015
DESIGNER: R.S.
ENGINEER: C.S.
THESE DRAWINGS ARE FORMATTED TO BE FULL–SIZE AT 24"X36"
0 1/2 1
GRAPHIC SCALE IN INCHES
SHEET TITLE:

ADJOINERS

SHEET NUMBER:

Z-2



PARTIAL SITE PLAN
SCALE: 1"= 20'

1 / Z-3

TRUE NORTH

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

arcola TOWERS
112 N. WASHINGTON ST
SUITE 201
MIDDLEBURG, VA 20117
PHONE: (571) 895 3990

ARCOLA TOWERS WHITEHALL
10944 WHITE HALL RD
SMITHSBURG, MD 21783

SEAL:

STATE OF MARYLAND · CAMILLE F. SHAHBAZ · No. 17641 · PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
09-09-25	ZONING REVIEW	A
09-24-25	ZONING REVIEW	B
10-08-25	ZONING REVIEW	C
10-14-25	ZONING	1

PROJECT NO: 1164.015
DESIGNER: R.S.
ENGINEER: C.S.

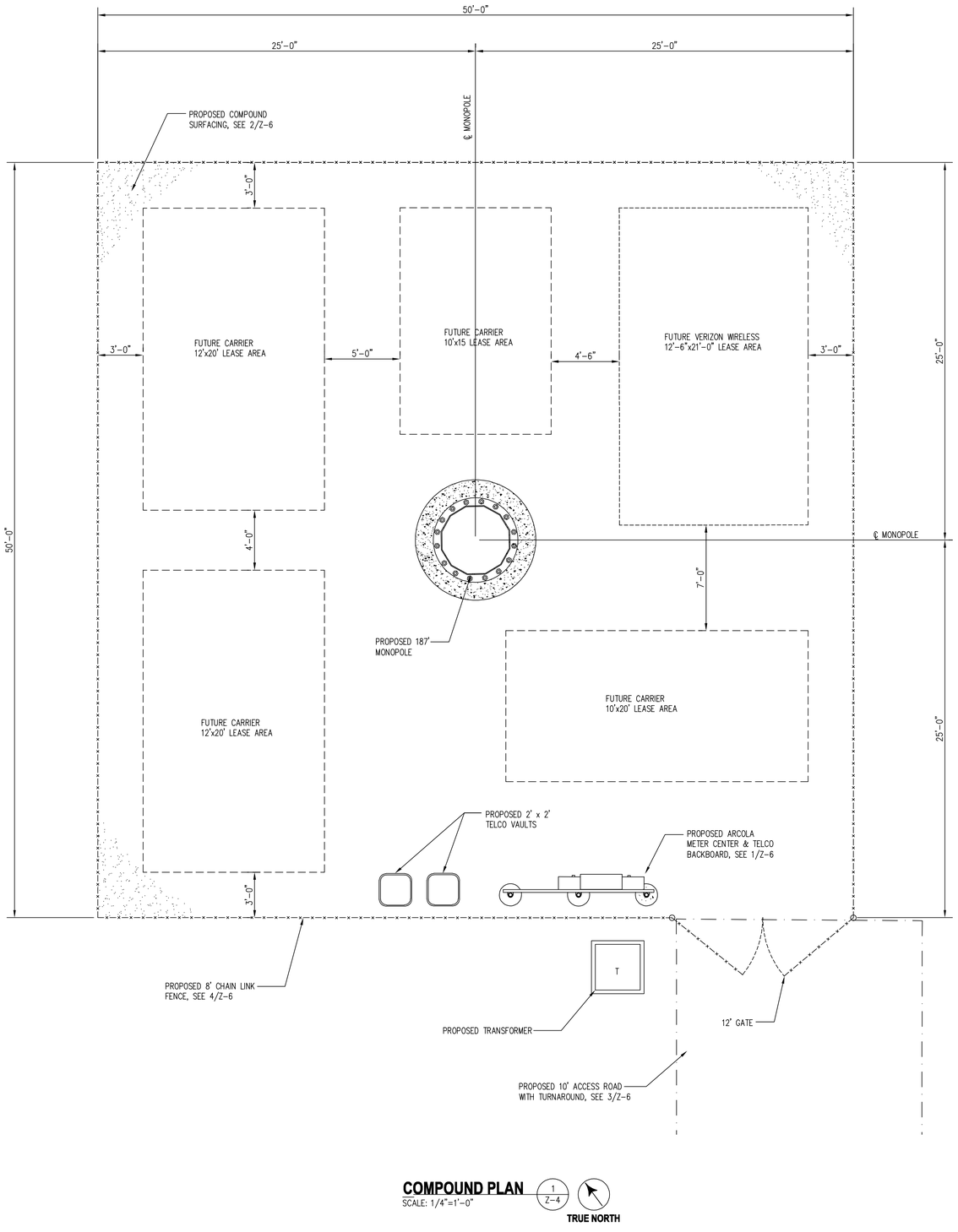
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36"
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

PARTIAL SITE PLAN

SHEET NUMBER:

Z-3

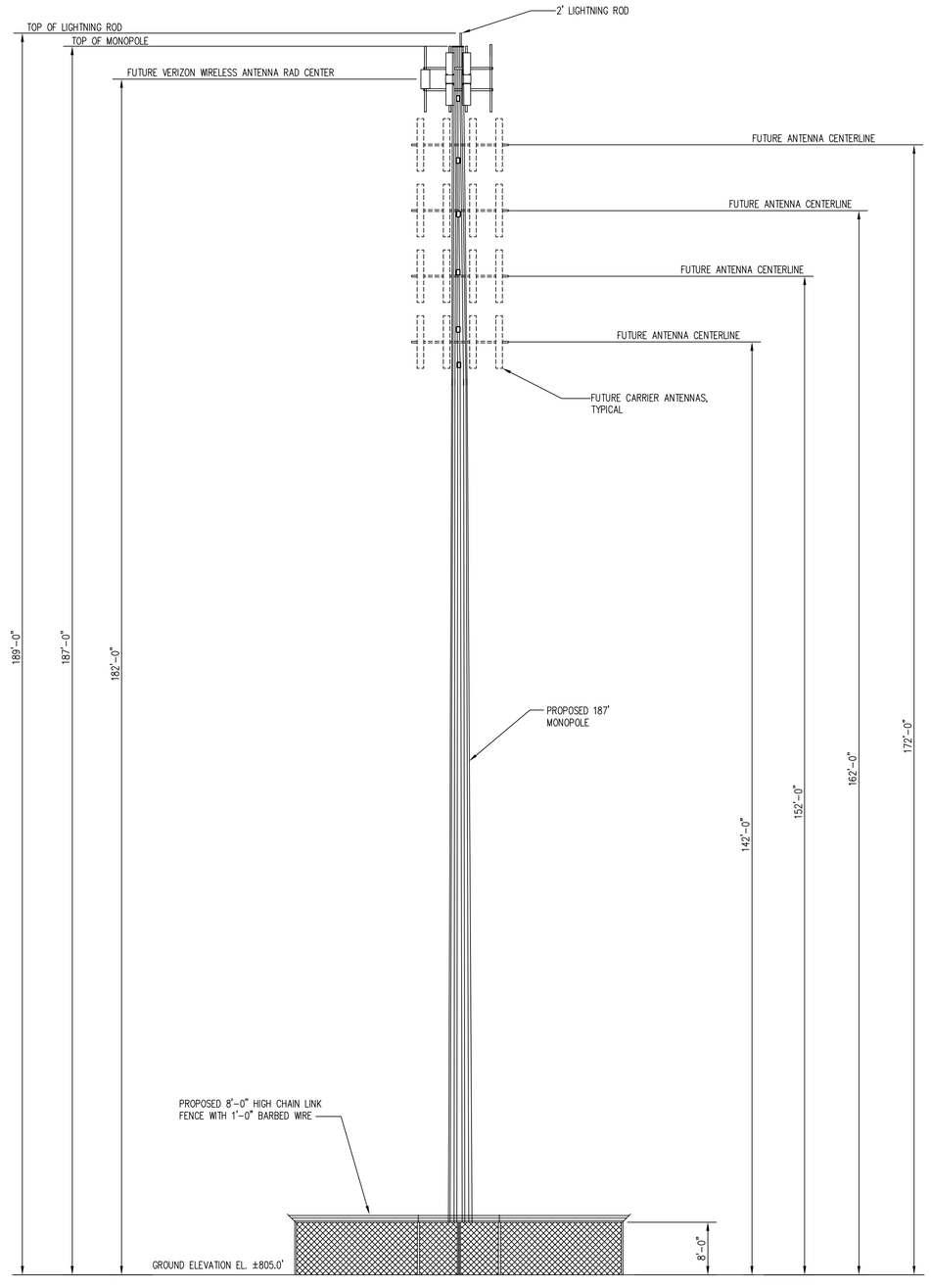


COMPOUND PLAN (1 / Z-4)
SCALE: 1/4"=1'-0"

TRUE NORTH

DESIGN NOTES

1. PROPOSED ANTENNA, ANTENNAS ARRAYS, CABLES, AND OTHER MONOPOLE ATTACHMENTS WILL BE PAINTED GRAY TO BETTER BLEND WITH GALVANIZED METAL MONOPOLE AND FURTHER MINIMIZE THE VISUAL IMPACT.
2. THERE IS NO ILLUMINATION PROPOSED FOR THE MONOPOLE.



