

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

August 6, 2025

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 July 2nd Workshop and July 2nd Regular Meeting *

NEW BUSINESS

1. **HTC-25-001, 32 E Baltimore Street, Funkstown - WA-I-639 - (Discussion/Comments) -**
Part 1 and Part 2 application for tax credits at the Keller House*

OTHER BUSINESS

1. **Staff Report**
 - a. Staff Reviews *
 - b. **Town MOU for Historic Properties Tax Credit - Update**
 - c. Comprehensive Plan Status

ADJOURNMENT

UPCOMING MEETING

1. Wednesday, September 3, 2025, 6:00 p.m.

***attachments**

**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY WORKSHOP
July 2, 2025**

The Washington County Historic District Commission held a workshop on Wednesday, July 2, 2025 in the Washington County Administrative Complex, 100 W Washington Street, Room 2001, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

Ms. Jenkins began the Workshop at 5:00 p.m.

Commission members present were: Lloyd Yavener, Chairman; Ann Aldrich, Michael Lushbaugh, Justin Bedard, Tyler Milam, and Greg Smith. Staff members present were: Washington County Department of Planning & Zoning: Meghan Jenkins, GIS Coordinator and HDC Staff member.

WORKSHOP

Ms. Jenkins began the Historic Properties Tax Credit – Town MOU workshop by giving a brief powerpoint presentation. She explained the different types of tax credits available. In Washington County, there are tax credits available for exterior only rehabilitation and restoration for both residential and commercial structures. Tax credits are currently available to properties located in the Antietam Overlay, in an adopted historic Rural Village, on properties with the County's Historic Preservation (HP) overlay, and within a qualified municipality. The only qualifying municipality is currently the City of Hagerstown. Ms. Jenkins gave a brief history of the Tax Credit Ordinance, which was originally adopted in May of 1990 and recently updated in April 2024. She discussed some of the changes made in the Ordinance, including an increase in the tax credit from 10% to 25%.

Ms. Jenkins noted that properties on the Maryland Inventory of Historic Properties, individually listed on the National Register of Historic Places or as a National Register District Contributing Structure would be eligible for the tax credits. She explained that a qualifying municipality has exterior design review requirements equivalent to the HDC's Historic Preservation district as defined in the County's Zoning Ordinance or by delegation to the HDC for permit review through a recorded MOU. This is for properties that voluntarily apply for a tax credit.

The Maryland Inventory for Historic Properties is not regulatory; however, it has more than 43,000 historic and architectural resources across the State of Maryland. Washington County prepared its own survey of historic resources in 1970. A map is available on the County's website showing this data.

Ms. Jenkins noted that all of the municipalities have some level of a historic properties survey. The Town of Sharpsburg has a National Register District with contributing structures listed. There may also be a few documented individual properties outside of the district as well. Hancock and Clear Spring have properties individually documented; however, none of these have pursued a National Register nomination.

Ms. Jenkins stated that the HDC was created in 1986 and became a Certified Local Government in 1991 thus opening up more programs and educational opportunities within the community. She briefly

reviewed the County's tax credit application. Receipts and documentation will be required for review of any application submitted to the County for a tax credit.

Ms. Jenkins explained that the ultimate purpose of the MOU with the municipalities is to provide a mechanism for properties within the municipalities that do not have design review to still qualify for tax credits. The HDC would act as the reviewing agency for the permits within the municipality and would use the County's Design Guidelines and the Secretary of the Interior's Standards for guidance. The HDC will review permits for exterior rehabilitation/restoration only if the property owner has requested a tax credit.

There was a brief discussion regarding reasons for the tax credit to terminate for non-compliance. Ms. Jenkins gave a few examples. She acknowledged that the County prefers to work with the property owner to resolve the issue before extinguishing the credit. The question was asked if the tax credit would convey to a new property owner if the credit had not been used up. Ms. Jenkins stated it would convey with the property and not the previous owner.

Ms. Jenkins announced that after comments are received from the municipalities, the HDC will discuss those comments and reach a consensus on language within the MOU to forward to the Board of County Commissioners. She will clarify with the County Attorney's Office what the process will be for executing the MOUs.

ADJOURNMENT

The Workshop ended at 6:40.

Respectfully submitted,

Lloyd Yavener, Chairman

**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
July 2, 2025**

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, July 2, 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 Chairman called the meeting to order at 6:00 p.m.

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

MINUTES

Motion and Vote: Ms. Aldrich made a motion to approve the minutes of the May 7, 2025 meeting as presented. The motion was seconded by Mr. Lushbaugh and unanimously approved.

OLD BUSINESS

Historic Properties Tax Credit – Town MOU

Ms. Jenkins explained that the Town of Keedysville was meeting this evening and would be discussing the MOU for the Historic Properties Tax Credits in the near future. She noted she will follow-up with Mr. Lung from the Town of Sharpsburg [who attended the Workshop] and will reach out to the other municipalities one more time.

Members provided a few suggestions to add to the powerpoint presentation such as adding photos of other resources that would qualify for historic tax credits and the addition of a slide with key points that were discussed during the Workshop.

OTHER BUSINESS

Preservation Month 2025

Ms. Jenkins provided a summary of the social media posts that were viewed during the month of May. There was a lot of positive interaction. Preservation Maryland provided a presentation during May; however, Ms. Jenkins believes this should be scheduled earlier in order to get the word out to the public and receive more participation. It was suggested that the scavenger hunt brochure should be provided to the Board of Education to distribute to the school students. Only two completed forms were submitted.

Correspondence

Ms. Jenkins announced that the County supported a grant application submitted by Preservation Maryland to host a series of historic trades workshops. It seems favorable that the grant may be funded since the Federal government has opened up the Federal Fiscal Year funding.

Training Opportunities

Ms. Jenkins reported that she attended the Creating and Updating Historic Design Guidelines webinar which she found interesting and helpful. It was recommended that Design Guidelines should be updated every few years. If members or staff have questions that continually arise, a list should be kept which could be addressed in the next update. It was recommended that alternative materials should be very specific.

The next training opportunity for members is the Evolution of Historic Building Systems webinar on July 8th at 12 p.m. Ms. Jenkins will be attending and encouraged members to sign up for at least one training per year.

Staff Report

- A written report of staff reviews for both May and June was provided to members in the agenda packet.
- The photo addendum for WA-I-437 (1230 Mt. Aenta Road) has been submitted to MHT as requested by the HDC.
- The Comprehensive Plan has been scheduled for discussion with the Board of County Commissioners on August 5th.

ADJOURNMENT

Ms. Aldrich made a motion to adjourn the meeting at 6:35 pm. The motion was seconded by Mr. Smith and so ordered by the Chairman.

Respectfully submitted,

Lloyd Yavener, Chairman



v.07/26/2024

Application for Historic Properties Tax Credit

ORDINANCE 2024-23

Part I – Evaluation of Significance

HTC Number (HDC office use only): _____

Instructions: Fill out this form for determination of whether the historic structure is located within a qualifying area. Owners of properties that have the Historic Preservation Zoning Overlay do NOT need to complete this form. For structures under MHT Easement, a copy of the easement document must be included.

PROPERTY INFORMATION

Property Name Keller House

Street Address 32 E Baltimore Street

City Funkstown

Zip 21734

Check all designations that apply:

- ☐ Historic Structure in the Antietam Overlay 1 or 2
- ☐ Historic Structure contributing to a Historic Rural Village
- ☐ Historic Structure under MHT Easement
- ☒ Historic Structure in an eligible municipality (list below)

Municipality Funkstown (in progress)

APPLICANT INFORMATION

Name James Edgar Byron Jr.

