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

April 1, 2026, 6:00 p.m.

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

CALL TO ORDER AND ROLL CALL

MINUTES

1. Minutes of the February 4, 2026, meeting *

NEW BUSINESS

1. **HTC-25-003, 102 West Irvin Avenue, Hagerstown (WA-HAG-148 and WA-HAG-146) – (Discussion/Approval) –** Part 3 application for tax credits at the Bikle House for chimney repair *****
2. **HTC-26-001, 403 N. Prospect, Hagerstown (WA-HAG-148 and WA-HAG-179) – (Discussion/Comment) –** Part 1 and Part 2 documentation for tax credits at the Moller Organ Works building *****
    a. **Note:** This project is pursuing both Federal and State Tax Credits as well. Staff has only included the necessary pages of Part 2 State Tax Credit documentation as equivalent for this review with other documents available upon request.
3. **RZ-26-001 – Text Amendment | Durning – (Information) -** The applicant, Ms. Durning proposes a text amendment for Small Box Variety Stores – Table 3.3(1), Chapter 28A Definitions *****
    a. **Note:** Staff responded with memo; no HDC member comments provided

OLD BUSINESS

1. **Historic Properties Grant – (Discussion/Consensus) –** review of draft for a Historic Properties Grant program after County Attorney review for legal sufficiency and the recent updates to the Historic Structures Tax Credit *****
2. **Design Guidelines for Historic Structures Updates or Separate Guidance for Ruins - (Discussion/Consensus) –** In December 2025 Ann Aldrich requested review of the guidance to citizens regarding ruins and their potential reuse on property. Resources were shared with members via email 12/5/2025 to review *****

OTHER BUSINESS

1. **Correspondence**
    a. **Programmatic Agreement Update – SHA (Information)***

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

i. **Note:** No member comments received on this correspondence

b. CLG Legislative Items from MHT *

c. Request for Comment AP2026-009, 17423 Da Wrong Lane*

i. **Note**: Staff submitted comments; BZA hearing 4/1/2026

d. Request for Comment- Proposed Telecommunications Tower – Bakersville, 7116 Houser Road, Trileaf #775393 *****

i. **Note:** Photo sims have been provided; C&O Canal has reviewed with no adverse effects; Antietam National Battlefield has reviewed with the only concern after photo sims being the view from the tower but they declined to request additional photo sims

e. Invitation to Comment – Proposed Telecommunications Project – Trileaf #746609 – 5404 Mondell Road, Sharpsburg

i. **Note:** this has been withdrawn from Section 106 review

f. Request for Comment – Proposed Telecommunications Tower – 3417/3413 Rohrersville Rd., Rohrersville, MD - Trileaf #771285

i. **Note:** *Staff submitted comments provided by HDC at 12/4/2025 meeting; SP-25-029, related local site plan, in progress, AP2025-004, Granted;* As of March 11, 2026, Trileaf is pending a response from the client as to whether they wish to relocate or cancel the project, or whether they wish to begin the required consulting parties engagement and meeting(s). K. Belzner; **AP2026-004, appeal for updated setbacks, same location to be on 4/1/26 BZA agenda**

g. Consultation Request – New ICE Baltimore Processing Facility – 16220 Wright Road, Williamsport, MD *****

i. **Note:** MHT requested additional information from DHS to determine if a larger APE was needed for the undertaking on 2/10/26; Updated packet is included from 3/19/2026

2. Staff Report

a. Staff Reviews *****

b. HP Yearly Letter Draft *****

c. CLG Report was submitted 2/17/2026

d. Survey funding updates

e. National Alliance of Preservation Commission Membership renewed, and member contact info verified

f. Preservation Month 2026 Updates

i. May 14th @6:00 p.m. Architecture: Maryland Style by Christiana Limniatis with Preservation Maryland at 100 S. Potomac Street (Hagerstown Library)

ii. May 21st @5:30 p.m. John Frye Preservation Awards at Hub City Vinyl at 28 E. Baltimore Street, Hagerstown

iii. Members #Washcolovehistoric blurb and photos due **April 24th**

ADJOURNMENT

UPCOMING MEETING

1. Wednesday, May 6, 2026, 6:00 p.m.

***attachments**

MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
February 4, 2026

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, February 4, 2026 at 6:00 p.m. in the Washington County Administrative Complex, 100 W. Washington Street, Room 2001, Hagerstown, Maryland

CALL TO ORDER AND ROLL CALL

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

Commission members present were: Lloyd Yavener, Chairman; Justin Bedard, Ann Aldrich, Tyler Milam, Greg Smith, Brianna Candelaria and Ex-officio County Commissioner Randy 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 was Harold Dorsey (21245 Mount Lena Road).

MINUTES

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

NEW BUSINESS

Residential Construction Permit (2025-05908) – 21245 Mount Lena Road (WA-II-166)

Ms. Jenkins presented a permit application for the construction of a 2,520 sq. ft. one-story pole building on a concrete slab to the rear of the dwelling to be used as a garage. The applicant is proposing to use white siding with black trim for compatibility with the existing structures on the site. The proposed structure will be visible as you enter the Rural Village on the northernmost edge, but not highly visible from a majority of the Village. Therefore, staff believes the proposed structure will not detract any more than other accessory structures within the Village. There will be minimal disturbance of the site and the proposed pole building would be removable without loss of integrity to the site if necessary in the future. Staff believes this application is consistent with Section 5D.5 of the Zoning Ordinance and applicable County Design Guidelines and Secretary of Interior Standards for Rehabilitation. Staff recommends approval of the permit application for the reasons outlined above.

Discussion and Comment: Mr. Dorsey explained that he wants to remove multiple temporary storage containers on the property to make the property look better.

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

Non-Residential Addition-Alteration Permit (2025-05780) – 8505 Fahrney Church Road (WA-II-055)

Ms. Jenkins presented a permit application for the San Mar Children's Home and Mechanical Institute located at 8505 Fahrney Church Road. The HDC will be reviewing only the demolition portion of the permit at this time. The permit application involves building renovations, expansion of the parking lot and updated site circulation. The applicant has provided updated DOI documentation of the structure and a narrative regarding the reasoning for the demolition. The majority of the demolition permit application requirements have been met or exceeded; therefore, staff are recommending support of the application with the following recommendation to the applicant:

1) When completing the interior and exterior renovations of the building, materials should be salvaged as much as possible.

Motion and Vote: Ms. Aldrich made a motion to support approval of the demolition portion of the permit as presented with staff's recommendation to salvage as many materials as possible. The motion was seconded by Ms. Candelaria and unanimously approved.

Residential Demolition Permit (2026-00212) – 13511 Maugansville Road (WA-I-252)

Ms. Jenkins presented a demolition permit application for property located at 13511 Maugansville Road. The applicant is proposing to demolish a 3,256 sq. ft. dwelling and foundation. The applicant believes the property is unsafe for habitation. Ms. Jenkins noted there are issues that are visible on the exterior of the structure that would be costly to repair. One wall is bowing and separating from the interior walls and there are multiple points of failing brickwork. The roof appears to be prone to failure as configured due to aged, mixed materials. The structure does not appear to have historical, cultural, architectural or design significance as detailed in Section 20.5 of the County's Zoning Ordinance. The owner is open to the salvage of materials; however, in terms of exterior materials, these would be limited. Staff recommends support of the demolition permit as presented.

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

HTC-25-004, 900 The Terrace, Hagerstown

Ms. Jenkins presented a tax credit application for the replacement and repair of roof tiles on a historic dwelling located at 900 The Terrace. She reminded members that Parts I and II were previously distributed to them via email. MHT has reviewed and approved Parts I and II. Ms. Jenkins will present Part III after MHT has reviewed and approved.

OTHER BUSINESS

Certified Local Government Annual Report Federal Fiscal Year 2025

Ms. Jenkins reminded members that each year the HDC is asked to provide the Certified Local Government program with a report based on questions required by the Federal government. A draft of the report was provided to members in the agenda packet for review. Members did not have any substantive comments; however, Ms. Aldrich and Mr. Milam will review their trainings to see if any of those qualify under the CLG program and were completed within the Federal fiscal timeline.

Correspondence

a. **Smithsburg High School Telecommunications Tower**
Updated documentation was provided to members. MHT has determined there are no adverse effects on historic structures. The Commission had no further comments and concurred with MHT's determination.

b. **AP2025-034, 206659 National Pike**
This was a request for comment from the Board of Zoning Appeals for a special exception application for a banquet/reception facility use and variance from the pavement requirement for off-street parking. Staff submitted comments on this appeal case. There are no changes proposed to the historic structures and the proposed facility will provide a viable use of the historic property.

c. **Invitation to Comment – 5404 Mondell Road Proposed Telecommunications Tower**

Staff submitted standard comments during the Section 106 review process.

d. **AP2025-031 – 5404 Mondell Road Telecommunications Tower**
Staff submitted written comments and attended the public hearing before the Board of Zoning Appeals for the special exception request. The request was denied by the BZA. No further communication has been received since that denial.

e. **Invitation to Comment – 4220 Chestnut Grove Road Telecommunications Tower**
The standard request for information for this type of project was made on January 13th by staff. No reply has been received.

f. **AP2025-030 – 4220 Chestnut Grove Road Telecommunications Tower**
Staff did not submit comments regarding this proposed tower because it is located against a ridge and will not be highly visible from the road. This appeal was approved by the BZA.

g. **Request for Comment – 10944 White Hall Road Telecommunications Tower**
Staff have requested the standard information for this type of project; no reply has been received.

h. **Request for Comment – 3413 and 3417 Rohrersville Road Telecommunications Tower**
Staff submitted comments on December 4th. No updates have been provided. There is a site plan in progress. An appeal was granted for this project by the Board of Zoning Appeals.

i. **Request for Comment – 7116 Houser Road Telecommunications Tower**
Staff requested the standard information in October 2025. The consultant indicated there was work in progress as of January 14th. No site plans or appeals have been filed with Washington County.

j. **Section 106 Consultation: I-70 Bridges over Licking Creek**
Staff did not submit any additional comments. There would be very minimal areas of potential effects.

k. **Consultation Request – 16220 Wright Road – New ICE Baltimore Processing Facility**
Documentation has been provided by the Department of Homeland Security. DHS is seeking comments or changes to the APE. Staff noted this is an existing building that has undergone the County's site plan review process. DHS's opinion is there are no adverse effects to historic resources. MHT has performed its review and concurs there is no adverse effect on historic resources.

Discussion and Comments: Ms. Jenkins noted that this structure, when constructed, would not have come before the HDC for review because it is in the urban area, not a typical area that the HDC would review or make comments on. Mr. Bedard asked if a Section 106 review was completed for the construction of the warehouse when it was built. Ms. Jenkins stated that the warehouse was constructed by a private developer; no Federal or State permits were required. The property is currently zoned IG (Industrial General) which allows for the warehouse use as well as correction/detention facilities. Mr. Bedard noted that any adverse effects should have been cited when the modern warehouse was constructed. Ms. Jenkins stated that the existing structures across the street on Wright Road were documented. This structure is currently imploding on itself. The springhouse still exists; however, there does not appear to be any significance to the structure that would make it qualify for the National Register of Historic Places. Ms. Jenkins noted that the other resources mentioned in DHS's letter cannot be seen from the existing warehouse. Mr. Milam made an inquiry regarding the lighting and fencing for the warehouse and its visibility from Williamsport. Ms. Jenkins stated

that visibility from Williamsport was not mentioned in the documentation. Lighting would most likely be downward facing. She also explained that since the Federal government has purchased the property, no local ordinances will apply. The HDC is not charged with looking at the use of the property; this is for the typical Section 106 review of historic structures.

The HDC concurs with DHS's and MHT's review of the property that there are no adverse effects on any historic resources.

