

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

November 5, 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 October 1, 2025, Regular Meeting *

NEW BUSINESS

1. **Residential Demolition Permit (2025-04486) - Wolfsville Road, Smithsburg (WA-IV-078)** - (Discussion/Support) - Demolition of old stone mill, will involve tearing down an already collapsed stone mill, comprised of a single story, no windows or framing *
2. **Residential Demolition Permit (2025-04522) - 11416 Hanging Rock Road, Clear Spring (WA-V-176, Forsythe Rural Village)** - (Discussion/Support) - Demolition of existing 1, 182 sq. ft. two story, metal clad log home structure and accessory sheds, no existing foundation *
3. **Residential Demolition Permit (2025-04487) - 14219 Maugansville Road, Hagerstown (WA-I-697 and WA-I-248)** - (Discussion/Support) - Demolition of old stone mill, will involve tearing down an already collapsed stone mill, comprised of a single story, no windows or framing *
4. **HTC-25-003, 102 West Irvin Avenue, Hagerstown (WA-HAG-148 and WA-HAG-146) - (Discussion/Comments)** - Part 1 and Part 2 application for tax credits at the Bikle House for chimney repair *

OTHER BUSINESS

1. **Correspondence**
 - a. Request for Comment- Telecommunications Project- Sharpsburg, MD (Trileaf#775393) *
2. **Staff Report**
 - a. Staff Reviews *
 - b. Legislative Priorities Update
 - c. Update on Town adoption of MOU's for Tax Credit
 - i. Keedysville Approved by BOCC

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

- ii. Smithsburg Council Presentation Complete
- iii. Sharpsburg Council discussing in November
- iv. Boonsboro Council Workshop Presentation October 27th
- d. Preservation Maryland CLG Workshop Series

ADJOURNMENT

UPCOMING MEETING

1. Wednesday, December 3, 2025, 6:00 p.m.
 - a. Note that December meeting will be election of chair and vice chair so members should be prepared to discuss. Both existing chair and vice chair are eligible to remain in their position based on attendance.

***attachments**

**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
October 1, 2025**

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, October 1, 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, Tyler Milam, Greg Smith, Brianna Candelaria 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 and Debra Eckard, Office Manager.

Also in attendance were Katie Greis, Smoky Greis, Cheryl Greis, and Nancy Hall.

MINUTES

Motion and Vote: Ms. Aldrich made a motion to approve the minutes of the August 6, 2025 regular meeting as presented. The motion was seconded by Mr. Smith and unanimously approved.

Motion and Vote: Mr. Smith made a motion to approve the minutes of the September 3, 2025 regular meeting as presented. The motion was seconded by Ms. Aldrich and unanimously approved.

NEW BUSINESS

Residential New Construction Permits (2025-03538 and 2025-04306) – 25609 Military Road

Ms. Jenkins presented two permit applications for property located at 25609 Military Road (WA-IV-057, Highfield/Cascade Rural Village). The applicant is proposing to construct a 2,616 sq. ft. two-story single-family dwelling on a full unfinished belled basement and a 624 sq. ft. detached one-story two car garage. The proposed structure will be of frame construction with siding. The structure's exterior appearance does not conflict with existing structures in the Rural Village including materials, style, arrangement of doors and windows, mass, height, roof style, and pitch proportion. The size and orientation are consistent with other structures in the Rural Village. The proposed setbacks do not conflict with other setbacks in the neighborhood. The accessory garage will be set back from the house slightly. The proposed construction does not conflict with the County's Design Guidelines and the characteristic details described in the application have been reviewed against the architectural review standards in the Zoning Ordinance; It does not appear that these structures would detract from the Rural Village.

Staff recommends approval of the new construction permits due to the proposed construction's consistency with the County's Design Guidelines for Historic Structures, Secretary of the Interior Standards for Rehabilitation and Section 5D.5 Architectural Review as listed in the County's Zoning Ordinance based on details provided.

Motion and Vote: Ms. Candelaria made a motion to recommend approval of the permits as presented and in agreement with Staff's recommendation. The motion was seconded by Mr. Smith and unanimously approved.

Residential Addition/Alteration (2025-04514) – 4504 Main Street

Ms. Jenkins presented an application for property located at 4504 Main Street (WA-III-141 and WA-III-025) (Barkman Summer Kitchen) in the Rohrersville Rural Village. The applicant is proposing to repair, wherever feasible, and replace, when necessary, with in-kind materials, which are key themes of the County's Design Guidelines and the Secretary of Interior Standards. The goal of this project is the stabilization of the structure with minimal changes to its appearance through the reuse of existing materials or matching in-kind. This proposal does not conflict with the review criteria in Section 5D.5 Architectural Review of the Zoning Ordinance as there are no changes to the building affecting its materials, style, arrangement of doors and windows, mass, height and numbers of stories or roof style.

Staff recommends approval of the permit application as presented due to the work's consistency with the County's Design Guidelines for Historic Structures, Secretary of Interior Standards for Rehabilitation and Section 5D.5 Architectural Review as listed in the County's Zoning Ordinance based on the details provided.

Motion and Vote: Ms. Aldrich made a motion to recommend approval of the permit application as presented and in agreement with Staff's recommendation. The motion was seconded by Mr. Milam and unanimously approved with Mr. Yavener abstaining from the vote.

OTHER BUSINESS

Citizen Question and Advice

Ms. Nancy Hall from Cavetown was present at the meeting and asked members and staff for some advice regarding a historic carriage house located on the property of a water treatment facility on Crystal Falls Drive owned by the City of Hagerstown. The historic structure is deteriorating and Ms. Hall and some of her neighbors would like to preserve it. Ms. Aldrich suggested approaching the City of Hagerstown to develop a Memorandum of Understanding (MOU) with plans to restore/rehabilitate the structure. She believes that there would need to be a 501(3)c organized in order to receive grants to help offset the costs. Ms. Jenkins suggested contacting the Heart of the Civil War Heritage Area as a technical resource.

Staff Report

- A written report was provided to members in the agenda packet.
- Legislative Priorities Update – A draft letter was provided to members in the agenda packet. Members had no comments. Mr. Yavener signed the letter to be forwarded to the County Commissioners.
- Update of Town adoption of MOUs for Tax Credits
 - o Signed MOU has been received from the Town of Keedysville
 - o Smithsburg will present the MOU to its Town Council on October 7th at 7:00 p.m.
 - o Williamsport anticipates presenting this at its October meeting
 - o Boonsboro will present this at its October meeting
 - o There have been no responses from the Towns of Hancock, Clear Spring, Sharpsburg or Funkstown. Ms. Candelaria will discuss this at the Sharpsburg Planning Commission's October meeting.
- A Section 106 notification for a cell tower at Smithsburg High School was received. Ms. Jenkins stated that the proposed cell tower is in the middle of a forest planting that was done by the County. She has informed the applicant of this fact and acknowledged that the HDC would like to be involved in further review of the proposed project.
- The HCWha's mini grant will close at the end of October. Ms. Jenkins also noted that they have released their geo-tour which has been very popular.
- The Comprehensive Plan has been adopted and Ms. Jenkins showed members where it is located on the County's webpage.

ADJOURNMENT

Ms. Aldrich made a motion to adjourn the meeting at 6:40 pm. The motion was seconded by Mr. Smith, unanimously approved and so ordered by the Chairman.

Respectfully submitted,

Lloyd Yavener, Chairman



HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission
From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff
Date: October 9, 2025
Subj: Residential Demolition Permit/Wolfsville Rd, 2025-04486

Staff Report and Analysis

Property Owner: SHORTEN DAVID,

Applicant: David Shorten

Location: Smithsburg/Wolfsville Road

Tax Account ID: 07010834

Map/Grid/Parcel/Lot: 40/19/222/

Legal Description: 2 ACRESSMITHSBURG/WOLFSVILLE RD

Zoning: Residential, Transition

MD Inventory of Historic Places (MIHP): IV078

Project Description: Demolition of old stone mill, will involve tearing down an already collapsed stone mill, comprised of a single story and no windows or framing

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 DISTRICT COMMISSION

[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.

[Demolition Section – Design Guidelines \(pg. 14\)](#)

Demolition Alternatives

- Redesigning the project to avoid any impact to the structures or its setting;
- Incorporating the structures into the overall design of the project;
- Converting the structures into another use (adaptive reuse);
- Relocating the structure on the property;
- Relocating the structure to another property.

Demolition Mitigation

- Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text. This documentation should follow the Standards and Guidelines for Architectural and Historical Investigations in Maryland and be completed by a professional as listed in those Standards;
- Salvaging from the structure historically significant architectural features and building materials.

[Full Demolition Guidance – Design Guidelines for Historic Structures in Washington County, MD](#)

Staff Report:

This structure is on the Washington County Historic Sites Survey (MIHP# WA-IV-078, Diffendal Mill) with survey documentation completed in 1978. The mill is noted as a grist mill operation in the 1800's until approximately 1930. The inventory includes a brief description of an associated log structure and millrace. Both of these structures appear to be on separate property from the mill building at this point in time. There was an addendum regarding the mill building in 1982 which included additional information on the products at that site. At the time of the inventory there was still an intact roof but noted deterioration of the mill. The current owner acquired the property in 2022. The structure had partially collapsed prior to their ownership. The owner is considering building within the property but not directly at this site and wants to remove the unstable structure. They have also provided a brief written description addressing demolition alternatives and mitigation. The owner has provided plans to recycle any steel roofing and may reuse the stone for landscaping as practicable.



HISTORIC DISTRICT COMMISSION

Staff Analysis:

This structure has continued to deteriorate since its original survey nearly 50 years ago to an even more unstable state. The owner has evaluated the demolition alternatives and provided justification for the decision to reuse the materials on site or recycle where possible. The feasibility of converting, reconstructing or moving the building was determined by the current property owner to not be possible for them. Staff contacted the engineering office to determine the mill's susceptibility to flood risks as there is mention of flooding in the 1982 addendum. The engineering staff indicated there was a potential for this site to flood which would make it difficult to be rebuilt or rehabilitate in its current location given its current deteriorated status.

Staff Recommendation:

Recommend support for demolition permit 2025-04486 for the reasons stated in the staff analysis.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Meghan Jenkins".

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos provided by Applicant
- Demo Alternative/Mitigation Statement from owner
- Permit Submission Packet
- MHIP Record

HISTORIC DISTRICT COMMISSION



Photo 1

HISTORIC DISTRICT COMMISSION



Photo 2

HISTORIC DISTRICT COMMISSION



Photo 3

Demolition of Structure Diffandall Mill site

- Recycle steel roof panels
- Reuse field stone from foundation and walls as fence line or stone landscape walls as practical.

A) Relocation of structure

- Structure is deteriorated hand laid stone with significant structural failure and collapsed with no possibility of relocation.

B) Converting the Structure

- Converting the structure is not practical as the structure is not sound.

*

Mill Site

WOLFVILLE RD

WOLFVILLE RD

WA-IV-078

Diffendall Mill, site

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 03-12-2004

MARYLAND HISTORICAL TRUST

WA-IV-078
District 7
Map 52
Parcel 72
MAGI # 2211685914

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Diffendall Mill

AND/OR COMMON
Grist Mill Site

2 LOCATION

STREET & NUMBER
Maryland Route 77

CITY, TOWN

☒ VICINITY OF Smithsburg

CONGRESSIONAL DISTRICT

6

STATE

Maryland

COUNTY

Washington

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☐ BUILDING(S)

☐ STRUCTURE

☒ SITE

☐ OBJECT

OWNERSHIP

☐ PUBLIC

☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☒ OCCUPIED

☐ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED

☐ YES: UNRESTRICTED

☒ NO

PRESENT USE

☐ AGRICULTURE

☐ MUSEUM

☐ COMMERCIAL

☐ PARK

☐ EDUCATIONAL

☒ PRIVATE RESIDENCE

☐ ENTERTAINMENT

☐ RELIGIOUS

☐ GOVERNMENT

☐ SCIENTIFIC

☐ INDUSTRIAL

☐ TRANSPORTATION

☐ MILITARY

☐ OTHER:

4 OWNER OF PROPERTY

NAME

Barret Clark

Telephone #:

STREET & NUMBER

C/O Molly C. Day

CITY, TOWN

Smithsburg

___ VICINITY OF

STATE, zip code

Maryland 21783

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Washington County Court House

Liber #: 523

Folio #: 026

STREET & NUMBER

West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland 21740

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED < 50%

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This property is the site of a stone grist mill which operated during the 1800's and until about 1930. The mill now stands in ruins. Nearby is a large log house covered with German siding. Apparently, it was part of the mill complex.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☒ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☒ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☒ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This group consisting of a stone mill and log house is reflective of the 19th century in Washington County where grain was an important crop and mills for processing that grain were numerous.

See attached data prepared by John Mcgrain and forwarded to the Maryland Historical Trust on July 12, 1982.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 28 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Paula Stoner, Architectural Historian

ORGANIZATION

DATE

Preservation AssociatesJuly 1978

STREET & NUMBER

TELEPHONE

109 West Main Street, Box 202301-432-5466

CITY OR TOWN

STATE

SharpsburgMaryland 21782

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

The 1880 manufacturers census listed Samuel Diffendall's mill with \$2,000 capital investment; 3 employees; 20 hp steam saw mill; annual output of 75,000 board feet worth \$2,000.

The grist mill had \$5,000 capital investment; 3 employees, 2 run of burr stones, 150 bu/diem maximum capacity; A 28-foot fall on Cavetown Run of Beaver Creek drove a 20 hp overshot wheel 3 ft broad at 5.5 rpm. Output was 800 bbl flour (annually), 50 tons of meal, 78 tons of feed, 1.5 tons of hominy, 1 ton of buckwheat; total value of production, \$8,500.

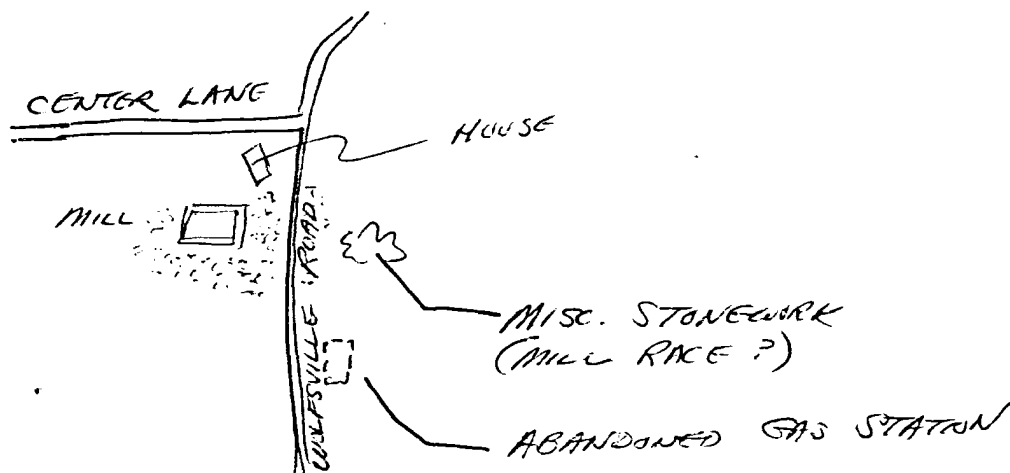
The 1880 Maryland Directory listed Samuel Diffendall as miller at Smithsburg.

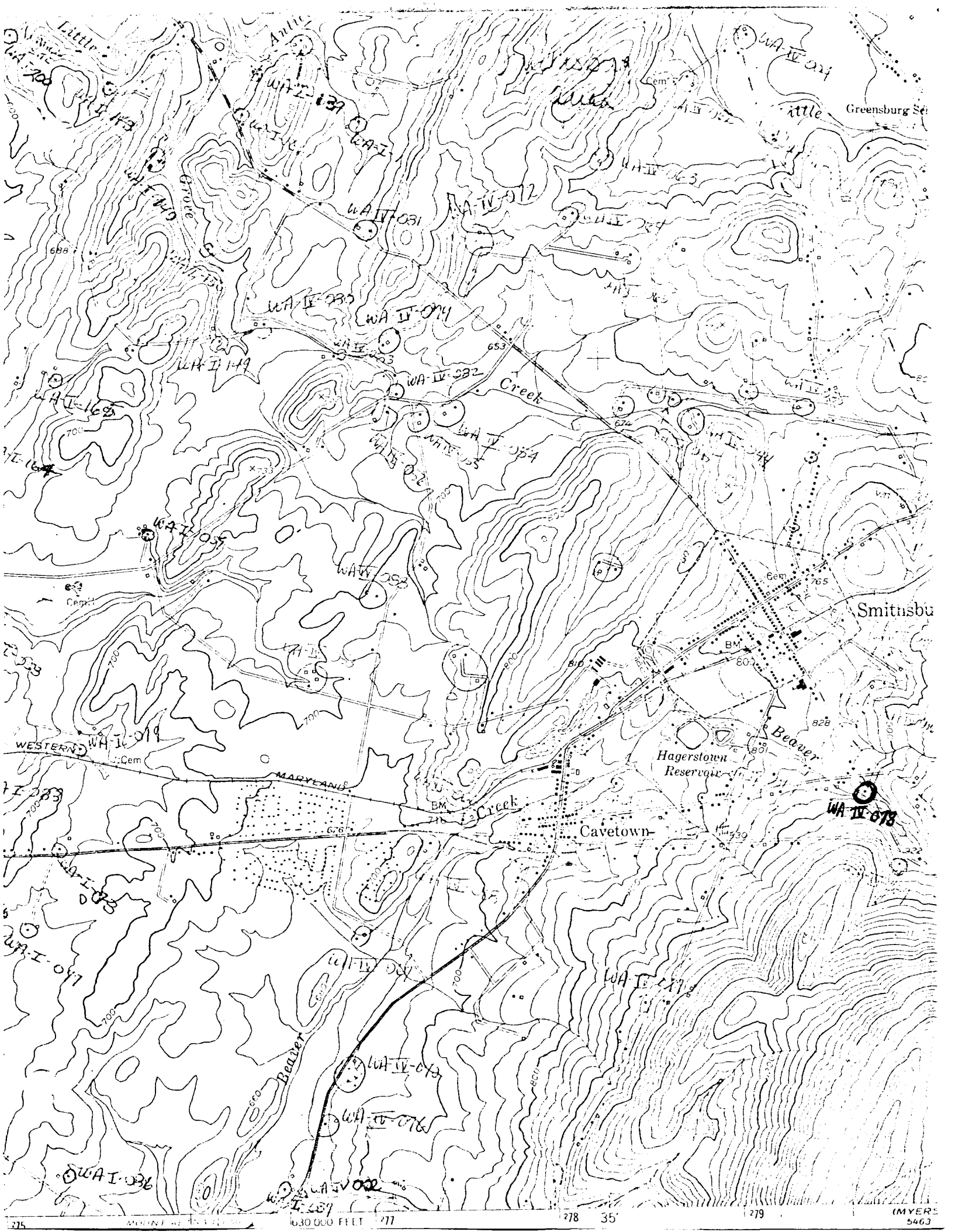
Mentioned in Boonsboro News, Nov. 10, 1955. It was then a stone mill at Smithsburg, with a sandstone marker in the gable end inscribed "Osborn 1832." It was owned at one time by Samuel Diffendall who had been a miller at Clear Spring for Michael Smith. It was owned in 1955 by Leon Morgan.

In 1978 (March 4), Mrs. Wm. L. (Lea) Kersting of Chewsville wrote to John McGrain:

"I was really impressed by the Diffendall Mill ... I was driving around hunting for it and it just loomed up unexpectedly -- quite striking -- on the Wolfsville Road, off Rt. 77 There is a large hole in the center of the end wall but otherwise looks a lot better than Charles Mill."