MONOPOLE ELEVATION (2 / Z-4)
SCALE: 3/32"=1'-0"

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

arcola TOWERS
112 N. WASHINGTON ST
SUITE 201
MIDDLEBURG, VA 20117
PHONE: (571) 895 3990

ARCOLA TOWERS
WHITEHALL
10944 WHITE HALL RD
SMITHSBURG, MD 21783

SEAL:

STATE OF MARYLAND · CAMILLE F. SHAMMAS · No. 17641 · PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
09-09-25	ZONING REVIEW	A
09-24-25	ZONING REVIEW	B
10-08-25	ZONING REVIEW	C
10-14-25	ZONING	1

PROJECT NO: 1164.015
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36"
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

COMPOUND PLAN & MONOPOLE ELEVATION

SHEET NUMBER:

Z-4

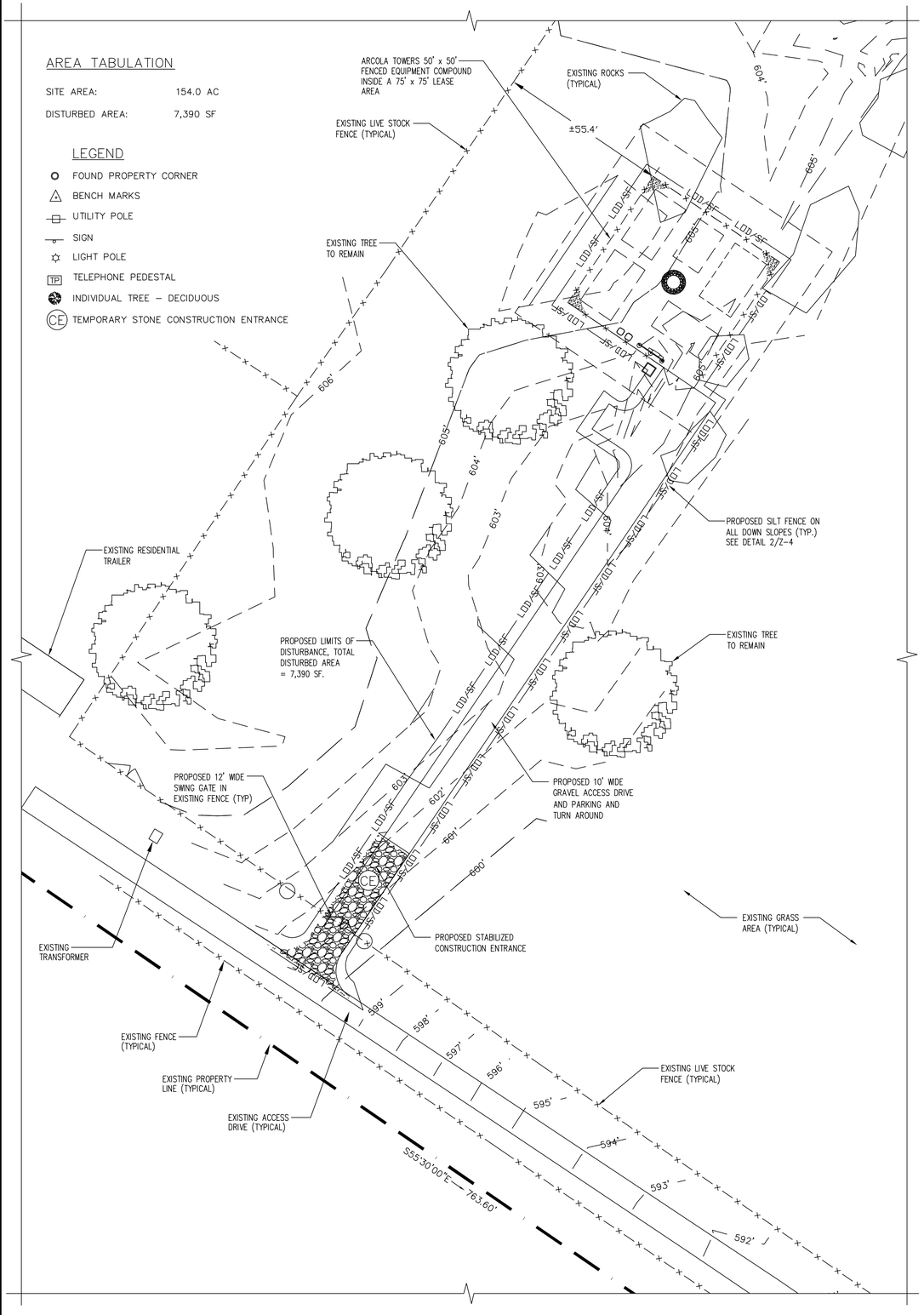
AREA TABULATION

SITE AREA: 154.0 AC

DISTURBED AREA: 7,390 SF

LEGEND

- FOUND PROPERTY CORNER
- BENCH MARKS
- UTILITY POLE
- SIGN
- LIGHT POLE
- TP — TELEPHONE PEDESTAL
- INDIVIDUAL TREE – DECIDUOUS
- CE — TEMPORARY STONE CONSTRUCTION ENTRANCE



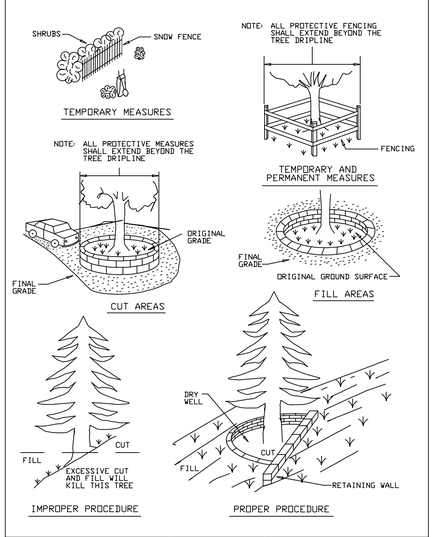
EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

1 / Z-5

TRUE NORTH

DETAIL 31 - TREE PROTECTION



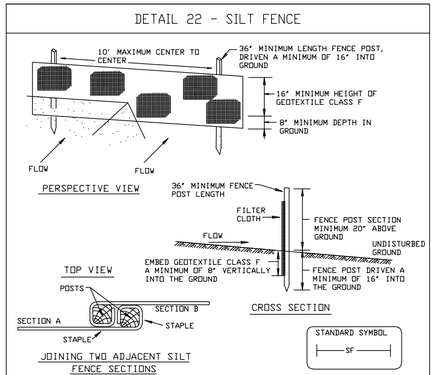
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 23 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

TREE PROTECTION FENCE DETAIL

SCALE: N.T.S.

2 / Z-5

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

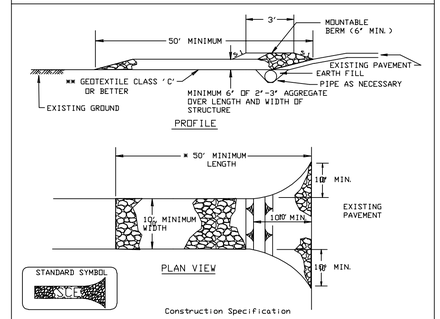
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE DETAIL

SCALE: N.T.S.

3 / Z-5

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile Fabric (Filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: N.T.S.

4 / Z-5

entrex communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

arcola TOWERS
112 N. WASHINGTON ST
SUITE 201
MIDDLEBURG, VA 20117
PHONE: (571) 895 3990

ARCOLA TOWERS
WHITEHALL
10944 WHITE HALL RD
SMITHSBURG, MD 21783

SEAL:

STATE OF MARYLAND — CAMILLE F. STABILE — No. 17641 — PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
09-09-25	ZONING REVIEW	A
09-24-25	ZONING REVIEW	B
10-08-25	ZONING REVIEW	C
10-14-25	ZONING	1

PROJECT NO: 1164.015
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36"

0 1/2 1

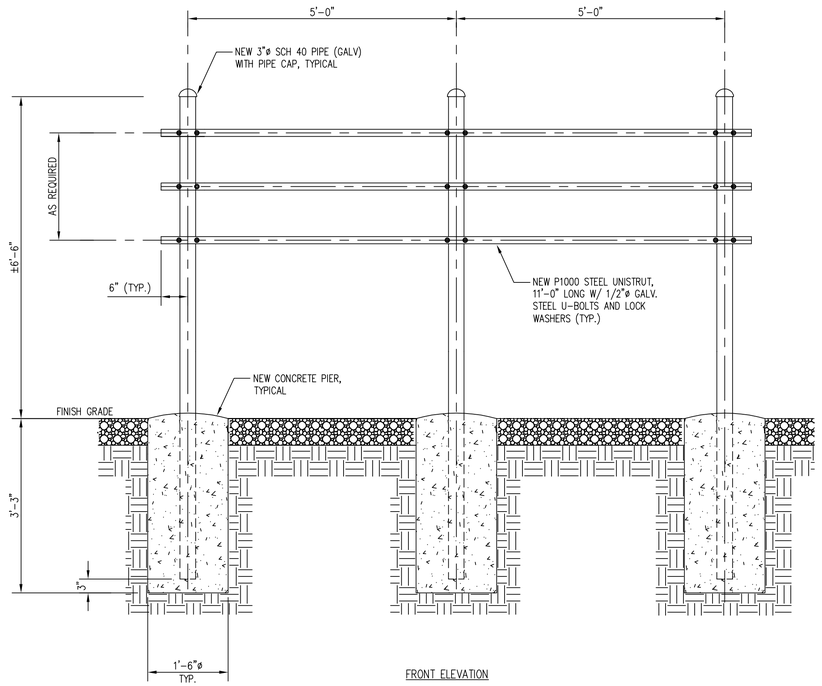
GRAPHIC SCALE IN INCHES

SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

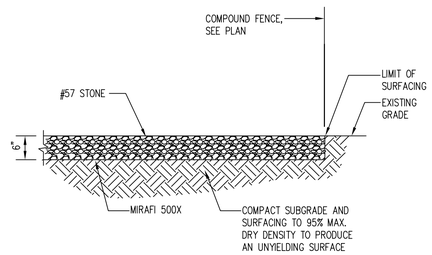
Z-5



UTILITY FRAME DETAIL

SCALE: 3/4"=1'-0"