Staff Report

- A written report was provided to members in the agenda packet.
- Update of Town adoption of MOUs for Tax Credits
  - The MOUs for the Towns of Boonsboro and Sharpsburg are completed.
  - Smithsburg has finished its process; approval is needed from the BOCC.
  - Funkstown did not have a quorum at the meeting at which the MOU was presented. We are waiting for them to approve at another meeting.
  - There has been no response from Hancock or Clear Spring.
- Grant Program for Historic Structures – The County Attorney is currently reviewing the draft.
- Financial Disclosures – All financial disclosures have been returned to staff.
- Preservation Month 2026 – coming up in May; posts with pictures did very well; following are a few ideas previously discussed to highlight this year:
  - May 30th is the Campaign for Historic Trades Window Workshop; 8 am to 4 pm; $20 per person, maximum is 15 people; held at the Saylor House
  - Emphasize ordinary maintenance during Preservation Month. Members need to decide what should be included as ordinance maintenance.
  - Highlight salvage positives such as 20313 Locust Grove – deconstruction of a resource instead of demolition.
  - Emphasize sustainability and deconstruction
  - Adaptive reuse of historic resources
  - Photos and videos of the members' favorite historic resource
  - Interview Bikles for historic tax credit highlight

ADJOURNMENT

Ms. Aldrich made a motion to adjourn the meeting at 7:00 pm. The motion was seconded by Mr. Bedard, unanimously approved and so ordered by the Vice-Chairman.

UPCOMING MEETING

The next meeting of the Historic District Commission is scheduled for Wednesday, March 4, 2026 at 6:00 p.m.

Respectfully submitted,

_____

Lloyd Yavener, Chairman

v. 07/26/2024

Application for Historic Properties Tax Credit

ORDINANCE 2024-23

Part III – Request for Certification of Completed Work

HTC Number (from Part I Application):__HTC-25-003_

Instructions: Fill out this form at project completion for review of the rehabilitation costs and determination of project results consistent with Secretary of Interior's Standards for Rehabilitation.

PROPERTY INFORMATION

Property Name Nida and Philip Bikle 1933 House

Street Address 102 W Irvin Avenue

City Hagerstown Zip 21742

APPLICANT INFORMATION

Name Nida Bikle

Street Address 102 W Irvin Avenue

City Hagerstown State Maryland Zip 21742

Telephone [redacted] Email Address [redacted]

PROJECT CONTACT (if different from applicant)

Name

Company Chimney Sweeps of Sherwood Forest

Street Address 13030 Old National Pike

City Mt Airy State Maryland Zip 21771

Telephone (888) 244-6349 Email Address sherwoodbilling@gmail.com

PROJECT DATA

Project Start Date 11/10/25

Project Completion Date 2/1/26

Total Rehabilitation Costs	$ 30,757.00
Total Ineligible Expenses	- $ 0.00
Total Qualified Rehabilitation Expenditures (QRE)	=$ 30,757.00

HTC Number:_____

APPLICATION CHECKLIST

☑ **Application Form** – I have filled in all applicable fields. (Check Equivalent Documentation below if applicable)

☑ **Signature** – I signed and dated the Part 3 application

☑ **Itemized Expense Spreadsheet** – I have included a spreadsheet of all my itemized expenses, with eligible and ineligible expenses clearly delineated. For each item on the spreadsheet, I have included supporting documentation consisting of BOTH (1) a copy of the invoice or receipt, showing which goods or services were purchased, and (2) certifiable proof of payment such as a credit card receipt or cancelled check.

☑ **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, complete and accurate to the best of my/our knowledge and belief; and that the completed rehabilitation is consistent with the work described in Part 2 of the application process. I hereby apply for certification of rehabilitation work described for the purposes of a Washington County Historic Properties Tax Credit.

Signature of Applicant Philip A. Bikle

Printed Name of Applicant Philip A. Bikle Date 2/27/26

Signature of Applicant Nida Bikle

Printed Name of Applicant Nida Bikle Date 2/27/26

Historic District Commission Use Only

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

☐ The completed rehabilitation is consistent with the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and where applicable, the district in which it is located. Completed projects may be inspected by an authorized representative of the HDC to determine if the work meets the Standards for Rehabilitation. The HDC reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.

☐ The completed rehabilitation 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

Date of HDC Review _____

Property Address: 102 W Irvin Avenue

Part 3 Itemized Expense Sheet

FOR HDC USE ONLY
HTC Number:__HTC-25-003

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8
Date of Payment	Your page #(s) of invoice / receipt / check	Payee for Item (name of contractor, company, etc.)	Part 2 Work Item #	Description of Expenditure	Expenditure Amount	Eligible Expense	Ineligible Expense
12/28/2025	Pg. 1 IW-3091288	Chimney Sweeps of Sherwood Forest	2	Remove damaged flue tiles and install insulated stainless steel liner system	$1,500.00	$1,500.00	
			2	Install the insultated stainless steel liner with a terra cotta thimble replacement	$2,575.00	$2,575.00	
			2	Scaffolding set up to do repairs	$1,500.00	$1,500.00	
			2	City of Hagerstown Permit	$200.00	$200.00	
			2	Install two flue tiles -Form and Pour Cast Concrete Crown with Drip edge	$3,100.00	$3,100.00	
			1	Masonry repointing	$750.00	$750.00	
			1	Brick Wash and Water Repellant	$450.00	$450.00	
12/28/2025	Pg. 1 IW-3534759	Chimney Sweeps of Sherwood Forest	2	Demo flue tiles	$1,500.00	$1,500.00	
			2	Install a flue liner system with Ahres Fire Refractory Restoration System and top sealing damper	$13,500.00	$13,500.00	
			2	Parge smoke chamber	$2,500.00	$2,500.00	
			1	Chimney Pots with rain guards	$3,182.00	$3,182.00	
				SUBTOTALS (will auto-calculate):	$30,757.00	$30,757.00	$0.00
				Part 3 Total Qualified Rehabilitation Expenditures as submitted:		**$30,757.00**	

From: Chimney Sweeps of Sherwood Forest
To: [redacted]
Cc: Jenkins, Meghan
Subject: Bikle Residence - 102 West Irvin Ave
Date: Thursday, February 12, 2026 1:05:36 PM
Attachments: image.png
image.png
image.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.











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Chimney Sweeps of Sherwood Forest, Inc.
(301) 829-3588 (office)
(301) 829-8258 (fax)
Chimney Sweeps Of Sherwood Forest

• Financing Available

Chimney Cleaning- Gas Service -Pellet Service -Dryer Vent

INVOICE

Chimney Sweeps of Sherwood Forest
13030 Old National Pike
Mount Airy, MD 21771

sherwoodbilling@gmail.com
+1 (301) 829-3588
chimneysweepsofsherwoodforest.com

CHIMNEY SWEEPS OF SHERWOOD FOREST
EXPERIENCE PROFESSIONAL SERVICE

Nida Bikle

Bill to
Nadia Bikle
102 West Irvin Ave
Hagerstown, MD 21742

Invoice details
Invoice no.: IW-3091288
Terms: Net 30
Invoice date: 10/24/2025
Due date: 11/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Removal**	Remove damaged flue tiles & install insulated stainless steel liner system	1	$1,500.00	$1,500.00
2.	**Install**	Install the insulated stainless steel liner with a terra cotta thimble replacement	1	$2,575.00	$2,575.00
3.	**Scaffolding**	Scaffolding set up to do repairs safely	1	$1,500.00	$1,500.00
4.	**Permit**	City of Hagerstown Permit	1	$200.00	$200.00
5.	**Concrete Crown**	Install two flue tiles – Form & Pour Cast Concrete Crown w/ Drip Edge	1	$3,100.00	$3,100.00
6.	**Masonry**	Point up	1	$750.00	$750.00
7.	**Brick Wash/Water Rep**	Brick wash and water repellent	1	$450.00	$450.00

Ways to pay

VISA · MC · DISCOVER · AMEX · BANK · PayPal · venmo

Total	**$10,075.00**
Payment	-$10,075.00
Balance due	**$0.00**

Paid in Full

INVOICE

Chimney Sweeps of Sherwood Forest
13030 Old National Pike
Mount Airy, MD 21771

sherwoodbilling@gmail.com
+1 (301) 829-3588
chimneysweepsofsherwoodforest.com

CHIMNEY SWEEPS OF SHERWOOD FOREST
EXPERIENCE PROFESSIONAL SERVICE

Bill to
Nida Bikle
102 West Irvin Ave
Hagerstown, MD 21742

Invoice details
Invoice no.: IW-3534759
Terms: Net 30
Invoice date: 11/28/2025
Due date: 12/28/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Deconstruction**	Demo out flue tiles	1	$1,500.00	$1,500.00
2.	**Install**	Install liner system with Ahres Fire Refractory Restoration System and top sealing damper.	1	$13,500.00	$13,500.00
3.	**Repairs**	Parge smoke chamber	1	$2,500.00	$2,500.00
4.	**Non-Inventory Part**	Chimney pots with rain guards	1	$3,182.00	$3,182.00

Ways to pay

VISA · DISCOVER · AMEX · BANK · PayPal · venmo

Total	**$20,682.00**
Payment	-$20,682.00
Balance due	**$0.00**

Paid in Full

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Local Expertise

TRANSMITTAL

TO: Kate Jaffe, MHT

FROM: Nick Kraus

CC: Delaware Valley Development Co.

DATE: August 29, 2025

RE: Moller Pipe Organ Co. Building – MD Competitive Commercial Certificate Application - Part 2 Application
MHT Project #2025-062

TRANSMITTING: (1) digital copy
State Part 2 Application

VIA: Virtual Portal

NOTES: Enclosed please find the federal Part 2 application for the Moller Pipe Organ Co. Building located at 403 N. Prospect St. in Hagerstown. This application includes: Part 2 application, Additional Narrative, Owner's Letter, Pre-Rehab Photos, Pre-Rehab Photo Key, Drawings, Fire Rating Memo, and Structural Report. Should you have any questions, please do not hesitate to call 215.248.1260 or email nkraus@heritage-consulting.com.

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Maryland Historical Trust
Historic Revitalization Tax Credit

COMPETITIVE COMMERCIAL CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Revised 5/29/2025

MHT Project Number (MHT office use only) _____

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

1. Property Name Moller Pipe Organ Co. Building

Street 403 N. Prospect St.

City Hagerstown Zip 21740 County Washington

MHT Easement property? ☐ Yes ☐ No ☑ Unknown

Project Data

Floor area before / after rehabilitation 73931 / 100588 sq ft

Use before/ after rehab Vacant Residential

Start date (estimated) 9/1/2026 Completion date (estimated) 3/1/2028

☐ A Federal Part 2 Application (Description of Rehabilitation) has been certified for this project Date of certification _____

CHECK **ONLY ONE** OF THE FOLLOWING ADDITIONAL CREDITS, IF APPLICABLE

☑ Check if you are applying for the additional 5% credit for projects that have received an allocation for federal low-income housing tax credits (must attach Maryland Carryover Allocation Form and IRS Form 8609. See instructions.)

☐ Check if you are applying for the additional 5% LEED Gold or equivalent certification

☐ Check here if applying for the Level 1 Opportunity Zone Enhancement (5% additional credit) as described in the Application Instructions.

☐ Check here if applying for the Level 2 Opportunity Zone Enhancement (7.5% additional credit) as described in the Application Instructions

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

☐ Insurance claim reimbursement funds ☑ Other local and/or state funding (i.e. grants or loans) Specify funding source MD Rental Housing Program; HOME Funds

*Estimated qualified rehabilitation expenditures should not include additional state or local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc.