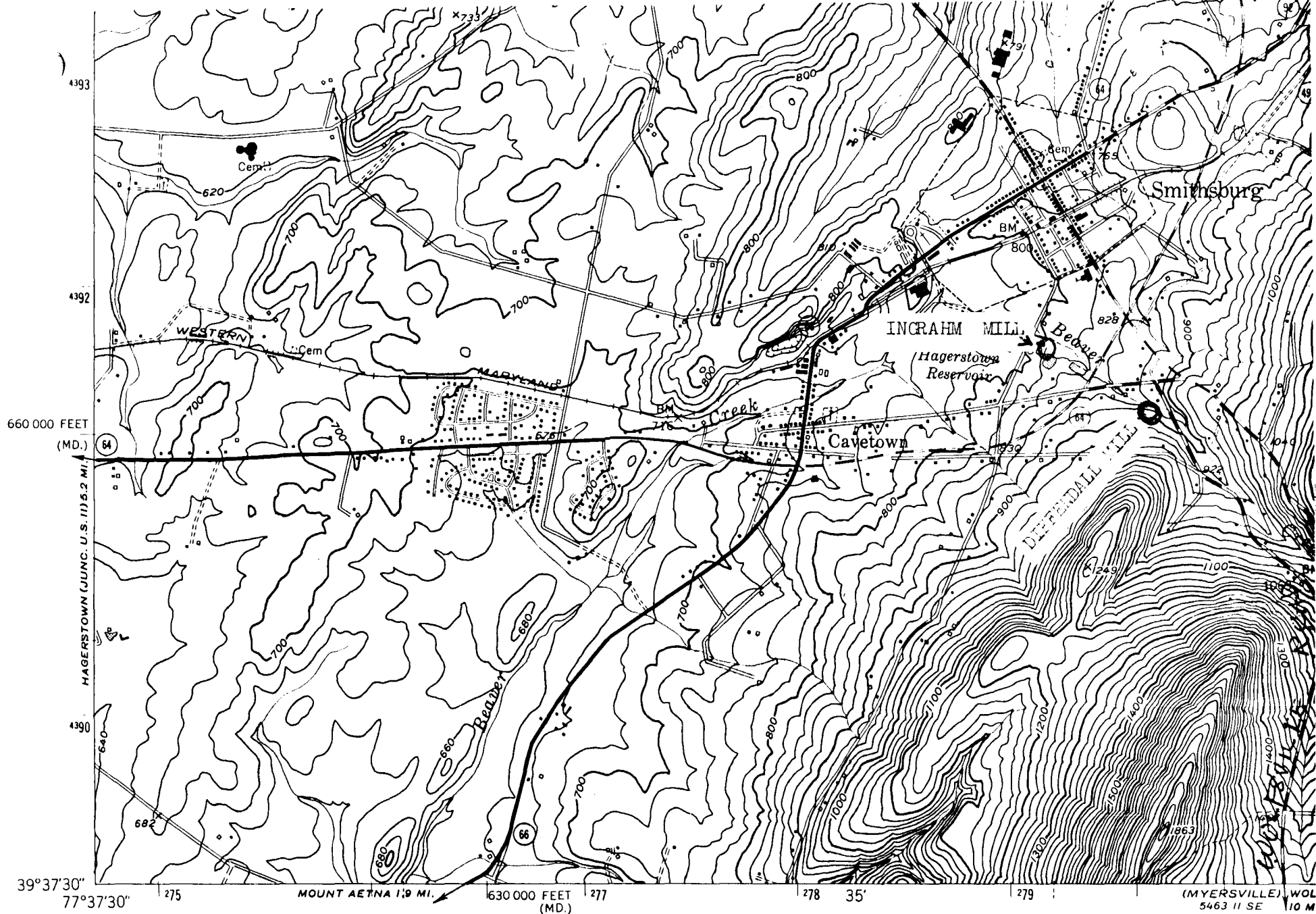
John McGrain took photos there before the vegetation came out on April 21, 1979. It is a ruinous stone mill. The chimney once passed out through the gable peak. No hood for the hoisting apparatus. Front wall was falling out. Property posted against trespassers. Flooding seems to take place here now. Skunk cabbage is coming up. Also wild flowers. The mill is about 36 by 50 feet, overall. Rectangular shape. Still has its roof. Across the road are ruins of a stone mill race and an abandoned gas station.





WA-IL-078

(FUNKSTOWN)
5463 11 SW

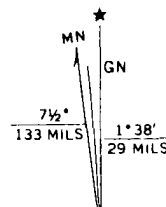


Mapped by the Army Map Service
Edited and published by the Geological Survey

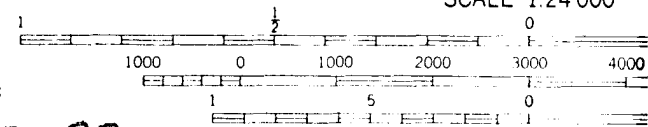
Control by USGS and USC&GS

Topography from aerial photographs by stereophotogrammetric methods. Aerial photographs taken 1943. Field check 1944
Culture revised by the Geological Survey 1953

Polyconic projection. 1927 North American datum
10,000-foot grids based on Maryland coordinate system,
and Pennsylvania coordinate system, south zone



PART OF
SMITHSBURG
QUAD 1971 (PHOTO REV.)



CONTOUR INTERVAL 20 FT
DATUM IS MEAN SEA LEVEL



WA-IV-078

E.

Dec. 1976

Grist Mill Site

Md. Rt. 77

Smithsburg Vic.

PAULA STYNER DICKEY
CONSULTANT WASHINGTON DC
HISTORIC LINES SURVEY



WA-IV-078

E.

Dec. 1976

Grist Mill Site

Md. Rt. 77
Smithsburg Vic.

PAULA STONER DICKEY
CONSULTANT WASHINGTON D.C.
HISTORICAL SITE



Diffendall Mill 21 April 1979
Smithsburg

John McGraw



HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission
From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff
Date: October 9, 2025
Subj: Residential Demolition Permit/CO. 2382 14219 Maugansville Rd, 2025-04487

Staff Report and Analysis

Property Owner: WASH CO COMMISSIONERS BOARD OF, REAL PROPERTY ADMINISTRATOR

Applicant: Ashley Shirley

Location: 14219 MAUGANSVILLE Road

Tax Account ID: 13010323

Map/Grid/Parcel/Lot: 241/0/1563/

Legal Description: LOT 0.588 ACRES 14219 MAUGANSVILLE ROAD

Zoning: Residential, Suburban

Zoning Overlay: Airport Overlay; Hazardous Wildlife Attractant Management District

Rural Village: Maugansville (MHT) Historic Rural Village

MD Inventory of Historic Places (MIHP): I248, Maugansville; I697, Structure

Project Description: Demolition of dwelling and (3) detached accessory structures

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,



HISTORIC DISTRICT COMMISSION

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

[Demolition Section – Design Guidelines \(pg. 14\)](#)

Demolition Alternatives

- Redesigning the project to avoid any impact to the structures or its setting;
- Incorporating the structures into the overall design of the project;
- Converting the structures into another use (adaptive reuse);
- Relocating the structure on the property;
- Relocating the structure to another property.

Demolition Mitigation

- Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text. This documentation should follow the Standards and Guidelines for Architectural and Historical Investigations in Maryland and be completed by a professional as listed in those Standards;
- Salvaging from the structure historically significant architectural features and building materials.

[Full Demolition Guidance – Design Guidelines for Historic Structures in Washington County, MD](#)



HISTORIC DISTRICT COMMISSION

Staff Report:

This structure is located on the east side of Maugansville Road at the northern end of the Urban Rural Village of Maugansville. Maugansville is northwest of the City of Hagerstown. The structure is included in the Washington County Historic Sites survey for Maugansville as contributing to the Rural Village (2004) with the DOE indicating the overall RV is eligible for the National Register. The structure has an individual DOE (2001) which indicates it is not eligible for the National Register individually. The structure was purchased by the County in 2006 with a Federal Aviation Administration grant which did allow for the acquisition and eventual demolition of the structure. The County did lease the property for residential use through May 2025 after acquisition but it is currently vacant with the tenants leaving personal property throughout the property.

The construction of the structure is described as “a frame, two story, three-bay dwelling. The resource faces west and has a stone foundation. Its side-gabled roof is covered with asphalt shingles. An exterior brick flue is located on the north elevation. Window openings are rectangular and contain six-over-six replacement sash. Aluminum shutters flank the window openings. An open porch extends full-width across the front facade and rests upon chamfered wood posts. The porch rests upon stone piers. A large, two-story modern brick addition is attached to the south facade” (MIHP, WA-I-697). Beneath the vinyl siding there is evidence of wood siding remaining on the northern portion of the structure. There is a stone retaining wall running along Maugansville Rd. The brick addition is set back from the original portion of the house and forms an L-Shape. The consistency of the vinyl shutters and windows indicate that when the addition was done, there was likely a replacement of all windows and shutters added to match. There is a frame outbuilding with similar wood siding style to the covered siding on the main house. It is situated to the rear of the house (northeast corner of the property). There is a large mature sycamore tree to the rear of the dwelling.

This demolition permit is for the dwelling and all outbuildings as well as the stone wall along Maugansville Road. The stated purpose of the demolition is to improve the airport’s ability to maintain the property and its visual appearance while ensuring the airport approach is clear of structures. A separate narrative addressing the demolition alternatives and mitigation have been included in this report. There is also a visual of the airport FAA surfaces with the structure highlighted showing its relationship to airport approaches.

Staff Analysis:

The dwelling has integrity of location and setting at the edge of the rural village. While some exterior elements such as windows and siding have been updated, original elements do remain especially in the porch construction, the configuration of the bays in the original side of the structure and the stone retaining wall. There are indications that the original siding is intact under the vinyl siding. The 2001 documentation states the structure does not have enough individual integrity with these changes, however, there are still enough similar architectural elements that this structure remains contributing to the larger Maugansville survey area (2004).

With these details under consideration, the Airport has provided information that the redesign or incorporation of this structure into airport operations does not align with the regulation of imaginary surfaces in and around the airport as determined by their respective FAA definitions. The conversion of the structure or continued lease/use of the property is not feasible considering the airports fund type



HISTORIC DISTRICT COMMISSION

and amount. There have been documented issues in the past with the rental of the property. The airport does handle commercial leasing of other structures but the zoning would preclude this structure from a non-residential use. The structures integrity of location within Maugansville provides the strongest support for its eligibility and relocation of the structure would remove that integrity. The cost of relocating a structure of this type of eligibility is also prohibitive. The demolition contactor has provided a narrative for the salvage of certain materials. This structure is part of one individual documentation and one district evaluation. It is not likely that further documentation will uncover details changing the eligibility of this structure.

Staff Recommendation:

Recommend support of the demolition permit, 2025-04487, in consideration of the demolition documentation provided by the airport staff and detailed in the staff analysis with the following comments:

1. There are other structures which the airport leases in the vicinity of this structure. Staff recommends that there be a thorough assessment of the Airport's buildings which have been/will be acquired to ensure that they are properly secured at all times and utilize the mothballing methods detailed by the National Park Service Preservation Brief #31 – Mothballing of Historical Buildings. This is especially the case for buildings older than 50 years.
2. The airport should pursue rezonings of property they acquire to ensure that adaptive reuse is feasible by zoning or that residential uses can continue as non-conforming if there is an intent to phase out residential leasing.

Respectfully Submitted,

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos provided by Staff
- Permit Submission Packet
- Property Owner Demolition Narrative
- Airport Approach/Clear Zone Map provided by airport staff

HISTORIC DISTRICT COMMISSION



Photo 1: Front Façade, Facing East

HISTORIC DISTRICT COMMISSION



Photo 2: Front Façade Addition, Facing East

HISTORIC DISTRICT COMMISSION



Photo 3: South facing façade, facing north



Photo 4: Rear façade, facing west

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Photo 5: North façade, facing southeast

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Photo 6: Front Steps; retaining wall detail; facing east

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Photo 7: retaining wall detail running south along Maugansville road; facing south

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Photo 8: Front porch column detail

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Photo 9: Outbuilding to rear of dwelling, northeast property corner; facing east

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Photo 10: Outbuilding, north façade, facing southeast

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Photo 11: Interior detail of outbuilding

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Photo 12: Main dwelling, wood siding detail, photo taken at rear of dwelling

14219 MAUGANSVILLE Road, Maryland
Residential Demolition Permit

4. Applicant's plan for the recycling of waste generated
<< to be completed by Allegany Wrecking & Salvage, LLC >>
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;
Not feasible due to the proximity of the structure to the airport's primary runway approach zone, an area that needs to be protected for the arrival of aircraft. Since we are seeking the demolition of the house, this was not evaluated by airport staff.
- (b) Incorporating the structures into the overall design of the project;
Not feasible again due to the proximity of the structure to the airport's primary runway approach zone, an area that needs to be protected for the arrival of aircraft. Since we are seeking the demolition of the house, this was not evaluated by airport staff.
- (c) Converting the structure into another use (adaptive reuse);
Airport staff have re-evaluated the adaptive reuse of the property and have determined that it is no longer feasible due to the proximity of the structure to the airport's primary runway approach zone, an area that needs to be protected for the arrival of aircraft.

An attempt was made when the airport first acquired the property to try to have an adaptive reuse of the building as a rental house, but the renting of the property is a money loser for the airport, outside of our core competence, and ultimately a distraction.

In addition, the airport is being taxed on this property by the state. We are an enterprise fund and receive no outside taxpayer assistance, most years.

Finally, past tenants have been abusive to the property, leaving it in a squalid condition. We lack the money to perform upgrades and renovations to a structure we don't ultimately need. The attempt to try to have an adaptive reuse of the property ultimately ended up being a drain on airport resources, hence the move to final demolition of the property.

The original grant from the FAA gave us the money to acquire and, ultimately, remove the structure. The time for this demolition is now.

- (d) Relocating the structure on the property;
Not feasible due to the proximity of the structure to the airport's primary runway approach zone, an area that needs to be protected for the arrival of aircraft. Since the building has been deemed as "not historical" in previous survey, the cost of relocating the building would be a waste of limited County funds. We are an enterprise fund and receive no outside taxpayer assistance most years.
- (e) Relocating the structure to another property;
Not feasible due to the proximity of the structure to the airport's primary runway approach zone, an area that needs to be protected for the arrival of aircraft. Since the building has been deemed as "not historical" in previous survey, the cost of relocating the building would be a waste of limited County funds. We are an enterprise fund and receive no outside taxpayer assistance most years.
- (f) Salvaging from the structure historically significant architectural features and building materials;
Evaluation previously has indicated that the structure has undergone extensive renovations, so any architectural features or building materials would not fall into the "historical significant" category. Anything of historical value has been lost to time, due to modifications made to the structure, over time.
- (g) Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text:

A previous report from URS, completed in September 2001, has indicated the following:

14219 Maugansville Road is a frame, two story, three-bay dwelling. The resource faces west and has a stone foundation. Its side-gabled roof is covered with asphalt shingles. An exterior brick flue is located on the north elevation. Window openings are rectangular and contain six-over-six replacement sash. Aluminum shutters flank the window openings. An open porch extends full-width across the front facade and rests upon chamfered wood posts. The porch rests upon stone piers. A large, two-story modern brick addition is attached to the south facade.

Source: <https://apps.mht.maryland.gov/Medusa/PDF/Washington/WA-I-697.pdf>

Since this report was completed, the Airport was leasing this property for tenant occupation, and over time various tenants made modifications to the interior of the house. Additionally, airport staff have also documented abuse of the property.

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

The airport intends, when the house is demolished, to return the property to grass. This will help our staff to better care for and maintain the lawn. This will also remove the unattractive and blighted appearance of the property. This will also allow for the protection of a critical runway safety area and preserve the feel of the surrounding Maugansville Area.

14219 Maugansville Road, Maryland
Residential Demolition Permit Questionnaire

4. Applicant's plan for the recycling of waste generated.

- Allegany Wrecking & Salvage, LLC intends to salvage what materials are possible. Most of the house's material is newer material and has no value.
- Brick work and foundation stone have been examined by a potential buyer who determined he has no use for them. So now the stone and brick will be used as hardfill in the building's foundation void.
- Any hewed beams located in the building will be inspected and salvaged and sold and turned into flooring.
- Any materials that cannot be salvaged or sold will otherwise be taken to the Washington County Landfill.

Allegany Wrecking & Salvage, LLC



CONTRACT

13905 Weaver Avenue
P.O. Box 618
Maugansville, MD 21767
Phone: (240) 707-6912 Cell: (240) 329-7835
Email: alleganywrecking8@gmail.com

Date: 08/03/2025
Quotation #: 2382
Contract ID #: 2382

Bill To: Hagerstown Regional Airport
Name: Terry Stouffer
Street Address:
City, State, ZIP:
Phone: 301-573-0940
Email: tstouffer@washco-md.net

Job Location – 14219 Maugansville Rd, Maugansville, MD

Description

Amount

Scope of work shall consist of:

1. Complete demolition of brick house and detached building.
2. Stone wall to be demolished and removed.
3. All wood, trash and debris will be hauled away to an approved landfill.
4. Sewer and water line to be cut and capped prior to the start of demolition, Allegany Wrecking will cut and cap these utilities within the foundation prior to the start of demolition.
5. Concrete floor to be broke for proper drainage.
6. Foundation walls to be removed 28" below grade.
7. Clean brick, block and concrete will be used to backfill the buildings foundation and installed in lifts and compacted.
8. Any remaining hardfill will be hauled off site.
9. 1-foot of shale will be dressed on top of hardfill with 6" of topsoil seed and straw.

TERMS & CONDITIONS

1. Contractor will furnish all materials, labor, equipment, disposal, supervision and insurance for the work mentioned above.
2. Contractor will adhere to all local, state and federal O.S.H.A./M.O.S.H.A. guidelines.
3. Allegany Wrecking & Salvage, LLC will be responsible for notification to the state and contacting Miss Utilities.
4. Property Owners are to make sure all utilities are disconnected prior to the start of demolition.

5. Allegany Wrecking & Salvage, LLC will be allowed all salvageable materials from the property that remains pertaining to the demolition project from this date of signing.
6. Allegany Wrecking & Salvage, LLC is not responsible for any hazardous materials.
7. If Hazardous materials such as; lead, asbestos, or any other hazardous waste materials are found on site the price below will be subject to change to take the necessary steps of removal.
8. Allegany Wrecking & Salvage, LLC will be responsible for obtaining the demolition permits required.
9. Allegany Wrecking & Salvage, LLC will not be responsible for any driveway, sidewalk or black top/concrete damage.
10. The price below does not reflect any abatement or testing.

TOTAL LUMP SUM FOR WORK DESCRIBED ABOVE IS----- \$ 14,800.00

By signing this document, you are agreeing to all services and terms mentioned and agree to pay all monies due to said contractor.

Joshua W. Merrbaugh
Joshua W. Merrbaugh
Owner of Allegany Wrecking & Salvage, LLC

8/3/2025
Date

Neil R. Doran, Director, Hagerstown Regional Airport
Property Owner's Name (Please Print)

N.R. Doran
Property Owner's Signature (Please Sign)

9/3/2025
Date

The above prices will be valid for 120 Days.
Please contact our office if you have any questions regarding this estimate.

Eugene Bolanowski, C.M., A.C.E.

Operations / Security Manager

18434 Showalter Road

Hagerstown, MD 21742

ebolanowski@washco-md.net | e.bolanowski@flyHGR.com

P: (240) 313-2769 | C: (386) 846-9118

www.flyHGR.com | [Facebook](#)

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HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission
From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff
Date: October 9, 2025
Subj: Residential Demolition Permit/Smith Demolition, 2025-04522

Staff Report and Analysis

Property Owner: SMITH ROBERT A,

Applicant: Charles Dunn

Location: 11416 HANGING ROCK Road

Tax Account ID: 15005246

Map/Grid/Parcel/Lot: 20/23/19/

Legal Description: 2.31 ACRES 11416 HANGING ROCK RD

Zoning: Environmental Conservation

Rural Village: Forsythe (MHT) Historic Rural Village, WA-V-176

Project Description: Demolition of existing 1,182 sq. ft, two story metal clad log home structure and accessory shed, no existing 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 DISTRICT COMMISSION

[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

[Demolition Section – Design Guidelines \(pg. 14\)](#)

Demolition Alternatives

- Redesigning the project to avoid any impact to the structures or its setting;
- Incorporating the structures into the overall design of the project;
- Converting the structures into another use (adaptive reuse);
- Relocating the structure on the property;
- Relocating the structure to another property.