Street Address 32 E Baltimore Street

City Funkstown

State Maryland



Zip 21734

Telephone [REDACTED]

Email Address [REDACTED]

PROJECT CONTACT (if different from applicant)

Name _____

Company _____

Street Address _____

City _____

State ---

Zip _____

Telephone _____

Email Address _____

PROPERTY DETAIL INFORMATION

Date(s) of building(s) including source of date(s)

circa 1850-1860 (source MIHP)

Construction materials (brick, wood frame, etc.)

Brick house and summer kitchen attached with frame board and batten sided addition both with common bond and stone foundation

Date(s) of exterior alteration(s)

Exact dates unknown but work done by previous owners (Sullivan) to exterior areas.

Description of the physical appearance (size, number of stories, style, construction materials)

The place known as the Keller House is a two story, three bay brick house with a common bond facade. Windows have six over one light sash beneath wide wocxlen lintels. First story windows have pairs of shutters with four panels each while second story windows have pairs of louvered shutters. The main entrance is located in the east bay of the front elevation and includes a broad diamond pane transom above the door and vertical sidelights. At the eaves is a prominent cornice with brackets. (Source MIHP)

Statement of significance

This house is significant for its role as a principal hospital site during the Battle of Funkstown which occurred on July 10, 1863. Joseph R. Stonebraker, author of A Rebel of '61 was nearly hit by sniper fire while watching the battle from the attic of this house. The owner of the house Solomon J. Keller, a Confederate sympathizer, was taken prisoner briefly in 1862. According to the 1877 Atlas map, Solomon J. Keller was still on the property in 1877. (Source MIHP)

APPLICATION CHECKLIST

- ☒ **Application Form** – I have filled in all applicable fields. (check Equivalent Documentation below if applicable)
- ☒ **Signature** – I signed and dated the Part 1 application
- ☐ **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 review
- ☒ **Significance justification** – I have attached documentation to support the significance of the historic structure
- ☒ **Photographs** – I have attached exterior photographs of all sides of the structure including areas applicable to the application
- ☐ **Equivalent Documentation** – I am attaching an equivalent documentation packet for review.

I attest that I have read and understand the Historic Properties Tax Credit Application and that the information provided in this application is true, completed and accurate to the best of my/our knowledge and belief.

Signature of Applicant

JAMES EDGAR BYRON JR. Digitally signed by JAMES EDGAR BYRON JR
Date: 2025.07.30 22:39:00 -04'00'

Printed Name of Applicant James Edgar Byron, Jr. Date 7/30/25

Signature of Applicant

Printed Name of Applicant _____ Date _____

Historic District Commission Use Only

The Historic District Commission has reviewed the Application for Historic Properties Tax Credit – Part I for the above-named property and has determined that the property:

- ☐ Is located in an existing qualified area and meets historic structure criteria
- ☐ Appears to meet the qualifications of a historic structure pending designation through individual Historic District
- ☐ Is not a historic structure because it is not in a qualifying area; does not meet criteria for local designation
- ☐ Is not adequately documented in the application and therefore cannot be reviewed

Date of HDC Review _____



v. 07/26/2024

**Application for Historic Properties Tax Credit
ORDINANCE 2024-23**

Part II – Description of Rehabilitation

HTC Number (from Part I Application): _____

Instructions: Fill out this form for determination of whether the proposed work is consistent with Washington County Design Guidelines and Secretary of the Interior Standards for Rehabilitation.

PROPERTY INFORMATION

Property Name Keller House
Street Address 32 E Baltimore St
City Funkstown Zip 21734

APPLICANT INFORMATION

Name James Edgar Byron, Jr.
Street Address 32 E Baltimore St, PO Box 702
City Funkstown State Maryland Zip 21734
Telephone [REDACTED] Email Address [REDACTED]

PROJECT CONTACT (if different from applicant)

Name _____
Company _____
Street Address _____
City _____ State --- Zip _____
Telephone _____ Email Address _____

PROPERTY DATA

Indicate One:

- ☐ Primary/Secondary Residence Mixed-Use
☐ Residential Commercial
☒ Other primary residence and occasional A

Estimated Start Date 5/1/25
Estimated Completion Date 12/1/26
Estimated Qualified Rehabilitation Expenditures \$ 100,000.00

DETAILED DESCRIPTION OF REHABILITATION WORK

Use this page to describe all exterior work and new construction.

Number	Feature	SUMMER KITCHEN MASONRY REPAIRS
<p>Describe existing feature and its condition brick and stonework mortar was missing/deteriorated and some brick was covered by Portland cement that had deteriorated the brick</p>		
<p>Describe work and impact on feature Remove a 20th century shed structure on the north end. Rebuild the north wall (below the gable). 1/4 to 1/3 of the original north wall brick was deteriorated. A large area had been parged with Portland cement and that brick was damaged. Replace and repoint to match existing brick and mortar. Repoint two courses of brick at the base of the west wall that had been covered by the wood deck. Repoint stone foundation on north and west sides.</p>		
<p>Photo Numbers</p>		<p>Drawing Numbers</p>
<p>SUMMER KITCHEN NORTH WALL BRICK 1-26</p>		

Number	Feature	SUMMER KITCHEN MASONRY REPAIRS
<p>Describe existing feature and its condition Uncover masonry that had, at one time, been covered when adjacent High Street was built or raised.</p>		
<p>Describe work and impact on feature At some time the High Street ground was raised, covering the east and north stone foundation as well as some brickwork. A low retaining wall (matching the stone foundation) along High Street/adjacent to the north end of the summer kitchen will uncover more of the north wall stonework and hold back water from the street.</p>		
<p>Photo Numbers</p>		<p>Drawing Numbers</p>
<p>SUMMER KITCHEN NORTH WALL BRICK 1-26</p>		

DETAILED DESCRIPTION OF REHABILITATION WORK

Use this page to describe all exterior work and new construction.

Number	Feature
	SUMMER KITCHEN WINDOW AND DOOR REPAIRS
<p>Describe existing feature and its condition Restore summer kitchen windows and doors</p>	
<p>Describe work and impact on feature Restore four 6/6 windows on east and west sides and south gable attic window. Replace four metal storm windows with appropriate windows. Restore the original summer kitchen exterior door, frame and threshold, all of which is in great shape considering age. Due to the 20th century addition of a brick floor in the summer kitchen, about 2" of the bottom of the door was removed but the threshold is at the same level. This requires raising the threshold by adding one course of brick and raising the threshold. Build appropriate wood steps and landing to the summer kitchen door.</p>	
<p>Photo Numbers</p>	<p>Drawing Numbers</p>
SUMMER KITCHEN NORTH WALL DOOR 1-6	

Number	Feature
	SUMMER KITCHEN ROOF REPAIR/REPLACEMENT
<p>Describe existing feature and its condition Current metal roof is rusted in spots and likely close to it's expected lifespan. In addition, one corner has been compromised by addition of another connecting roof structure.</p>	
<p>Describe work and impact on feature The insurance company required that the metal summer kitchen roof be repaired. Fewer than two dozen small (2") rust areas were discovered but the roof is solid. Wire brush to remove rust and paint with matching black Rustoleum. The eventual goal is to replace the entire roof and restore the southwest corner. Replace aluminum gutters with appropriate galvanized gutters and downspouts.</p>	
<p>Photo Numbers</p>	<p>Drawing Numbers</p>
SUMMER KITCHEN ROOF 1-4	

DETAILED DESCRIPTION OF REHABILITATION WORK

Use this page to describe all exterior work and new construction.