***Estimated Qualified Rehabilitation Expenditures** $21,948,102

FINAL TOTAL ALLOWABLE QUALIFIED REHABILITATION EXPENDITURES CANNOT EXCEED THIS AMOUNT (Which may not be increased or amended)

3. Project Contact (if different from applicant)

Name Nick Kraus Company Heritage Consulting Group

Street 15 W. Highland Ave. City Philadelphia State PA

Zip 19118 Telephone 215-248-1260 Email Address nkraus@heritage-consulting.com; projects@heritage-consulting.com

4. Applicant

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

Name Glenn Worgan Signature Glenn Worgan (Aug 27, 2025 11:48:11 EDT) Date 8/26/2025

Organization Delaware Valley Development Co.

Street 5718 Kennett Pike City Wilmington State DE

Zip 19807 Telephone 302-379-1416 Email Address gworgan@dvdc.com

MHT Official Use Only

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

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

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

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

Date _____ Maryland Historical Trust Authorized Signature _____

☐ MHT conditions or comments attached

COMPETITIVE COMMERCIAL CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name Moller Pipe Organ Co. Building

Property address 403 N. Prospect St., Hagerstown, MD

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.

Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction. Use additional pages as necessary.

Number	Feature	Date of Feature

Describe existing feature and its condition

See Attached Continuation Sheets

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

Number	Feature	Date of Feature

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

Maryland Historical Trust

Historic Revitalization Tax Credit

COMPETITIVE COMMERCIAL CERTIFICATION APPLICATION

FY2026 WORKSHEET

Property Name: Moller Pipe Organ Co. Building

Property Address: 403 N. Prospect St., Hagerstown, MD

Owner Name: Glenn Worgan, Delaware Valley Development Co.

Address: 5718 Kennett Pike, Wilmington, DE 19807

Contact Name: Nick Kraus, Heritage Consulting Group Telephone: 215-248-1260 Email: nkraus@heritage-consulting.com

Address: 15 W. Highland Ave., Philadelphia, PA 19118

Instructions: This worksheet must accompany the Part 2 of the competitive commercial application. Some of the entries require attachments, including letters, statements and maps. Attachments must be saved as separate files in accordance with MHT's Naming Conventions. Failure to complete the worksheet or failure to include the appropriate documentation may result in the entire application being returned to the applicant for re-submittal if possible prior to project submission deadline.

1. Project Overview

Existing or historic use of structure:	The Moller Pipe Organ Building was the longtime factory for a leading pipe organ manufacturer from 1881 to 1992. The building is currently vacant.
Proposed use of structure (list any innovative or unique aspects):	An adaptive reuse project is proposed to create affordable housing using HTCs and LIHTCs. Number of units before/after rehab 0 / 65
Notable or unique history of existing structure:	The Moller building is notable for being the world's largest pipe organ factory, producing over 12,000 custom organs and shaping Hagerstown's industrial identity for over a century.
Notable design aspects of existing structure:	The building represents late 19th-century industrial architecture with brick facades embellished with brick pilasters and corbeling, and arched brick window hoods.
Property ownership (list any innovative or unique ownership/partnerships, existing and/or proposed):	The project is a partnership between the Hagerstown Housing Authority and Delaware Valley Development Co., their developer partner. The property will be jointly developed and owned by these two organizations.
Project financing:	The project will be financed by Low-income housing tax credits, State Rental Housing Program funds, HOME funds, Federal Home Loan Bank funds, private bank funds, state energy grants, deferred developer fees, developer equity, and

Please upload one or two representative high resolution photographs that can be used as part of a presentation or promotion of the project. These should be individual photographs, saved separately, and labeled as "photo number in sequential order_property address_worksheet_year_month".

2. Moore-Miller Administration State Plan Priorities - In the box below, provide a description of how the project aligns with the Governor's ten priorities, such as the project's proximity to concentrated areas of child poverty or proximity to mass transit.

https://governor.maryland.gov/priorities/Documents/2024%20State%20Plan.pdf

1. Ending Child Poverty in the State of Maryland
2. Setting Maryland's Students Up for Success
3. Creating an Equitable, Robust, and Competitive Economy
4. Connecting Marylanders to Jobs
5. Creating Safer Communities
6. Making the State of Maryland a Desirable and Affordable Home for All Residents
7. Advancing Infrastructure to Better Connect All Marylanders to Opportunities and Each Other
8. Ensuring World-Class Health Systems for All Marylanders
9. Making Maryland a Leader in Clean Energy and the Greenest State in the Country
10. Making Maryland a State of Service

☐ Attachments Included

1. The building will provide affordable housing to general populations, and it is likely some children will be tenants. Having an affordable place to live will help improve families' financial situations.
2. Students who have safe, healthy, reliable, and affordable places to live should have better opportunities to perform well at school.
3. When residents aren't overburdened by rent, they have more funds to spend in productive means.
4. By creating affordable housing, Marylanders in Hagerstown will be more likely to have access to jobs as they will have stable, safe housing which will enable them to more effectively gain skills through education and obtain jobs though upskilling.
5. The building is currently a large, vacant industrial building, highly visible to the neighborhood. Rehabilitating this building into an attractive apartment building will lift the neighborhood, an activating a large parcel that will no longer by an eyesore and attraction to trespassers.
6. The Moller will set aside 55 units for those making 30% AMI.
7. Unlike single family homes which require significant infrastructure investments, the proposed project will include 65 apartments on a single site. Access to the site will be by one road with limited, or no required additions to pre-existing infrastructure. Densification of a currently vacant site will assist in maximizing the use of existing infrastructure.
8. World class health care is built upon a team of health providers. Many of those health providers are in lower income brackets and struggle to afford safe, secure housing. The subject project will create 55 affordable housing units which are targeting for use by many health care professions who earn within this affordable housing definition. By removing worry about housing, these health care professionals can focus on patient care and ensuring world-class health systems for Marylanders.
9. Building will be all electric, will achieve Department of Energy Zero Energy Ready Home certification, and the developer will hire a RESNET Certified HERS rater achieve State's adopted energy codes.
10. Providing opportunities for service must also be combined with the opportunity to have safe affordable housing as it is difficult to choose service over employment when basic needs such as housing are not met. The affordable housing provided by this project will help to provide housing to those who choose to serve in Hagerstown.

3. Rare example of Architecture- In the box below, provide a description of the structure's rare or special architectural qualities that set it apart, along with a list of relevant attachments for additional documentation.

☐ Attachments Included

The Moller Pipe Organ Co. Building is a notable example within Hagerstown's industrial heritage, reflecting the city's evolution into a diversified manufacturing center in the late 19th and early 20th centuries.

Known as "The Hub City" for its extensive rail network, Hagerstown supported a range of industries, from textiles to railcar and machine production. Constructed in 1895, the Moller facility emerged during this period of industrial growth and specialization. Unlike many local factories focused on heavy manufacturing, the Moller complex produced pipe organs—an enterprise requiring both fine craftsmanship and mechanical precision.

The building's early brick construction is typical of the era's industrial architecture: robust, utilitarian, and functionally driven. Moller's national prominence as the largest pipe organ manufacturer in the United States distinguishes the building within both local and broader contexts. Its association with high-skill manufacturing and international distribution adds depth to Hagerstown's industrial narrative.

The structure remains a rare example of a specialized American industry and offers insight into the architectural and economic forces that shaped the city's development during its industrial peak.

4. Level of Preservation - In the box below, provide a statement identifying the specific historic fabric, features or finishes that are being preserved or restored as part of this project (you may reference specific photographs or drawings included with your application as separate attachments).

☐ Attachments Included

The planned adaptive reuse of the Moller Pipe Organ Co. Building prioritizes the preservation of its historic industrial character. Where original steel windows remain, they will be retained to maintain the building's authentic late 19th-century appearance. In areas where windows have been replaced or are missing, new historically appropriate windows will be installed, ensuring the exterior continues to reflect the factory's original architectural style.

In the interior, the lobby will preserve its original spatial volume, maintaining the sense of openness characteristic of industrial buildings of this era. The remainder of the factory will be thoughtfully rehabilitated into residential apartments, with an emphasis on maintaining its feeling as an industrial building. At the rear of the site, an addition will be constructed on the footprint where a significant wing of the building formerly existed. It will utilize compatible materials that will maintain the industrial character of the site.

This approach ensures that the adaptive reuse balances modern functionality with respect for the factory's architectural heritage. By retaining both exterior and interior industrial elements, the project preserves the visual and tactile qualities that connect the building to its historic role as a center of craftsmanship and manufacturing, allowing the structure to retain its unique sense of place within Hagerstown's industrial landscape.

5. Urgency of Need for Rehabilitation - In the box below, provide a statement detailing why the proposed rehabilitation is urgent. Additional letters or structural reports along with photographs detailing the urgency of need for rehabilitation must also be attached separately. Documentation should address issues such as structural integrity, safety or blight.

☐ Attachments Included

The Moller Pipe Organ Co. Building is in urgent need of rehabilitation due to neglect in recent decades and a stalled partial renovation by a previous owner. The building is currently vacant and attracts trespassers. The building has previously had a large fire and more damage is possible. Additionally, the roofs are in poor condition in some areas and the elements will continue to damage the building until it is secured and renovated.

Earlier conversion efforts began but were left incomplete, resulting in a patchwork of window types and large sections of the building missing windows entirely, leaving the interior exposed to weather and accelerating deterioration. This unfinished work has compromised the building's integrity and historic fabric, increasing the risk of further decay and driving up restoration costs. Without immediate intervention, irreversible damage may occur, threatening the survival of this culturally and architecturally significant landmark.

The current proposal assembles an experienced project team with a strong record in historic preservation and adaptive reuse, uniquely positioned to address these challenges comprehensively. Unlike past efforts, this team brings the expertise, resources, and dedication required to meet regulatory standards, manage complex restoration processes, and secure necessary funding.
Timely action is essential to protect this irreplaceable element of Hagerstown's industrial past. The project will safeguard the building's architectural legacy and contribute to the revitalization of the surrounding community.

6. Affordable and Workforce Housing - In the box below, describe how your project may include affordable or workforce housing options. Please describe how it is defined for the purposes of your project, such as the percentage of units and the target AMI of those units or how your project may meet local housing goals or requirements, etc.

☐ Attachments Included

The project with be a partnership with the Hagerstown Housing Authority and is specifically proposed to create affordable and workforce housing for the community. 55 of the 65 units will be set aside for tenants making 30% of AMI.

7. Green Energy - To the extent that your project includes specific goals or requirements for green energy or energy conservations measures, such as an all-electric building or local energy standards, please provide a detailed description or analysis on how your rehabilitation will achieve these objectives. (For example, a common definition for an all-electric building is a building that consumes only electricity for end uses that electricity can perform, such as space heating, cooling, water heating, and cooking.)

☐ Attachments Included

The proposed project will be all electric, will achieve Department of Energy Zero Energy Ready Home certification, and the developer will hire a RESNET Certified HERS rater achieve State's adopted energy codes. The project will also achieve Energy Star certification. These green energy measures will be balanced with the need to meet the Secretary of the Interior's Standards for Rehabilitation in order to secure state and federal historic tax credits which are necessary to make the project economically viable.

8. Economic Benefit

Attach a copy of the Maryland Department of Assessments and Taxation (MDAT) Real Property Data Search for your property. Go to https://dat.maryland.gov/Pages/default.aspx and search for your particular property by clicking on **Search the Real Property Database** under **Online Services** and attach the report directly behind this page (*if the building has been recently purchased or appraised in a manner contrary to the assessed values listed on the MDAT report, please provide documentation to that effect*).