Demolition Mitigation

- Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text. This documentation should follow the Standards and Guidelines for Architectural and Historical Investigations in Maryland and be completed by a professional as listed in those Standards;
- Salvaging from the structure historically significant architectural features and building materials.

[Full Demolition Guidance – Design Guidelines for Historic Structures in Washington County, MD](#)



HISTORIC DISTRICT COMMISSION

Staff Report:

This demolition permit is related to structures situated at the southwestern edge of Forsythe rural village. The documentation for this rural village is very minimal. These structures are not specifically mentioned in photo documentation, however, they were constructed at least 50 years ago based on Tax Assessment information and site visit by staff. The topography of the property includes a steep hill to the rear/west on the property with the dwelling on a mostly flat cleared area of the property. The applicant has indicated that flooding of the dwelling is a concern. There appears to be a french drain attempting to move water around the structure as it comes down the hill. Lanes Run is also nearby but there is no adopted floodplain in this area at this time.

The dwelling is situated facing Hanging Rock Road and sits back from the road approximately seventy five feet. The dwelling is a 3 bay 2 story dwelling. There is an enclosed porch running the length of the front façade with a small 1 story addition on the north gable end. The entire structure has been clad in vertically aligned metal siding. Windows are vinyl/aluminum replacements. The roof is also metal sheeting. The structure is a combination of frame and log construction. The permit states that there is no foundation/basement and due to the metal siding there is no foundation visible upon site visit. The condition of the log portion of the dwelling is unknown as it has been covered in modern materials and altered multiple times. Interior photos and layout have been provided by the applicant for the main dwelling.

There is a small shed/barn approximately 10x15 that is frame construction with vertical wood siding that is also included for demolition. It is located to the north of the dwelling. There is also a small concrete block outbuilding to the rear of the dwelling that is built into the hill. Its purpose is unknown from documentation provided. There is a modern shed on the property directly southwest of the dwelling that will be relocated and is not subject to this permit.

A brief examination of deeds related to the property reveals that this property was owned by members of the Forsythe family. The deed description relays that the property is part of "Defiance" and mentions a spring near the dwelling formerly owned by Abraham Forsythe. Defiance is a land patent for Lancelot Jacques associated with Green Spring Furnace. There is a nearby Forsythe family property WA-V-174 which may relate to this location and has some more information on the Forsythe family included.

Example Deeds:

January 1947 (L239 F375) Henry Elmer Forsythe (grantor) to William L. Everly and wf.
November 1884 (L86 F428) David Forsythe and Charlott (wf) To Anna Forsythe (Blair)

Staff Analysis:

Examining the condition of this property, it has been heavily altered over time and has unknown conditions of the structure under the metal siding. The structure has an outdated electrical and plumbing system and additional building code issued outlined by the applicant. The applicant has indicated that the reuse of the structure would require significant accommodations to the building codes including ceiling height, egress issues with the stairs etc. The applicant also indicated that it is not economically feasible to convert or relocate the structure. The applicant indicates in their justification that they are amenable to keeping the original log structure of the dwelling in place. Selective demolition would still be necessary to ensure compliance with local ordinances. The applicant has also noted that there is an issue with water on the property which is likely a combination of the steep slope



HISTORIC DISTRICT COMMISSION

to the western side of the property and the nearby run/spring head. In combination with the building code issues, these water issues further exacerbate the cost of rehabilitating the dwelling. The outbuildings also have condition issues with missing siding; although the roofs are intact. They do not appear to be great workmanship examples of their construction type. The property is likely associated with the Forsythe family which settled in this area of the County, however, there is a nearby example of log construction that is intact and retains more resources such as the Forsythe family cemetery. There may be some archaeological resources associated with the dwelling, however, the new construction proposed is not near the demolition.

Staff Recommendation:

Recommend support for the demolition permit, 2025-04522, in consideration of the details provided in the staff analysis with the following comments:

1. The applicant is encouraged to perform a selective demolition of the main dwelling and to utilize the mothballing methods detailed by the National Park Service Preservation Brief #31 – Mothballing of Historical Buildings.
2. The property owner should be cautious in demolition as they may find resources in and around the dwelling.

Respectfully Submitted,

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos provided by Staff
- Permit Submission Packet
- Applicant provided demolition narrative
- Applicant provided photos
- Applicant provided floor plans/elevation details



HISTORIC DISTRICT COMMISSION



Front of house, facing west

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Right side of house, facing south

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Rear of house, facing south

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Left side of house, facing north

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Barn, facing north

HISTORIC DISTRICT COMMISSION



Barn, facing southwest

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Barn, facing east

HISTORIC DISTRICT COMMISSION



Barn, facing northeast

HISTORIC DISTRICT COMMISSION

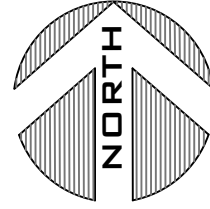


Outbuilding, facing north

Site plan showing property boundaries, setbacks, and proposed/existing structures. Key features include:

- Proposed House:** 26' x 36', G.F. = 694, F.F. = 703.1.
- Proposed Gravel Driveway:** 10,000 SF septic area.
- Proposed Well:** 5' x 5' CONC. PAD, DECK 24' x 8'.
- Existing Well:** TO BE ABANDON.
- Existing Structures:**
 - EXIST. SHED TO BE DEMOLISHED
 - EXIST. HOUSE TO BE DEMOLISHED
 - EXIST. SHED TO BE RELOCATED
- Setbacks and Dimensions:**
 - 50' (Left boundary)
 - 15' (Top boundary)
 - 135' (Top boundary)
 - 100' (Left boundary)
 - 15' (Bottom boundary)
 - 107' (Right boundary)
 - 12' (Right boundary)
 - 40' (Right boundary)
- Other Features:**
 - M.B.S.L. (Mean Base of Substrate Line)
 - HANGING ROCK ROAD
 - POLE
 - D.H. SERVICE
 - ASPALT PAVING

A north arrow is located in the top right corner.



PLAN
SCALE: 1" = 60' 0"

PROPOSED NEW HOME FOR:

ROB SMITH

11416 HANGING ROCK ROAD
CLEAR SPRING, MD 21711



DZN
CONSTRUCTION CONTRACTORS

10720 NATIONAL PIKE
INDIAN SPRINGS, MARYLAND 21711
TEL: 410-486-8800
E: DUANDES@BUILD@OUTLOOK.COM

Historic District Commission

Date: October 21th, 2025

To: Washington County Historic District Commission

Subject: Residential Demolition Permit (2025-04522) for 11416 Hanging Rock Road

At the request of the Washington County Historic District Commission, the following information is provided.

1. The State Department of Assessments and Taxation (SDAT) indicates the primary structure was built in 1910. This structure consisted of 784 square feet of above grade living area. The structure consisted of log exterior walls and a timber framed roof structure, additions consist of 2x4 wood framed material. Metal panels have been added to the exterior facade as well as multiple porch and shed additions. All original doors and windows have been replaced with new vinyl and metal materials at some point in time. Interior finishes consist of either particleboard paneling, plaster, or drywall. All interior trims and moldings have been updated at some point in time and consist of 1x material. Portions of the interior floors may be original. Interior and Exterior pictures (See Attachment 1)
2. Detail drawings have been attached. (See Attachment 2)
3. Floor Plans for each floor level have been attached (See Attachment 3)
4. All waste removed from the structure, dependent upon condition, will be recycled and reused by the homeowner, contractor or donated to Habitat for Humanity Restore.
5. The homeowner wishes to retain and repurpose the original log & timber structure, minus additions for a proposed Workshop. Remove all additions to include Porch / Bathroom / Entry / Storage not constructed of log. Remove vertical metal siding panels on all facades to expose original log structure. Assess log structure and chinking. Seal / Waterproof as required to provide a watertight structure
 - a) Redesigning the project to avoid any impact to the structure or its setting.
Redesigning the existing structure for use as a residential home to meet today's codes and standards would not be feasible. Examples; Section R305 Ceiling Heights, for habitable spaces cannot be met, Section R310

Emergency Escape and Rescue Openings cannot be met, Section R311 Means of Egress – R311.4 Vertical Egress cannot be met, R311.6 Hallways cannot be met, R311.7 Stairways cannot be met, R311.7.2 Headroom cannot be met.

- b) Incorporating the structure into the overall design of the project. The existing structure in a low-lying area and prone to flooding. The new home is being proposed outside of this area.
- c) Converting the structure into another use (adaptive use). This is what the homeowner is proposing.
- d) Relocating the structure on the property. Not economically feasible for use as a single-family residence.
- e) Relocating the structure to another property. Not economically feasible.
- f) Salvaging from the structure historically significant architectural features and building materials. The original log structure will remain and all historically significant architectural features will remain in place.
- g) Documenting the structure as a whole and its individual architectural features in photographs, drawings and/or text. The building in its current state has been photographed and documented. The structure will appear truer to its original architectural significance as funding becomes available and project is completed.

6. N/A

Thank you for your time,

Charles R. Dunn

Charles R. Dunn | President
Dunn Design + Build, LLC.

Attachment 1 - Exterior





Attachment 1 – Interior / 1st Floor







Attachment 1 – Interior / 2nd Floor

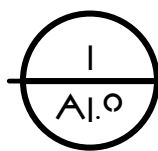
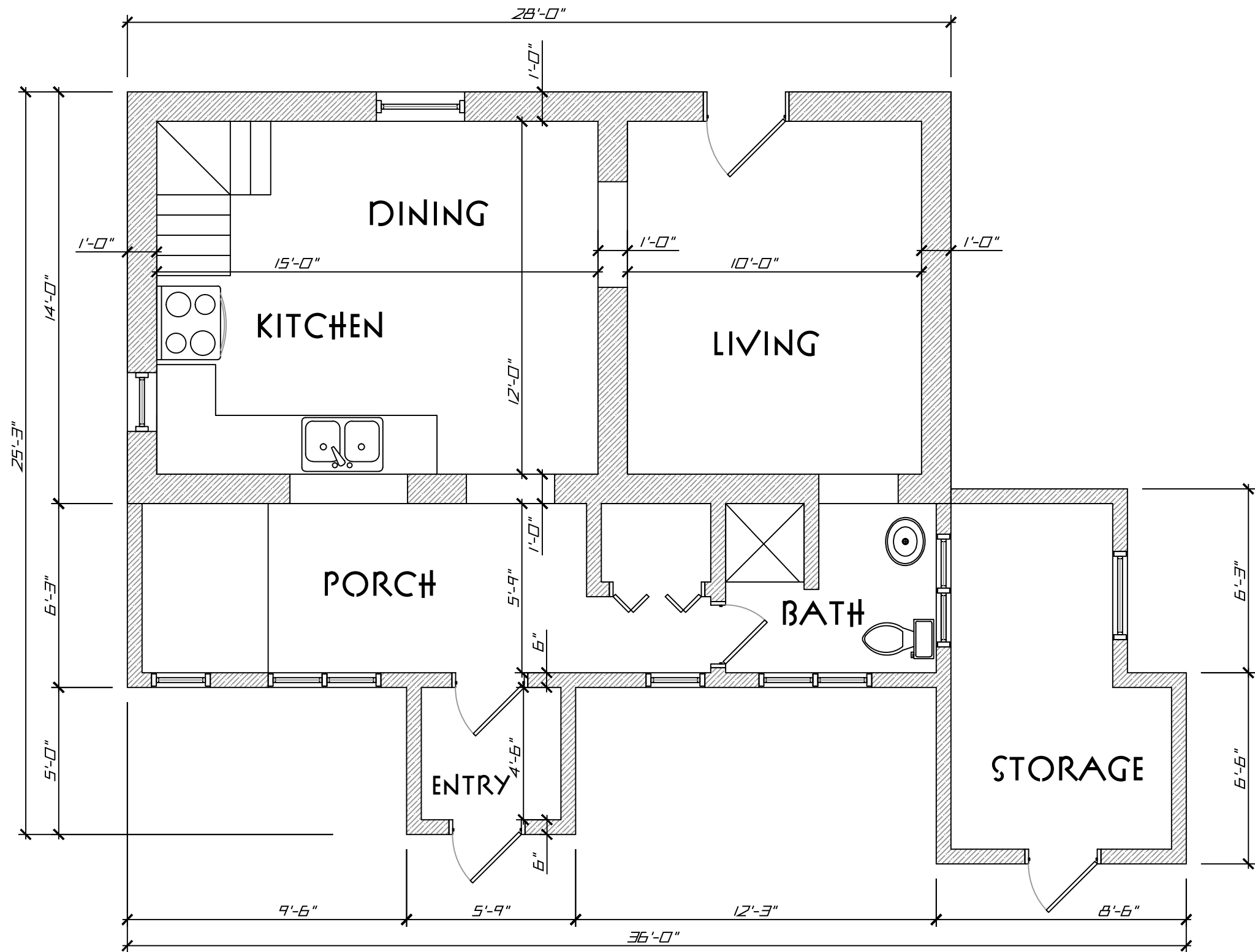




Attachment 1 – Interior / Attic







FIRST FLOOR PLAN

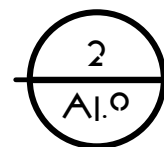
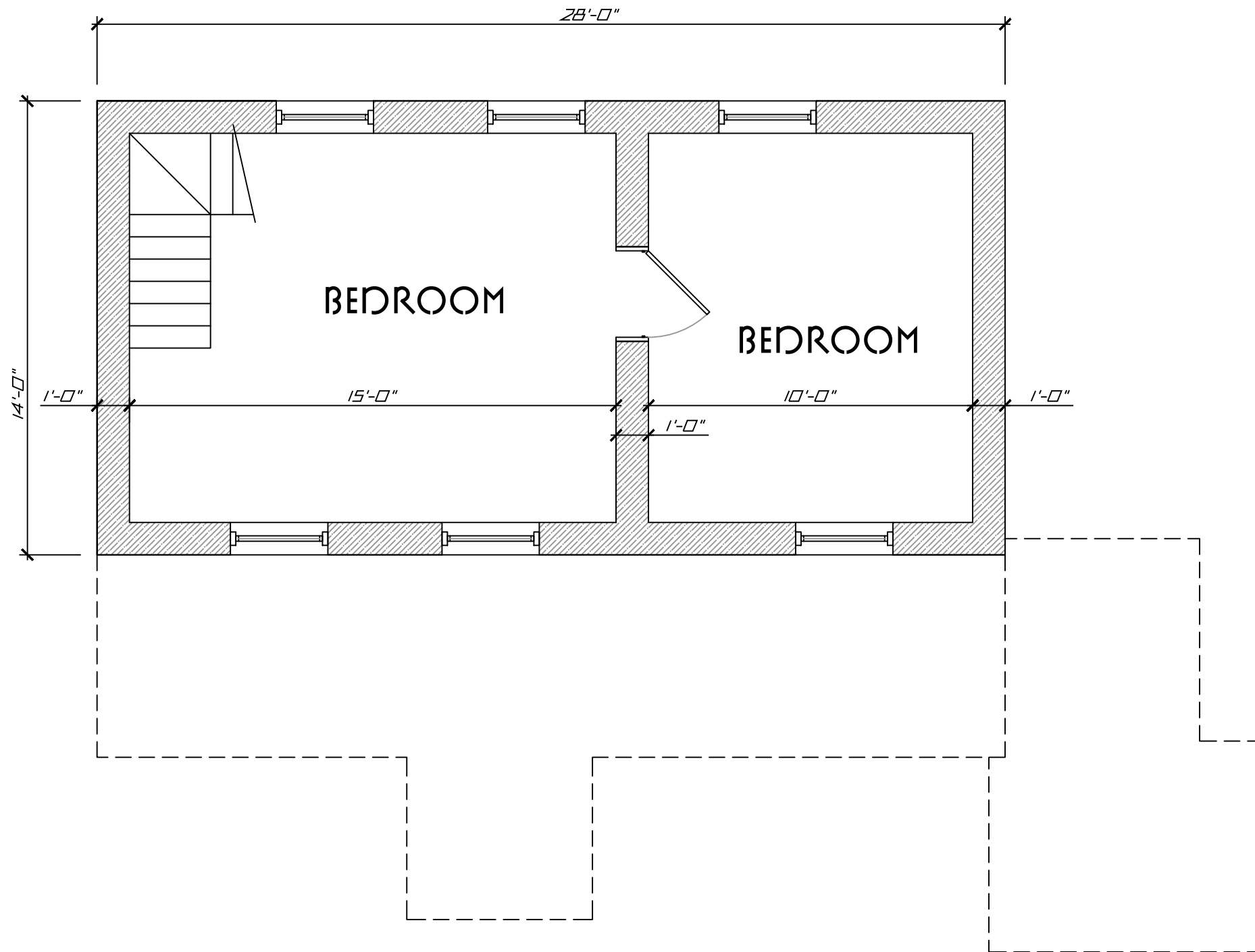
600 SQ. FT.

55 SQ. FT. (STORAGE)

SCALE: 1/4" = 1' 0"