1 / Z-6

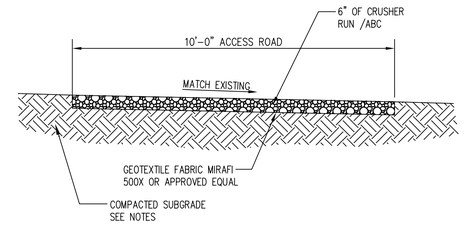


NOTE:
COMPOUND AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

COMPOUND SURFACING DETAIL

SCALE: 1"=1'-0"

2 / Z-6



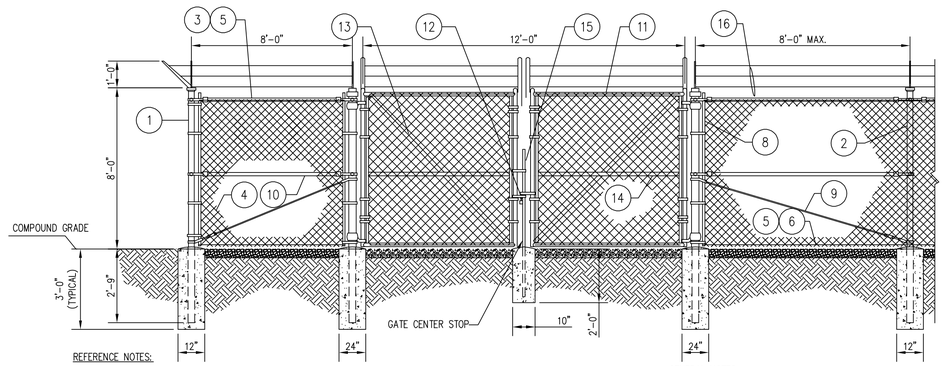
ACCESS ROAD:
FILL, UNDERCUT AND COMPACT TEMPORARY ACCESS ROAD UP TO 6" BELOW FINISH GRADE. PLACE MIRAFI, 500X STABILIZATION FABRIC ON SUBGRADE. PULL TIGHT AND STAKE IN PLACE. PLACE AND COMPACT 6" DEPTH OF CRUSHER RUN/ABC TO FINISH GRADE

COMPACTION NOTES:
1. SURFACE COURSE AND BASE COURSE SHALL BE COMPACTED TO 98% MAX. DRY DENSITY STANDARD PROCTOR.
2. SUBGRADE SOIL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY STANDARD PROCTOR.

GRAVEL ACCESS ROAD DETAIL

SCALE: N.T.S.

3 / Z-6



REFERENCE NOTES:

1. GATE POST: 6" NOMINAL SCHEDULE 40 PIPE. CORNER, END OR PULL POST: 4" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 3" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 6'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
5. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL.
7. NOT USED
8. STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
11. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
12. NOT USED
13. NOT USED
14. GATE FRAME BRACE: 1 5/8" DIAMETER.
15. CENTER GATE STOP
16. BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F-900
3. FENCE PIPE AND COMPONENTS SHALL BE GALVANIZED.
4. GATE FRAMES SHALL BE WELDED. WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. POSTS SHALL HAVE END-CAPS.
6. GATES SHALL HAVE LOCKING HARDWARE.
7. PROVIDE GATE STOPS TO SECURE GATES IN OPEN POSITION.

GALVANIZED STEEL FENCE AND GATE DETAIL

SCALE: NTS

4 / Z-6

entrex communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

arcola TOWERS
112 N. WASHINGTON ST
SUITE 201
MIDDLEBURG, VA 20117
PHONE: (571) 895 3990

ARCOLA TOWERS WHITEHALL
10944 WHITE HALL RD
SMITHSBURG, MD 21783

SEAL:

STATE OF MARYLAND
CAMILLE F. SABBAGH
No. 17641
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
09-09-25	ZONING REVIEW	A
09-24-25	ZONING REVIEW	B
10-08-25	ZONING REVIEW	C
10-14-25	ZONING	1

PROJECT NO: 1164.015
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36"
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

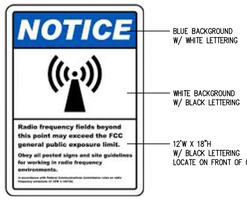
Z-6

SITE SIGNAGE DETAILS



WHITE BACK GROUND
W/ BLACK LETTERING
(SITE ID SIGN SHALL NOT EXCEED 6 SF)

MARKETING / ID SIGN (1 / Z-7)
SCALE: N.T.S.

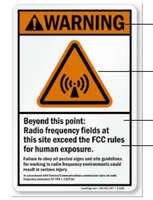


BLUE BACKGROUND
W/ WHITE LETTERING

WHITE BACKGROUND
W/ BLACK LETTERING

12"W X 18"H
W/ BLACK LETTERING
LOCATE ON FRONT OF GATE

RF NOTICE SIGN (3 / Z-7)
SCALE: N.T.S.



ORANGE BACKGROUND
W/ BLACK LETTERING

ORANGE BACKGROUND
W/ BLACK LETTERING

WHITE BACKGROUND
W/ BLACK LETTERING

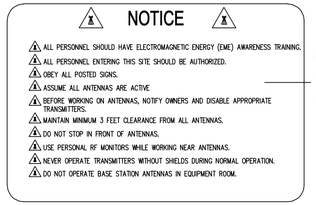
12"W X 18"H
LOCATE AT BASE OF TOWER

RF WARNING SIGN (5 / Z-7)
SCALE: N.T.S.



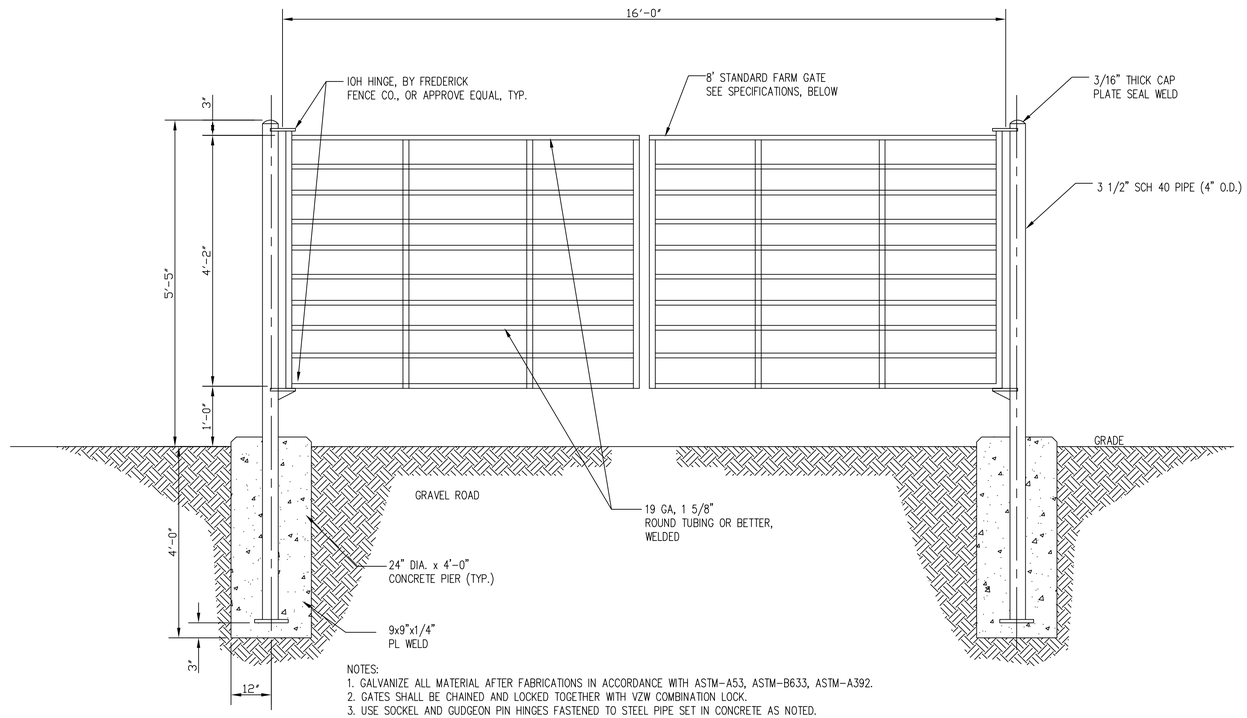
WHITE BACKGROUND
W/ RED LETTERING
18"H X 24"W

NO TRESPASSING SIGN (2 / Z-7)
SCALE: N.T.S.



ORANGE BACKGROUND
W/ BLACK LETTERING
12"W X 18"H

RF NOTICE SIGN 2 (4 / Z-7)
SCALE: N.T.S.



NOTES:
1. GALVANIZE ALL MATERIAL AFTER FABRICATIONS IN ACCORDANCE WITH ASTM-A53, ASTM-B633, ASTM-A392.
2. GATES SHALL BE CHAINED AND LOCKED TOGETHER WITH VZW COMBINATION LOCK.
3. USE SOCKEL AND GUDGEON PIN HINGES FASTENED TO STEEL PIPE SET IN CONCRETE AS NOTED.
4. WELDED STEEL PROOF COIL CHAIN 1/4" GRADE 80 CUT TO LENGTH.

GATE DETAIL (5 / Z-7)
SCALE: NTS

entrex
communication services, inc.
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960

arcola TOWERS
112 N. WASHINGTON ST
SUITE 201
MIDDLEBURG, VA 20117
PHONE: (571) 895 3990

ARCOLA TOWERS
WHITEHALL
10944 WHITE HALL RD
SMITHSBURG, MD 21783

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
09-09-25	ZONING REVIEW	A
09-24-25	ZONING REVIEW	B
10-08-25	ZONING REVIEW	C
10-14-25	ZONING	1

PROJECT NO: 1164.015
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36"
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SIGNAGE DETAILS AND GATE DETAIL

SHEET NUMBER:

Z-7

December 2, 2025

Ms. Elizabeth Hughes
State Historic Preservation Officer
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032-2023

Dear Ms. Hughes:

Introduction and Project Description

This letter serves to inform the Maryland Historical Trust (MHT) of the finding by the Maryland Department of Transportation State Highway Administration (SHA), on behalf of the Federal Highway Administration (FHWA), that there will be no historic properties affected by the proposed Project No. WA468C21, I-70 Bridge Nos. 2109403 and 2109404 over Licking Creek and Bridge No. 2109300 on US 40 Ramp, in Washington County.