Number	Feature
	REPLACE MAIN HOUSE BASEMENT WINDOWS
<p>Describe existing feature and its condition There are three existing basement windows 18x24" in the stone foundation on the west side of the main house. The sills and surrounding frame are rotting due to the fact that the previous owner raised the ground level after building a stone retaining wall adjacent to the pool.</p> <p>Describe work and impact on feature There are two options. #1 to build window wells with clear plastic cover to keep out water. #2 Raise the bottom level of each window 6-8" by replicating the stonework and repairing and/or replacing the wood frame. #2 is the preferred option to retain the character of the windows.</p> <p>Photo Numbers BASEMENT WINDOWS 1-11 Drawing Numbers</p>	

Number	Feature
	WOOD DECK REPLACEMENT & RETAINING WALLS
<p>Describe existing feature and its condition The existing deck was probably installed in the 1980s or 90s. Joists, deck and railing had deteriorated to the extent that the deck was unsafe and needed to be replaced.</p> <p>Describe work and impact on feature Removed deck due to deterioration of joists, deck boards and railings. Built new retaining wall to replace the 36-40" slope below the deck. Use barn stone from dismantled Sharpsburg Pike barn to match the house & summer kitchen stone foundations. Smaller terrace using patio pavers that match the stone foundation</p> <p>Photo Numbers WOOD DECK AND STONE WALLS 1-12 Drawing Numbers</p>	

DETAILED DESCRIPTION OF REHABILITATION WORK

Use this page to describe all exterior work and new construction.

Number	Feature
	REPLACE FRAME CONNECTING STRUCTURE
<p>Describe existing feature and its condition</p> <p>A section connecting the house and summer kitchen was built in the 1970s. It was poorly insulated and partly built on an existing concrete slab (not to code) and directly on the ground (no slab). Sections of board and batten siding have rotted and some replaced with aluminum. Windows are small and inappropriate for the house. The roof line adjacent to High Street is low and a hazard to pedestrians. Part of the roof intersects awkwardly & interferes with the summer kitchen roof line.</p> <p>Describe work and impact on feature</p> <p>Preliminary plans for a new connector/sitting room have been drawn up. The replacement has a slightly smaller footprint and is designed to separate/accentuate the summer kitchen. Plans by architect William Wheeler who has worked on many notable older properties, from Kalorama and Embassy Row to Merrywood and Marwood on the Potomac.</p> <p>Photo Numbers BOARD AND BATTEN ADDITION 1-9 Drawing Numbers BOARD AND BATTEN REPLACEMENT A002-A004</p>	

Number	Feature
<p>Describe existing feature and its condition</p> <p>Describe work and impact on feature</p> <p>Photo Numbers Drawing Numbers</p>	

APPLICATION CHECKLIST

- ☒ **Application Form** – I have filled in all applicable fields.
- ☒ **Signature** – I signed and dated the Part 2 application
- ☒ **Description of Rehabilitation Work** – I have described ALL proposed work planned for the exterior of my property. I understand that all work must be consistent with the Washington County Design Guidelines and Secretary of the Interior's Standards and be reviewed and approved by the Historic District Commission
- ☒ **Supplementary 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 attached photographs to support the description of work.
- ☐ **Equivalent Documentation** – I am attaching an equivalent documentation packet for review.

I attest that I have read and understand the Historic Properties Tax Credit Application and that the information provided in this application is true, completed and accurate to the best of my/our knowledge and belief.

Signature of Applicant

James Edgar Byron, Jr.

Printed Name of Applicant JAMES EDGAR BYRON, JR. Date 7/24/25

Signature of Applicant

Printed Name of Applicant

Date

Historic District Commission Use Only

The Historic District Commission has reviewed the Application for Historic Properties Tax Credit – Part II 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 and Washington County Historic Guidelines. 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 of HDC Review


Keller House Summer Kitchen

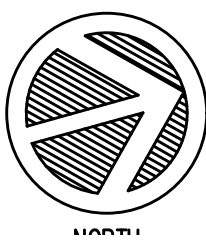
Tore down old wooden shed against North wall. Mortar was deteriorating. Some brick was parge-coated with concrete. Cleaned out old mortar and rebuilt wall where needed. Brick was cleaned up from old paving on site to match wall. Santan mortar was used to match existing mortar that was already repointed. repointed where needed. pd. \$5400.-

work that still needs done.

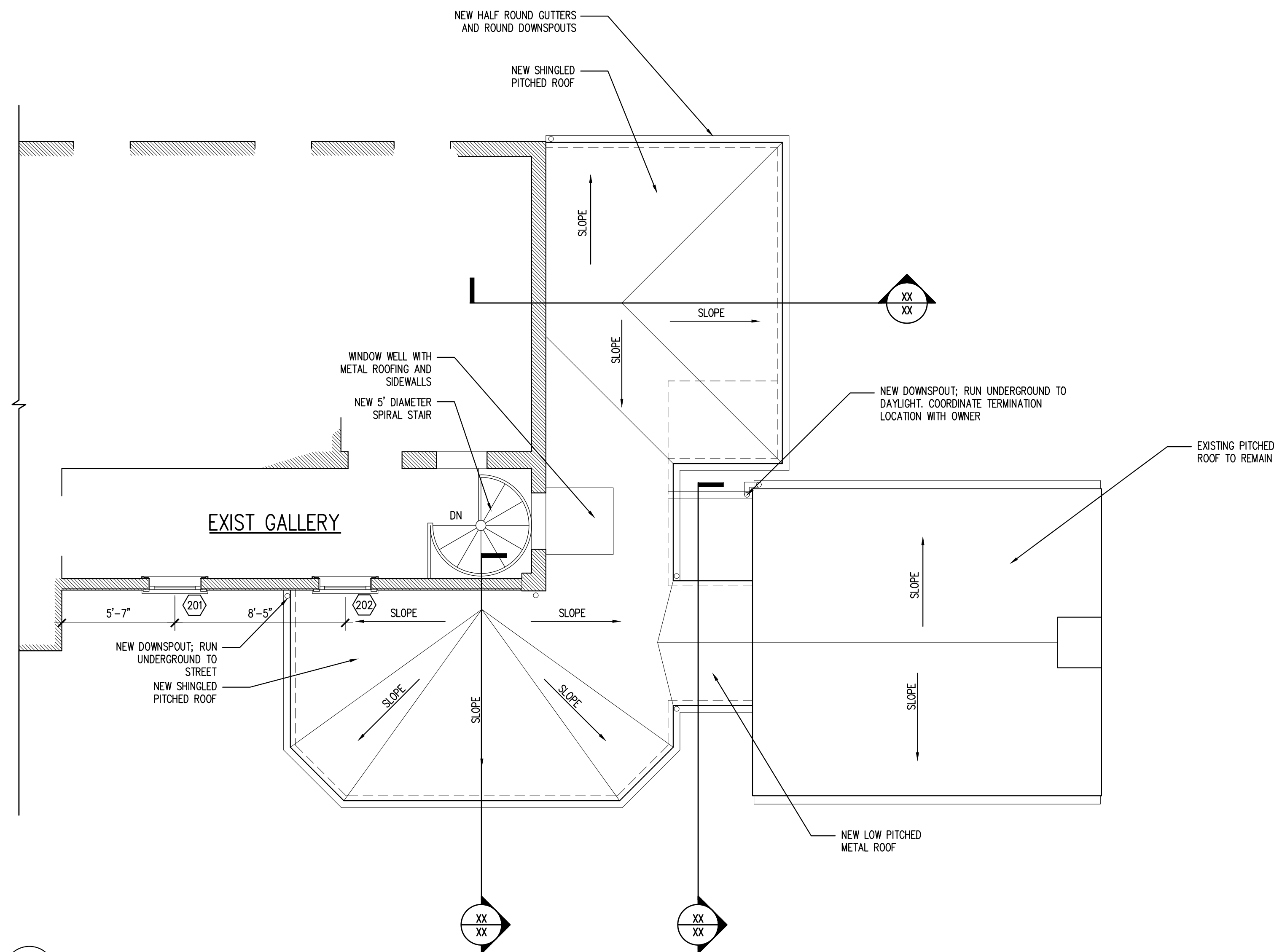
Rebuilding stone foundation where needed. Repointing the lower 2' on north & west walls. Kitchen Door needs raised up to match old brick floor inside. Some repair work on Door sill will need done. Brick work still need to wash down north side to clean brick. Retaining wall with old Lime stone that matched foundation. 2' x 25' to match existing grade.