Robert A. Smith

11416 Hanging Rock Rd.



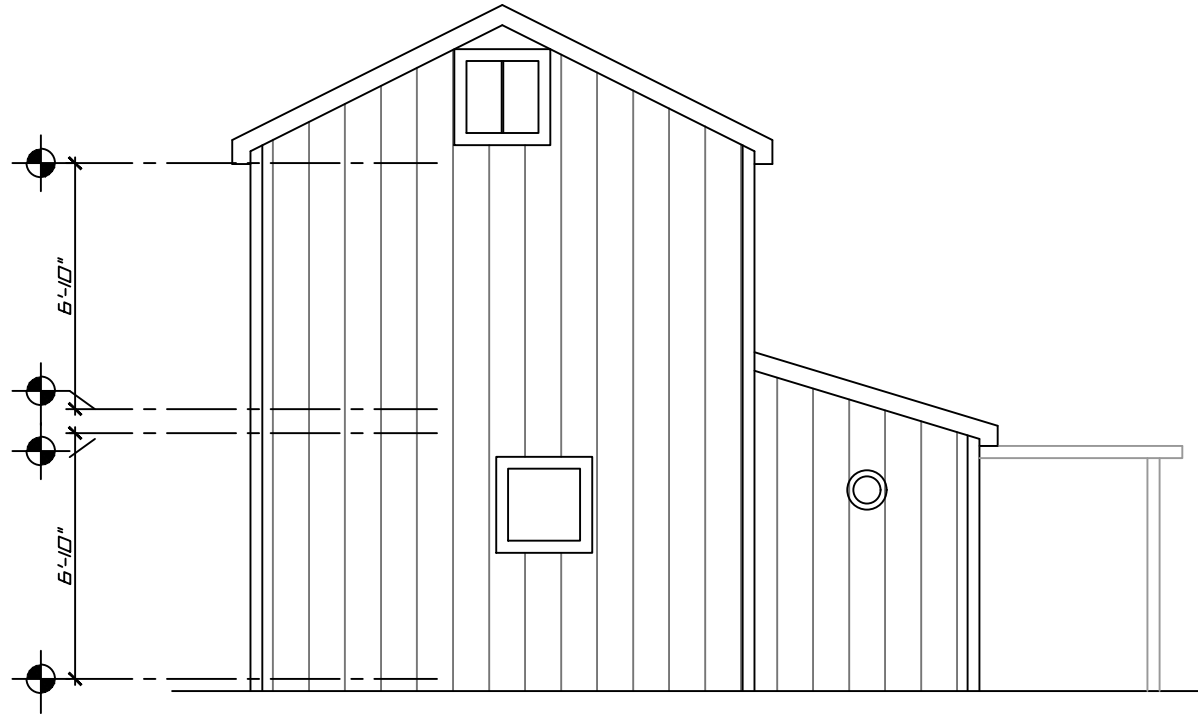
SECOND FLOOR PLAN

392 SQ. FT.

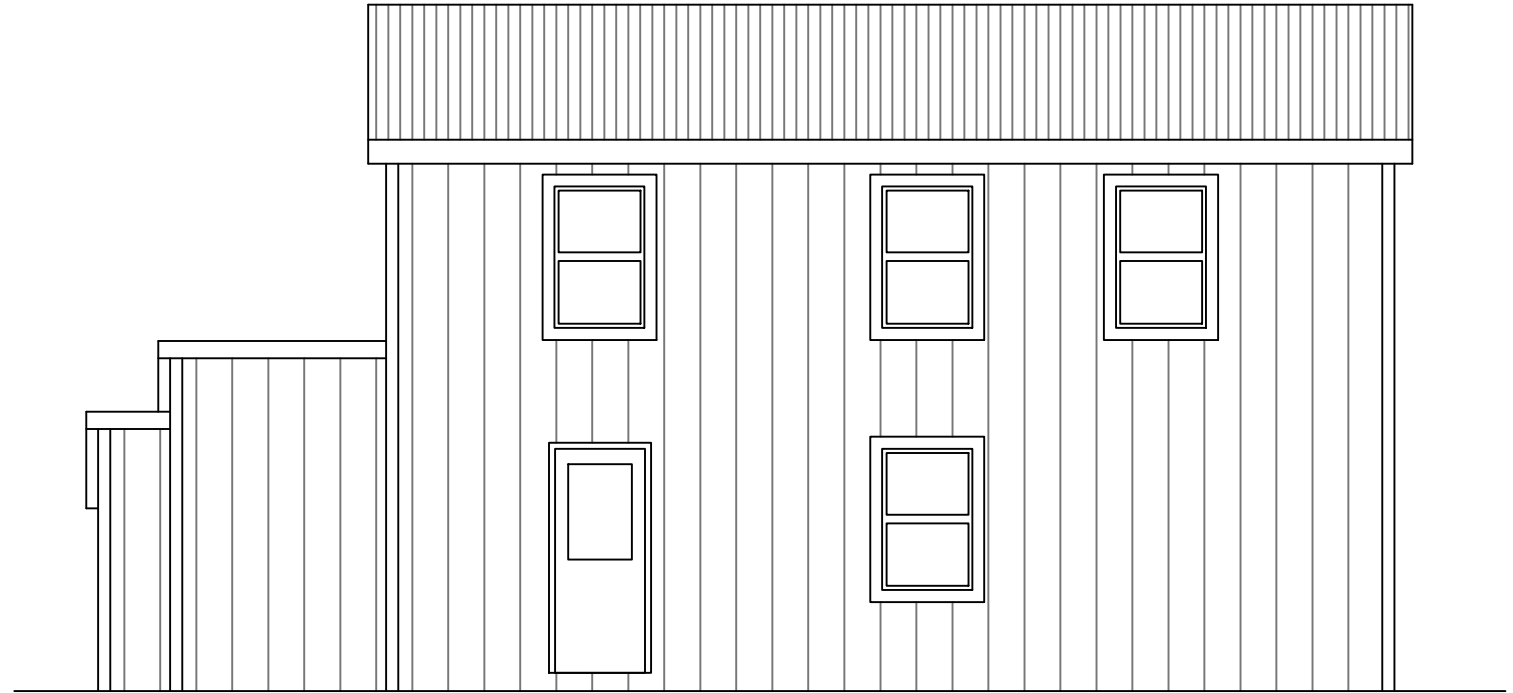
SCALE: 1/4" = 1' 0"

Robert A. Smith

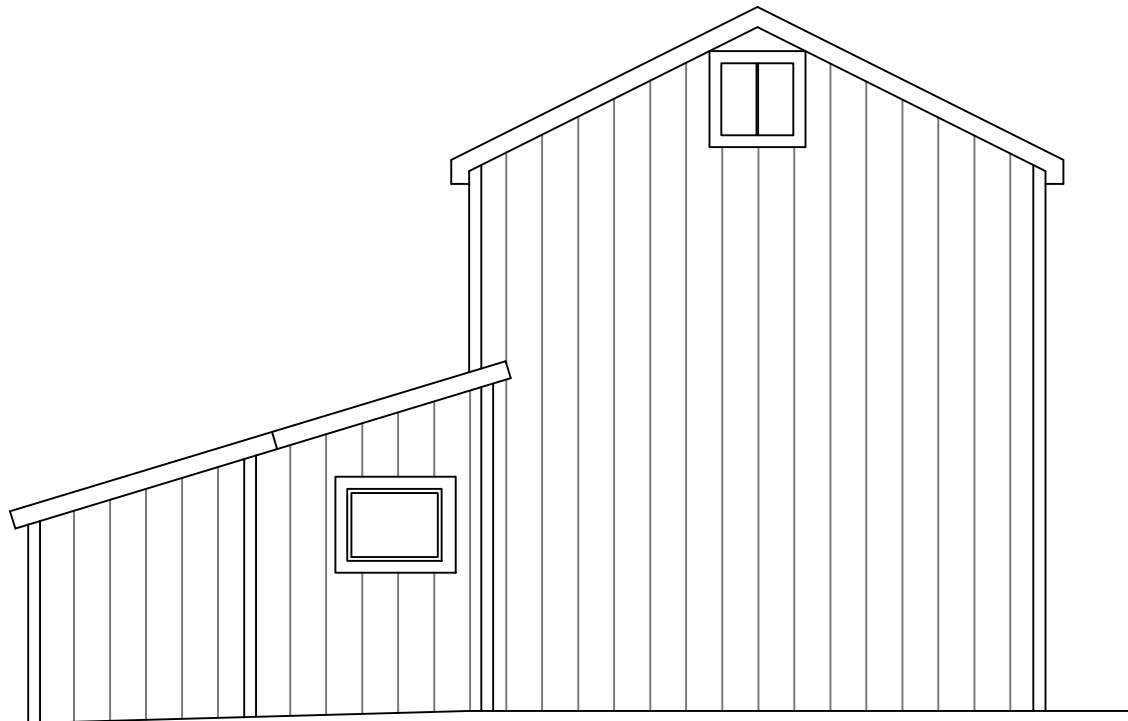
11416 Hanging Rock Rd.



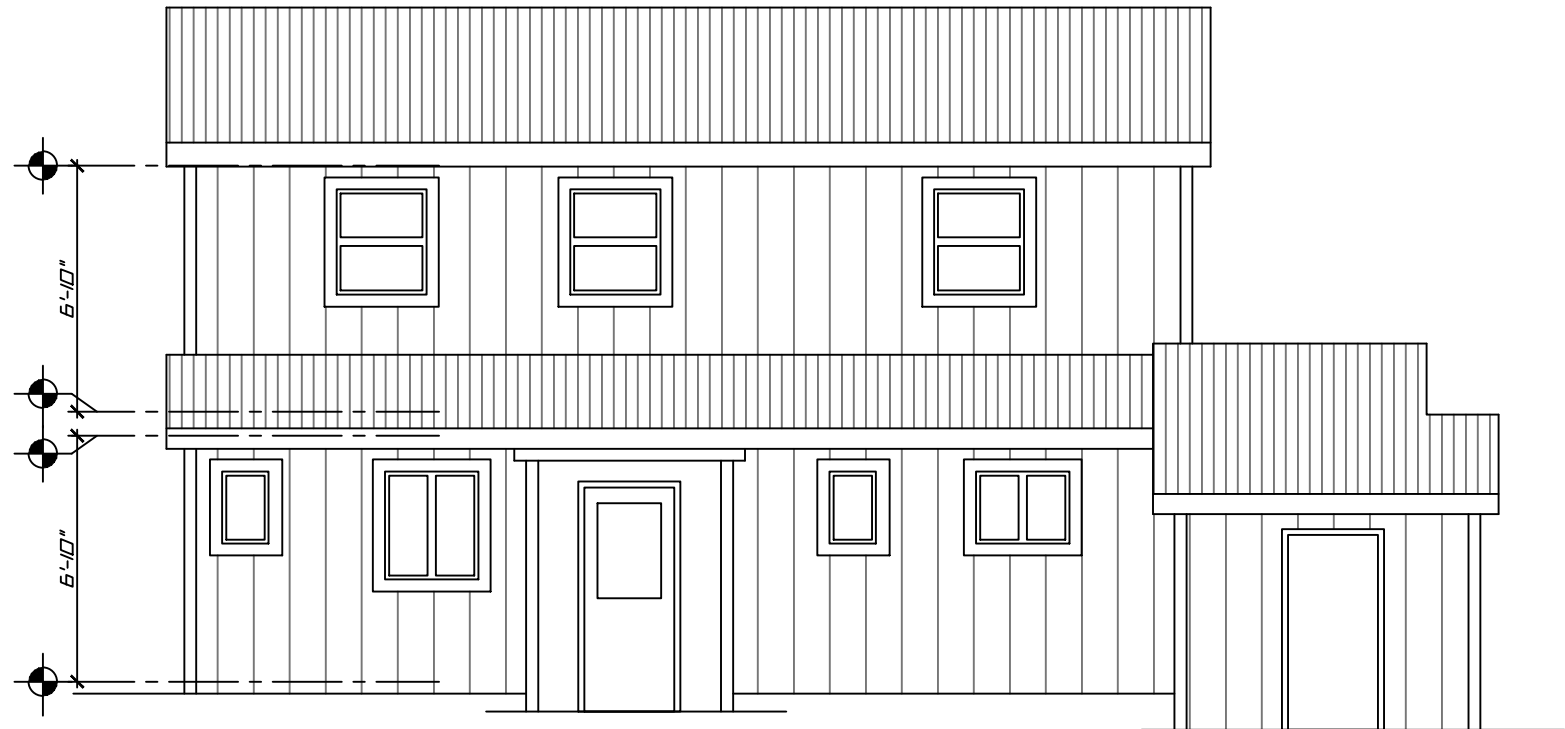
4
A2.0
LEFT ELEVATION
SCALE: 3/16" = 1' 0"



2
A2.0
REAR ELEVATION
SCALE: 3/16" = 1' 0"



3
A2.0
RIGHT ELEVATION
SCALE: 3/16" = 1' 0"



1
A2.0
FRONT ELEVATION
SCALE: 3/16" = 1' 0"

Robert A. Smith

11416 Hanging Rock Rd.



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 Nida and Philip Bikle 1933 House

Street Address 102 W Irvin Ave

City Hagerstown

Zip 21742

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 City of Hagerstown

APPLICANT INFORMATION

Name Nida Bikle

Street Address 102 W Irvin Ave

City Hagerstown

State Maryland

Zip 21742

Telephone [REDACTED]

Email Address [REDACTED]

PROJECT CONTACT (if different from applicant)

Name _____

Company _____

Street Address _____

City _____

State ---

Zip _____

Telephone (000) 000-0000

Email Address _____

PROPERTY DETAIL INFORMATION

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

Historic home built in 1933.

Construction materials (brick, wood frame, etc.)

House is stuccoed masonry with a stone foundation.

Date(s) of exterior alteration(s)

no alterations of exterior

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

This is a 1.5 story structure, masonry construction with stucco. The roof has steeply gables, metal casement windows and a recessed entrance with thick fluted columns supporting a segmental arched pediment. The roof has asphalt shingles which are rolled at the edges creating a thatched roof effect. There is a one story garage projecting from the west side of the house.

Statement of significance

The structure has distinctive characteristics which tie it to the professional class residential neighborhood of Oak Hill of which it is a contributing structure (WA-HAG-146) The neighborhood is significant in that many of the city's commercial, industrial, social and cultural leaders resided in the neighborhood. The structure has a unique construction type in its variety of architectural features from the metal casement windows to the rolled asphalt shingles.

See attached WA-HAG-148 and WA-HAG-146.

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

0533e913-3ed0-4748-9def-2d5a24da16df Digitally signed by
0533e913-3ed0-4748-9def-2d5a24da16df
Date: 2025.10.13 12:01:11 -04'00'

Printed Name of Applicant **Nida Bikle & Philip Bikle**

Date **10/13/25**

Signature of Applicant

0533e913-3ed0-4748-9def-2d5a24da16df Digitally signed by
0533e913-3ed0-4748-9def-2d5a24da16df
Date: 2025.10.13 12:01:23 -04'00'

Printed Name of Applicant **Nida Bikle & Philip Bikle**

Date **10/13/25**

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

Bikle Tax Credit – Part I Photographs of Exterior



Front Elevation, Facing North



2nd Story casement window detail, Front Elevation, Facing North



Front Door, Facing northeast



Front porch column detail, facing northeast



Front Door and casement window detail, facing northeast



Left Elevation, facing northeast



Left elevation, casement window detail, facing southeast



Rear elevation, facing south



Rear Elevation including 2nd story casement window, facing south



Rear elevation at east porch, facing west



Right elevation/east porch detail facing west



Right elevation/east porch as seen from front elevation, facing north



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 Nida and Philip Bikle 1933 House

Street Address 102 W Irvin Ave

City Hagerstown Zip 21742

APPLICANT INFORMATION

Name Nida Bikle

Street Address 102 W Irvin Ave

City Hagerstown State Maryland Zip 21742

Telephone [REDACTED] Email Address [REDACTED]

PROJECT CONTACT (if different from applicant)

Name _____

Company _____

Street Address _____

City _____ State --- Zip _____

Telephone (000) [REDACTED] Email Address _____

PROPERTY DATA

Indicate One:

- ☒ Primary/Secondary Residence Mixed-Use
☐ Residential Commercial
☐ Other _____

Estimated Start Date 11/10/25

Estimated Completion Date 12/1/25

Estimated Qualified Rehabilitation Expenditures \$ 10,075.00

DETAILED DESCRIPTION OF REHABILITATION WORK

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

Number 1	Feature Chimney
Describe existing feature and its condition The existing chimney has holes in the crown and the mortar is deteriorated. There are missing mortar joints and water intrusion is occurring.	
Describe work and impact on feature A concrete crown will be placed to ensure water is shed away. There will be a drip edge installed.	
Photo Numbers 1-1 through 1-4	Drawing Numbers n/a

Number 2	Feature Chimney flue
Describe existing feature and its condition The chimney was inspected prior to boiler installation and it was determined by installer that a liner was needed in order for safe operation.	
Describe work and impact on feature Boiler flue will be relined with insulated stainless steel liner system and components and the damaged flue tiles will be removed. The terracotta thimble will be replaced.	
Photo Numbers 2-1 through 2-3	Drawing Numbers

DETAILED DESCRIPTION OF REHABILITATION WORK

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

Number	Feature
Describe existing feature and its condition	
Describe work and impact on feature	
Photo Numbers	Drawing Numbers

Number	Feature
Describe existing feature and its condition	
Describe work and impact on feature	
Photo Numbers	Drawing Numbers

DETAILED DESCRIPTION OF REHABILITATION WORK

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

Number	Feature
Describe existing feature and its condition	
Describe work and impact on feature	
Photo Numbers	Drawing Numbers

Number	Feature
Describe existing feature and its condition	
Describe work and impact on feature	
Photo Numbers	Drawing Numbers

DETAILED DESCRIPTION OF REHABILITATION WORK

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

Number	Feature
Describe existing feature and its condition	
Describe work and impact on feature	
Photo Numbers	Drawing Numbers

Number	Feature
Describe existing feature and its condition	
Describe work and impact on feature	
Photo Numbers	Drawing Numbers

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

0533e913-3ed0-4748-9def-2d5a24da16df Digitally signed by
0533e913-3ed0-4748-9def-2d5a24da16df
Date: 2025.10.19 14:44:32 -04'00'

Printed Name of Applicant Nida Bikle & Philip Bikle

Date 10/19/25

Signature of Applicant

0533e913-3ed0-4748-9def-2d5a24da16df Digitally signed by
0533e913-3ed0-4748-9def-2d5a24da16df
Date: 2025.10.19 14:44:38 -04'00'

Printed Name of Applicant Nida Bikle & Philip Bikle

Date 10/19/25

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 _____

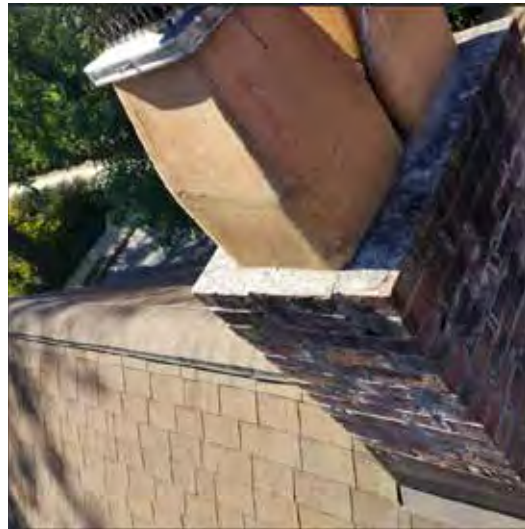
Bikle Tax Credit - Part II Application-Description of Work Photos



1-1, Cracker Mortar at chimney crown



1-2, chimney showing condition of mortar and crown

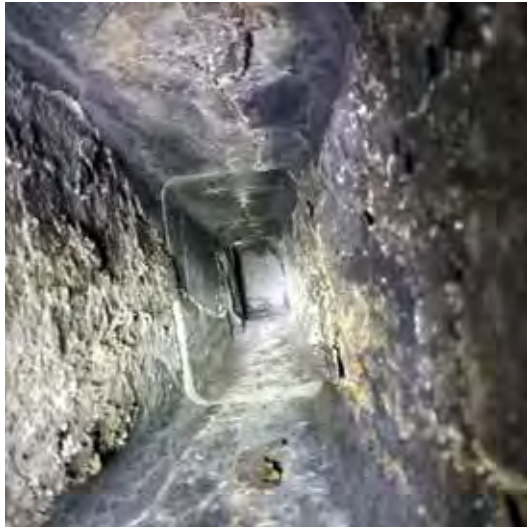


1-3, chimney crown showing terracotta thimble closer

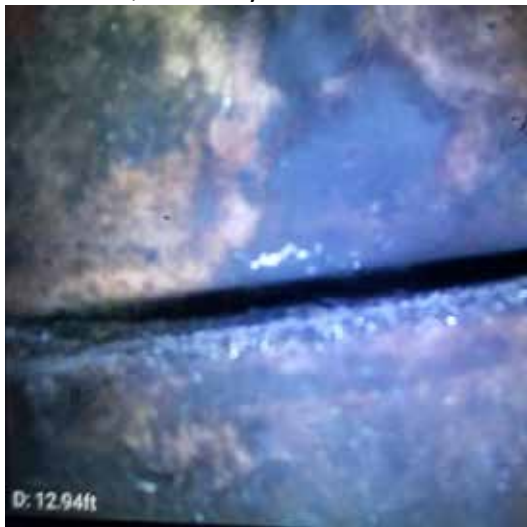
Bikle Tax Credit - Part II Application-Description of Work Photos



1-4, Chimney thimble condition showing cracks



2-1, Chimney flue condition



2-2, Chimney tile condition at 12.9ft



2-3, Chimney tile condition at 30 feet

From: [Chimney Sweeps of Sherwood Forest](#)
To: [Jenkins, Meghan](#)
Subject: Re: 102 West Irvin Avenue, #88420 and #88373
Date: Monday, October 20, 2025 5:29:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image.png](#)
[image.png](#)

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.

Hi Meghan,

It was for longevity and durability. I am going to include some pictures that show how the present design is allowing water to come into the house. If it is a requirement to use the Classic Chimney Pots, we will inform the Bikle family. The chimney crown is a piece of concrete we pour to help shed water away from the tiles. The drip edge helps the water not run back to the chimney and drop off to the roof. I am including a picture of a typical concrete crown we have used to repair a chimney that allowed water into the home. In the picture, you will notice in the background a chimney that has not been repaired.





We can install the Classic Chimney Pots to finish off the top of the chimney. The crown would overlap the brick to help shed water away from the structure.

I hope my explanation makes sense. Please let me know if you have any questions, and if you would like we could schedule a phone call.