The proposed work includes removal of the existing steel beam bridges and the construction of new, wider steel beam bridges for Bridge Nos. 2109403, 2109404, and 2109300. Stormwater management measures will be constructed throughout the limits of the project. The work also includes widening and resurfacing of the approach roadways and portions of westbound and eastbound I-70 bridges over Licking Creek, as well as along the ramp and bridge from I-70 eastbound to US 40 crossing I-70 westbound. Additionally, it involves utility relocation, pipe replacement and stormwater management, the placement of traffic barriers, signage, and pavement markings. All work would take place within existing SHA right-of-way (ROW). A location map is included as **Attachment 1**.

Project plans are included as **Attachment 2**. Note that these plans are draft and are subject to change. These plans constitute an interagency/intra-agency deliberative communication that is not for public disclosure under the Annotated Code of Maryland, General Provisions Article § 4-344 (Maryland Public Information Act).

Funding

Federal funds are anticipated for this project.

Area of Potential Effects

In determining the Area of Potential Effects (APE) for this project, SHA considered the ways in which the undertaking may cause alterations in the character or use of historic properties, should such properties exist, that could diminish the integrity of those characteristics that would qualify a property for the National Register of Historic Places (NRHP).

The project involves replacement of I-70 Bridge Nos. 2109403, 2109404, and 2109300 within existing ROW south of Pecktonville in Washington County. The project also includes traffic barriers, resurfacing, and stormwater management along I-70 and within the median. The steel girder dual bridge, crossing Licking Creek, and the US 40 ramp bridge are bordered by trees, partially screening them from view. The area surrounding the bridge includes scattered buildings and agricultural fields and retains a rural character.

Although wider and longer, the replacement dual bridge and ramp bridge will be constructed along the same alignments and at similar elevations to the originals, maintaining the existing visual appearance. Construction is anticipated to occur within existing SHA ROW. The APE is therefore defined as the limits of direct construction disturbance for the proposed bridge replacement, as indicated on the attached map within the USGS quadrangle for Cherry Run **(Attachment 3)**. The archaeology survey area is defined as the worst-case limits of disturbance (LOD) and is coterminous with the APE.

Identification Methods and Results

Potentially significant architectural and archaeological resources were both researched as part of the historic properties investigation for the proposed structure repairs.

Architecture: SHA Consultant Architectural Historian Matt Manning examined the State of Maryland GIS Cultural Resources Database, the Maryland Inventory of Historic Properties (MIHP), and Google Street View to identify architectural historic properties within the APE.

Bridge Nos. 2109403, 2109404, and 2109300 are part of I-70 and are exempt from Section 106 requirements under the Advisory Council on Historic Preservation's *Exemption Regarding Historic Preservation Review Process for Effects to the Interstate Highway System* (Federal Register Vol. 70, No. 46). No other architectural resources are present within the APE; the C&O Canal National Historical Park (WA-VI-048) is immediately south of the project area but outside the APE. SHA has determined the project will not affect architectural historic properties.

Archaeology: SHA Senior Archaeologist Richard Ervin assessed the archaeological potential of the survey area based on review of the SHA GIS Cultural Resources Database, historic maps, USGS mapping, aerial imagery, and SCS soil survey data. No field visit was made based on the availability of information about the survey area.

The APE is largely unexamined for archaeology, and no sites are recorded in the survey area, which has been disturbed by construction of the existing interstate highway and bridges. However, there are a number of sites recorded in the immediate vicinity. Soils in the immediate vicinity of the I-70 bridges over Licking Creek are mapped as Opequon-Rock outcrop complex, 25 to 65 percent slopes, and occasionally flooded Philo gravelly sandy loam, settings where significant archaeological sites are considered unlikely to occur. Soils on the approach roads include gently sloping Downsville gravelly loam, 3 to 8 percent slopes and Monongahela gravelly loam, 3 to 8 percent slopes, where sites are recorded in the vicinity of the survey area.

Plans dated August 2025 indicate that the LOD is confined to previously disturbed SHA ROW. Archaeological sites in proximity to but outside the APE include 18WA10 (Late Archaic/ Transitional base camp or village), which has been partially disturbed and paved over by a parking area and storage bins associated with a salt barn. No work is proposed within the site boundary, and site 18WA10 would not be impacted by the project. Site 18WA171 (prehistoric lithic scatter) has been marginally impacted by what appears to be another SHA facility, although the site appears to be largely outside the footprint of that facility. Site 18WA171 would not be impacted by the proposed project.

Based on prior disturbance, the project as designed would not impact significant archaeological resources, and no further archaeological work is warranted. Project plans will be monitored to ensure that there are no impacts to archaeological sites 18WA10 or 18WA171.

Review Request

Please examine the attached maps and plans. We request your concurrence by January 5, 2025, that there would be no historic properties affected by the I-70 Replacement of Bridge Nos. 2109403, 2109404, and 2109300 in Washington County.

By electronic copy, we invite the Washington County Department of Planning and Zoning/ Historic District Commission and the Washington County Historical Trust, Inc., to provide comments and participate in the Section 106 process. Pursuant to the requirements of the implementing regulations found at 36 CFR Part 800, SHA seeks their assistance in identifying historic preservation issues as they relate to this specific project (see 36 CFR §800.2[c][3] and [5], and §800.3[f] for information regarding the identification and participation of consulting parties, and §800.4, and §800.5 regarding the identification of historic properties and assessment of effects). For additional information regarding the Section 106 regulations, see the Advisory Council on Historic Preservation's website, www.achp.gov, or contact SHA or MHT. If no response is received by January 5, 2025, we will assume that these offices decline to participate.

SHA will also assume concurrence by MHT with the finding of No Properties Affected if no response is received within 30 days following receipt of this letter. Please call Matt Manning at 410-545-8560 (or email at MManning@mdot.maryland.gov) with questions regarding

architectural history for this project. Richard Ervin may be reached at 410-545-2878 (or via email at RErvin@mdot.maryland.gov) with concerns regarding archaeology.

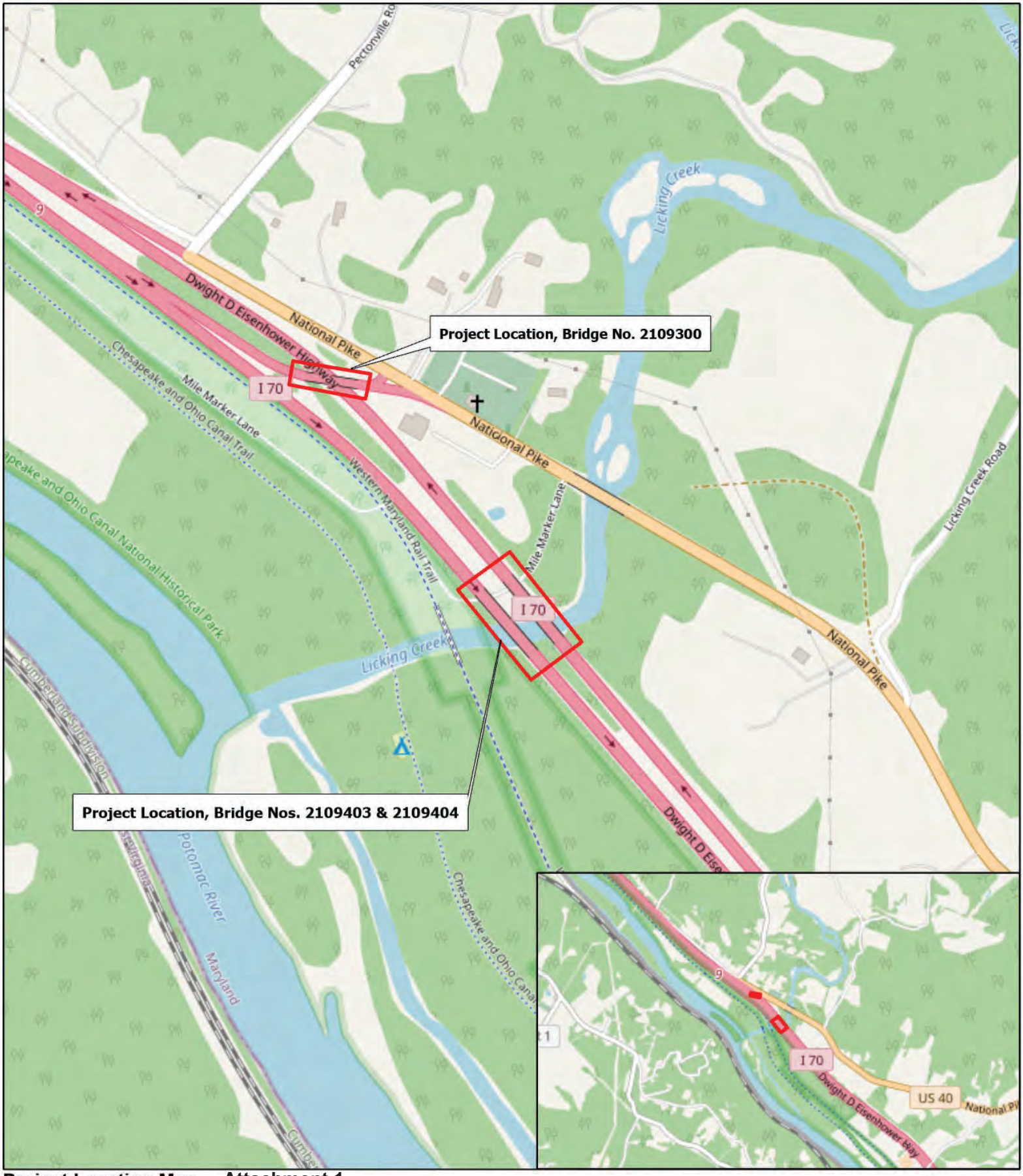
Sincerely,



Steve Archer
Assistant Division Chief
Environmental Planning Division

Attachments

cc: Ms. Meghan Jenkins, Staff to Washington County Department of Planning and Zoning/ Washington County Historic District Commission
Ms. Pat Schooley, Washington County Historical Trust, Inc.
Ms. Irene Enweze, Environmental Manager, SHA- EPLD
Mr. Richard Ervin, Archaeologist, SHA-EPLD
Mr. Matt Manning, Architectural Historian, SHA-EPLD