Estimate with Materials
\$10,250.-

Eric Sornson




A002



A2 PROPOSED SECOND FLOOR PLAN
A002 1/4"= 1'-0"



WILLIAM WHEELER ARCHITECT
5142 MacARTHUR BOULEVARD NW WASHINGTON DC 20016 202.705.6951

KELLER HOUSE
32 E. BALTIMORE STREET
FUNKSTOWN MD

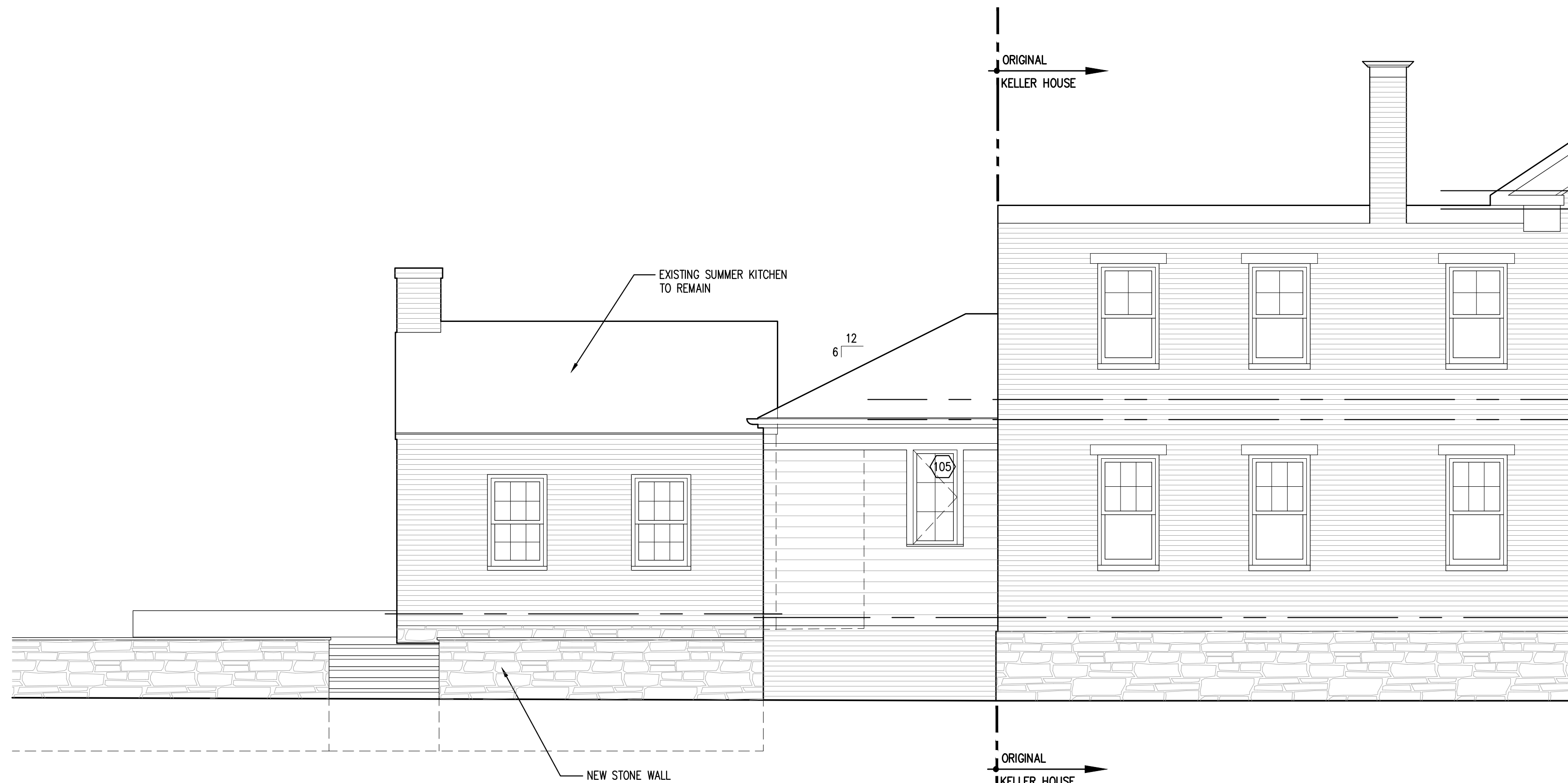
DRAWING: PROPOSED ROOF PLAN

ISSUED:

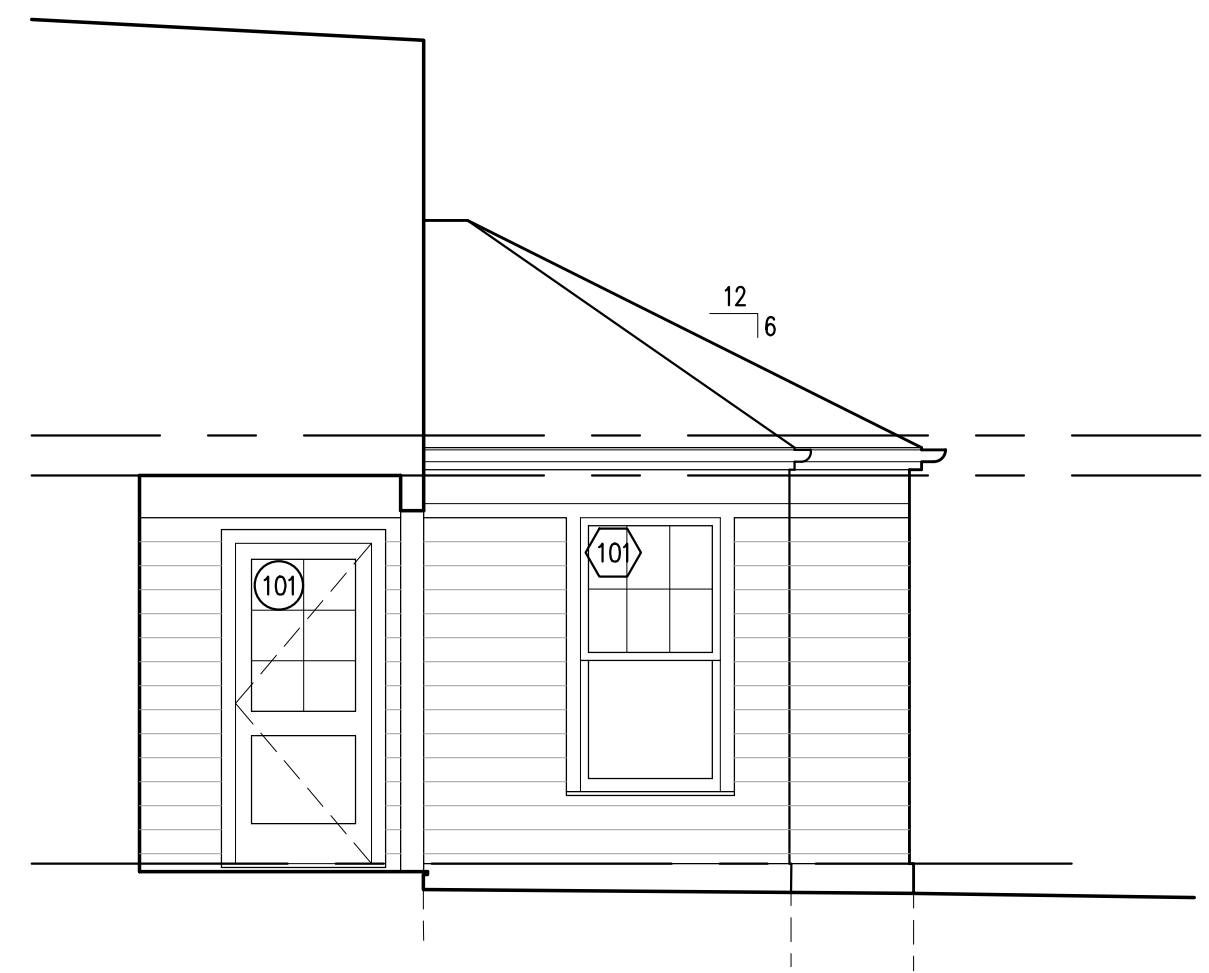
07-17-25

REVIEW

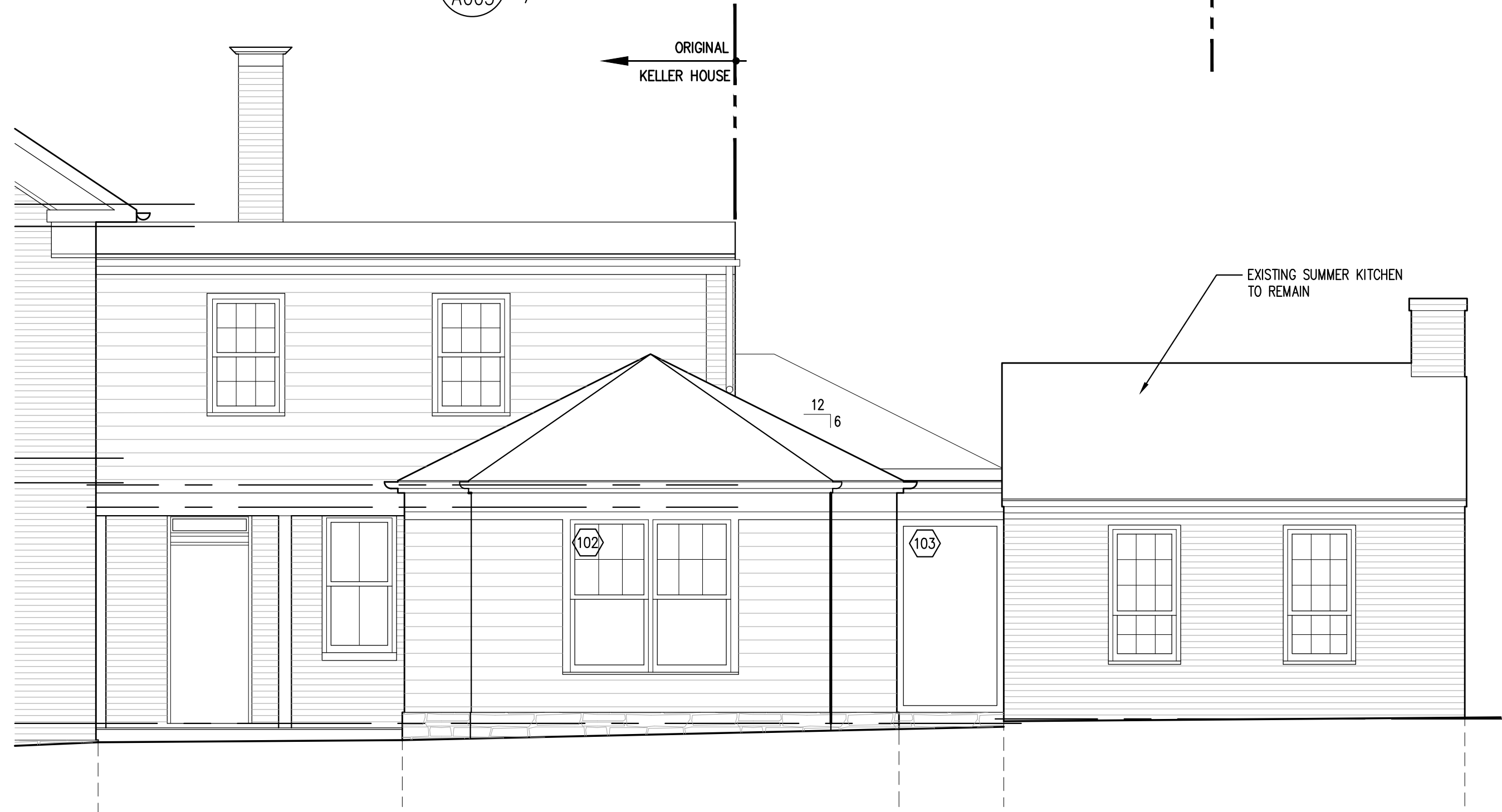
A003



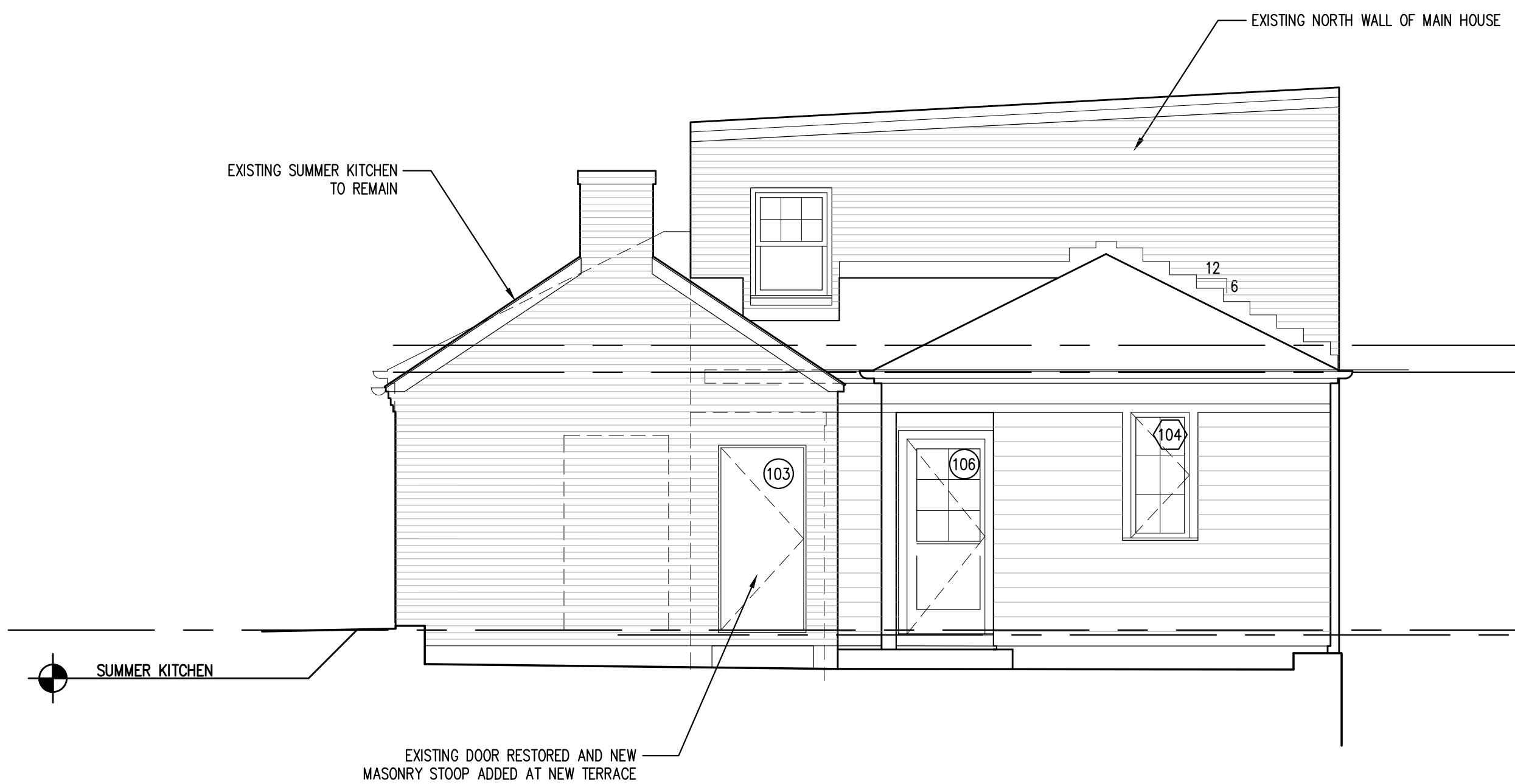
B1 WEST ELEVATION
A003 1/4" = 1'-0"