Take Care,

Javier Rosas

On Mon, Oct 20, 2025 at 12:24 PM Jenkins, Meghan <mjenkins@washco-md.net> wrote:

Hello Javier,

Ms. Bikle is working with my office to obtain a tax credit related to the chimney work you provided an estimate for on her structure at 102 W Irvin Avenue, Hagerstown. Typically, with our tax credits we provide them for replacement of materials "in kind" but I noticed you were proposing a cast concrete crown with drip edge whereas there is a terracotta crown there now. Would you be able to provide a brief justification/reasoning on why you are using cast concrete? Is it a material availability, a longevity of material, is there a higher cost for repair/replacement of the terracotta there now? Will the concrete have a similar color and shape to the existing terracotta?

I just want to be able to provide this information to my commission that reviews the tax credit applications to ensure they are familiar with the reasoning for the material. If you have a photo example of a crown similar to the one you are proposing that would also be extremely helpful. Your assistance with this information is very much appreciated.

13030 Old National Pike
Mt. Airy, MD 21771
(301)829-3588

BILL TO
Bikle, Nida
102 West Irvin Ave
Hagerstown, Md 21742

JOB ADDRESS

102 West Irvin Ave
Hagerstown, Md 21742

ESTIMATE	Date
88373	10-16-2025

Deposit	Technician
0.00	Javier Rosas

DESCRIPTION	PRICE	TAX
Quote for relining boiler flue, replace thimble, tile removal. Crown repair to address water entry and point up of some missing mortar in the chimney.	\$ 0.00	NT
Scaffolding set up to do repairs safely	\$ 1,500.00	NT
Remove damaged flue tiles to install a insulated stainless steel liner system and components	\$ 1,500.00	NT
Install the insulated stainless steel liner with a terra cotta thimble replacement	\$ 2,575.00	NT
	\$ 0.00	NT
City of Hagerstown Permit	\$ 200.00	NT

FINANCING NOW AVAILABLE!

We offer a variety of programs, including no-interest options!

****Call our office for the financing option that fits your needs****

SUBTOTAL:	\$5,775.00
DISCOUNT:	(\$0.00)
TAX:	\$0.00
TOTAL:	\$5,775.00

13030 Old National Pike
Mt. Airy, MD 21771
(301)829-3588

BILL TO
Bikle, Nida
102 West Irvin Ave
Hagerstown,Md 21742

JOB ADDRESS

102 West Irvin Ave
Hagerstown, Md 21742

ESTIMATE	Date
88420	10-16-2025

Deposit	Technician
0.00	Javier Rosas

DESCRIPTION	PRICE	TAX
2. Quote for relining boiler flue, replace thimble, tile removal. Crown repair to address water entry and point up of some missing mortar in the chimney.	\$ 0.00	NT
To address the exterior water entry we recommend repairing the top with a cast concrete crown with a drip edge and install two flue tiles.	\$ 3,100.00	NT
Point up soft and missing mortar joints.	\$ 750.00	NT
Acid wash and water repellent	\$ 450.00	NT
If we can do this work while the chimney liner repairs and being completed it will save cost on having to come back at a later date and erect scaffolding.	\$ 0.00	NT

FINANCING NOW AVAILABLE!

We offer a variety of programs, including no-interest options!

****Call our office for the financing option that fits your needs****

SUBTOTAL:	\$4,300.00
DISCOUNT:	(\$0.00)
TAX:	\$0.00
TOTAL:	\$4,300.00



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

October 13, 2025

Washington County Historic District Commission

747 Northern Ave

Hagerstown, MD 21742

Phone: 240-313-2430

Email: askplanning@washco-md.net

RE: **Milestone Towers – Bakersville / Trileaf Project # 775393**

7116 Houser Road, Sharpsburg, MD 21782

Washington County, Williamsport Quadrangle (USGS)

Latitude: 39° 30' 32.47" N, Longitude: 77° 46' 18.14" 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 146-foot monopole communications tower with an overall height of 147 feet, including attachments. Associated equipment will be located within a 77-foot by 30-foot (2,310 square feet) fenced compound. The project includes a 10-foot wide gravel access drive, parking and turn around extending west away from the compound approximately 157 feet to Houser Road. The proposed location is vegetated 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 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,

A handwritten signature in black ink that reads "McKayla Ordak".

McKayla Ordak

Senior Project Scientist



Site Location & Surrounding Properties



Site Location



Easement

Aerial Photographs (2025)

Milestone Towers – Bakersville
 7116 Houser Road
 Sharpsburg, MD 21782



Williamsport Quadrangle, Maryland (2023)

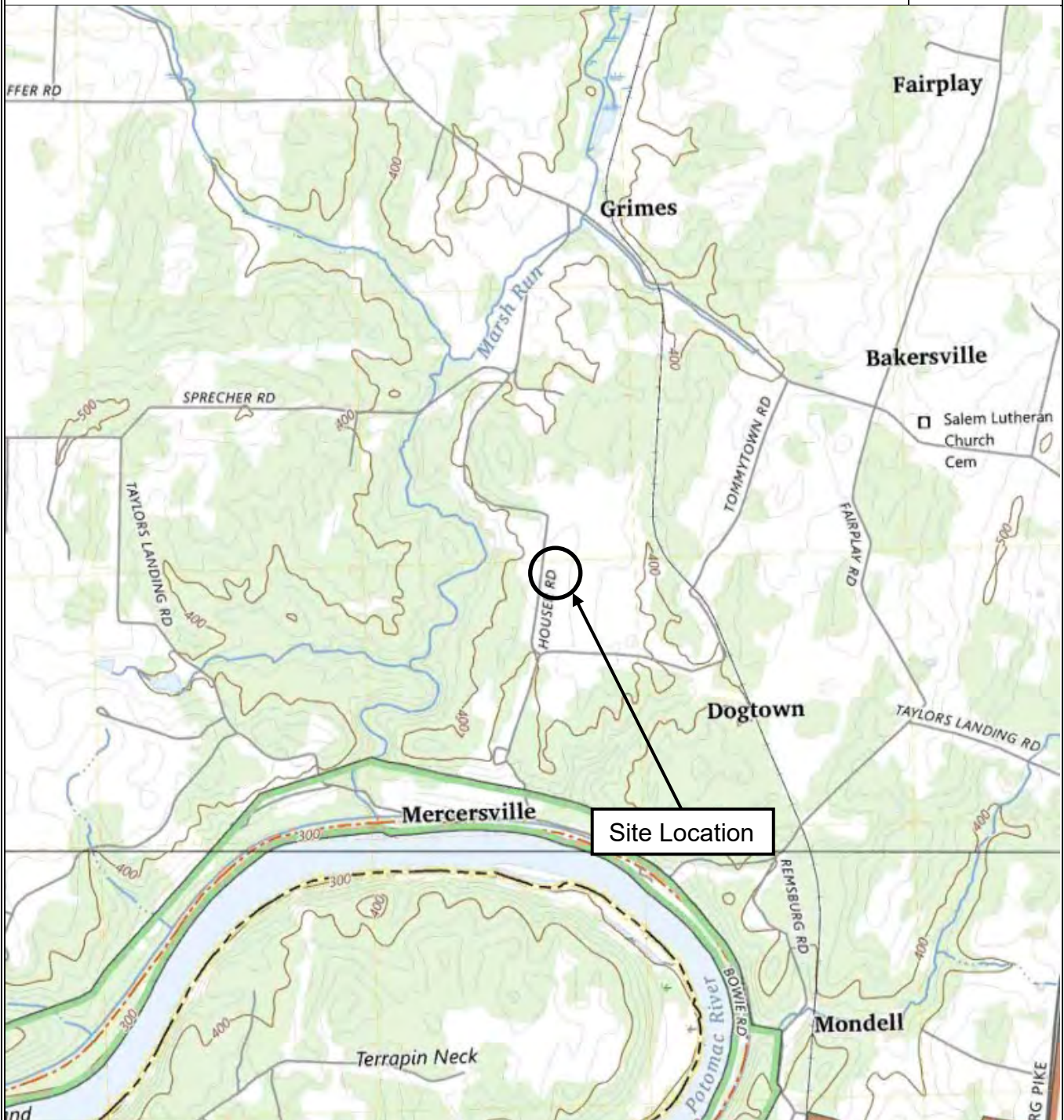
Contour Interval = 20 Feet

Scale 1 Inch = ~1,500 Feet

Latitude: 39° 30' 32.47" N, Longitude: 77° 46' 18.14" W



North



Site Vicinity Map

Milestone Towers – Bakersville

7116 Houser Road

Sharpsburg, MD 21782

 **TRILEAF**
environmental architecture engineering



BAKERSVILLE

7116 HOUSER ROAD

SHARPSBURG, MD 21782

NEW 145' MONOPOLE



6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

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.

JURISDICTION: WASHINGTON COUNTY
PARCEL: 0711/0006/0046
PARCEL AREA: 70.6400 A.C.
PARCEL OWNER: SHAW, THOMAS E & JUDITH ANN
PREMISES ADDRESS: 7116 HOUSER ROAD, SHARPSBURG, MD 21782
MAILING ADDRESS: 7272 TOMMYTOWN ROAD, SHARPSBURG, MD 21782
TAX ACCOUNT NUMBER: 12-009739
NEIGHBORHOOD: N/A
ZONING: EC (ENVIRONMENTAL CONSERVATION DISTRICT)
STRUCTURE TYPE: RAW LAND - NEW MONOPOLE
GROUND ELEVATION: ±416.2' NAVD88
LATITUDE: N 39° 30' 35.408"
LONGITUDE: W 77° 46' 17.590"
EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 3,667 SF

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



MDOT GRID MAP A88

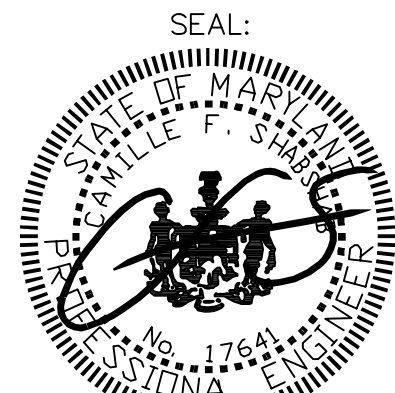
SCALE: 1" = 2,000'



SHEET INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ADJOINERS
Z-3	ENLARGED SITE PLAN
Z-4	COMPOUND PLAN
Z-5	MONOPOLE ELEVATION
Z-6	SITE DETAILS
Z-7	SIGNAGE PLAN

BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782
ZONING: EC (ENVIRONMENTAL CONSERVATION)
TAX MAP: 0071 GRID: 0006 PARCEL: 0046
ELECTION DISTRICT: 12-000



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: 12/31/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
08-27-2025	ZONING PLAN REVIEW	A
09-09-2025	ZONING PLAN REVIEW	B
09-19-2025	RELOCATE SITE	C

PROJECT TEAM

APPLICANT:

MILESTONE TOWERS LIMITED PARTNERSHIP V D/B/A MILESTONE TOWERS
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

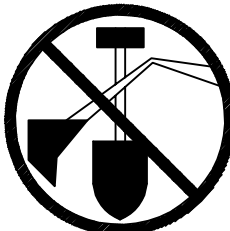
CODE COMPLIANCE

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.

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 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 ACQUISITION		
CONSTRUCTION MANAGER		
ZONING		
RF ENGINEER		



CALL
UTILITIES NOTIFICATION
MISS UTILITY
811
3 WORKING DAYS PRIOR TO DIGGING



PROJECT NO: 1050.478

DESIGNER: C.S.

ENGINEER: M.A.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE
1/2
GRAPHIC SCALE IN INCHES

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

SCALE: 1" = 1,500'



SITE INFORMATION & NOTES

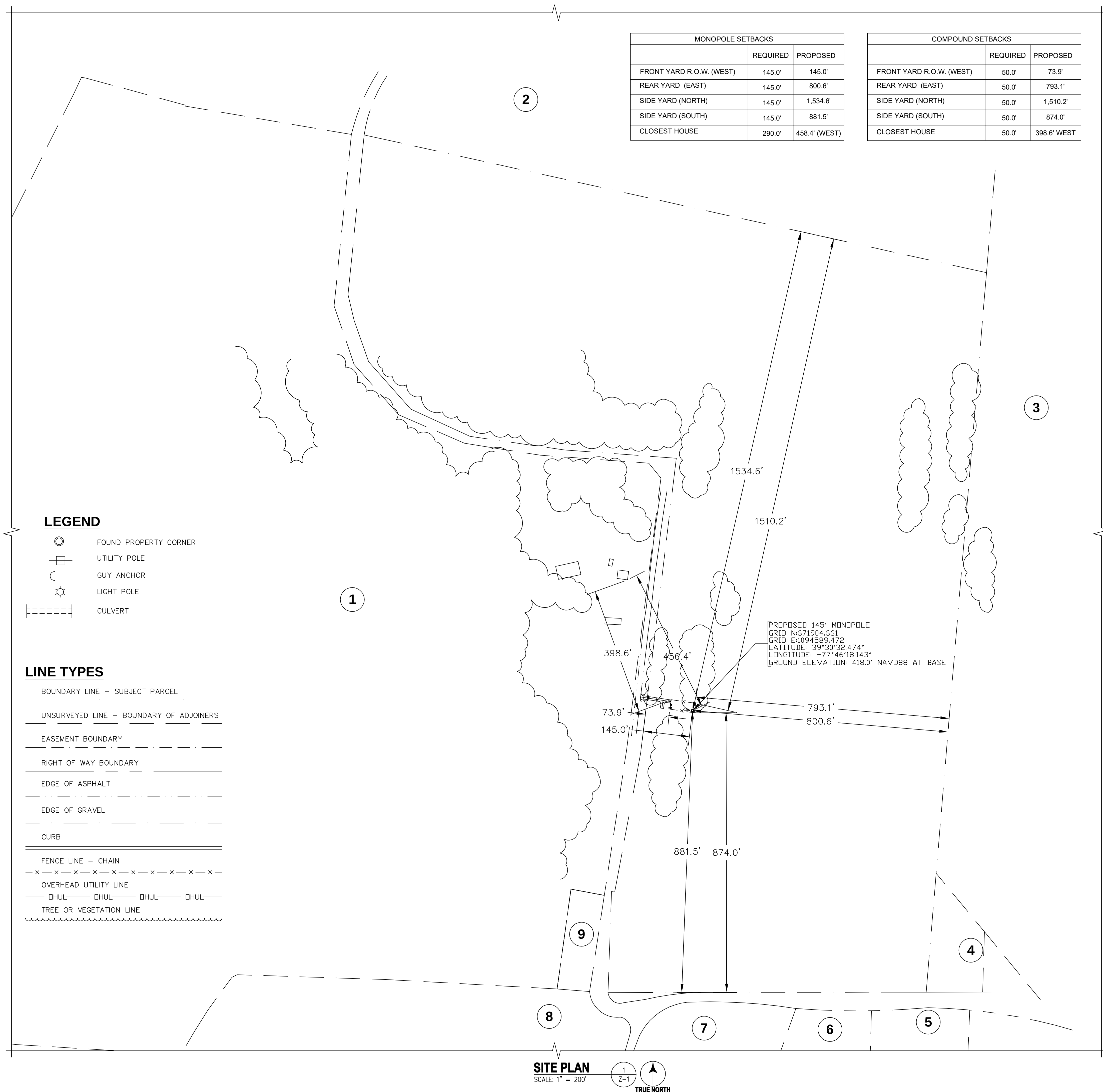
1. SITE NAME: BAKERSVILLE
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE SUBJECT PARCEL INFORMATION;
OWNER: SHAW, THOMAS E & JUDITH ANN
PREMISES ADDRESS: HOUSER RD
SHARPSBURG, MD 21782
MAILING ADDRESS: 7272 TOMMYTOWN RD
SHARPSBURG, MD 21782
COUNTY: WASHINGTON COUNTY, MD
TAX MAP: 0071 GRID: 0006 PARCEL: 0046
DISTRICT NUMBER: 12 ACCOUNT NUMBER: 009739
ZONING: EC USE: AGRICULTURAL
4. THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED BOOK 06290, PAGE 00123
AREA: 70.6400 ACRES
5. THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
6. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
7. 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.
8. THE FLOOD ZONE OF THE PROPOSED TOWER IS AS FOLLOWS:
FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE, FEMA FLOOD MAP FOR WASHINGTON COUNTY, MD. COMMUNITY PANEL NUMBER 24043C 0295D. REVISED, AUGUST 15, 2017.
9. A TITLE REPORT WAS REVIEWED FOR THIS SURVEY.
10. THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR TOWER, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
11. NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
12. THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
13. THE LOCATION OF THE PROPOSED TOWER IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN $\pm 50'$ HORIZONTAL AND $\pm 20'$ VERTICAL.
LATITUDE: N 39° 30' 32.474"
LONGITUDE: W 77° 46' 18.143"
ELEVATION: 418.0' NAVD88
14. THIS SITE IS NOT LOCATED WITHIN THE APPALACHIAN TRAIL CORRIDOR SPECIAL PLANNING AREA, THE ANTIETAM OVERLAY ZONING DISTRICT OR THE HISTORIC PRESERVATION ZONING DISTRICT
15. THE SITE IS LOCATED MORE THAN 345' FROM ANY EXISTING DWELLING, SCHOOL, CHURCH, OR INSTITUTION FOR HUMAN CARE.
16. THE CLOSEST EXISTING TOWER IS A 199' US CELLULAR MONOPOLE LOCATED APPROXIMATELY 2.54 MILES SOUTH-SWESTW (COORDINATES 39.66494, -77.66750)
17. THERE ARE NO OVERHEAD TRANSMISSION LINES WITHIN TWO TIMES THE HEIGHT OF THE TOWER.
18. EXISTING HEAVY MATURE VEGETATION WILL BE USED IN LIEU OF NEW LANDSCAPING.