Project Location Map - Attachment 1

I-70 Br 2109403 & 2109404 over Licking Creek
& US 40 Br 2109300
WA468C21
MAPEL ID: WA4681
11/14/2025

Topo Quad: CHERRY RUN
County: Washington
Scale: 1:7,000
Coordinates: 78.0464704°W 39.6518296°N

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

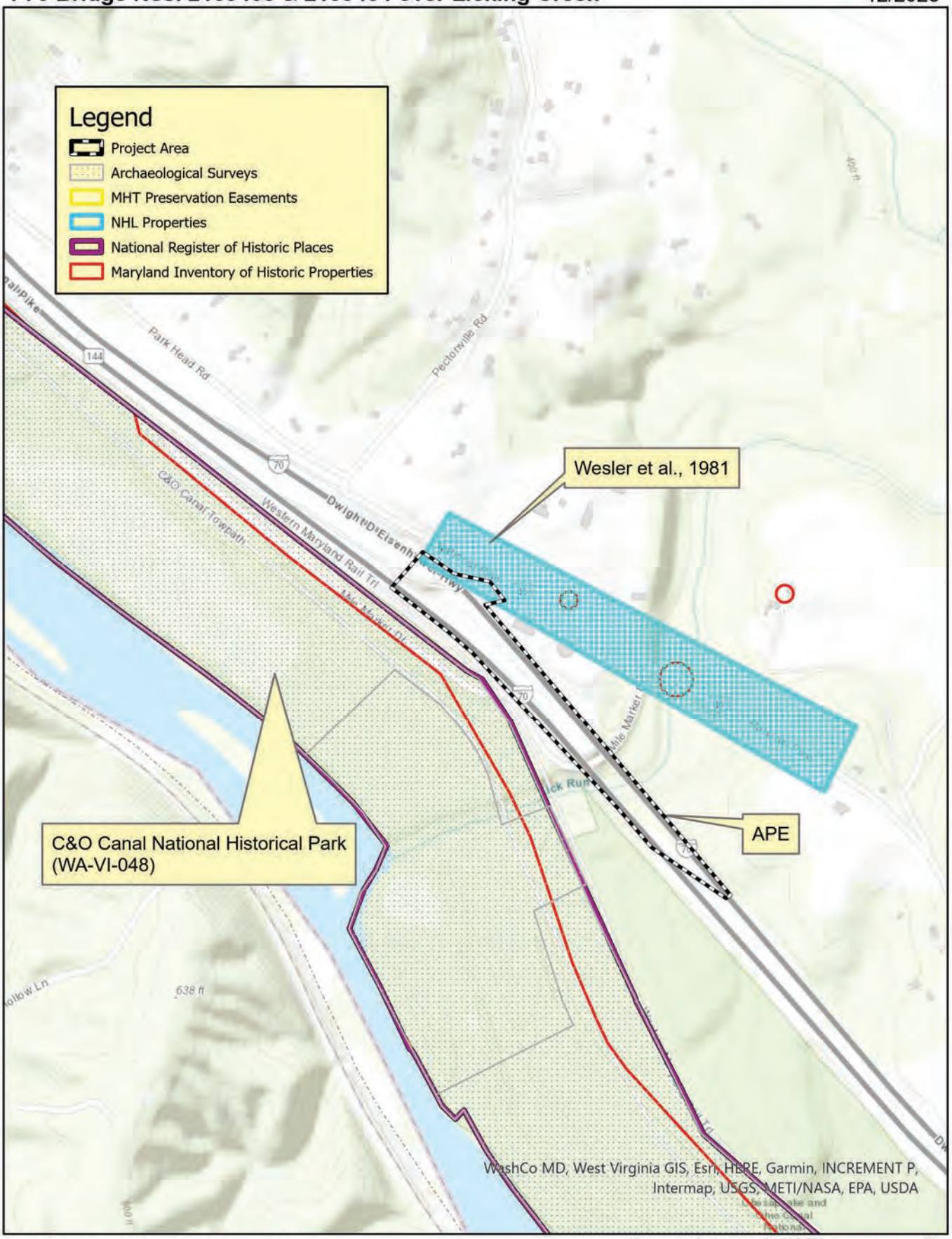
N

0 315 630 1,260 Feet

Note: Project location is approximate.

Attachment 3: APE Map
I-70 Bridge Nos. 2109403 & 2109404 over Licking Creek

Washington County
12/2025



USGS 7.5' Quadrangle - Cherry Run
1:12,000

0 0.1 0.2 Miles

N

Concurrence with the MDOT State Highway Administration's Determination(s) of Eligibility and/or Effects

Project Number: **WA468C21** **MHT Log No._____**
Project Name: **I-70 Bridge Nos. 2109403 and 2109404 over Licking Creek and Bridge No. 2109300 on US 40 Ramp**
County: **Washington**
Letter Date: **December 2, 2025**

The Maryland Historical Trust has reviewed the documentation attached to the referenced letter and concurs with the MDOT State Highway Administration's determinations as follows:

Effect:

[ ] No Properties Affected
[ ] No Adverse Effect
[ ] Conditioned upon the following action(s) (see comments below)
[ ] Adverse Effect

Comments:

_____

_____

_____

_____

_____

_____

By: _____ _____
MD State Historic Preservation Office/ Date
Maryland Historical Trust

Return by U.S. Mail or Facsimile to:
Mr. Steve Archer, Assistant Division Chief, Environmental Planning Division,
MDOT State Highway Administration, P.O. Box 717, Baltimore, MD 21203-0717
Telephone: 410-545-8870 and Facsimile: 410-209-5046
Master No. 15123

cc: Enweze
Ervin
Manning

U.S. Department of Homeland Security
Office of Chief Readiness
Support Officer
Springfield, VA 20598-0075

January 12, 2026

Mr. Lloyd Yavener, Chairperson
Historic District Commission
Washington County Planning and Zoning Department
747 Northern Ave.
Hagerstown, MD 21742
Phone: (240) 313-2430
Email: askplanning@washco-md.net

New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740; Initiation of Consultation and Finding of No Historic Properties Affected

Dear Mr. Yavener:

This letter is provided to initiate consultation on a proposed Department of Homeland Security (DHS) U.S. Immigration and Customs Enforcement (ICE) undertaking subject to Section 106 of the National Historic Preservation Act (NHPA) in Hagerstown, Maryland (Figures 1–4). ICE is proposing to purchase, occupy and rehabilitate a 53.74-acre warehouse property in support of ICE operations. Proposed site improvements may include, but are not limited to, installing, upgrading, or rehabilitating existing parking areas, fencing, site lighting, landscaping, drainage/stormwater, recreation areas, and cameras. Tentage and a guard shack may also be installed. No site improvements are expected to be taller than the existing structure or expand beyond the current site boundaries, and all work and construction staging will occur within the previously developed parcel (Figure 4).

As part of the undertaking, ICE may conduct exterior and interior modifications to the existing warehouse facility. Exterior upgrades may include, but are not limited to, painting or sealing the exterior of the structure; installing, removing, or modifying bays (truck bays, window bays, or doors); repairing or replacing the existing roof or cladding materials; adding security equipment; or adding exterior personnel/guest access controls. The interior of the structure may be renovated or rebuilt to support ICE operational requirements, which may include but are not limited to construction of holding and processing spaces, office space, public-facing visitor spaces, and installation of amenities, such as cafeterias, bathrooms, and health care spaces.

ICE has determined that the Area of Potential Effects (APE) for this undertaking consists of the subject property and adjacent resources with a potential viewshed of the proposed undertaking (Figure 5).

The subject property is an existing warehouse constructed in 2022 (Figures 5–10). As part of the historic development of the property, the ground has been extensively disturbed to accommodate utilities, parking, and warehouse size requirements. Potential ground disturbing work will be consistent in depth and method of disturbance with past modifications to the site. Maximum ground disturbance to construct piers and fence posts are anticipated to be no more than four feet in depth. Due to the substantial past disturbance, ICE finds the potential for encountering intact archaeological resources is low, and ICE does not recommend any further archaeological investigations at the property.

The subject property is a modern industrial site, and adjacent buildings within the northern portion of the APE consist primarily of similar industrial resources constructed in the 1990s and early 2000s (Figures 12 and 13; see Figure 5). The subject property and all modern industrial resources do not rise to the level of exceptional importance under Criteria Consideration G, per National Register Bulletin 15, and are recommended Ineligible for the National Register of Historic Place (NRHP) under all criteria.

Resources to the east and south of the subject property consist of several mid-twentieth century residences (see Figure 5) Based on aerial photographs, these resources along Rauch and Hopewell Roads appear to have been built primarily between 1952 and 1974. None of the structures have been evaluated for inclusion on the NRHP; however, all will have only limited visibility to the proposed undertaking. Regardless of eligibility, the proposed undertaking will not affect these resources' integrity or ability to be included on the NRHP.

The remaining resource within the APE is WA-I-368, a two-story residence and associated farm complex that was originally surveyed in 1967 and resurveyed in 1975 (Figure 14; see attachment). Other previously recorded resources along Hopewell Road (WA-I-022/Milestone Farm, WA-I-357/Sprecher's Mill House, and WA-I-364/Salisbury Mill Site and House), will not have visibility to the proposed undertaking.