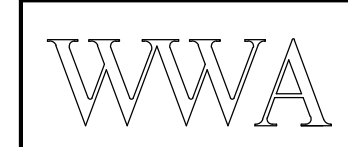
B2 SOUTH ELEVATION
A003 1/4" = 1'-0"



A1 EAST ELEVATION
A003 1/4" = 1'-0"



A2 NORTH ELEVATION
A003 1/4" = 1'-0"



WILLIAM WHEELER ARCHITECT
5142 MacARTHUR BOULEVARD NW WASHINGTON DC 20016 202.705.6951

KELLER HOUSE
32 E. BALTIMORE STREET
FUNKSTOWN MD

DRAWING: EXTERIOR ELEVATIONS	
ISSUED: 07-17-25	REVIEW

A004

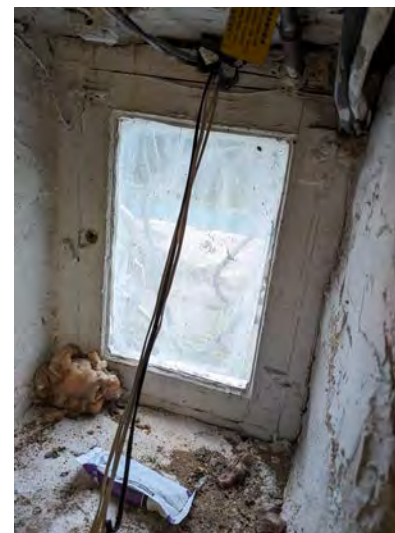
Keller House Funkstown, MD

HTC-25-001





BASEMENT WINDOWS 1



BASEMENT WINDOWS 2



BASEMENT WINDOWS 3



BASEMENT WINDOWS 4



BASEMENT WINDOWS 5



BASEMENT WINDOWS 6



BASEMENT WINDOWS 7



BASEMENT WINDOWS 8



BASEMENT WINDOWS 9



BASEMENT WINDOWS 10



BASEMENT WINDOWS 11



BOARD AND BATTEN ADDITION 1



BOARD AND BATTEN ADDITION 2



BOARD AND BATTEN ADDITION 3



BOARD AND BATTEN ADDITION 4



BOARD AND BATTEN ADDITION 5



BOARD AND BATTEN
ADDITION 6



BOARD AND BATTEN ADDITION 7



BOARD AND BATTEN ADDITION 8



BOARD AND BATTEN ADDITION 9



KELLER HOUSE WEST SIDE



Summer Kitchen North View 2



PXL_20250729_145627846.MP



SUMMER KITCHEN NORTH VIEW 1



SUMMER KITCHEN NORTH VIEW 2



SUMMER KITCHEN NORTH VIEW 3



SUMMER KITCHEN NORTH WALL 2



SUMMER KITCHEN NORTH WALL BRICK 1



SUMMER KITCHEN NORTH WALL BRICK 2



SUMMER KITCHEN NORTH WALL BRICK 3



SUMMER KITCHEN NORTH WALL BRICK 4



SUMMER KITCHEN NORTH WALL BRICK 5



SUMMER KITCHEN NORTH WALL BRICK 6



SUMMER KITCHEN NORTH WALL BRICK 7



SUMMER KITCHEN NORTH
WALL BRICK 8



SUMMER KITCHEN NORTH WALL BRICK 9



SUMMER KITCHEN NORTH WALL BRICK 10



SUMMER KITCHEN NORTH WALL BRICK 11



SUMMER KITCHEN NORTH WALL BRICK 12



SUMMER KITCHEN NORTH WALL BRICK 13



SUMMER KITCHEN NORTH
WALL BRICK 14



SUMMER KITCHEN NORTH
WALL BRICK 15



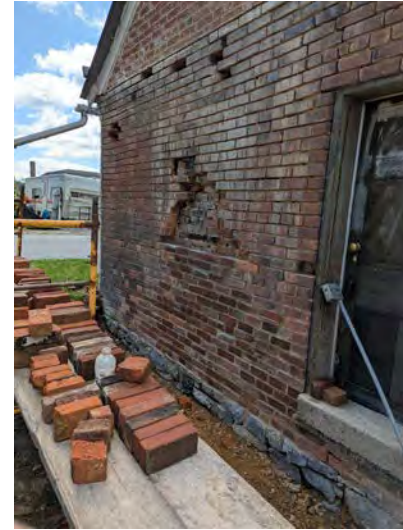
SUMMER KITCHEN NORTH WALL BRICK 16



SUMMER KITCHEN NORTH
WALL BRICK 17



SUMMER KITCHEN NORTH WALL BRICK 18



SUMMER KITCHEN NORTH WALL BRICK 19



SUMMER KITCHEN NORTH WALL BRICK 20



SUMMER KITCHEN NORTH WALL BRICK 21



SUMMER KITCHEN NORTH WALL BRICK 22



SUMMER KITCHEN NORTH WALL BRICK 23



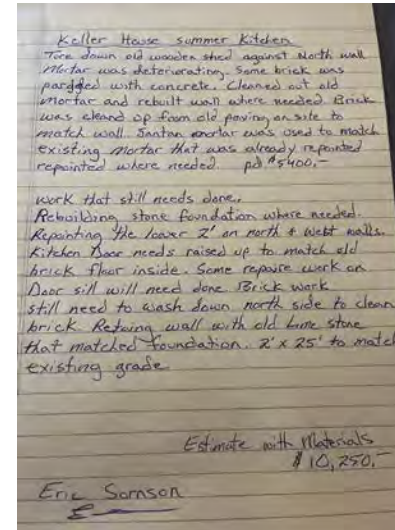
SUMMER KITCHEN NORTH WALL BRICK 24



SUMMER KITCHEN NORTH WALL BRICK 25



SUMMER KITCHEN NORTH WALL BRICK 26



SUMMER~1



SUMMER KITCHEN NORTH WALL DOOR 1



SUMMER KITCHEN NORTH WALL DOOR 2



SUMMER KITCHEN NORTH
WALL DOOR 3



SUMMER KITCHEN NORTH
WALL DOOR 4



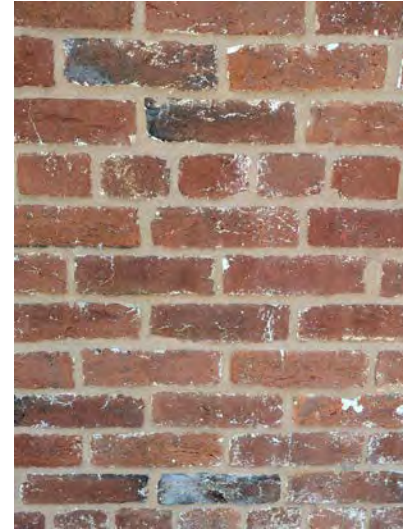
SUMMER KITCHEN NORTH
WALL DOOR 5



SUMMER KITCHEN NORTH
WALL DOOR 6



SUMMER KITCHEN NORTH WALL DOOR 7



SUMMER KITCHEN ORIGINAL
REPOINTING 1



SUMMER KITCHEN ORIGINAL REPOINTING 2



SUMMER KITCHEN ORIGINAL
REPOINTING 3



SUMMER KITCHEN ORIGINAL REPOINTING 4



SUMMER KITCHEN ROOF 1



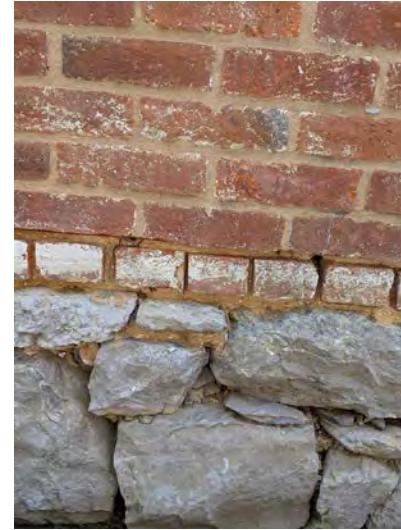
SUMMER KITCHEN ROOF 2



SUMMER KITCHEN ROOF 3



SUMMER KITCHEN ROOF 4



SUMMER KITCHEN WEST WALL



SUMMER KITCHEN WINDOWS 1



SUMMER KITCHEN WINDOWS 2



SUMMER KITCHEN WINDOWS 3



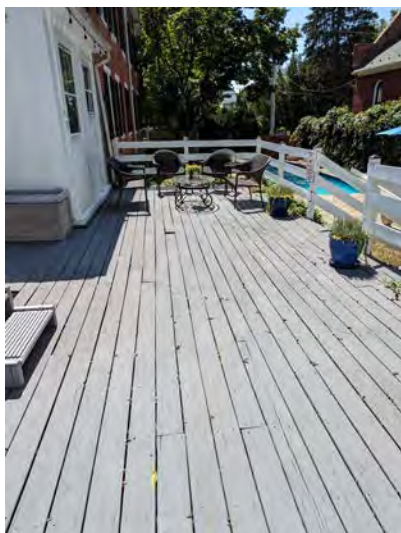
SUMMER KITCHEN WINDOWS 5



WOOD DECK AND STONE WALLS 1



WOOD DECK AND STONE WALLS 2



WOOD DECK AND STONE
WALLS 3



WOOD DECK AND STONE
WALLS 4



WOOD DECK AND STONE
WALLS 5



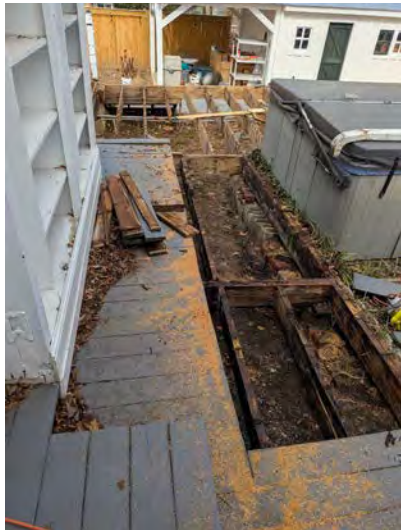
WOOD DECK AND STONE
WALLS 6



WOOD DECK AND STONE WALLS 7



WOOD DECK AND STONE WALLS 8



WOOD DECK AND STONE
WALLS 9



WOOD DECK AND STONE WALLS 10



WOOD DECK AND STONE WALLS 11

Historic Review Activity 06/20/2025 thru 07/28/2025

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
2024-04219	Residential Addition-Alteration Permit	I10389	Review	04-Sep-24	26-Jun-25	LOR 17504 SNYDERS LAND ROAD	4,203 SQ. FT. INTERIOR RENOVATIONS TO INCLUDE: BASEMENT - INSTALL NEW SUPPORT BEAMS, EXTEND CONCRETE FLOOR, AND REPLACE BASEMENT STEPS, FIRST FLOOR: CREATE A SUITE WITH FULL BATHROOM, LAUNDRY ROOM, PANTRY, PARLOR, HALF BATH, AND RECONFIGURE KITCHEN, SECOND FLOOR: CREATE (4) SUITES WITH FULL BATHROOMS, LIBRARY, AND LAUNDRY ROOM, (INCREASE	Folder Status	Status Date	Task Name	Comments
								In Progress	26-Jun-25	Historical Review	
								Note	27-Jun-25	Historical Review	From work description, this does not appear to affect the exterior on the primary facade. There is a deck change at the rear. No mention of any exterior window, roof change etc. will send no review contact letter. MET is also on the workflow since this is one of their easements.
								Passed - Info	27-Jun-25	Historical Review	Updated by Script from EPR.
								Days in Review:	1		
S-24-029	Preliminary-Final Plat		In Review	16-Sep-24	30-Jun-25	8642 DOWNSVILLE PIKE WILLIAMSPORT, MD 21795	PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING HOUSE FROM THE EXISTING GENERAL STORE.	Folder Status	Status Date	Task Name	Comments
								Revisions Required	30-Jun-25	HISTORIC DISTRICT Commission	Updated by Script from EPR.