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
- x — x — x — x — x — x — x — x — x — x —
- OVERHEAD UTILITY LINE
- OHUL — OHUL — OHUL — OHUL —
- TREE OR VEGETATION LINE
- *****

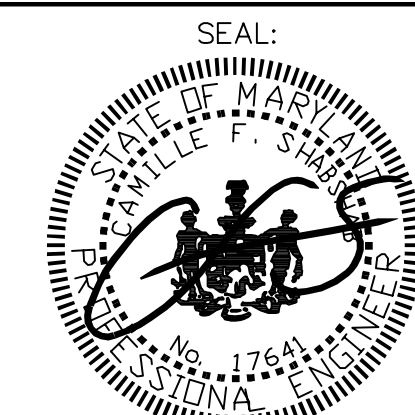


**6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960**



Milestone Towers

**BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782
ZONING: EC (ENVIRONMENTAL CONSERVATION)
TAX MAP: 0071 GRID: 0006 PARCEL: 0046
ELECTION DISTRICT: 12-000**



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: 12/31/2024

SUBMITTALS

DATE	DESCRIPTION	REV
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09-09-2025	ZONING PLAN REVIEW	B
09-19-2025	RELOCATE SITE	0

PROJECT NO: 1050.478

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED

TO BE FULL-SIZE
0 1/2 1

RESEARCH DESIGN

GRAPHIC SCALE IN INCHES

SHEET TITLE: _____

SITE PLAN

SITE PLAN

SHEET NUMBER

SHEET NUMBER _____

31

T-7

SUBJECT PARCEL

ACCOUNT NO: 12-009739
N/F
SHAW, THOMAS E & JUDITH ANN L/E
MAILING ADDRESS: 7272 TOMMYTOWN ROAD
SHARPSBURG, MD 21782
PARCEL ADDRESS: HOUSER ROAD
SHARPSBURG, MD 21782
AREA: 70.6400 AC
PRESENT USE: AGRICULTURAL
ZONING EC

ADJOINERS

1

ACCOUNT NO: 129-014066
N/F
MILLER, JOSHUA J & LINDSAY H
MAILING ADDRESS: 16951 SPRECHER RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 16951 SPRECHER RD
SHARPSBURG, MD 21782
AREA: 138.6800 AC
PRESENT USE: AGRICULTURAL
ZONING EC

2

ACCOUNT NO: 12-008554
N/F
HARRIS, PHILIP S & CYNTHIA L
MAILING ADDRESS: 3660 CHESTNUT GROVE RD
KEEDYSVILLE, MD 21756
PARCEL ADDRESS: 17103 SPRECHER RD
SHARPSBURG, MD 21782
AREA: 36.6500 AC
PRESENT USE: AGRICULTURAL
ZONING EC

3

ACCOUNT NO: 12-006721
N/F
SHAW, JUDITH A & THOMAS E
MAILING ADDRESS: 7272 TOMMYTOWN RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 7234 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 208.5100 AC
PRESENT USE: AGRICULTURAL
ZONING: EC

4

ACCOUNT NO: 12-002904
N/F
HARTLE, RICHARD J JR
MAILING ADDRESS: 20512 RENO MONUMENT RD
BOONSBORO, MD 21713
PARCEL ADDRESS: 7036 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 1.0000 AC
PRESENT USE: RESIDENTIAL
ZONING: EC

5

ACCOUNT NO: 12-010443
N/F
GREGER, DONALS KEITH & CYNTHIA
MAILING ADDRESS: 7025 TOMMYTOWN RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 3.1800 AC
PRESENT USE: RESIDENTIAL
ZONING: EC

6

ACCOUNT NO: 12-010494
N/F
GREGER, DONALS KEITH & CYNTHIA
MAILING ADDRESS: 7025 TOMMYTOWN RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 7025 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 3.1500 AC
PRESENT USE: RESIDENTIAL
ZONING: EC

7

ACCOUNT NO: 12-010435
N/F
DURIEF, JAMES S III & LESA A ETAL
MAILING ADDRESS: 6945 TOMMYTOWN RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 6945 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 3.3700 AC
PRESENT USE: AGRICULTURAL
ZONING EC

8

ACCOUNT NO: 12-010486
N/F
BOND, RICHARD L & MICHELE L
MAILING ADDRESS: 9614 KENSINGTON PKWY
KENSINGTON, MD 20895
PARCEL ADDRESS: 6836 TOMMYTOWN RD
SHARPSBURG, MD 21782
AREA: 45.1800 AC
PRESENT USE: AGRICULTURAL
ZONING EC

9

ACCOUNT NO: 12-001231
N/F
GAYLOR, CONNIE S
MAILING ADDRESS: 7014 HOUSER RD
SHARPSBURG, MD 21782
PARCEL ADDRESS: 7014 HOUSER RD
SHARPSBURG, MD 21782
AREA: 31.798 SF
PRESENT USE: RESIDENTIAL
ZONING: EC



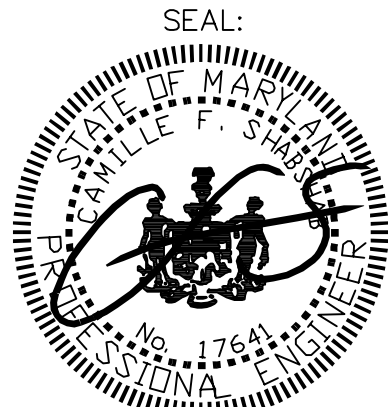
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782

ZONING: EC (ENVIRONMENTAL CONSERVATION)
TAX MAP: 0071 GRID: 0006 PARCEL: 0046
ELECTION DISTRICT: 12-000



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09-19-2025	RELOCATE SITE	0

PROJECT NO: 1050.478

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE



GRAPHIC SCALE IN INCHES

SHEET TITLE:

PROPERTY
ADJOINERS

SHEET NUMBER:

Z-2

AREA TABULATION

SITE AREA: 70.64 AC
COMPOUND AND ACCESS ROAD LOD: 4,998 SF (0.1147 AC)
EX. IMPERVIOUS AREA: 0 SF
PROPOSED INCREASE: 3,520 SF (0.0808 AC)

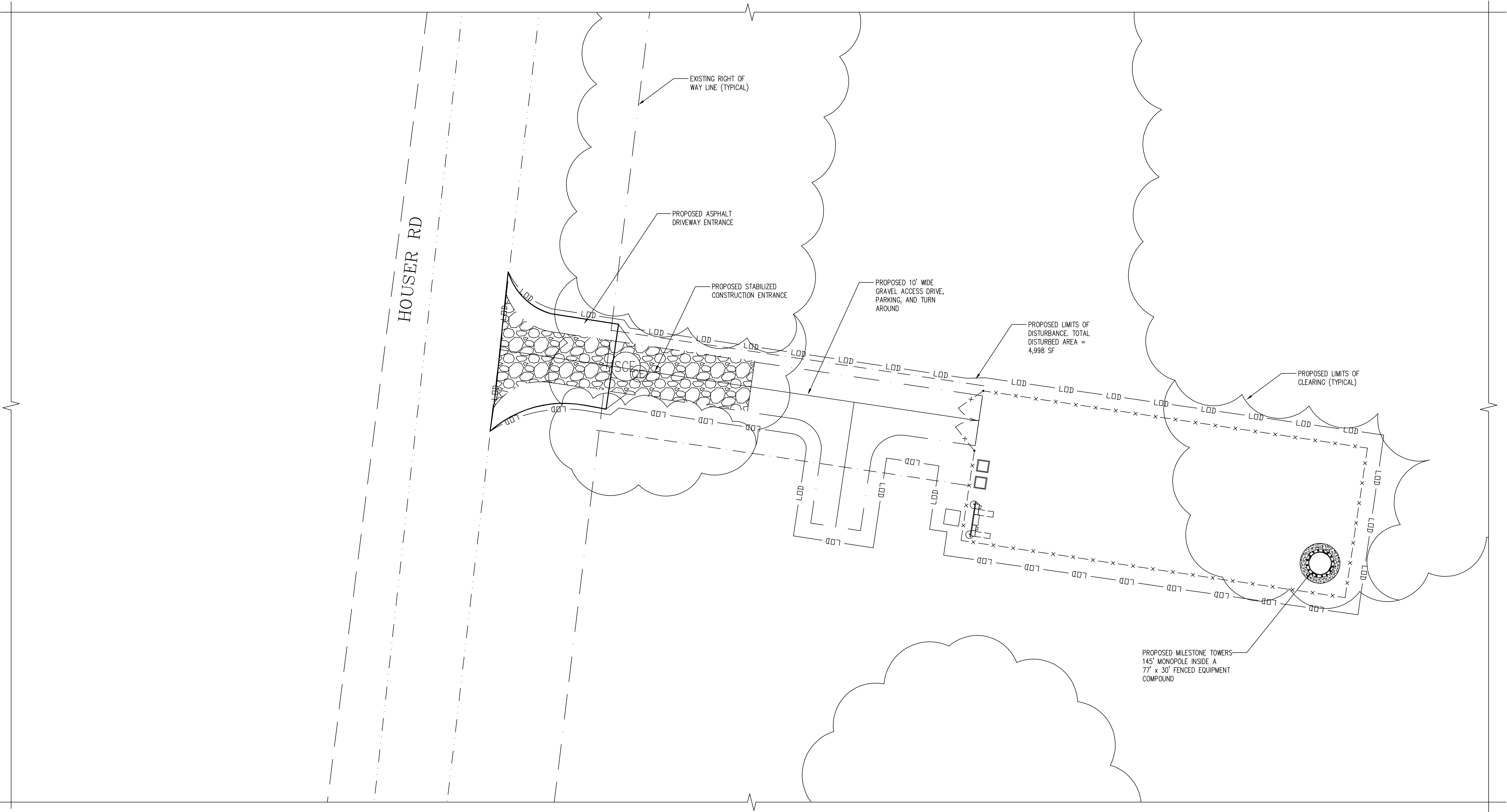
SPOIL AND/OR BORROW NOTE
ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

LEGEND

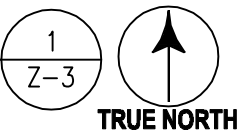
- FOUND PROPERTY CORNER
- △ BENCH MARKS
- ⊞ UTILITY POLE
- SIGN
- ☆ LIGHT POLE
- TP TELEPHONE PEDESTAL
- INDIVIDUAL TREE — DECIDUOUS
- CE TEMPORARY STONE CONSTRUCTION ENTRANCE
- SP STOCKPILE (IF NEEDED)

LINE TYPES

- CONCRETE CURB
- FENCE LINE — CHAIN
- EX. 1' CONTOUR LINE
- EX. 5' CONTOUR LINE
- LIMITS OF DISTURBANCE
- SILT FENCE



ENLARGED SITE PLAN
SCALE: 1" = 20'



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DESIGNER: R.S.

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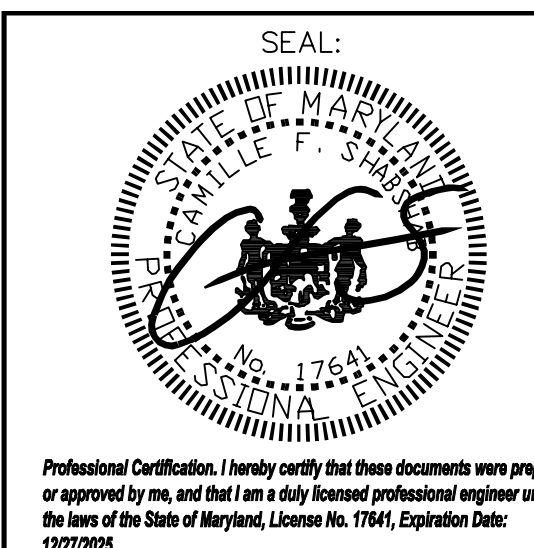
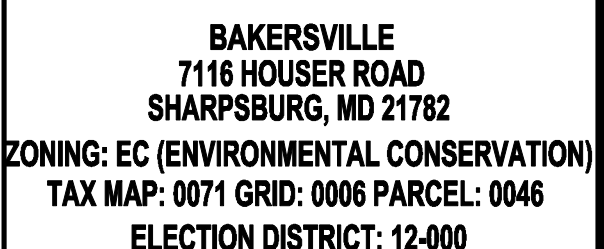
THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED
SITE PLAN

SHEET NUMBER:

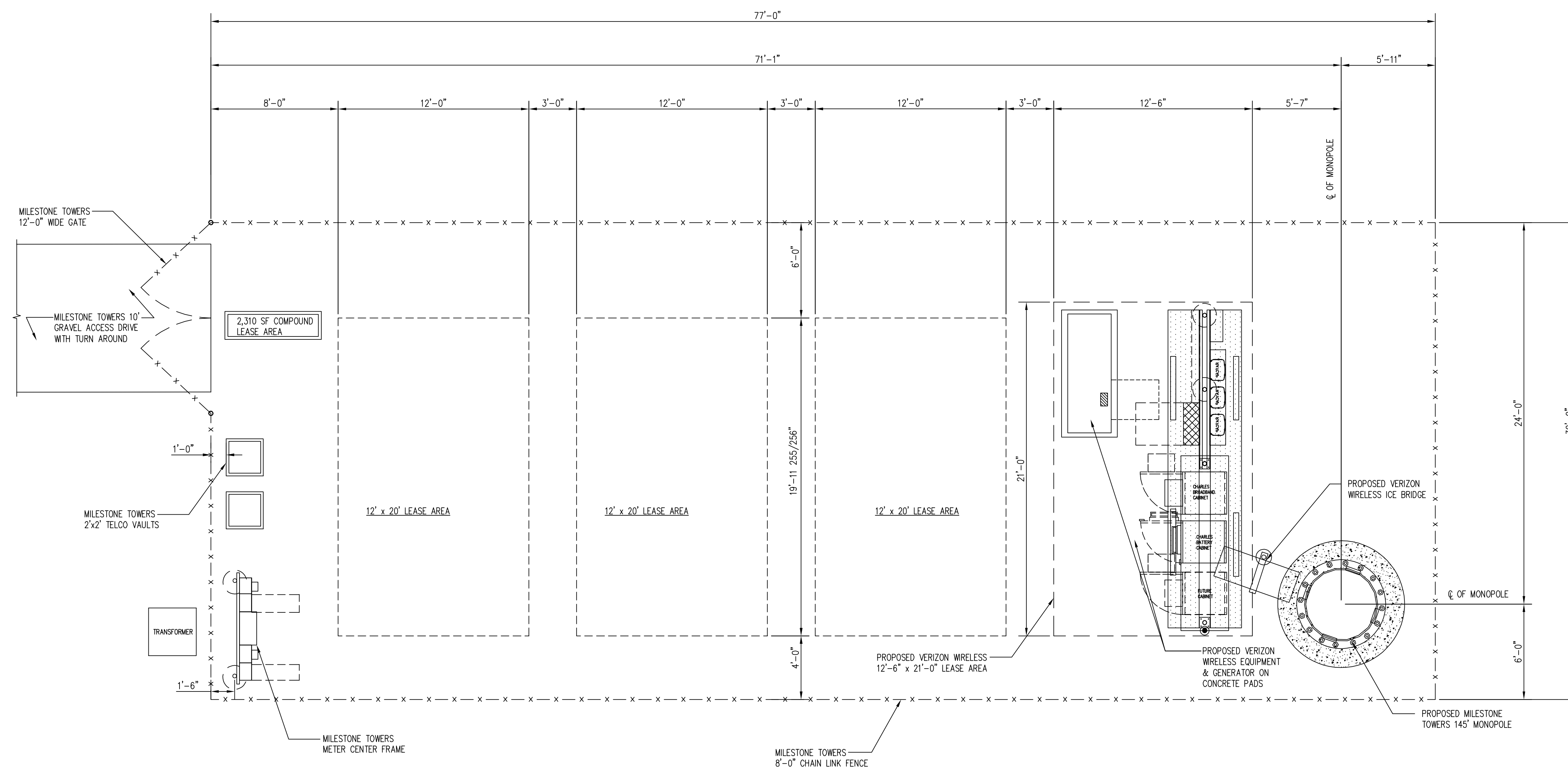
Z-3



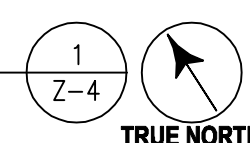
DATE	DESCRIPTION	REV.
08-27-2025	ZONING PLAN REVIEW	A
09-09-2025	ZONING PLAN REVIEW	B
09-19-2025	RELOCATE SITE	0

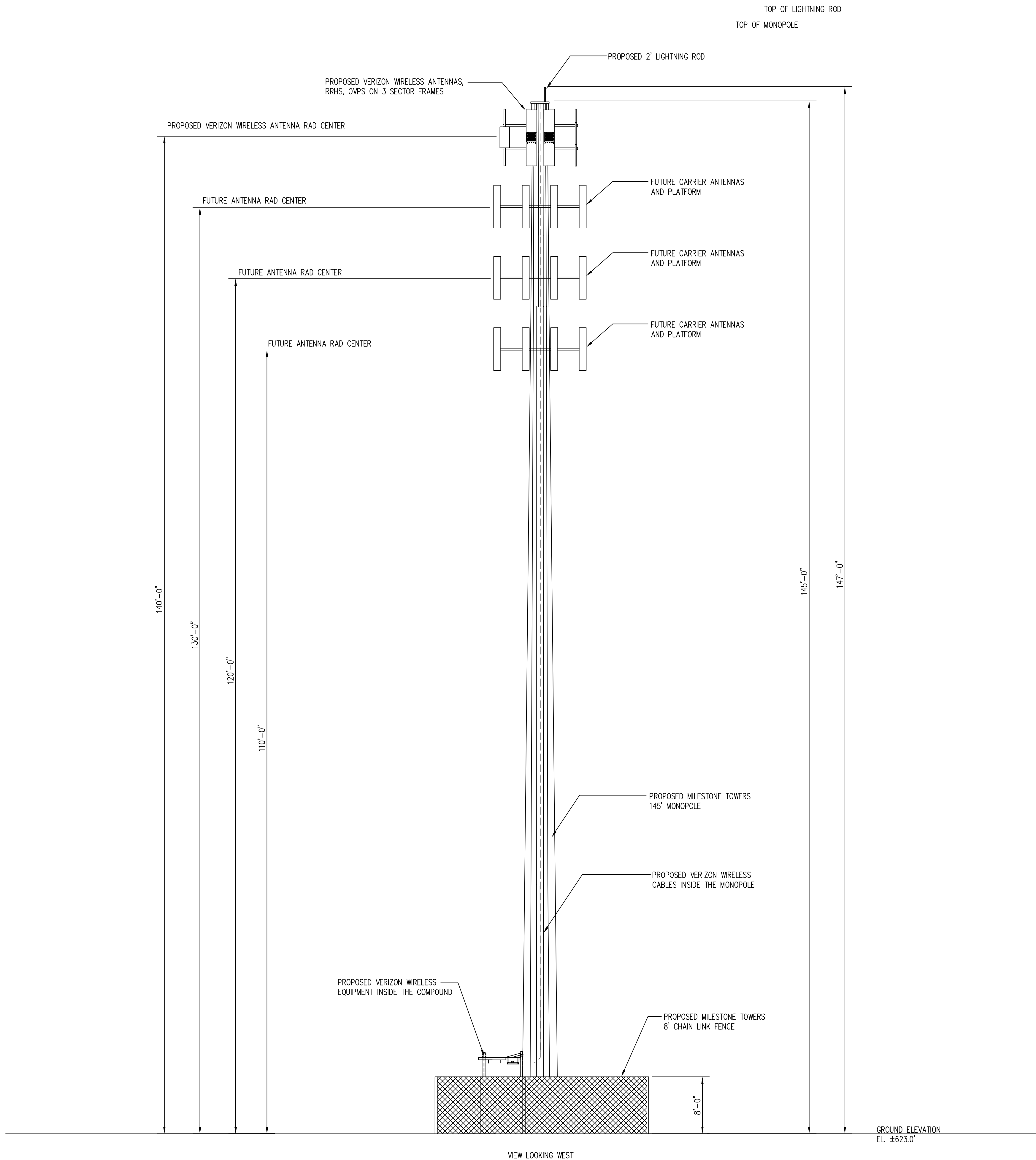
SHEET TITLE:

Z-4



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





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

1
Z-5

DESIGN NOTES

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.

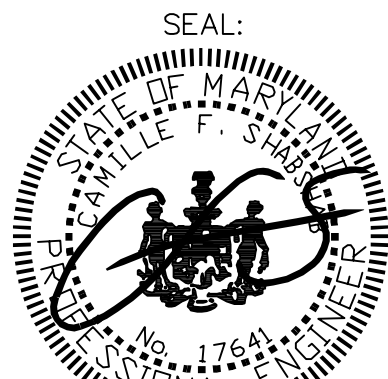


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DESIGNER: R.S.

ENGINEER: C.S.