☑ Attachments Included

Divide the Estimated Qualified Rehabilitation Expenditures by the assessed value *of the improvements* (as shown on the MDAT report) to determine the percentage by which expenditures exceed the assessed value. See the equation below:

$$\frac{\text{Estimated Qualified Rehab Expenditures}}{\text{MDAT Value of Improvements}} \times 100 = n\,\%$$

Example

$$\frac{\$750{,}000.00}{\$138{,}920.00} \times 100 = 539\,\%$$

Input your calculation here:

$$\frac{\$\ 21{,}948{,}102}{\$\ 28{,}800} \times 100 = 762\ \%$$

9. Verification of Financial Readiness

Attach letters of commitment from financial institutions, investors and any other financial contributors that verify the commitment of funding for the rehabilitation project for which tax credits are being sought.

☑ Attachments Included

MANDATORY APPLICATION CHECKLIST

Property Address 403 N. Prospect St., Hagerstown, MD

Instructions: After completing your Part 1 and Part 2 applications, print and fill out this checklist to ensure that your application contains at least the minimum documentation required for MHT staff review.

☑ **APPLICATION FORMS**- I filled in all applicable fields for the Part 1 and Part 2 Applications. I understand that MHT staff may not fill in any missing information on behalf of me; therefore if my application is missing information it will be returned.

☑ **SIGNATURE**- I signed and dated the Part 1 and Part 2 applications in accordance with MHT's signature guidelines.

☑ **OWNERSHIP-** If I am not the fee-simple owner of the property, I have provided a written statement from the fee-simple owner indicating that they are aware of the application and have no objection to the request for certification.

☑ **CORPORATE DIVERSITY**-If applicable, I understand that should my project receive an award of $1 million or higher, I must comply with the state law regarding corporate diversity. See the "Eligibility" section on MHT's website for more information.

☑ **DESCRIPTION OF REHABILITATION WORK-** I have described ALL proposed work planned to the interior and exterior of my property, including ineligible work items that I do not anticipate receiving a tax credit for. I understand that all work must meet the Secretary of the Interior's *Standards for Rehabilitation* and be reviewed and approved by prior to undertaking said work.

☑ **SUPPPLEMENTARY MATERIALS-** If applicable to my project, I have attached historic district maps, site plans, demolition plans, architectural plans, HVAC plans, replacement window/door drawings and/or product specifications.

☑ **PHOTOGRAPHS-** I have prepared all photographs in accordance MHT's or NPS's photographic guidelines.

☑ **LOW INCOME HOUSING -** If applying for the additional 5% credit for projects that have received an allocation for Federal low income housing tax credits, I have provided the approved Maryland allocation form and IRS form 8609.

☑ **REVIEW FEE-** I will pay a $250 non-refundable Part 2 review fee when sent an electronic invoice by the Maryland Historical Trust. I understand that payment must be made within ten (10) days of receiving the invoice.

☑ **PART 2 WORKSHEET-** I have completed the Part 2 FY2026 Worksheet and included all required attachments.

☑ **DUPLICATE COPY OF ALL APPLICATION MATERIALS**- I have saved a complete copy of all materials for my records.

IMPORTANT DEADLINES

Application due August 31, 2025.
Following review, MHT will provide notice of award and outstanding Part 2 review fee.
Remainder of Part 2 review fee due 90 days from award notice. The Part 2 Certification Application will not be certified until the full review fee is paid.
Work must be initiated within 18 months of Part 2 certification date. Applicants must submit documentation that work has been initiated by the deadline.
All work must be completed within 30 months of the Part 2 certification date (extensions may be granted at the discretion of the Director of MHT).
The Part 3 Certification Application must be submitted within 12 months of the project expiration.

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

Name Glenn Worgan Signature Glenn Worgan Glenn Worgan (Aug 27, 2025 11:48:11 EDT) Date 8/26/25

Moller - CompetitiveCommercial_Part2 - For Signature

Final Audit Report 2025-08-27

Created:	2025-08-27
By:	Anthony deFiore (adefiore@dvdc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3F5ERG3aA_Zk6s96SPu0-9FkQi6e9AT0

"Moller - CompetitiveCommercial_Part2 - For Signature" History

Document created by Anthony deFiore (adefiore@dvdc.com)
2025-08-27 - 3:44:29 PM GMT

Document emailed to gworgan@dvdc.com for signature
2025-08-27 - 3:45:31 PM GMT

Email viewed by gworgan@dvdc.com
2025-08-27 - 3:47:27 PM GMT

Signer gworgan@dvdc.com entered name at signing as Glenn Worgan
2025-08-27 - 3:48:09 PM GMT

Document e-signed by Glenn Worgan (gworgan@dvdc.com)
Signature Date: 2025-08-27 - 3:48:11 PM GMT - Time Source: server

Agreement completed.
2025-08-27 - 3:48:11 PM GMT

Real Property Data Search ( )
Search Result for WASHINGTON COUNTY

View Map **No Ground Rent Redemption on File** **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District -** 25 **Account Identifier -** 017226

Owner Information

Owner Name: MOLLER PROPERTIES LLC
Use: INDUSTRIAL
Principal Residence: NO
Mailing Address: 307 UPPER COLLEGE TER
FREDERICK MD 21701-4818
Deed Reference: /03494/ 00429

Location & Structure Information

Premises Address: 403 N PROSPECT ST
HAGERSTOWN 21740-0000
Legal Description: 2.794 ACRES
403 N PROSPECT ST

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0308	0000	0543	20000.22	0000				2026	Plat Ref:	

Town: HAGERSTOWN

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1890	64,203 SF		2.7940 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		STORAGE WAREHOUSE	/	C1			

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2025	As of 07/01/2026
Land:	97,700	97,700		
Improvements	28,800	28,800		
Total:	126,500	126,500	126,500	
Preferential Land:	0			

Transfer Information

Seller: GROH VINCENT R **Date:** 05/08/2008 **Price:** $600,000
Type: ARMS LENGTH IMPROVED **Deed1:** /03494/ 00429 **Deed2:**

Seller: MOLLER M P INC **Date:** 02/19/1993 **Price:** $90,000
Type: **Deed1:** /01080/ 00843 **Deed2:**

Seller: MOLLER M P INC **Date:** 09/24/1990 **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /00970/ 00302 **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Give Feedback

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name Moller Pipe Organ Co. Building NPS Project Number 49434

Property address 403 N. Prospect St., Hagerstown, MD

ITEM 1

ARCHITECTURAL FEATURE: Moller Pipe Organ Co. Building – Project Information

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The Moller Pipe Organ Co. Building, constructed in 1895, is a two- and three-story masonry industrial structure configured in a modified H-shaped plan with four wings connected by a central hyphen. The primary façade fronts N. Prospect Street and displays a higher level of architectural articulation compared to the rear elevations, which are utilitarian in character and oriented toward adjacent rail infrastructure. The south section of the southwest wing was demolished under a previous owner, resulting in a truncated footprint that slightly alters the original plan configuration.

The building is constructed of load-bearing brick masonry with a combination of gabled, flat and hipped roofs, and features regularly spaced window openings indicative of its industrial function. Street-facing elevations have painted brick and windows throughout are non-historic.

The central hyphen, which connects the front and rear wings is defined by an open-span interior volume. This space is illuminated by a large arched window on the main elevation and a skylight at the roof, providing ample natural light. The remainder of the building is more utilitarian in design, reflecting its historical use for manufacturing.

Interior spaces retain an open-plan layout with exposed brick walls, wood floors, and visible structural framing, consistent with late 19th-century industrial construction methods. Areas of the building contain remnants of flat plaster walls and formerly had flat plaster ceilings.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name Moller Pipe Organ Co. Building NPS Project Number 49434

Property address 403 N. Prospect St., Hagerstown, MD



WORK AND IMPACT ON FEATURE: The building will be rehabilitated for use as affordable housing, with a design approach that preserves its historic industrial character. The proposed building will contain (65) dwelling units, with a mix of (42) one bedroom and (23) two-bedroom units. 55 of these units are affordable housing units and the remaining ten are market-rate. Additional spaces will include a bi-level entry lobby and community space, fitness center, management suite, central laundry room, as well as maintenance and mechanical spaces. The central hyphen will continue to serve as the primary entrance, functioning as the building's lobby space and housing management offices and resident services. The remaining portions of the building will be converted into residential apartment units, with designated mechanical, maintenance, and storage areas. As part of the rehabilitation, the previously demolished section of the southwest wing will be reconstructed, utilizing compatible, modern materials, restoring the original H-shaped plan configuration and reinforcing the building's architectural coherence. The project will balance modern housing requirements with a commitment to preserving character-defining features.

The rehabilitation will be undertaken in two phases. As detailed in this application, Phase 1 will include the exterior scope of work and Phase 2 will include the interior scope of work. The applicant intends to utilize the IRS 60-month measuring period for the purpose of substantial rehabilitation. It is anticipated that the project will be

undertaken over a 60-month phased rehabilitation. The scope of work for both phases is detailed in this application.

PHOTOS: See Pre-Rehab Photo Set

DRAWINGS: See attached drawing set

ITEM 2

ARCHITECTURAL FEATURE: Site

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The Moller Pipe Organ Co. Building is located on a 2.74-acre lot with the building occupying the vast majority of the site allowing for limited site features.

Existing site features include:

- Along N. Prospect St. (east), a narrow grass area separates the main elevation from the concreate sidewalk. Concrete walkways provide access from the sidewalk to three entrance doors on the N. Prospect St. elevation. A modern concrete loading area is roughly centered on the elevation and accesses a small steel loading dock. adjacent to N. Prospect St.

- To the north of the building is an asphalt parking area.

- To the west of building (rear) is a small asphalt parking area and road that accesses the adjacent property under separate ownership. Portions of the rear lot are covered with grass and low vegetation. The areas formerly populated by the southwest building section which was previously demolished are overgrown and filled with rubble.

- To the south of the building, an adjacent commercial operation under separate ownership immediately abuts the subject building's lot line.

- A courtyard exists between the wings of the building and is partially paved and partially covered in vegetation. There are no character defining site features in this courtyard.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation:

- Along N. Prospect St. (east), the grass area and sidewalks will be retained. The two concrete walkways providing access from the sidewalk to the doors in the entrance section will be retained; one concrete walkway to the north will be

removed. The modern steel loading dock will be removed. Landscaped beds will be located along the east elevation.

- To the north of the building, the concrete slab behind the central hyphen will be demolished and the asphalt parking area will be repaved and striped with landscaped planting beds.

- To the west of building (rear), the asphalt parking area will be expanded and repaved to provide adequate parking for building residents. Small sections of grass will be retained and a walking path constructed. The tall concrete foundation that originally supported historic one-story additions will be demolished to allow for parking circulation. New plantings will be installed along the west elevation.

A shared bicycle path leading from the parking lot to N. Prospect Street will be constructed along the south side of the building in-between 315 N. Potomac Street and the subject property. A landscaped planting bed will be located adjacent to the south elevation with sidewalks providing access to the entrances.

- A courtyard between the wings of the building will be retained and enclosed by new construction. Secure access will be provided for building residents. This courtyard will remain open with no roof. The courtyard will be landscaped with plantings and will have paved walkways. All courtyard landscaping will be concealed within the volume of the building and will not be visible from the public rights-of-way.

PHOTOS: 5, 11, 19, 23, 26, 34, 37, 39, 40-41

DRAWINGS: C-101

ITEM 3

ARCHITECTURAL FEATURE: Exterior Materials

DATE OF FEATURE: 1895 subsequent changes

EXISTING FEATURE AND CONDITION:

- The building is constructed of red brick, which survives in generally good condition. The north and east elevations of the building, as well as the west elevation of the southeast wing were previously painted. The east elevation of the building facing N. Prospect Street has been painted, with a multi-color paint scheme. In areas there is non-historic metal siding that was installed when previous sections were demolished.