As examined in 1975, the house was a tripartite structure two stories high and totally sheathed with asbestos shingles (Figure 15). WA-I-368 likely originally consisted of a log frame building before expanding into its current tripartite form. Its original survey form notes the structure was constructed no later than 1820 when its owner, Matthew Van Lear, passed and left it to his family. Research indicates that the Van Lear family, owner of nearby Mount Tammany, a NRHP-listed Georgian residence built in 1780, had extensive influence in this region. It is possible that the log, and later, encapsulated log and frame structure was built in the 1790s during the farming boom catapulting Williamsport to national importance. Though owned by Matthew Van Lear, it is also possible the house served as a residence for a sibling or child given Matthew Van Lear's ownership of Mount Tammany during this period.

Expanded over the years, the structure retains many of its original ornamentation elements, including its 6/6 windows, orientation, and general symmetry of design, which date the structure to no later than roughly 1790–1810. Also present on the lot are the foundation of a barn and a well-preserved springhouse (Figure 16), both of which date to c. 1887. Though the auxiliary springhouse remains in good condition (Figure 17), the roof of the residence has partially burned and completely collapsed, as has one of its porches and the rear of the structure (Figures 18–20).

Due to the severe structural condition and development of the adjacent area, the residence has lost integrity of design, workmanship, setting, feeling, and association.

ICE has determined that the main residence of WA-I-368 is Ineligible for the NRHP under all criterions. ICE has withheld commenting on the extant stone springhouse due to a lack of information on the structure. It is possible that, were the springhouse evaluated as part of a multiple property documentation form survey of masonry auxiliary resources in the county or Williamsport, that the springhouse could be determined Contributing under Criterions A or C. ICE notes that, regardless of the eligibility of part or all of WA-I-368, the proposed undertaking will not impact any aspects of integrity that remain, and no effects to WA-I-368 will occur. Therefore, pursuant to 36 CFR 800.5(b), ICE has determined that the undertaking will result in a finding of **No Historic Properties Affected.**

In accordance with 36 CFR 800.3, ICE has invited the Hagerstown Planning Department and the Washington County Historic Preservation Commission, both certified local governments, to participate in consultation for this undertaking. ICE has also invited the following federally-recognized Tribes to participate in consultation: the Delaware Nation, Oklahoma; and the Seneca-Cayuga Nation. ICE has not received any comments from the Planning Department, Historic Preservation Commission, or Tribes at the time of this letter.

Please provide any comments on the undertaking and ICE's finding within 30 calendar days of the date of receipt of this letter. Written correspondence may be submitted to Alexis Price via e-mail at alexis.t.price@associates.ice.dhs.gov. If you have questions or wish to discuss the undertaking, please contact Alexis Price at 443-635-4661. Thank you for your cooperation on this undertaking.

Sincerely,

GABRIELLE M FERNANDEZ

Digitally signed by GABRIELLE M FERNANDEZ
Date: 2026.01.13 09:47:02 -05'00'

Gabrielle Fernandez
Environmental Protection Specialist
Office of the Chief Readiness Support Officer
Department of Homeland Security
Gabrielle.Fernandez@hq.dhs.gov



Figure 1. Project site location map.

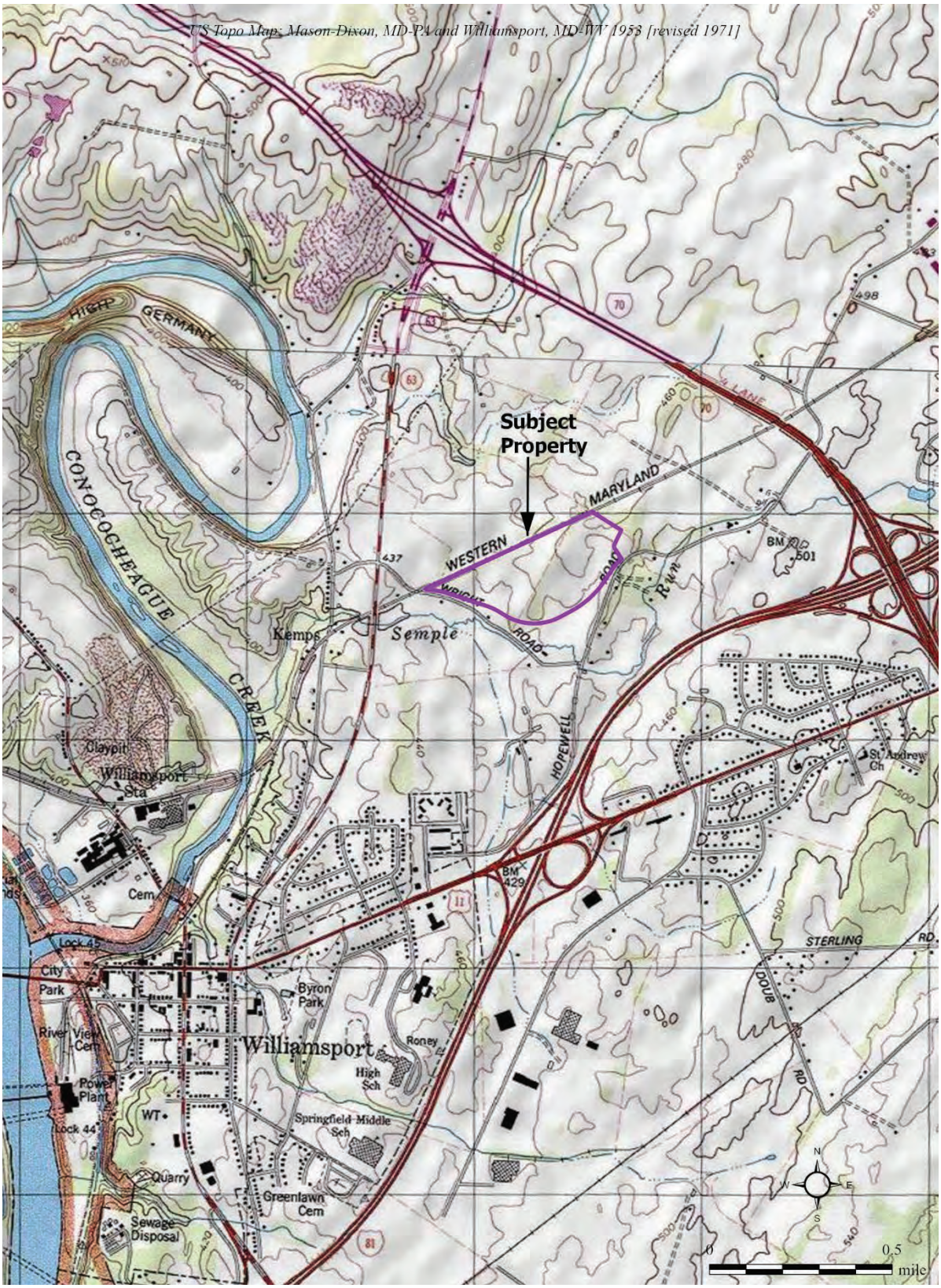


Figure 2. Project site on USGS topographic map.

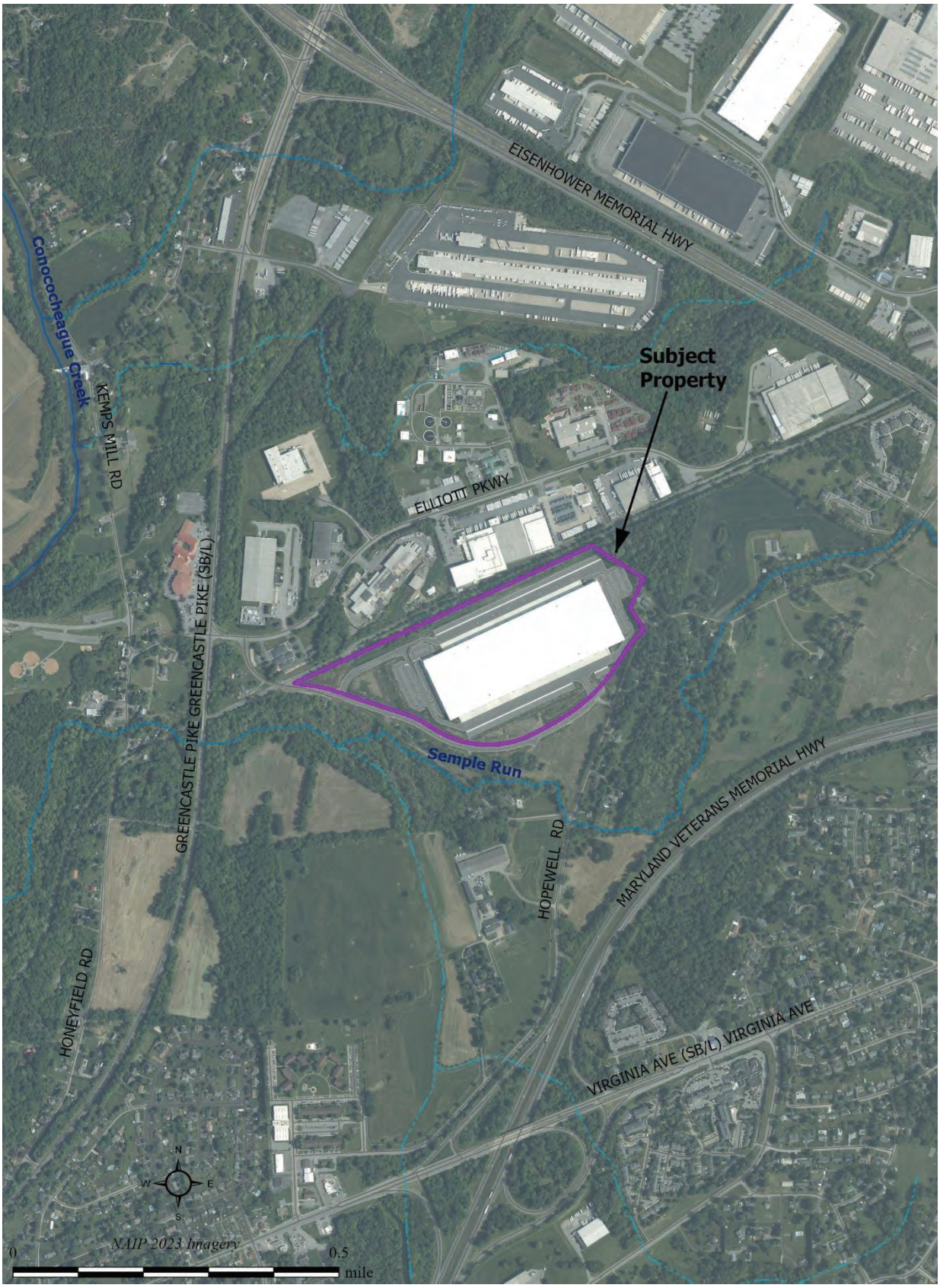


Figure 3. Aerial view of project site.