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0 1/2 1

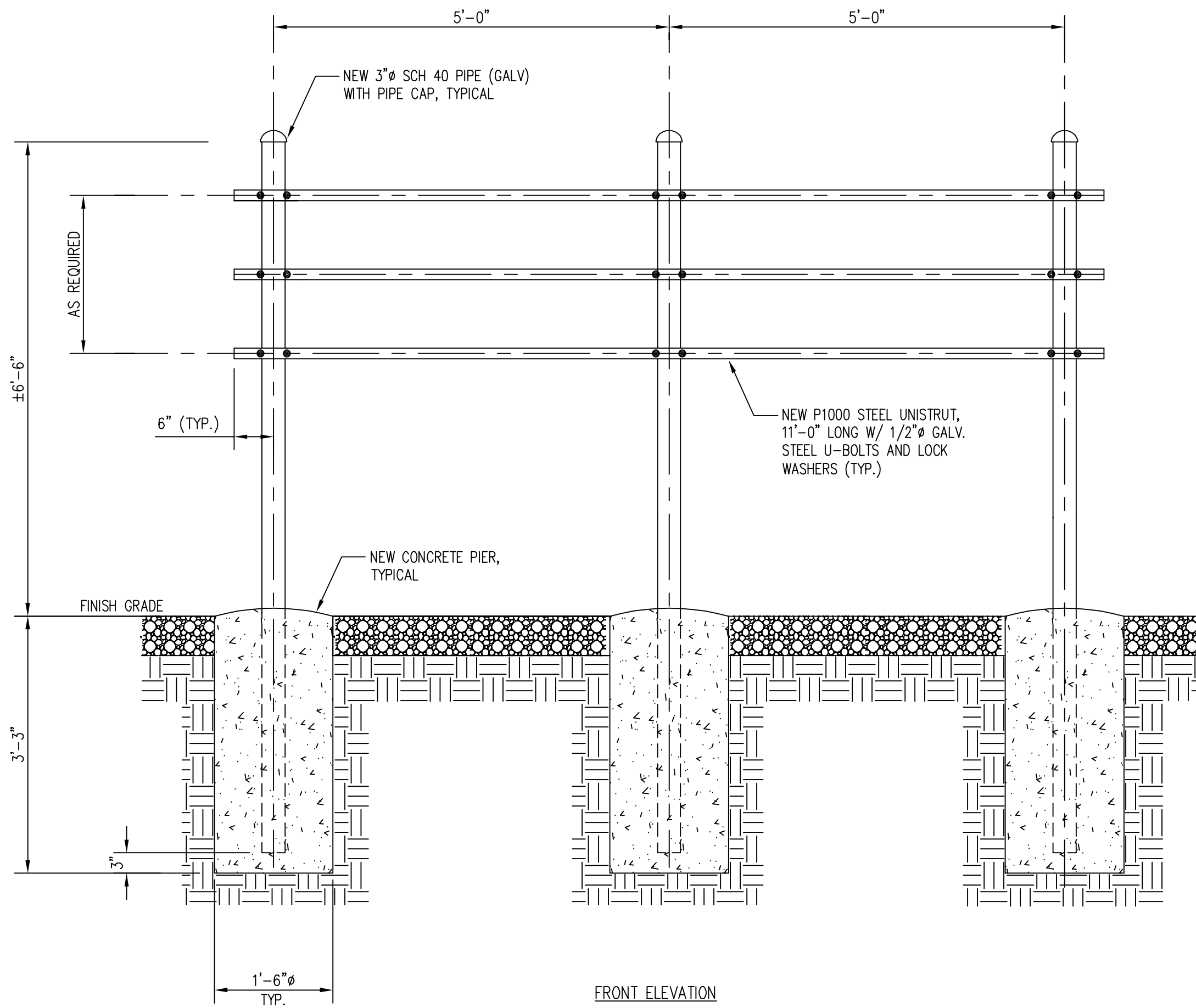
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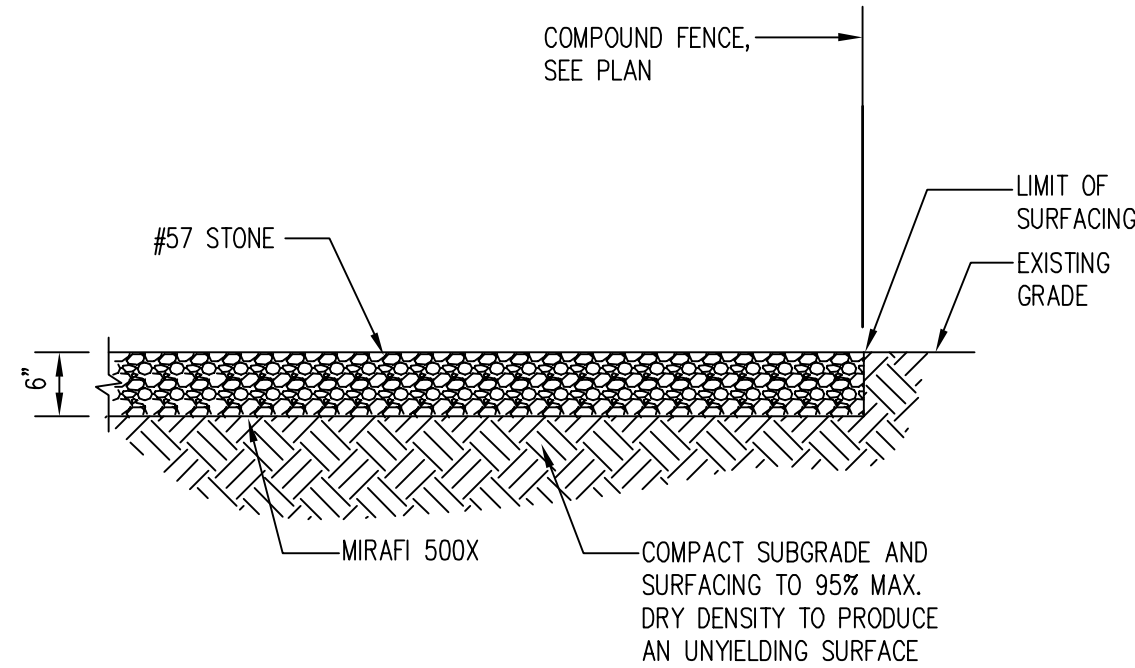
**MONOPOLE
ELEVATION**

SHEET NUMBER:

Z-5

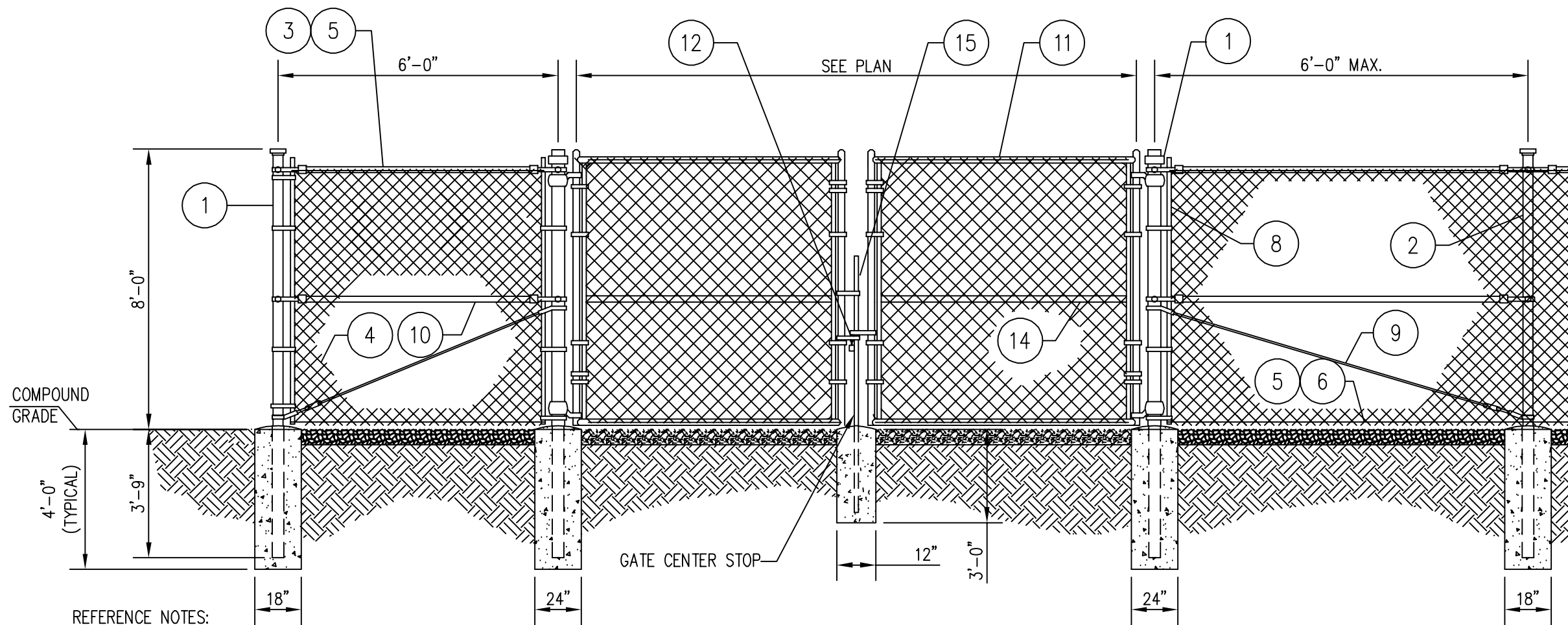


UTILITY FRAME DETAIL
SCALE: 3/4"=1'-0"



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"

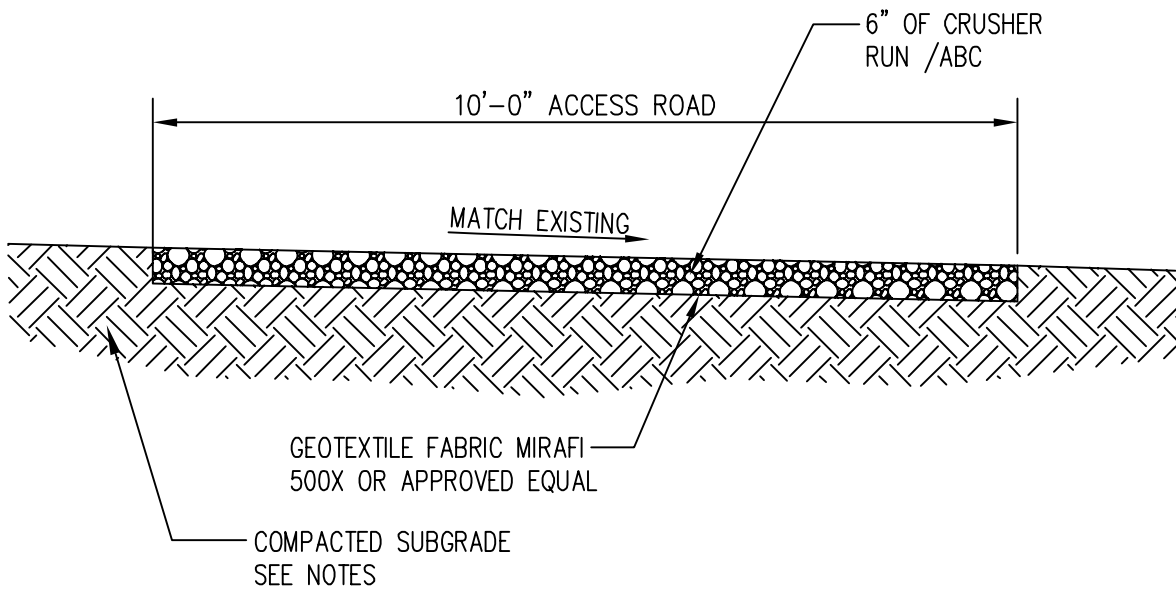


- REFERENCE NOTES:
- GATE POST: 6" NOMINAL SCHEDULE 40 PIPE. CORNER, END OR PULL POST: 4" NOMINAL SCHEDULE 40 PIPE.
 - LINE POST: 3" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 6'-0" O.C.
 - TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
 - FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
 - 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.
 - TENSION WIRE: 9 GA. GALVANIZED STEEL.
 - NOT USED
 - STRETCHER BAR.

- 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
- GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
- STYMIE MULTI-LOCKING DEVICE W/ KNOX PAD LOCK
- NOT USED
- GATE FRAME BRACE: 1 5/8" DIAMETER.
- CENTER GATE STOP

- GENERAL NOTES:
- INSTALL FENCING PER ASTM F-567
 - INSTALL SWING GATES PER ASTM F-900
 - FENCE PIPE AND COMPONENTS SHALL BE GALVANIZED.
 - GATE FRAMES SHALL BE WELDED. WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
 - POSTS SHALL HAVE END-CAPS.
 - GATES SHALL HAVE LOCKING HARDWARE.
 - PROVIDE GATE STOPS TO SECURE GATES IN OPEN POSITION.

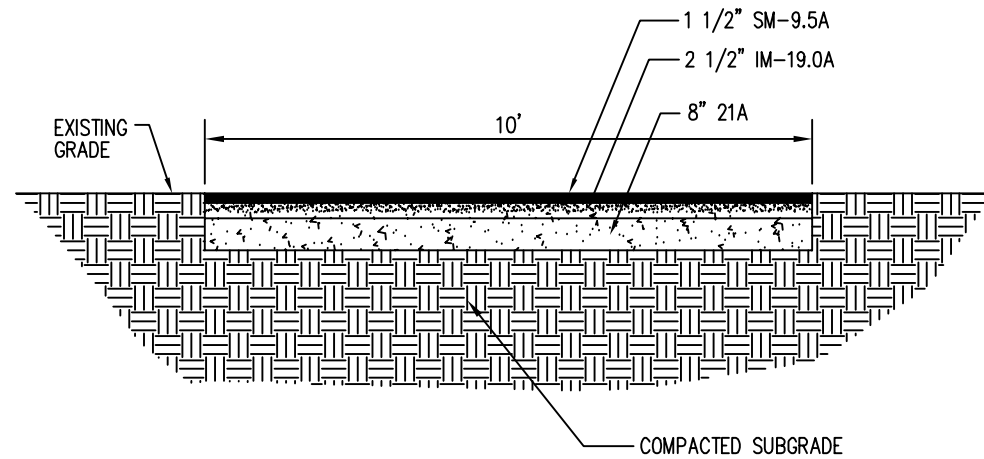
GALVANIZED STEEL FENCE AND GATE DETAIL
SCALE: N.T.S.



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.



- ASPHALT WALKWAY NOTES:
- TOPSOIL, LARGE ROCKS, AND OTHER LOW QUALITY SOILS SHALL BE REMOVED AND REPLACED.
 - THE SUBGRADE SHALL BE COMPACTED TO 95% OF THE DRY WEIGHT DENSITY PER AASHTO DESIGNATION T-180 METHOD C OR D. IF THE SOIL CANNOT BE COMPACTED TO THE 95% OF THE DRY WEIGHT DENSITY, THEN THE SOIL SHALL BE COMPACTED TO THE 95% OF THE DRY WEIGHT DENSITY PER AASHTO T99.
 - THE SUBGRADE SHALL BE TREATED WITH AN APPROVED HERBICIDE PRIOR TO PLACING THE BASE COURSE.
 - THE TOP COARSE AND BASE COURSE THICKNESS SHALL BE THE COMPACTED THICKNESS.
 - THE ROAD SURFACE SHALL BE SLOPED A MINIMUM OF 1.5%/FT OR HAVE A CROWN IN THE MIDDLE.
 - REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

ASPHALT DRIVEWAY DETAIL
SCALE: N.T.S.



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09-19-2025	RELOCATE SITE	C

PROJECT NO: 1050.478

DESIGNER: R.S.

ENGINEER: C.S.

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0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE DETAILS

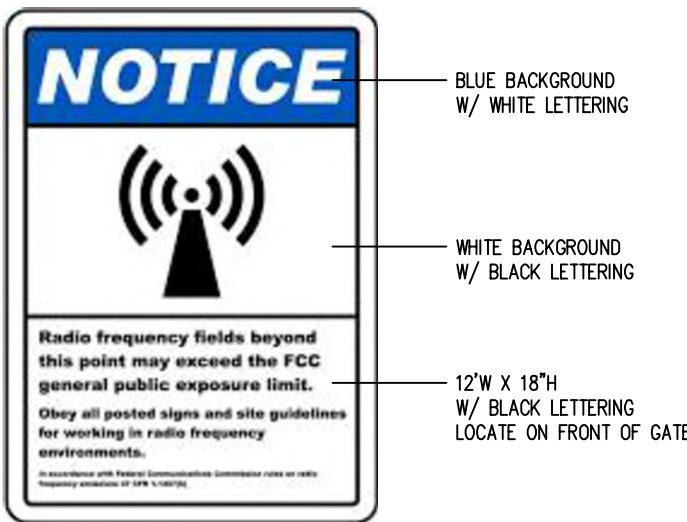
SHEET NUMBER:

Z-6

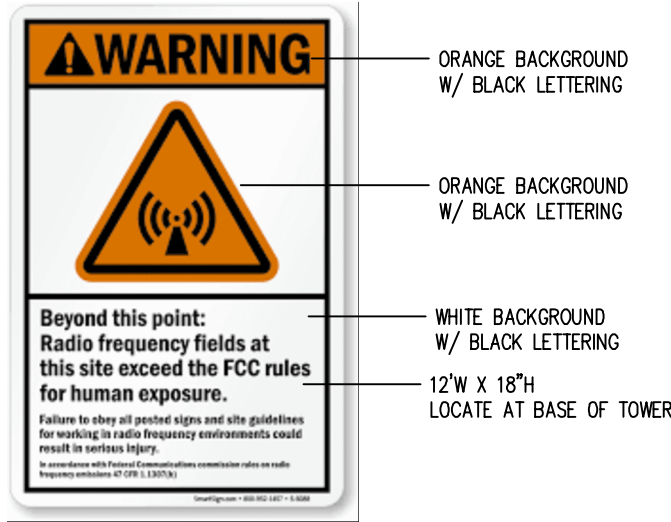
SITE SIGNAGE DETAILS



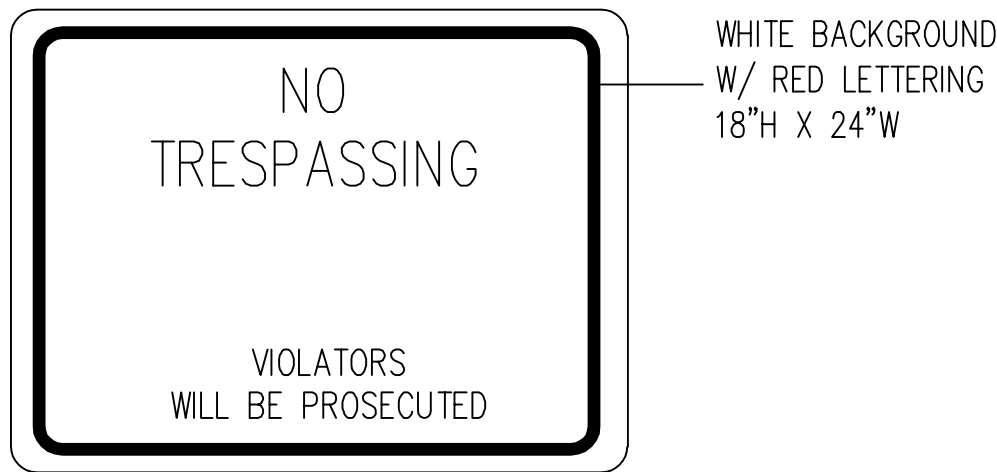
MARKETING / ID SIGN
SCALE: N.T.S.



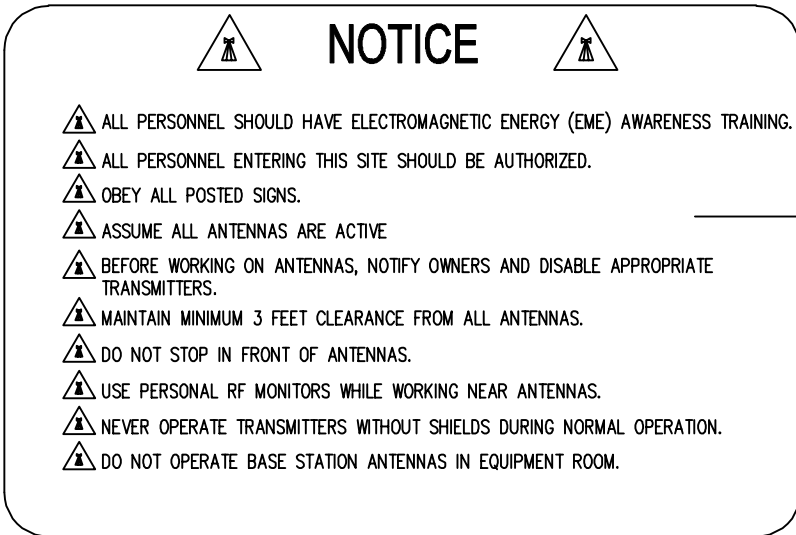
RF NOTICE SIGN
SCALE: N.T.S.



RF WARNING SIGN
SCALE: N.T.S.