								Days in Review:	0		
2024-05232	Non-Residential Addition-Alteration Permit	I10054	Review	04-Nov-24	17-Jul-25	SP-25-023 20513 BEAVER CREEK ROAD	CHANGE IN USE TO CONVERT 1,194 SQ. FT., FIRST FLOOR ONLY, RESIDENTIAL DWELLING TO A PARISH HOUSE OFFICE FOR THE CHURCH, TO INCLUDE OPENING DOORWAY FROM ENTRANCE ROOM TO RESTROOM TO MEET ADA	Folder Status	Status Date	Task Name	Comments
								Note	21-Jul-25	Historical Review	Change in use with interior renovations, not in a review area for HDC
								Passed - Info	21-Jul-25	Historical Review	Updated by Script from EPR.
								Days in Review:	4		
2025-02234	Residential Addition-Alteration Permit		Review	15-May-25	10-Jul-25	LOR 220 EAST MAIN STREET	REPLACE EXISTING FRONT PORCH STEPS AND RAILING, REPLACE 20 SQ. FT. REAR LANDING DECKING AND RAILING, COMPOSITE DECKING AND RAILINGS	Folder Status	Status Date	Task Name	Comments
								In Progress	10-Jul-25	Antietam Overlay Zone Review	
								Note	23-Jul-25	Antietam Overlay Zone Review	Received updated material information.
								Note	28-Jul-25	Antietam Overlay Zone Review	Property is not contributing to the Sharpsburg NR Historic District. While work does impact the structure view from the RoW this is an existing structure and the changes would not typically be reviewed if it was a residential structure. Its technically commercial due to the use but as Staff, the intent of the ordinance aligns more with review of new construction or impacts to the view into the Town which work of this nature would not impact significantly.
								Passed - Info	28-Jul-25	Antietam Overlay Zone Review	Updated by Script from EPR.
								Days in Review:	18		
2025-02483	Non-Residential Addition-Alteration Permit	I285	Review	02-Jun-25	10-Jul-25	SP-25-021 18434 SHOWALTER ROAD	4,720 SQ. FT. ONE STORY ADDITION ON CONCRETE SLAB TO RIGHT OF BUILDING TO INCLUDE LOBBY, CONCESSIONS, COFFEE BAR, TICKET AREA, MOTHERS ROOM, VENDING ROOM, OBSERVATION SEATING, BAGGAGE,	Folder Status	Status Date	Task Name	Comments
								Note	17-Jul-25	Historical Review	No HDC review in the airport area. All historic structures previously demo'd.
								Passed - Info	17-Jul-25	Historical Review	Updated by Script from EPR.
								Days in Review:	7		
SP-25-021	Site Plan	I285	In Review	18-Jun-25	30-Jun-25	18434 SHOWALTER ROAD HAGERSTOWN, MD 21742	THE PROJECT CONSISTS OF A TWO STRUCTURAL BAY (4,800 SQUARE FOOT) EXPANSION TO THE EAST OF THE EXISTING 23,910 SF TERMINAL. THE PROPOSED 4,800 SF ADDITION WILL EMULATE THE EXISTING ARCHITECTURAL FEATURES OF THE TERMINAL BUILDING.	Folder Status	Status Date	Task Name	Comments
								Note	30-Jun-25	Historic District Commission	Historic resource on inventory was previously demolished. No need for note as work is well away from previously known location and is in graded/paved area.
								Approved	30-Jun-25	HISTORIC DISTRICT Commission	Updated by Script from EPR.
								Days in Review:	0		
2025-02899	Residential Addition-Alteration Permit		Approved	24-Jun-25	24-Jun-25	24702 WALNUT AVENUE	INSTALLATION OF (49) 19.845 KW ROOF MOUNTED SOLAR PANELS ON DWELLING	Folder Status	Status Date	Task Name	Comments
								Passed - Info	27-Jun-25	Historical Review	Updated by Script from EPR.
								Note	27-Jun-25	Historical Review	Structure is not a contributing structure to the district and the roof profile has a very low pitch that will make these difficult to see at normal street view combined with existing vegetation and topography. Existing site conditions and property size also limit the placement to the dwelling. Due to these reasons, do not think this needs to go to the HDC.
								Days in Review:	3		
2025-02914	Non-Residential New Construction Permit	I207	Review	24-Jun-25	26-Jun-25	SP-24-034 20026 LEHMANS MILL ROAD	155-FOOT MONOPOLE-STYLE WIRELESS TELECOMMUNICATIONS TOWER, (1) 28 SQ. FT. PAD FOR GENERATOR, (1) 33 SQ. FT. CONCRETE PAD FOR THREE EQUIPMENT CABINETS, AND 8-FT. SECURITY FENCE, ZONING CERTIFICATION FOR "VERIZON WIRELESS" TO CO-LOCATE MILESTONE TOWERS	Folder Status	Status Date	Task Name	Comments
								Note	27-Jun-25	Historical Review	Previously reviewed by HDC through Sect 106 and also at site plan stage staff reviewed again. No changes of note for this for this permit so not taking this portion to the HDC as they previously have commented.
								Passed - Info	27-Jun-25	Historical Review	Updated by Script from EPR.
								Days in Review:	1		
SP-25-022	Site Plan		Revisions Required	24-Jun-25	30-Jun-25	6925 SHARPSBURG PIKE SHARPSBURG, MD 21782	PROPOSED SITE PLAN FOR AUTOMOTIVE TIRE SHOP	Folder Status	Status Date	Task Name	Comments
								Revisions Required	30-Jun-25	HISTORIC DISTRICT Commission	Updated by Script from EPR.
								Days in Review:	0		
								Folder Status	Status Date	Task Name	Comments