- The southern portion of the southwest wing was demolished by a previous owner in circa 2020. The end wall of that wing is currently a fire wall that retains ghost scarring showing the floor levels from the now demolished section. Ghost scarring can also be seen on the west elevation of the central hyphen from a two-story addition that was demolished in circa 2020. These exposed walls were historically interior walls.

- A painted sign is located on the west elevation of the southwest wing reading "Moller Pipe."

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation:

- The brick will be retained throughout. Where painted, the paint will remain as-is or will be repainted in a compatible color scheme. The brick will remain unpainted where that is the current condition.

- The southern portion of the southwest wing, which was previously demolished, will be reconstructed to return the building to its historic form. The exterior walls will be brick at the base with corrugated metal siding above which will be finished in a historically compatible color. As shown in the drawings, there will be two styles of siding used to provide architectural definition. Corrugated metal was selected for its industrial character and it will be readily distinguished from the historic brick. The reconstruction aims to more closely

match the building's historic footprint, but does not aim to rebuild the addition to exactly match the historic, as this would create a false sense of history.

- The painted sign on the west elevation of the southwest wing will remain and will be repainted "Moller Pipe" to match the existing appearance.

- Where the brick is unpainted it will be cleaned using the gentlest means possible to avoid damaging historic masonry. Cleaning will begin with low pressure (100-400 psi) water first and progress to more aggressive methods (mild chemicals only). Testing will occur in an inconspicuous area to ensure the color and texture of the masonry and mortar are not damaged before progressing on larger, more conspicuous areas. Abrasive methods will not be used. Masonry cleaning will be accomplished in accordance with Preservation Briefs 1 and 6.

- Brick will be spot pointed as necessary. Missing, damaged, or loose mortar will be raked from the joints, avoiding damaging surrounding masonry. Mortar will be removed to a depth of 2½ times the width of the joint to sound mortar. New mortar will be installed in the joints that match the texture, color, composition, and joint profile of the historic mortar.

- Missing or damaged bricks/masonry units will be replaced using bricks to match the historic brick.

- Bituminous dampproofing will be fluid-applied and will be installed to the foundation walls of the building for moisture mitigation.

PHOTOS: 1-41

DRAWINGS: G006, A201-204, A221

ITEM 4

ARCHITECTURAL FEATURE: Entrances/Doors

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION:

- The primary N. Prospect St. (east) elevation contains a number of entrances:
  - The hyphen section, contains two entrance doors. The south door is a non-historic modern single-leaf steel door within a non-historic frame enclosure set within the historic masonry opening, and the north door is a double-leaf wood panel door that is deteriorated beyond repair.
  - At the 13th bay from the south end of the elevation is a non-historic modern utilitarian metal double-leaf door.
  - Nine bays to the north is a modern wood overhead door accessed by the modern steel loading dock.
  - Five bays to the north is a non-historic modern single-leaf metal door with a boarded transom with metal security screen.
  - Centered on the 2-story section at the north end is a modern double-leaf aluminum glazed door with transom set within a projecting, non-historic concrete entrance enclosure that appears to have been added at some point in the later 20th century.

- North elevation: One entrance is located on the north elevation at the rear section and contains a modern steel single-leaf door with boarded transom.

- West (rear) elevation: There are multiple entrances on the west elevation:

  - On the northwest wing there is a large utilitarian basement entrance that has been covered in plywood and capped by a brick segmental arch. An additional historic sliding fire door is located on the wing's south elevation, on an opening that was formerly an interior pass-though.
  - On the central hyphen's west elevation there are multiple openings at the first, second, and third story. On the first story at the north end of the elevation there is a raised loading entrance that has been covered with non-historic pressed metal brick cladding. At the southern end of the first story is a large sliding metal fire door. At the second story there is a central opening that has been enclosed with concrete block, and a

sliding fire door at the southern end of the elevation. At the third story's north end, there is a metal sliding fire door mounted on the interior side of the wall. These openings were historically interior passage doors that were retained after this section of the building was demolished. While appearing as entrances now, these were not exterior entrances historically.
  - On the southwest wing's south section there is a basement entrance at the southern end of the elevation that is heavily deteriorated and retains no door.

- South elevation: On the central hyphen section of the building, there is a sliding metal fire door located within a large brick-in arched opening. This was historically an interior passage.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation:

- On the primary N. Prospect St. (east) elevation:
  - At the central hyphen section, denoted by the large arched window, the two existing double-leaf doors will be replaced with double-leaf aluminum-framed glazed doors. Both doors will fill the historic masonry opening. A simple metal canopy will be installed above the north door.
  - At the 13th bay from the south end of the elevation, the modern utilitarian metal double-leaf door will be removed as it is not believed to be historic based on historic imagery. Windows will be installed at this location to match the historic condition. The lintels will be flat to distinguish these windows from the adjacent windows.
  - Nine bays to the north, the modern wood overhead door will be removed and windows will be installed to match the historic imagery. The lintels will be flat to distinguish these windows from the adjacent windows.
  - Five bays to the north, the modern single-leaf metal door with a boarded transom will be removed and a window installed at this location to match the historic imagery. The lintel will be flat to distinguish this window from the adjacent windows.
  - Centered on the 2-story section at the north end, the non-historic double-leaf aluminum glazed door with transom set and the non-historic projecting entrance enclosure will be removed and windows will be installed as historic imagery does not depict doors on this section.

- North elevation: The entrance located on the north elevation at the rear section with the modern steel single-leaf door with boarded transom will be removed and a window installed. A new utilitarian single-leaf metal door will be installed in the recessed section of this elevation, within the new corrugated metal clad hyphen.

- West (rear) elevation: One double-leaf metal door will be installed on the north end of the west elevation. On the south end of this elevation, within the section to be reconstructed, one single-leaf metal door will be installed. One double-leaf aluminum-framed glazed door will be installed with a simple enclosure with standing seam metal roof. Openings on the central hyphen, which were historically interior pass-throughs, will be infilled with brick or compatible windows. As this is the rear elevation, this elevation is not visible from the public right-of-way.

- South elevation: The formerly interior sliding metal door on the central hyphen will be removed and the connector bumped out with a corrugated metal clad connector. This will be located within the courtyard and will have a simple single-leaf door that will provide access to the courtyard. A new single-leaf and double-leaf door will be installed on the reconstructed hyphen near the south end of the property. Facing north into the courtyard will also be an entrance on this hyphen. This reconstructed hyphen will be clad in corrugated metal to match the industrial character of the building.

PHOTOS: 3-4, 6-7, 12, 14, 21, 24, 29, 30, 31-33

DRAWINGS: A102, A201-204, A221

ITEM 5

ARCHITECTURAL FEATURE: Windows

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The building features the following window types:

- Industrial steel: The central hyphen of the N. Prospect St. (east) elevation contains a massive arched industrial steel window divided into nine sections by horizontal and vertical mullions. This window contains single-pane glazing. Flanking this window at the 3rd story are 25-light steel clerestory windows which contain single-pane glazing. The central hyphen roof skylight contains two-light steel frame glazing.

- 9/9 hung windows: The southeast elevation contains vinyl replacement 9/9 double-hung windows installed by the previous owner. Historically, the southwest and southeast elevations contained wood 6/6 double-hung windows, though only two remain while the rest have been removed by the previous owner.

- Paired single light sliding windows: The northeast and northwest wing contain paired single-light sliding vinyl windows that were installed by the previous owner. Historically, these windows were grouped 1/1 double-hung wood windows.

- Awning windows: On the southwest wing's first story there are historic six-light wood awning windows in deteriorating condition.

- A significant number of windows were removed by a prior owner and the openings remain open to the elements, and many window openings have been infilled over time as additions were constructed in certain areas and removed later on.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation:

- Industrial steel: The industrial steel windows on the entrance section of the N. Prospect St. (east) elevation, the clerestory windows on the north elevation,

and the skylight windows, will be retained and new clear glazing will be installed. The metal frames will be repaired and repainted.

- 9/9 hung windows: The modern vinyl 9/9 hung windows will be replaced with new 6/6 windows to match the historic configuration based on the street views that pre-date the installation of the modern 9/9 windows (see photo below). The replacements on the street-facing elevation will be aluminum per the recommendation of the Maryland Historical Trust. On non-street-facing elevations, dark-framed vinyl 6/6 windows will be installed as they will not be visible from the public right-of-way. Replacement window drawings will be submitted as an amendment once a manufacturer is identified.



- Paired single light sliding windows: The modern single-light windows on the northeast wing will be removed and replaced with new 1/1 hung windows to match the historic configuration based on photographs that pre-date the installation of the extant windows (see photo below). The replacement windows will be aluminum per the recommendation of the Maryland Historical Trust. Replacement window drawings will be submitted as an amendment once a manufacturer is identified.



- Awning windows: The wood six-light awning windows on the southwest elevation will be replaced with nine-light fixed dark-colored vinyl frame windows.

- 1/1 windows: On the west elevation of the northwest wing, 1/1 dark-colored vinyl frame windows will be installed in existing historic openings.

- Infilled windows openings on the central hyphen's west elevation will be reused for nine-light aluminum frame awning windows which will be repeated in new openings at the second story.

PHOTOS: 2, 8-9, 13, 18, 20, 22, 28, 35, 40

DRAWINGS: A105-A204, A221

ITEM 6

ARCHITECTURAL FEATURE: Roof

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION:

- The roof of the building is a combination of gabled, hipped, and flat forms, covered in membrane and corrugated metal; the majority of which is painted in a blue color. The central hyphen, southeast and southwest wings have gabled roofs with raised brick firebreaks. The northeast section has a flat roof. The northwest section has a hipped roof.
- The central hyphen section of the building contains a large steel-framed glazed skylight.

- There are modern gutters and downspouts on the wings of the building, added sometime in the last ten years.

- The northwest section of the building contains a hipped roof that survives in a state of significant deterioration. The roof structure is deteriorated beyond repair and does not meet load requirements as outlined below and illustrated in the snip from the Carroll Engineering Inc report below.

The roof framing is a double hip system with wood decking over wood joists, spanning between a series of large wood trusses (Photo 7). The trusses clear-span between the exterior walls, with a random placement of columns added to support the truss bottom chords, The columns appear to align with the floor columns below. There are skylights at the ridge, and a dormer located on the east side. It appears that the dormer to the west was demolished and infilled sometime in the past.

The roof framing was observed to be in poor condition with excessive deflection and signs of distress to the truss members. The east dormer framing was in poor condition with damage from exposure to moisture (Photo 8). It is our opinion that the roof framing is not adequate to support the anticipated snow loads and should be demolished and replaced with new framing using pre-engineered wood trusses.

support the catwalks from below. The new columns would be supported from new foundations at the ground level.

Northeast Wing Framing:

The Northeast Wing is a two (2)-story wood and steel framed structure with brick exterior walls. The second-level framing consists of wood decking over wood joists, spanning between clear-span steel wide-flanged beams. The beams bear on the exterior brick walls.

The roof framing was recently demolished and replaced with new framing (*Photo 5*). The new framing consists of plywood sheathing over wood I-joists (Boise-Cascade), spanning between clear-span steel wide-flanged beams. The beams bear on the exterior brick walls.

Both the floor and roof framing appeared to be in adequate condition. It is our opinion that the framing is adequate to support the proposed live loads for residential use.

Northwest Wing Framing:

The Northwest Wing is a two (2)-story wood framed structure with brick exterior walls and a full basement. The first and second level framing consists of wood decking over wood joists, spanning between multi-ply wood beams (*Photo 6)*. The beams bear on a regular grid of interior wood columns and on the exterior brick walls.

The floor framing appeared to be in adequate condition with some visible surface damage, checking and warping which is typical for structures of this age and use. It is our opinion that the framing is adequate to support the proposed live loads for residential use. Minor repairs/reinforcing may be required for areas with localized damage.