Figure 4. Proposed project site plan.

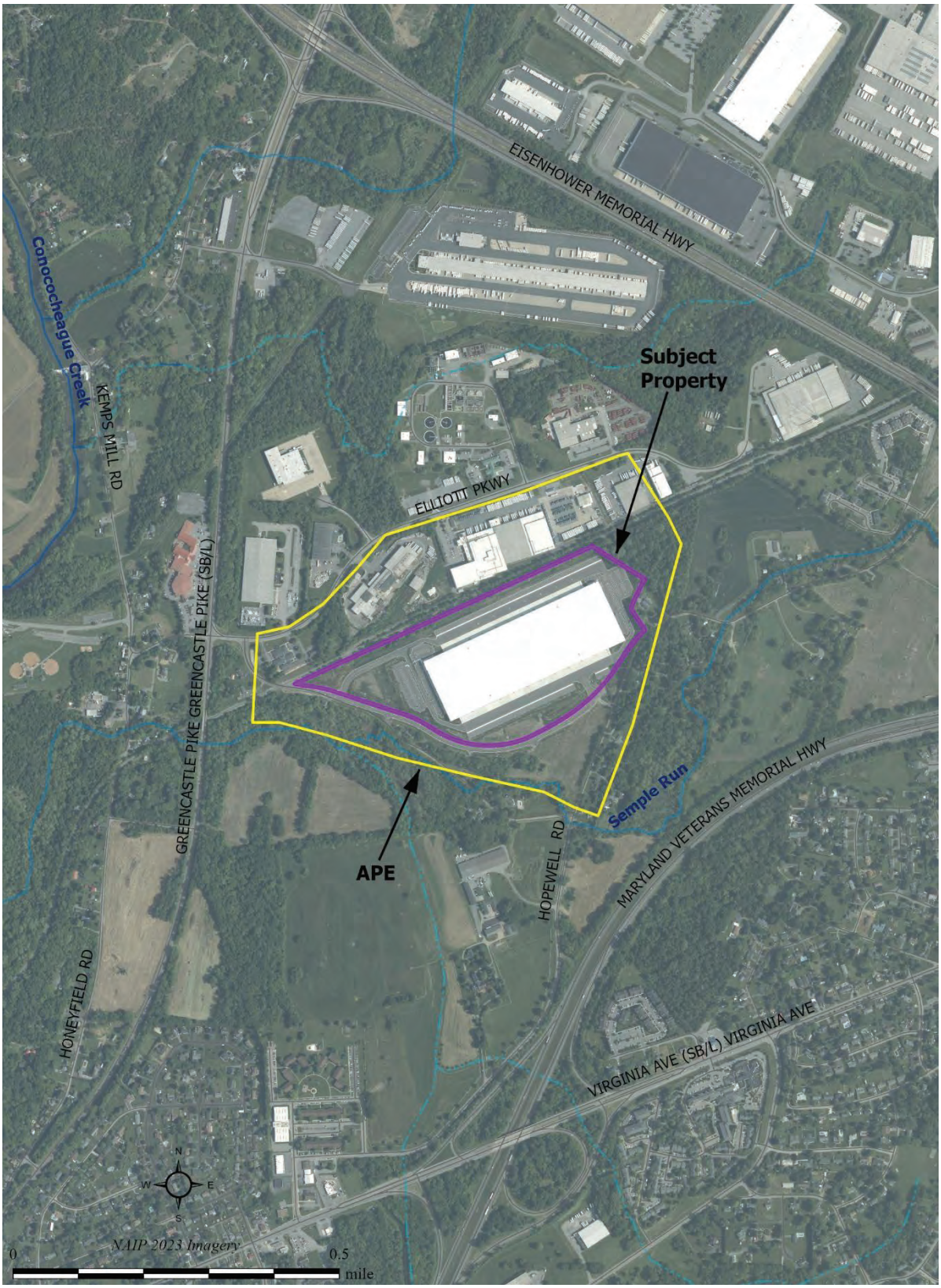


Figure 5. Area of Potential Effects (APE) for cultural resources.



Figure 6. North elevation.



6

Figure 7. East elevation.



Figure 8. West elevation.



Figure 9. South elevation.



Figure 10. Interior of office space.

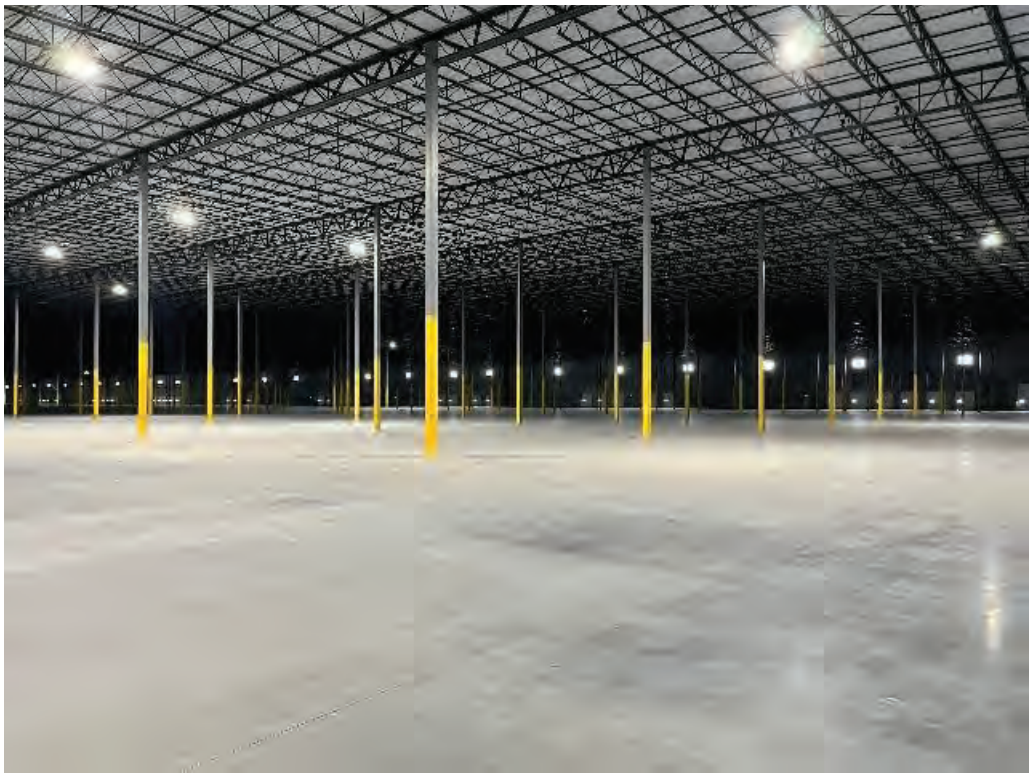


Figure 11. Interior of warehouse.

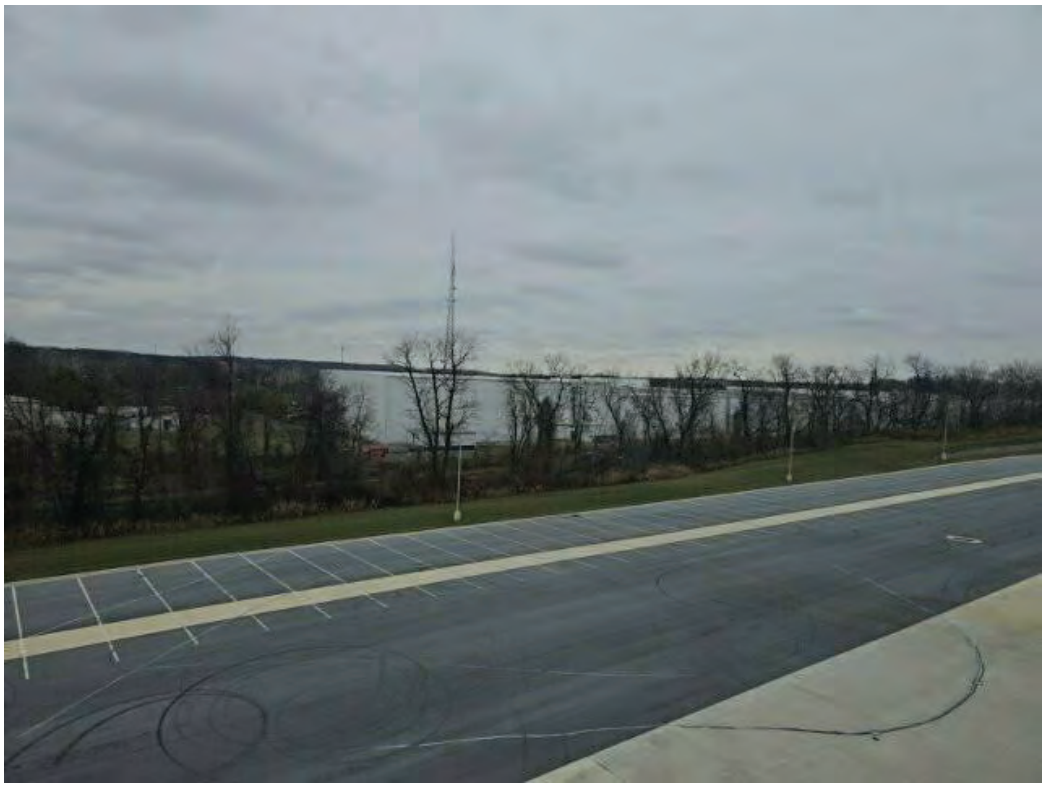


Figure 12. North adjoining property.