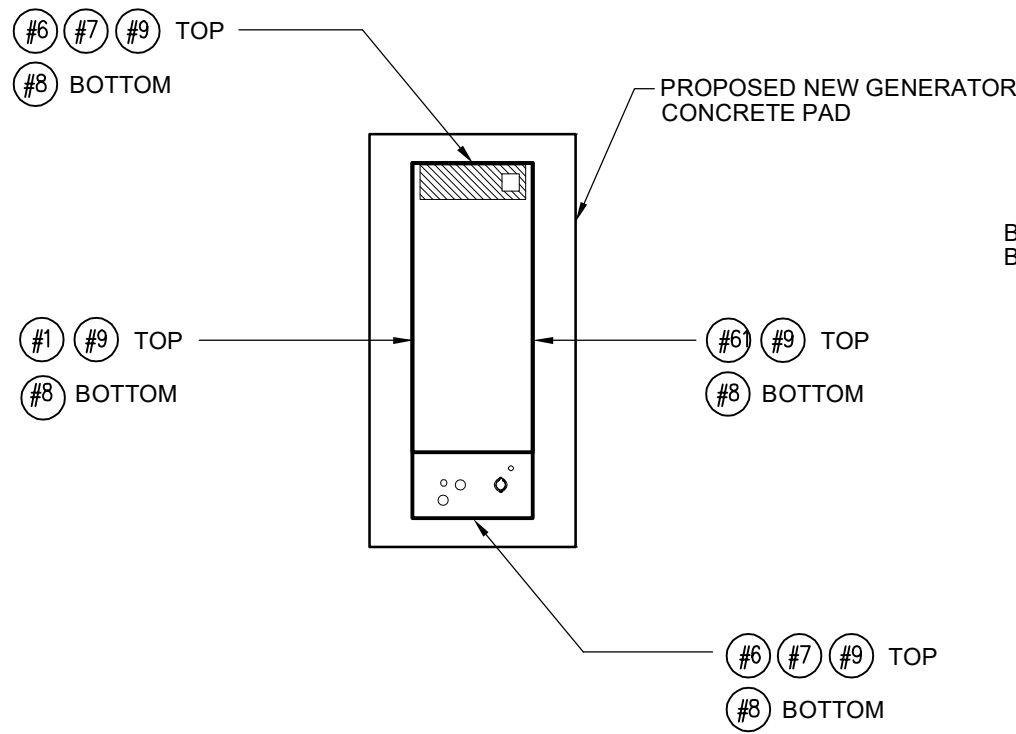
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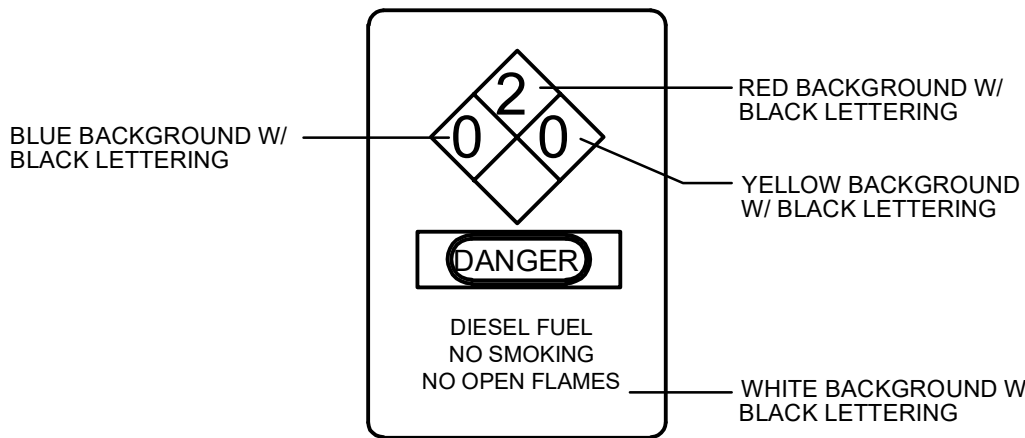
RF NOTICE SIGN 2
SCALE: N.T.S.

ORANGE BACKGROUND
W/ BLACK LETTERING
12"W X 18"H

GENERATOR SIGNAGE DETAILS

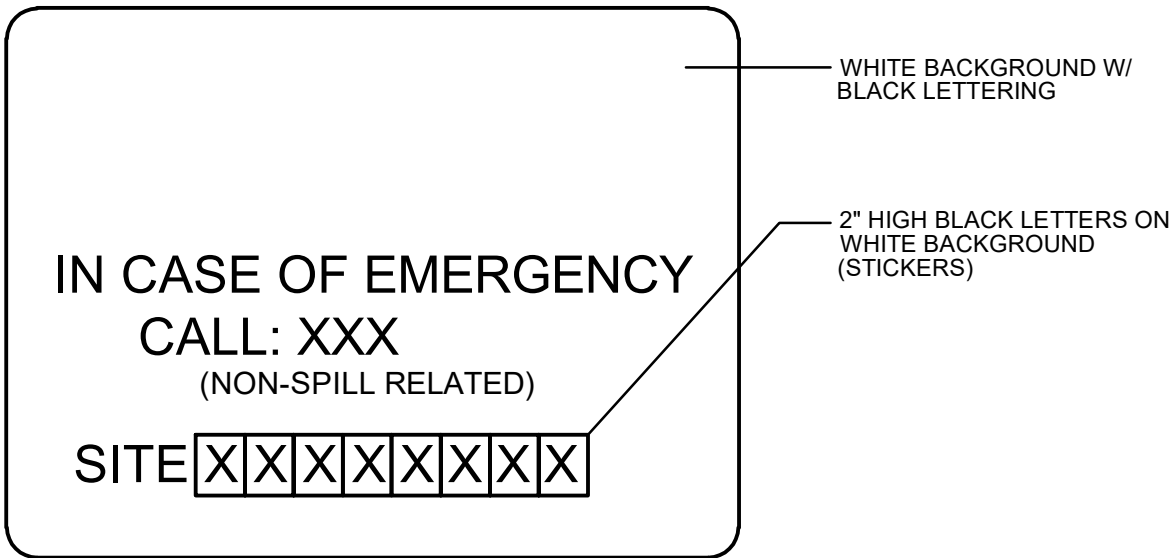


SIGN KEY PLAN
SCALE: N.T.S.



SIGN DIMENSIONS: 4" WIDE X 14" HIGH

DANGER - DIESEL FUEL - SIGN #1
SCALE: N.T.S.



SIGN DIMENSIONS: 20" WIDE X 14" HIGH

SITE ID - SIGN #2
SCALE: N.T.S.



SIGN DIMENSIONS: 30" WIDE X 12" HIGH

FUEL TANK - SIGN #3
SCALE: N.T.S.



SIGN DIMENSIONS: 8" WIDE X 4" HIGH

EMERGENCY RESPONSE - SIGN #4
SCALE: N.T.S.



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0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SIGNAGE

SHEET NUMBER:

Z-7

From: [Jenkins, Meghan](#)
To: ["m.grasham@trileaf.com"](mailto:m.grasham@trileaf.com)
Subject: RE: Request for Comment- Telecommunications Project- Sharpsburg, MD (Trileaf#775393)
Date: Tuesday, October 14, 2025 12:17:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hello McKayla,

The Historic District Commission does wish to participate in this process. Staff has noted that this proposed tower is outside of our local Antietam zoning overlay area however it is within 2 miles of the Antietam National Battlefield property, and it is important to ensure that its visibility from the battlefield is minimal to none. Please consider both the battlefields property ownership extent as well as the observation tower on the battlefield for whether this tower (77°44'10"W 39°28'10"N) will be visible from either. The C&O Canal is also nearby and should be evaluated for viewshed impacts.

The below is a list of existing NR properties we are aware of. We area also aware of several properties on the MIHP within a visible distance of this site and would encourage their inclusion in any analysis.

WA-II-0502	Y	18	BUILDING	HOGMIRE-BERRYMAN FARM	HOGMIRE-BERRYMAN FARM
WA-II-0446	Y	18	BUILDING	WILLIAM HAGERMAN FARMSTEAD	WILLIAM HAGERMAN FARMSTEAD
WA-II-0130	Y	19	BUILDING	MARSH MILL	SPEILMAN MILL COMPLEX
WA-II-0350	Y	19	BUILDING	<Null>	MUMMA FARM

Thank you.
Meghan



Meghan Jenkins, GISP
Geographic Information Systems (GIS) Coordinator | Historic District Commission (HDC)
747 Northern Avenue
Hagerstown, MD 21742
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From: Jenkins, Meghan <mjenkins@washco-md.net>
Sent: Tuesday, October 14, 2025 7:37 AM
To: Jenkins, Meghan <mjenkins@washco-md.net>
Subject: FW: Request for Comment- Telecommunications Project- Sharpsburg, MD (Trileaf#775393)



Meghan Jenkins, GISP
Geographic Information Systems (GIS) Coordinator | Historic District Commission (HDC)
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From: McKayla Grasham <m.grasham@trileaf.com>
Sent: Monday, October 13, 2025 2:16 PM
To: Planning Email <askplanning@washco-md.net>
Subject: Request for Comment- Telecommunications Project- Sharpsburg, MD (Trileaf#775393)

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Any claims of being a County official or employee should be disregarded.

Hello,

Please see the attached documents pertaining to the proposed telecommunications project in Sharpsburg, MD. As part of our property consultation, we invite a local government association to comment, if desired, on the potential effects the project may have on historic properties.

Let me know if you have any questions.

McKayla Ordak
Assistant Project Manager



303 International Circle, Suite 150
Hunt Valley, MD 21030
Office: (410) 853-7128, ext. 909
Mobile: (410) 303-4058

Historic Review Activity 09/18/2025 thru 10/23/2025

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
S-25-018	Preliminary-Final Plat	II0146	Approval Letter Issued	06-Jun-25	22-Sep-25	19986 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	CREATE (1) 2.48 ACRE LOT WITHOUT ROAD FRONTAGE WITH 115.47 ACRES IN THE REMAINING LANDS. SEE OM-25-001.	Folder Status	Status Date	Task Name	Comments
								Approved	22-Sep-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	0		
2025-03083	Non-Residential Addition-Alteration Permit	IV262	Approved	03-Jul-25	09-Oct-25	SP-07-052.R03 14150 RESERVOIR ROAD, BUILDING 521	2,855 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, KITCHEN, LOBBY, VESTIBULE, WOMAN'S RESTROOM, MEN'S REST ROOM, COAT CLOSET, (5) STORAGE ROOMS, AND MECHANICAL ROOM, ZONING CERTIFICATION FOR FORT PITCHIE "NATURE CENTER" HQ/OPS	Folder Status	Status Date	Task Name	Comments
								In Progress	09-Oct-25	Historical Review	
								Note	09-Oct-25	Historical Review	No HDC Review required for fit outs
								Passed - Info	09-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	0		
2025-03538	Residential New Construction Permit		Review	26-Jul-25	29-Aug-25	LOR 25609 MILITARY ROAD, PARCEL A	SINGLE FAMILY REPLACEMENT DWELLING ON FULL UNFINISHED WELLED EXIT BASEMENT, GAS FIREPLACE IN LIVING ROOM, COVERED FRONT PORCH, UNCOVERED REAR AND LEFT STOOPS, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF TRUSSES	Folder Status	Status Date	Task Name	Comments
								Note	02-Oct-25	Historical Review	Permit was reviewed at 10/1 meeting and approval recommended by HDC, staff report is attached in documents for reference.
								Approved	02-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	34		
2025-03673	Residential New Construction Permit	IV072	Review	01-Aug-25	21-Aug-25	LOR 12968 ROWE ROAD	3,509 SQ. FT. FINISHED SPACE TWO STORY SINGLE FAMILY DWELLING ON 2,088 SQ. FT. UNFINISHED WALK OUT BASEMENT WITH ROUGH IN FOR FUTURE BATH AND 263 SQ. FT. CONDITIONED CRAWL SPACE, ATTACHED TWO CAR GARAGE, COVERED FRONT PORCH, FRAME CONSTRUCTION, PRE-ENGINEERED	Folder Status	Status Date	Task Name	Comments
								Passed - Info	18-Sep-25	Historical Review	Updated by Script from EPR.
								Note	18-Sep-25	Historical Review	Customer previously demo'd historic structure without permits. No exterior design review is required in this area and therefore no HDC review.
								Days in Review:	28		
2025-04306	Residential New Construction Permit		Review	08-Sep-25	16-Sep-25	LOR 25609 MILITARY ROAD, PARCEL A	624 SQ. FT. DETACHED ONE STORY TWO CAR GARAGE ON CONCRETE SLAB, PRE-ENGINEERED ROOF TRUSSES JOHN LEE CHAPMAN, PARCEL A	Folder Status	Status Date	Task Name	Comments
								Note	02-Oct-25	Historical Review	Permit was reviewed at 10/1 meeting and approval recommended by HDC, staff report is attached in documents for reference.
								Approved	02-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	16		
2025-04354	Residential Addition-Alteration Permit		Review	10-Sep-25	03-Oct-25	SI-09-009 16603 FAIRVIEW CHURCH ROAD	728 SQ. FT. ONE STORY ADDITION TO REAR OF DWELLING TO BE USED AS A MASTER BEDROOM, BATHROOM, AND LAUNDRY ON FULL UNFINISHED BASEMENT WITH BILCO DOORS MOUNT TABOR EVANGELICAL LUTHERAN CHURCH, PARCELS C & E	Folder Status	Status Date	Task Name	Comments
								Note	07-Oct-25	Historical Review	Not a rural village with new construction review.
								Passed - Info	07-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	4		
2025-04486	Residential Demolition Permit	IV078	Review	17-Sep-25	19-Sep-25	SMITHSBURG/WOLFSVILLE ROAD	DEMOLITION OF OLD STONE MILL, WILL INVOLVE TEARING DOWN AN ALREADY COLLAPSED STONE MILL, COMPRISED OF A SINGLE STORY AND NO WINDOWS OR FRAMING	Folder Status	Status Date	Task Name	Comments
								Note	22-Sep-25	Historical Review	Will need to go on the November 5 HDC agenda.
								Days in Review:	3		
2025-04487	Residential Demolition Permit	I697	Review	17-Sep-25	01-Oct-25	LOR 14219 MAUGANSVILLE ROAD	DEMOLITION OF DWELLING AND (3) DETACHED ACCESSORY STRUCTURES	Folder Status	Status Date	Task Name	Comments
								Note	08-Oct-25	Historical Review	Scheduled for November 5 HDC Meeting
								Days in Review:	7		

Historic Review Activity 09/18/2025 thru 10/23/2025											
Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
2025-04514	Residential Addition-Alteration Permit	III141	Review	18-Sep-25	24-Sep-25	4504 MAIN STREET	384 SQ. FT. RENOVATIONS TO RESTORE AN ACCESSORY STRUCTURE TO INCLUDE STABILIZATION AND SHORING UPPER LEVEL OF BUILDING, RECONSTRUCTION OF FOUNDATION WALLS USING SALVAGED STONE, INSTALLING WOODEN PLATES AT TOP OF FOUNDATION WALLS AS NEEDED	Folder Status	Status Date	Task Name	Comments
								Note	02-Oct-25	Historical Review	reviewed at the 10/1 HDC meeting and approved, staff report is attached for reference.
								Approved	02-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	8		
2025-04522	Residential Demolition Permit		Review	19-Sep-25	19-Sep-25	LOR 11416 HANGING ROCK ROAD	DEMOLITION OF EXISTING 1,182 SQ. FT, TWO STORY METAL CLAD LOG HOME STRUCTURE AND ACCESSORY SHED, NO EXISITNG FOUNDATION	Folder Status	Status Date	Task Name	Comments
								Note	22-Sep-25	Historical Review	Very basic survey done of Forsythe which details a few buildings and has minimal photos. This structure isn't photographed. SDAT listing is 1910 for building date. Adding to November 5 agenda.
								Days in Review:	3		
2025-04520	Residential New Construction Permit		Review	19-Sep-25	30-Sep-25	LOR 11416 HANGING ROCK ROAD	1,102 SQ. FT. FINISHED SPACE SINGLE FAMILY DWELLING WITH TWO CAR GARAGE AT BASEMENT LEVEL WITH EGRESS WINDOW, 150 SQ. FT. FINISHED BASEMENT TO BE USED AS UTILITY SPACE AND A CLOSET, GAS FIREPLACE IN LIVING ROOM, OPEN FRONT DECK, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF	Folder Status	Status Date	Task Name	Comments
								Note	01-Oct-25	Historical Review	only demolition permit associated is reviewable by the HDC, no review for this rural village for new construction.
								Passed - Info	01-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	1		
2025-04666	Residential New Construction Permit	I907	Approved	29-Sep-25	29-Sep-25	LOR 11131 WHITE HALL ROAD	864 SQ. FT. POLE BUILDING ON CONCRETE SLAB TO BE USED AS A GARAGE, 9' (3) OVERHEAD DOORS, METAL ROOF, METAL SIDES, PRE-ENGINEERED ROOF TRUSSES	Folder Status	Status Date	Task Name	Comments
								Note	01-Oct-25	Historical Review	Not in a review area for new construction
								Passed - Info	01-Oct-25	Historical Review	Updated by Script from EPR.
Days in Review:	2										
2025-04902	Non-Residential New Construction Permit	I456	Review	13-Oct-25	14-Oct-25	SP-25-007 9250 TACTICAL WAY	INSTALL (1) RETAINING WALL FOR FUTURE COMMERCIAL STOREFRONT, 11 FT. AT THE HIGHEST POINT, 200 LINEAR FEET TOTAL, 8 FT. CHAIN-LINK FENCE, 3,000 SQ. FT. CONCRETE SLAB FOR NATURAL GAS PROPS PAD, 700 SQ	Folder Status	Status Date	Task Name	Comments
								Passed - Info	17-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	2		
S-25-032	Preliminary-Final Plat	IV075	In Review	14-Oct-25	15-Oct-25	11805 PLEASANT VALLEY ROAD SMITHSBURG, MD 21783	SUBDIVIDE 24.56 ACRES INTO 3 LOTS AND REMAINING LANDS. MERGE 2.41 ACRE PARCEL A INTO OTHER LANDS OF HOCH. ASSOCIATED FCE	Folder Status	Status Date	Task Name	Comments
								Revisions Required	17-Oct-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	1		
2025-04936	Non-Residential New Construction Permit		Review	15-Oct-25	21-Oct-25	SP-24-032 21546 LEITERSBURG SMITHSBURG ROAD	155 FT. IN HEIGHT MONOPOLE TELECOMMUNICATIONS TOWER, (1) 33 SQ. FT. CONCRETE PAD FOR EQUIPMENT CABINET, (1) 28 SQ. FT. CONCRETE PAD FOR GENERATOR, RELATED GROUND EQUIPMENT, 9 FT. HIGH SECURITY FENCE FOR MILESTONE TOWERS, ZONING CERTIFICATION FOR "VERIZON WIRELESS" TO CO LOCATE	Folder Status	Status Date	Task Name	Comments
								Note	23-Oct-25	Historical Review	HDC has reviewed this tower previously as part of the 106 process. Corresponding site plan had minimal changes from that review process. No HDC review for the permit as review is completed through other process.
								Approved	23-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	2		
SP-25-043	Site Plan	I471; I866	In Review	22-Oct-25	23-Oct-25	13850 CRAYTON BOULEV, SUITE# A HAGERSTOWN, MD 21742	THIS SITE PLAN IS FOR THE CONSTRUCTION OF A CONVENIENCE STORE/GAS STATION WITH AUTO AND DIESEL FUELING ISLANDS. THE PROPOSED SITE DISTURBED AREA IS 9.8 ACRES. AND THE PROPOSED IMPERVIOUS	Folder Status	Status Date	Task Name	Comments
								Revisions Required	23-Oct-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	0		
Activity Count:	16										

Review Activities Summary

Application Type	Application	Approved	In Progress	Note	Passed - Info	Revisions	Total
Non-Residential Addition-Alteration Permit	Total	0	1	1	1	0	1
Non-Residential New Construction Permit	Total	1	0	1	1	0	2
Preliminary Consultation	Total	0	0	0	0	0	0
Preliminary-Final Plat	Total	1	0	0	0	1	2
Residential Addition-Alteration Permit	Total	1	0	2	1	0	2
Residential Demolition Permit	Total	0	0	3	0	0	3
Residential New Construction Permit	Total	2	0	5	3	0	5
Site Plan	Total	0	0	0	0	1	1
Total		5	1	12	6	2	16