The roof framing is a double hip system with wood decking over wood joists, spanning between a series of large wood trusses (*Photo 7*). The trusses clear-span between the exterior walls, with a random placement of columns added to support the truss bottom chords, The columns appear to align with the floor columns below. There are skylights at the ridge, and a dormer located on the east side. It appears that the dormer to the west was demolished and infilled sometime in the past.

The roof framing was observed to be in poor condition with excessive deflection and signs of distress to the truss members. The east dormer framing was in poor condition with damage from exposure to moisture (*Photo 8*). It is our opinion that the roof framing is not adequate to support the anticipated snow loads and should be demolished and replaced with new framing using pre-engineered wood trusses.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation:

- The existing gabled and flat roof structures will be retained and the standing seam metal will be removed during demo to allow work at the substrate level.
    - New waterproofing membranes will be installed in the roof assembly to improve moisture mitigation.
    - The pitched roofs will be insulated with R-49 blown cellulose or continuous exterior-facing rigid insulation while the flat roof will be insulated with a combination of continuous rigid insulation installed above the roof deck and spray foam underneath the deck.
    - New asphalt shingle roofing will be installed on the gable roofs, replacing the standing seam metal.
    - New metal gutters and downspouts will be installed and connected to stormwater management systems.

- The hipped roof of the northwest wing is structurally deficient as outlined in the Carroll Engineering Inc letter and cannot be retained. It will be rebuilt utilizing pre-engineered wood trusses. The exterior will be reconstructed to match the historic hipped appearance with dormers reconstructed to match their historic appearance. The hipped roof will be insulated and finished with asphalt shingles.

PHOTOS: 5, 11, 16, 26, 34, 37

DRAWINGS: AD104A**,** AD105A-105B, A104-A105, A201-204, A221

ITEM 7

ARCHITECTURAL FEATURE: Central Hyphen Wing - Interior

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The interior of the Moller Organ Factory is divided by wing, all interconnected by the central hyphen. The interior reflects the utilitarian functionality of the factory as an organ manufacturing and assembly plant, which is characterized by open floor plans, exposed floors, walls, and ceiling, exposed ceiling and roof structures, internal fire doors and metal catwalks. The central hyphen was constructed in circa 1895 as evidenced by an interior date stone. Unless otherwise noted, the features and finishes in the central hyphen are historic.

The central hyphen, historically known as the erecting room, was the organ assembly area (see image below). The area is characterized by its three-story open floor plan with catwalks to allow for organ assembly and access to the other wings. Accessible through two double-leaf doors on either end of the wing's east elevation, the first floor is an open space with a poured concrete floor, except in the rear (west) end of the room where there is a small section of wood plank. The walls of the hyphen are painted brick with areas of infilled brick and concrete block for previous window openings and entrances. Dentillated brick corbeling is located below the north clerestory windows, and the wall directly below is slightly recessed. Due to the historic existence of an addition in the center of the south side of the hyphen, the wall in this area is clad in non-historic stamped metal made to resemble brick.

A historic metal framed catwalk borders the perimeter of the east, south, and west sides of the hyphen at the second and third floor. The catwalk is finished with a wood plank floor and bordered by a non-compliant metal tube railing. Access to the second and third floor are provided by non-compliant, utilitarian open wood stairs located in the southeast corner of the hyphen.

In the southwest corner of the hyphen there is a non-historic freight elevator added later on in the building's history that provides access to each floor. It is supported by later steel framing. The roof of the hyphen is exposed and consists of wood rafters supported by metal beams and trusses. A historic metal assembly track is hung from the trusses, as well as non-historic commercial lights installed in the late twentieth century. Entrances to the other four wings are located on either end of the north and

south elevations. The northwest and northeast wing's entrances are divided by rolling metal fire doors.



A circa 1930s photograph of the erecting room.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation, the hyphen will become the main lobby, reception area and management offices for the apartments located in the four wings. In the rehabilitation:

- The historic painted brick walls will be retained and repaired as needed. The non-historic metal siding will be replaced with compatible brick. The metal columns located on the walls will be repainted.
- The exposed ceiling structure will be retained and repaired as needed.
- The historic poured concrete floor will be retained and polished, while the small area of wood plank will be removed and replaced with poured concrete to match the rest of the floor area.
- The north entrance on the east elevation will be enclosed with an aluminum frame storefront system consist of a Kawneer 451T or equivalent design to provide an interior air lock.

- A new concrete ramp will be installed to provide barrier-free access to the northeast wing.
- The second-floor catwalk's west section will be slightly extended towards the center of the hyphen to allow for the installation of new partitions to create a reception area, management offices, conference room, and public bathrooms on the first floor. This bump-out of the catwalk will not alter the space's overall volume or industrial character.
    - New steel columns will be added to support the extended catwalk.
    - The partitions within the first floor enclosed areas will consist of wood studs finished with gypsum board walls.
- The second-floor catwalk will be retained and wood-grain LVT will be installed to replace the deteriorated wood plank flooring. The catwalk structure will be replaced and reinforced as necessary to meet live load requirements. The industrial pipe railing will be replaced with a code-compliant metal railing that will be compatible with the industrial character of the building.

- The third-floor catwalk's wood floor will be removed and made inaccessible due to code requirements for height clearance as the overhead truss beams do not currently meet modern safety standards. The metal beams will be retained to represent the historic existence of the catwalk.

- The wood stairs that connect the catwalks will be removed due to their level of deterioration and lack of egress code adherence. The non-historic elevator will also be removed.

PHOTOS: 42-46, 68-75, 103-107, 124-131, 156-163

DRAWINGS: AD102A, AD103A, AD104A, A102, A103, A104

ITEM 8

ARCHITECTURAL FEATURE: Southeast Wing - Interior

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The southeast wing is composed of three blocks which are identical in design (north, central, and south blocks), separated by brick firewalls with openings at each level. Sliding fire doors are located at each firewall pass-through. The southeast wing is accessible through the exterior and interior of the building. On the exterior, the southeast wing is accessible through the non-historic single-leaf metal door, the wood overhead door, and the double-leaf metal door located on the wing's east elevation. On the interior, the wing is accessed at the first, second, and third floor through historic openings in the southeast corner of the central hyphen, covered by historic sliding fire doors at the second and third floor. The layout of the three blocks consists of open floors supported by historic fire rated painted wood chamfered columns and exposed painted wood joist floors. The construction is Type 3 and is not considered to be heavy timber. The walls are painted brick throughout the wing and windows have simple brick surrounds without trim.

The first floor of the southeast wing contains a concrete slab floor throughout. Along the west elevation there is one sliding fire door in the north block of the wing that provides access to the courtyard, and many of the window openings along the west elevation have been boarded with plywood. Additionally, historic openings throughout the west elevation have been infilled with brick and concrete block at some point during the building's occupancy. Modern fluorescent lighting fixtures hang from the painted wood joists. The center block's floor has been exposed in certain areas, showing the ground underneath. In the south block, a concrete stairwell along the northwest corner leads to an infilled entrance facing the courtyard.

The second and third floor are mostly identical in layout and design to the first floor. The second floor is finished with wood plank flooring throughout, and open wood stairs are located along the north side of the central and south blocks, which provide access to the third floor. These stairs are non-code-compliant. The third floor features exposed painted wood trusses that support the gable roof above. The floor is finished in deteriorated wood plank. Evidence of a later, non-historic top finish is visible in certain areas of the third floor (see below).



WORK AND IMPACT ON FEATURE: As part of the rehabilitation the southeast wing will be converted into apartment units, connected to the southwest wing via two three-story hyphens. In the proposed rehabilitation:

- Portions of the dividing brick firewalls between blocks will be removed at the west end of the wing as well as at the north and south ends of the west elevation of the wing. This is to provide access to the hyphen additions and to allow for a continuous corridor that accesses the apartment units, as the floors will have a single-loaded corridor along the west elevation.
    - A new opening will be created in the south block's west elevation to allow access to the courtyard at the first floor. The entrance will consist of a Kawneer 451T or equivalent storefront system with a single-leaf glazed door.

- The corridor and exterior-facing walls will be insulated and furred with 5/8" gypsum board to meet energy star requirements and LIHTC energy requirements. The perimeter walls will be furred out 4". Windows will have simple painted trim.
- Demising walls and doors will have simple painted trim throughout.
- Due to the existing wood floor structure's Type 3 construction, it is not considered heavy timber. As such, in order to meet fire rating requirements, it must be fully enclosed above and below. Due to this type of construction, fire rating cannot be limited to either above or below the structure, as it must be rated for a fire from either direction. As such, the existing floor assemblies will be structurally upgraded to meet live load requirements and will be enclosed with painted gypsum board at the ceiling. At the floor, the existing flooring will receive a gypcrete topping to meet fire rating and to provide a level floor. Ceilings will be located above window heads around the perimeter of each floor and lowered within interior rooms to conceal MEPs. Details regarding the code-requirements to enclose the floor structure are outlined in the enclosed fire rating memo.
- The finished floor in the hallways will be 6"x48" wood-grain LVT as the existing floors are wood. They will be laid atop the fire-rated gypcrete.
  - The concrete floor on the first floor will be removed and repoured with a 4" thick reinforced concrete slab with 6x6-w1.4x1.4wwf over 4" crushed stone on a compacted sub-grade.
  - A 3/4" gypsum cement underlayment with acoustic sound matting will be laid.

- A fitness room will be added to the first floor of the southeast wing in the south block. The room will be enclosed with a Kawneer 450 or equivalent aluminum storefront system and entrance. The space will have a resilient rubber floor per gym requirements.
- The existing utilitarian wood stairs will be removed and the floor decked over as they do not meet egress code requirements.
- On the third floor a laundry room will be added to the south block's south wall.
  - The flooring will consist of 6"x48" wood grained LVP.
  - The ceiling will be painted gypsum board.
- Apartment units will be placed along the east side of the wing, and will consist of a bedroom, a kitchen, a living room, and a bathroom.
  - The units will be divided by 5/8" gypsum board partitions.

- The ceilings in units will be finished with ½" gypsum board to allow for insulation to meet energy star requirements. They will be located above window heads at the perimeter and lowered at the interior of the apartment to conceal MEPs.
- The wood chamfered columns will be retained and will remain exposed and painted.
- The floors in units will consist of 6"x48"resilient plank wood-grain LVP as the floors were historically wood.
- Bathrooms will have glazed 12"x12"x5/16" glazed porcelain tile and mosaic tile at roll-in shower locations. Wall tile will consist of 6"x6"x5/16" glazed tile.
- Unit access doors will consist of solid wood side-hinged doors. Interior unit doors will consist of hollow core wood doors. All doors will have a 1-3/4" thickness.
- Wood baseboard with shoe molding will be added to the base of the walls.
- Wood sills will be installed and louvered blinds will be added to all windows in units.
- New wood casework and plastic laminate countertops will be installed in the kitchen.
- New plumbing fixtures will be installed in the kitchen and bathroom.

PHOTOS: 76-90, 132-147, 164-176

DRAWINGS: AD102B-104B, A102-104

OTHER: WRT Fire Rating Memo

ITEM 9

ARCHITECTURAL FEATURE: Southwest Wing - Interior

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The southwest wing is three stories. Originally consisting of two blocks, the south block was demolished in circa 2020 by previous owners following a serious fire. The currently exposed south wall was historically an interior fire wall. The southwest wing is accessible through the interior at the first, second, and third floor through historic openings in the southwest corner of the central hyphen, covered by sliding fire doors at each floor. The layout of the two blocks consists of open floors supported by historic fire rated painted wood chamfered columns and exposed painted wood joist floors. These floors are Type 3 construction and are therefore not considered to be heavy timber. The walls are painted brick throughout the wing.