Figure 13. North adjoining property.



Figure 14. Southwest adjoining property, depicting Resource WA-I-368.



Figure 15. Resource WA-I-368 as it appeared in 1975, facing east.



Figure 16. Springhouse at Resource WA-I-368 as it appeared in 1975, facing northeast.



Figure 17. Google Earth Streetview of springhouse at Resource WA-I-368 in 2025, facing northeast.



Figure 18. GoogleEarth Streetview of western portion of residence at Resource WA-I-368 from Wright Road in 2025, facing northeast.



Figure 19. GoogleEarth Streetview of eastern portion of residence at Resource WA-I-368 from (Old) Wright Road in 2025, facing northeast.



Figure 20. GoogleEarth Streetview of western portion of residence at Resource WA-I-368 from (Old) Wright Road in 2025, facing southwest.

Historic Review Activity 11/20/2025 thru 01/21/2026

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
								Folder Status	**Status Date**	**Task Name**	**Comments**
S-25-021	Preliminary-Final Plat	II0138	In Review	14-Jul-25	09-Jan-26	20432 LANDIS ROAD HAGERSTOWN, MD 21740	SUBDIVISION OF 2 EXISTING LOTS OF RECORD, LOTS 1-6 NORTH SIDE OF LANDIS ROAD AND LOTS 7-13 ALONG THE SOUTH SIDE OF LANDIS ROAD.	Revisions Required	13-Jan-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**4**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
SH2025-0006	Town of Sharpsburg Residential Building Permit	II0656	Closed	14-Oct-25	16-Dec-25	204 WEST CHAPLINE STREET, LOT 136	INSTALLATION OF (16) 7.04 KW ROOF MOUNTED SOLAR PANELS ON DWELLING	Note	17-Dec-25	Historical Review	Not a property/project for HDC review
								Passed - Info	17-Dec-25	Historical Review	Updated by Script from EPR.
								Days in Review:	**1**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
S-25-034	Preliminary-Final Plat	V132	Approval Letter Issued	06-Nov-25	12-Dec-25	12158 OREBANK ROAD CLEAR SPRING, MD 21722	REMAINDER LOT FROM PLAT 11874 INTO A DWELLING LOT.	Note	15-Dec-25	Historic District Commission	added standard note to the plan.
								Approved	15-Dec-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**3**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2025-05388	Residential Demolition Permit	III071	Approved	12-Nov-25	14-Nov-25	S-24-014 20313 LOCUST GROVE ROAD, LOT 5	DEMOLITION OF 3,900 SQ. FT. SINGLE FAMILY DWELLING INCLUDING FOUNDATION AND DETACHED GARAGE THEODORE & SHARON LAPKOFF, LOT 5	Note	04-Dec-25	Historical Review	reviewed by HDC at their 12/3 meeting and supported based on documentation provided. Uploaded to documents.
								Approved	04-Dec-25	Historical Review	Updated by Script from EPR.
								Days in Review:	**20**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
WI2025-0024	Town of Williamsport Residential Building Permit		Approved	17-Nov-25	17-Nov-25	LOR 41 E. FREDERICK STREET, PARCEL F	540 SQ. FT. METAL DETACHED ONE CAR GARAGE ON CONCRETE SLAB TO REAR OF DWELLING, PRE-ENGINEERED ROOF TRUSSES	No Comments Received	24-Nov-25	Historical Review	Updated by Script from EPR.
								Note	02-Dec-25	Historical Review	HDC has not review in WM
								Passed - Info	02-Dec-25	Historical Review	Updated by Script from EPR.
								Days in Review:	**15**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2025-05520	Residential New Construction Permit		Approved	19-Nov-25	02-Dec-25	SI-09-009 14603 FAIRVIEW CHURCH ROAD, PARCEL 3	1,800 SQ. FT. STORAGE BUILDING ON CONCRETE SLAB TO REAR OF DWELLING, PRE-ENGINEERED ROOF TRUSSES, METAL SIDES AND ROOF MOUNT TABOR EVANGELICAL CHURCH, PARCEL 3	Note	02-Dec-25	Historical Review	No HDC review in this rural village for new construction
								Passed - Info	02-Dec-25	Historical Review	Updated by Script from EPR.
								Days in Review:	**0**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2024-04219.R02	Revision		Closed	20-Nov-25	02-Dec-25	17504 SNYDERS LANDING ROAD SHARPSBURG, MD 21782	REVISION TO REPLACE LEFT FRONT WOODEN PORCH WITH 147 SQ. FT. CONCRETE SLAB, REPLACE FRONT DOOR THRESHOLD TO MATCH NEW PORCH (PORCH ROOF TO REMAIN), REPLACE RIGHT WOODEN PORCH WITH 140 SQ. FT. CONCRETE SLAB (PORCH ROOF TO REMAIN), REMOVE PORCH ROOF AND CONCRETE SLAB AT BAY WINDOW AREA AND REPLACE WITH LANDSCAPING AND SHRUBBERY	Note	10-Dec-25	Historical Review	Even thought this permit is not technically in a review area for the HDC and the porch area of removal is under the threshold, staff has reached out via email to the applicant to get further details and see if anything can be done to keep the porch line intact. Will update once I hear back from the applicant.
								Passed - Info	10-Dec-25	Historical Review	Updated by Script from EPR.
								Days in Review:	**8**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
SP-25-045	Site Plan	II0055	In Review	26-Nov-25	26-Dec-25	8505 FAHRNEY CHURCH ROAD BOONSBORO, MD 21713	BUILDING RENOVATION AND PARKING LOT EXPANSION	Note	09-Jan-26	Historic District Commission	Requesting standard note.
								Revisions Required	09-Jan-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**14**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2025-05780	Non-Residential Addition-Alteration Permit	II0055	Review	10-Dec-25	08-Jan-26	SP-25-045 8505 FAHRNEY CHURCH ROAD	DEMOLITION OF EXTERIOR BALCONIES AND FRONT COVERED PORCH, GUTTING ALL INTERIOR LEVELS OF STRUCTURE TO CREATE INDIVIDUAL SUITES, ASSOCIATED ROOMS, AND COMMUNITY USE ROOMS FOR THE PURPOSE OF YOUNG ADULT HOUSING AND STAFFING, 975 SQ. FT. THREE STORY ADDITION TO BE USED	Note	09-Jan-26	Historical Review	Added to February Agenda
								No Comments Received	09-Jan-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**1**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
CL2025-0005	Town of Clear Spring Residential Building Permit	V310	Revisions Required	16-Dec-25	18-Dec-25	102 CUMBERLAND STREET	2,128 SQ. FT. DETACHED TWO STORY GARAGE ON CONCRETE SLAB, SECOND FLOOR TO BE USED AS UNFINISHED WORKSHOP AND FULL BATHROOM, FRAME CONSTRUCTION, PRE ENGINEERED ROOF TRUSSES, TO BE PLACED IN SAME LOCATION OF DEMOLISHED GARAGE	Note	18-Dec-25	Historical Review	no permit review by hdc in clear spring
								Passed - Info	18-Dec-25	Historical Review	Updated by Script from EPR.
								Days in Review:	**0**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
							2,520 SQ. FT. ONE STORY POLE BUILDING ON CONCRETE SLAB TO REAR OF DWELLING TO BE				

Historic Review Activity 11/20/2025 thru 01/21/2026

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info
2025-05908	Residential New Construction Permit		Review	21-Dec-25	30-Dec-25	LOR 21245 MOUNT LEAN ROAD	~~CONCRETE SLAB TO REAR OF DWELLING TO BE~~ USED AS A GARAGE, (7) OVERHEAD DOORS, METAL ROOF AND SIDES, PRE-ENGINEERED ROOF TRUSSES	Note 09-Jan-26 Historical Review Added to February meeting per HDC Pole building policy **Days in Review: 10**
KV2026-0002	Town of Keedysville Residential Building Permit	II0988	Approved	06-Jan-26	09-Jan-26	74 NORTH MAIN STREET	INSTALLATION OF (20) 9.1 KW ROOF MOUNTED SOLAR PANELS ON DETACHED GARAGE	**Folder Status / Status Date / Task Name / Comments** Note 13-Jan-26 Historical Review Not a tax credit app therefore no HDC review Passed - Info 13-Jan-26 Historical Review Updated by Script from EPR. **Days in Review: 4**
2026-00212	Residential Demolition Permit	I252	Review	20-Jan-26	21-Jan-26	LOR 13511 MAUGANSVILLE ROAD	DEMOLITION OF 3,256 SQ. FT. DWELLING AND FOUNDATION	**Folder Status / Status Date / Task Name / Comments** Note 21-Jan-26 Historical Review Added to February 4 agenda **Days in Review: 0**
Activity Count:	13							

Review Activities Summary

Application Type	Application Number	Approved	No Comments Received	Note	Passed - Info	Revisions Required	Total
Non-Residential Addition-Alteration Permit	Total	0	1	1	0	0	1
Preliminary-Final Plat	Total	1	0	1	0	1	2
Residential Demolition Permit	Total	1	0	2	0	0	2
Residential New Construction Permit	Total	0	0	2	1	0	2
Revision	Total	0	0	1	1	0	1
Site Plan	Total	0	0	1	0	1	1
Town of Clear Spring Residential Building Permit	Total	0	0	1	1	0	1
Town of Keedysville Residential Building Permit	Total	0	0	1	1	0	1
Town of Sharpsburg Residential Building Permit	Total	0	0	1	1	0	1
Town of Williamsport Residential Building Permit	Total	0	1	1	1	0	1
Total		2	2	12	6	2	13