Historic Review Activity 06/20/2025 thru 07/28/2025

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
SP-25-023	Site Plan	II0054	In Review	25-Jun-25	27-Jun-25	20513 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	SITE PLAN FOR A PARISH OFFICE	Note	27-Jun-25	Historic District Commission	standard note is already included and the plan shows no change to the building footprint at this time. no additional comments. Updated by Script from EPR.
								Revisions Required	27-Jun-25	HISTORIC DISTRICT Commission	
								Days in Review:	0		
2025-03028	Non-Residential Addition-Alteration Permit	IV262	Approved	01-Jul-25	18-Jul-25	SP-07-052 14326 BARRICK AVE, BUILDING 152	6,180 SQ. FT. TENANT FIT OUT TO CREATE AN EXHIBIT SPACE, SOUND ROOM, THEATER, OFFICE, LOBBY, (2) RESTROOMS, CLOSET, AND STORAGE ROOM, (1) MEN'S AND (1) WOMAN'S ROOM ARE EXISTING, ZONING CERTIFICATION FOR "DISCOVERY STATION" A MUSEUM, HOURS OF OPERATION: MONDAY - SUNDAY 10AM - 5PM. NUMBER OF EMPLOYEES: 5	Folder Status	Status Date	Task Name	Comments
								No Comments	03-Jul-25	Historical Review	Updated by Script from EPR.
								Received	18-Jul-25	Historical Review	
								In Progress	18-Jul-25	Historical Review	
								Passed - Info	21-Jul-25	Historical Review	Updated by Script from EPR.
								Note	21-Jul-25	Historical Review	interior renovation only, no hdc review required.
								Days in Review:	19		
2025-03083	Non-Residential Addition-Alteration Permit	IV262	Revisions Required	03-Jul-25	07-Jul-25	SP-07-052.R03 14332 BARRICK AVENUE, BUILDING 521	2,655 SQ. FT. TENANT FIT OUT TO UPGRADE FINISHES AND MECHANICAL SYSTEMS, NO STRUCTURAL CHANGES, EXISTING ROOMS TO BE USED AS (2) OFFICES, (4) ACTIVITY AREAS.	Folder Status	Status Date	Task Name	Comments
								No Comments	08-Jul-25	Historical Review	
								Received	08-Jul-25	Historical Review	
								Days in Review:	1		
S-25-021	Preliminary-Final Plat	II0138	In Review	14-Jul-25	17-Jul-25	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.	Folder Status	Status Date	Task Name	Comments
								Note	18-Jul-25	HISTORIC DISTRICT Commission	requesting standard note regarding historic inventory on remaining lands
								Revisions Required	18-Jul-25	HISTORIC DISTRICT Commission	Updated by Script from EPR.
								Days in Review:	1		
2025-03489	Residential Addition-Alteration Permit		Review	23-Jul-25	24-Jul-25	LOR 17515 SHEPHERDSTOWN PIKE	650 SQ. FT. SECOND FLOOR ADDITION TO BE USED AS (2) BEDROOMS, BATHROOM, AND HALL, ROOF RAFTERS, 35 SQ. FT. INTERIOR RENOVATION OF FIRST FLOOR BATHROOM TO INCLUDE DRYWALL, FLOORING, FIXTURES, PLUMBING, AND ELECTRIC	Folder Status	Status Date	Task Name	Comments
								Note	24-Jul-25	Antietam Overlay Zone Review	Property is in the AO2. As AO2 and residential use, the permit is not reviewable by the HDC. The majority of the work is to the rear, adding a revised dormer for interior room changes.
								Passed - Info	24-Jul-25	Antietam Overlay Zone Review	Updated by Script from EPR.
								Days in Review:	0		
Activity Count:	14										

Review Activities Summary

Application Type	Application Number	Approved	In Progress	No Comments Received	Note	Passed - Info	Revisions Required	Total
Non-Residential Addition-Alteration Permit	Total	0	1	2	3	3	0	4
Non-Residential New Construction Permit	Total	0	0	0	1	1	0	1
Preliminary-Final Plat	Total	0	0	0	1	0	2	2
Residential Addition-Alteration Permit	Total	0	2	0	4	4	0	4
Site Plan	Total	1	0	0	2	0	2	3
Total		1	3	2	11	8	4	14