The first floor contains wood plank flooring of different eras, set on top of a wood subfloor. Window openings along the west elevation have been boarded with plywood. Evidence of later structural and mechanical systems are noticeable by the steel beams that intersect the historic wood chamfered columns of the floor. Access to the basement is provided by a deteriorating open wood stairwell at the south end of the wing. Additionally an open wood stair also provides access to the second floor above. A freight elevator, likely installed later in the building's occupancy, is located in the southwest corner of the wing and extends through the three stories.

The second and third floor are mostly identical to the first floor in terms of construction, finish, and arrangement. The second-floor ceiling indicates notable load failure as evidenced by the bowing structural columns, beams, and joist system. The floor of the second floor is also deteriorating with areas of rot and bowing present (see below). Similar to the first floor, an open wood stairwell leads up to the third floor at the southern end of the wing. The third floor is characterized by an exposed wood truss system with two metal frame utilitarian skylights. The floor is finished with wood plank flooring.



WORK AND IMPACT ON FEATURE: As part of the rehabilitation, a new three-story wing will be added to the south side of the existing wing to double the footprint and connect to the new three-story hyphen between the southeast and southwest wings (see New Construction item). This new wing will be on the footprint of the south portion of the west wing, which was previously demolished.

The southwest wing, similar to the southeast wing, will be used as one and two-bedroom apartment units on all three floors. In the proposed rehabilitation:

- In the existing portion of the wing, the original dividing fire doors will be removed and infilled with compatible brick, and new openings will be made at the southeast corner of the south end of the wing to allow for a continuous hallway between the existing wing and the new addition.
    - The corridor and exterior-facing walls will be insulated and furred with 5/8" gypsum board to meet energy star requirements and LIHTC energy requirements. The perimeter walls will be furred out 4". Windows will have simple painted trim.
    - Demising walls and doors will have simple painted trim throughout.

- Due to the existing wood floor structure's Type 3 construction, it is not considered heavy timber. As such, in order to meet fire rating requirements, it must be fully enclosed above and below. Due to this type of construction, fire rating cannot be limited to either above or below the structure, as it must be rated for a fire from either direction. As such, the existing floor assemblies will be structurally upgraded to meet live load requirements and will be enclosed with painted gypsum board at the ceiling. At the floor, the existing flooring will receive a gypcrete topping to meet fire rating and to provide a level surface. Ceilings will be located above window heads around the perimeter of each floor and lowered within interior rooms to conceal MEPs. Details regarding the code-requirements to enclose the floor structure are outlined in the enclosed fire rating memo.
- The finished floor in the hallways will be 6"x48" wood-grain LVT as the existing floors are wood. They will be laid atop the fire-rated gypcrete.
  - The concrete floor on the first floor will be removed and repoured with a 4" thick reinforced concrete slab with 6x6-w1.4x1.4wwf over 4" crushed stone on a compacted sub-grade.
  - A 3/4" gypsum cement underlayment with acoustic sound matting will be laid.

- The existing utilitarian wood stairs will be removed and the floor decked over as they do not meet egress code requirements.
- Apartment units will consist of a bedroom, a kitchen, a living room, and a bathroom.
  - The units will be divided by 5/8" gypsum board partitions.
  - The ceilings in units will be finished with ½" gypsum board to allow for insulation to meet energy star requirements. They will be located above window heads at the perimeter and lowered at the interior of the apartment to conceal MEPs.
  - The wood chamfered columns will be retained and will remain exposed and painted.
  - The floors in units will consist of 6"x48"resilient plank wood-grain LVP as the floors were historically wood.
  - Bathrooms will have glazed 12"x12"x5/16" glazed porcelain tile and mosaic tile at roll-in shower locations. Wall tile will consist of 6"x6"x5/16" glazed tile.

- Unit access doors will consist of solid wood side-hinged doors. Interior unit doors will consist of hollow core wood doors. All doors will have a 1-3/4" thickness.
- Wood baseboard with shoe molding will be added to the base of the walls.
- Wood sills will be installed and louvered blinds will be added to all windows in units.
- New wood casework and plastic laminate countertops will be installed in the kitchen.
- New plumbing fixtures will be installed in the kitchen and bathroom.

PHOTOS: 91-102, 149-155, 177-183

DRAWINGS: AD102B-104B, A102-104

OTHER: WRT Fire Rating Memo

ITEM 10

ARCHITECTURAL FEATURE: Northeast Wing

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The northeast wing is two stories and accessible from the exterior and interior of the building. On the exterior, access is provided by a set of double-leaf glazed aluminum frame commercial doors sheltered by a poured concrete portal, as previously discussed. On the interior, a sliding metal fire door at the northeast corner of the central hyphen provides access to the wing. This wing was historically used as offices and assembly spaces as evidenced by historical imagery and signage (see below). Like the other wings, the interior configuration is open on both floors. Contemporary structural framing has been added by the prior owner likely due to deterioration from vacancy. As illustrated, the northeast wing historically had flat plaster perimeter walls and ceilings.



A 1957 photograph of the 50th anniversary dinner of the company, courtesy of the Washington County Historical Society. Note the walls and ceilings are finished.

The first floor consists of an open room with the only remaining finishes consisting of plaster walls which are in a state of disrepair. On the west side of the room, multiple openings have been enclosed with concrete block. One opening is exposed to the exterior courtyard on the north side of the building. The ceiling consists of steel frame members with spanning wood joists. The use of steel framing and window configuration alludes to this being a later addition to the building.

The second floor is mostly identical to the first floor. New substrate flooring and joists are noticeable, likely added in the last five years. The brick walls are exposed on the second floor with remnants of flat plaster, and the west wall openings, which consist of arched windows and a center entrance, are boarded plywood.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation, the northeast wing will be converted to house two two-bedroom units on either floor.

- In the existing portion of the wing, an existing utilitarian pass-through in the brick wall will be infilled with compatible brick.
    - The corridor and exterior-facing walls will be furred out 4" with 5/8" gypsum board and insulated to meet energy star requirements. Walls and windows will have simple, compatible trim.
    - The ceiling will be located above window heads around the perimeter of the building and lowered to the interior to conceal MEPs. Finished ceilings will be painted gypsum board. As the ceilings and walls were historically flat plaster, this treatment is consistent with the historic character of the space.
    - The floor in the hallways will be finished with 6"x48" wood-grain LVP installed over gypcrete which is required to provide fire rating atop the existing floor structure.
    - The two southern openings in the west wall on the first and second floor will be infilled with compatible masonry while the northern four openings will feature new compatible aluminum frame windows as previously discussed.
- Apartment units will be placed along the east and north side of the existing wing, and will consist of bedrooms, a kitchen, a living room, and a bathroom.
    - The units will be divided by 5/8" gypsum board partitions.
    - The ceilings in units will be located above window heads around the perimeter and lowered at interior spaces to conceal MEPs. All ceilings will be finished with ½" gypsum board to allow for insulation to meet energy star requirements and to meet fire separation requirements.

- Any exposed columns will remain exposed and will be repainted.
- The floors in units will consist of 6"x48"resilient plank wood-grain LVP installed over gypcrete. The gypcrete will be poured atop the existing floor in order to meet fire separation requirements.
- Bathrooms will have glazed 12"x12"x5/16" glazed porcelain tile and mosaic tile at roll-in shower locations. Wall tile will consist of 6"x6"x5/16" glazed tile.
- Unit access doors will consist of solid wood side-hinged doors. Interior unit doors will consist of hollow core wood doors. All doors will have a 1-3/4" thickness.
- Wood baseboard with shoe molding will be added to the base of the walls.
- Wood sills will be installed and louvered blinds will be added to all windows in units.
- New wood casework and plastic laminate countertops will be installed in the kitchen.
- New plumbing fixtures will be installed in the kitchen and bathroom.

PHOTOS: 47-54, 108-114

DRAWINGS: AD102B-104B, A102-104

OTHER: WRT Fire Rating Memo

ITEM 11

ARCHITECTURAL FEATURE: Northwest Wing

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The northwest wing is two stories and accessible from the interior of the building. On the interior, a masonry pass-through with a sliding metal door at the northwest corner of the central hyphen provides access to the wing. The footprint of the northwest wing is square, unlike the other three wings and features a hipped roof with four skylights and an east-facing dormer window opening. Like the other wings, the interior configuration is open on both floors.

The first floor consists of an open room with the only remaining finishes consisting of plaster walls at the perimeter which are in a state of disrepair and the wood plank flooring which also survives in disrepair. New substrate flooring is noticeable in certain areas. Historic fire rated chamfered wood columns support wood beams and the joists of the floor above. The windows on the first floor are boarded with plywood. Openings are noticeable on the east elevation which have been infilled with brick and concrete block. A utilitarian open wood stair along a projecting brick wall on the south wall leads up to the second floor. This stair is not code-compliant and cannot be reused.

The second floor is open like the first floor with the wood roof truss structure exposed, supported by fire rated wood columns and beams. The remaining finishes are remnants of plaster walls at the perimeter and deteriorated wood plank floors. The skylight glazing and metal framing is still intact, however the east-facing dormer window is missing. Window openings facing the east are similarly infilled with concrete block. As previously outlined in the roof section, the roof truss system survives in a state of disrepair and does not meet live load requirements.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation, the northwest wing will be converted to house one and two-bedroom units on either floor.

- The existing masonry pass-through will be retained with the non-functional sliding fire door removed. At the southeast corner of the east elevation a small section of brick will be removed to create a pass-through connection into the

two-story hyphen, north addition, and the utilitarian wood stairwell and projecting brick wall will be removed from the south side of the room.
    - The corridor and exterior-facing walls within the northwest section will be furred out 4" with 5/8" gypsum board and insulated to meet energy star requirements. These walls and windows will have compatible, simple trim.
    - Due to the existing wood floor structure's Type 3 construction, it is not considered heavy timber. As such, in order to meet fire rating requirements, it must be fully enclosed above and below. Due to this type of construction, fire rating cannot be limited to either above or below the structure, as it must be rated for a fire from either direction. As such, the existing floor assemblies will be structurally upgraded to meet live load requirements and will be enclosed with painted gypsum board at the ceiling. At the floor, the existing flooring will receive a gypcrete topping to meet fire rating and to provide a level surface. Ceilings will be located above window heads around the perimeter of each floor and lowered within interior rooms to conceal MEPs. The replacement roof structure, which will be constructed of modern trusses, will be concealed above the fire-rated ceiling at the second floor. Details regarding the code-requirements to enclose the floor structure are outlined in the enclosed fire rating memo.
    - The ceilings around the perimeter will be located above the window heads with lowered ceilings at the interior to conceal MEPs. Ceilings will be finished with ½" gypsum board and insulated to meet energy star requirements.
    - The floor in the hallways will be finished with 6"x48" wood-grain LVP laid atop the gypcrete topping.
    - The east wall openings on the first and second floor will be reestablished as previously described in the window scope.
- Apartment units will be placed along the east and north side of the existing wing, and will consist of bedrooms, a kitchen, a living room, and a bathroom.
    - The units will be divided by 5/8" gypsum board partitions.
    - The ceilings in units will be finished with ½" gypsum board to allow for insulation to meet energy star requirements and to meet fire separation requirements as outlined above.
    - The wood chamfered columns will be retained, repainted and exposed.
    - The floors in units will consist of 6"x48"resilient plank wood LVP installed over the fire rated floor topping.

- Bathrooms will have glazed 12″x12″x5/16″ glazed porcelain tile and mosaic tile at roll-in shower locations. Wall tile will consist of 6″x6″x5/16″ glazed tile.
- Unit access doors will consist of solid wood side-hinged doors. Interior unit doors will consist of hollow core wood doors. All doors will have a 1-3/4″ thickness.
- Wood baseboard with shoe molding will be added to the base of the walls.
- Wood sills will be installed and louvered blinds will be added to all windows in units.
- New wood casework and plastic laminate countertops will be installed in the kitchen.
- New plumbing fixtures will be installed in the kitchen and bathroom.

PHOTOS: 55-67, 115-123

DRAWINGS: AD102B-104B, A102-104

ITEM 12

ARCHITECTURAL FEATURE: Basement

DATE OF FEATURE: 1895 and subsequent changes

EXISTING FEATURE AND CONDITION: The basement is located in the northwest and southwest wings of the building only. The northwest wing's basement is accessible through a large arched opening on the west elevation and a masonry pass-through located on the wing's south-facing elevation, while the southwest wing's basement is accessible through a deteriorated wood staircase abutting the south wall of the wing. The basement was inaccessible due to the level of deterioration. It is understood that both basements are utilitarian in character with exposed concrete floors, painted brick perimeter walls and exposed wood ceiling structure.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation, the northwest wing's basement will be used as a large utility space with a room for maintenance, mechanical systems, and a bike storage room. The southwest wing's basement will be utilized for resident storage.

- The exterior entrance for the northwest wing will be infilled with compatible brick.
    - The exterior-facing walls will remain exposed according to current plans. Floor will be concrete.
    - Due to the existing wood floor structure's Type 3 construction, it is not considered heavy timber. As such, in order to meet fire rating requirements, it must be fully enclosed above and below. Due to this type of construction, fire rating cannot be limited to either above or below the structure, as it must be rated for a fire from either direction. As such, the existing floor assembly above will be structurally upgraded to meet live load requirements and will be enclosed with painted gypsum board at the ceiling. Details regarding the code-requirements to enclose the floor structure are outlined in the enclosed fire rating memo.
    - Partitions between the maintenance, mechanical, and bike storage room with consist of 5/8" gypsum board.
    - The interior doors will consist of double-leaf hollow core metal doors.

In the southwest wing, cages for tenant storage will be installed. The walls will remain exposed, painted masonry and the floor will be concrete.

PHOTOS: N/A

DRAWINGS: AD101, A401A-401B

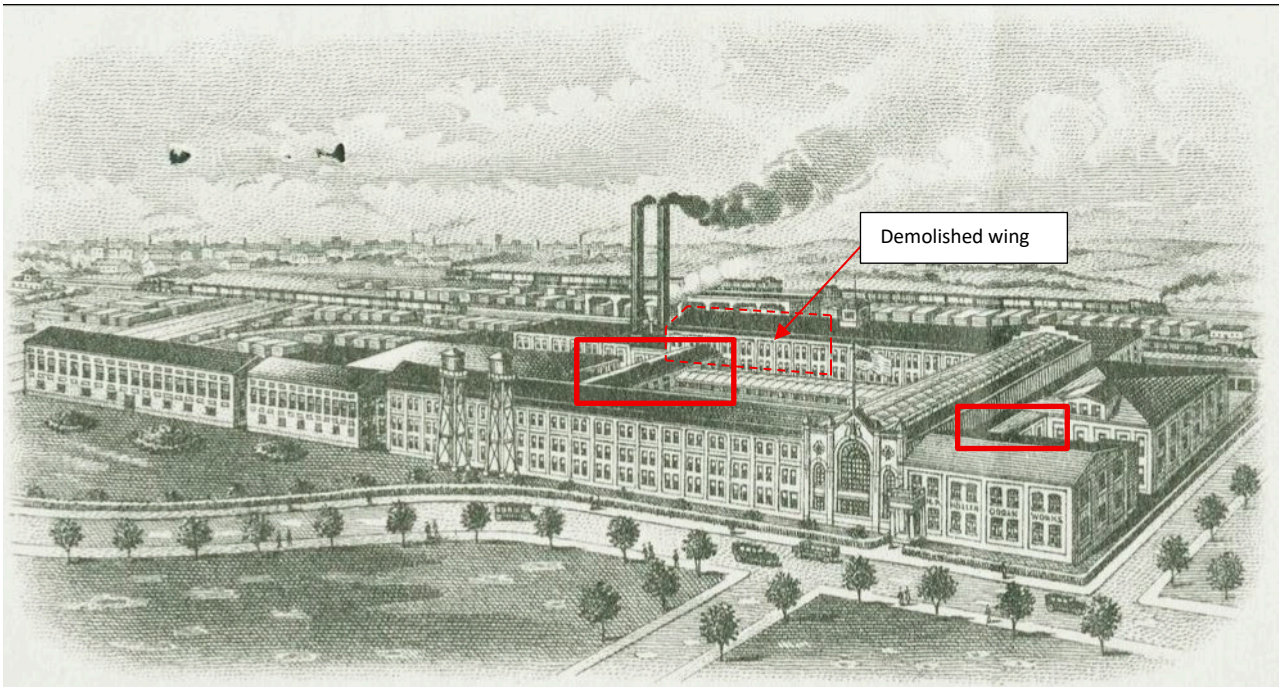
OTHER: WRT Fire Rating Memo

ITEM 13

ARCHITECTURAL FEATURE: New Construction

DATE OF FEATURE: N/A

EXISTING FEATURE AND CONDITION: As part of the rehabilitation of the Moller Pipe Organ Factory, new compatible additions to the building will be constructed to add code compliant egress passages and to restore the footprint of the demolished portion of the southwest wing to provide more apartment units. The construction of these additions is based off historic imagery that indicates the location of preexisting hyphens between the northern and southern wings, as shown below:



A circa 1920 image of the Moller Pipe Organ Factory. The red squares show the former hyphens.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation:

The new three-story addition on the southwest wing will contain two-bedroom and one-bedroom units on each floor and will be located in the approximate footprint of the previously demolished portion extending from the exposed former interior wall at

the south end of the wing. The exterior of the addition will be industrial in appearance to be compatible with the historic building, but does not aim to exactly match the historic section so as to not create a false historic appearance.

- The exterior will be clad with increased rib metal with a pane height of 15/16" to reflect the industrial character of the building (ATAS, Centria, or equivalent). A factory finished PVDF coating system will protect the exterior metal for deterioration. Two different types (type 1 and 2) of rib metal spacing will separate the cohesion of the first and second story from the third story.
    - Windows will follow a similar rhythmic arrangement as the southwest wing to create an aesthetic compatibility between the new and historic portions of the building. The windows will consist of dark-framed 6/6 vinyl windows to reflect the historic rhythm and appearance.
    - The basement level of the addition will be constructed of brick on the exterior facing elevations, compatible in design with the existing brick of the building. Secondary elevations will have a brick water table.
- The interior finishes will consist of 5/8" gypsum board along exterior walls with simple compatible trim and 1/2" thick gypsum board ceilings.
- The floor in the corridors will be finished with 6"x48" wood-grain LVP.
- At the basement level, an aluminum storefront system with double-leaf doors and capped with a standing seam metal aluminum canopy allows access to the basement units and amenity spaces. A separate double-leaf metal door provides exterior access from the compactor room.

- Apartment units will be placed along the east and north side of the existing wing, and will consist of bedrooms, a kitchen, a living room, and a bathroom.
    - The units will be divided by 5/8" gypsum board partitions.
    - The ceilings in units will be finished with painted gypsum board.
    - The floors in units will consist of 6"x48" resilient plank wood-grain LVP.
    - Bathrooms will have glazed 12"x12"x5/16" glazed porcelain tile and mosaic tile at roll-in shower locations. Wall tile will consist of 6"x6"x5/16" glazed tile.
    - Unit access doors will consist of solid wood side-hinged doors. Interior unit doors will consist of solid core wood doors. All doors will have a 1-3/8" thickness.
    - Wood baseboard with shoe molding will be added to the base of the walls.

- Wood sills will be installed and louvered blinds will be added to all windows in units.
- New wood casework and plastic laminate countertops will be installed in the kitchen.
- New plumbing fixtures will be installed in the kitchen and bathroom.

On the south side of the building between the southeast and southwest wing, one three-story hyphen (north) and one four-story hyphen (south) will be constructed to allow for egress and connectivity between the two wings. These heights will be consistent with the existing buildings. These wings will contain entrance areas and the vertical circulation for the southwest and southeast sections of the building including a stair and elevator. The south hyphen will enclose the courtyard as was the historic condition. The north hyphen will abut the central hyphen's south elevation, abutting the formerly interior south wall, as confirmed by the scarring on the wall; there was formerly an additional bump-out at this location. The south hyphen will be located at the south block of the southeast wing and the new addition. Double-leaf doors separate the hyphen from the southeast and southwest wings of the building.

These hyphens are located back within the volume of the building and will not be visible from the public right-of-way.

- The exterior of these hyphen additions will be clad in a type 3 creased rib metal with a pane height of 15/16" to reflect the industrial character of the building (ATAS, Centria, or equivalent). A factory finished PVDF coating system will protect the exterior metal for deterioration.
  - The basement level of the additions will have a brick water table that will be compatible in design with the existing brick of the building.
  - Windows on the hyphens face the courtyard and will consist of a Kawneer 451T or equivalent aluminum frame window system.
- The hyphen will be capped with a flat roof sheathed in TPO. Elevator overruns will extend from the hyphens.
- At the first floor, egress exits consisting of a set of double-leaf metal doors from the elevator lobby and a single-leaf door from the stairwell lead to the site.
- The interior finishes will consist of 5/8" gypsum board along exterior walls and 1/2" thick gypsum board ceilings.
- The floor in the corridors will be finished with 6"x48" wood-grain LVP.

On the north side of the central hyphen, a two-story hyphen will be constructed to connect the northeast and northwest wings and provide egress for the associated apartment units. This will be constructed in the footprint of a previous hyphen that was demolished. The interior consists of an egress stairwell for fire safety.

- The exterior will be clad in a type 3 creased rib metal with a pane height of 15/16" to reflect the industrial character of the building (ATAS, Centria, or equivalent). A factory finished PVDF coating system will protect the exterior metal for deterioration.
    - The basement level of the addition will have a brick water table that will be compatible in design with the existing brick of the building.
- The hyphen will be capped with a flat roof sheathed in TPO.
- At the first floor, an egress exit consisting of a single-leaf metal door from the stairwell lead to the exterior.
- The interior finishes will consist of 5/8" gypsum board along exterior walls and 1/2" thick gypsum board ceilings.
- The floor in the corridors will be finished with 6"x48" wood-grain LVP.

PHOTOS: N/A

DRAWINGS: A102-105, A201-204, A401A-404B, A410-412

ITEM 14

ARCHITECTURAL FEATURE: Vertical Circulation - Elevators/Stairs

DATE OF FEATURE: 1895, subsequent changes

EXISTING FEATURE AND CONDITION:

- Vertical access throughout the building can be accessed in each wing, and consists of a combination of utilitarian stairs and freight elevators. These stairs and elevators are not character defining and they survive in poor condition.
    - In the central hyphen, wood stairs with simple wood tread and stringers allow access to the second and third floor catwalks. A large metal freight elevator in the southwest corner of the hyphen similarly provides access to all floors. The use of steel framing for the elevator shaft indicates that it likely was added later in the building history.
    - In the southeast wing, simple wood stairs with wood tread are located on the dividing walls between the central and south block. Wood plank trap doors close off the stairs on the upper floors.
    - In the southwest wing, a simple wood stair with wood tread along the south wall provides access to the basement, while another stair provides access to the second and third floor. A smaller metal freight elevator located in the southwest corner of the wing, likely added later in the building's occupancy, provides access to each floor.
    - In the northwest wing, a simple wood stair with wood tread is located along a projecting brick wall on the south side of the wing which creates access to the second floor.
- The condition of these stairs and elevators currently do not meet the requirements for current code standards and they are heavily deteriorated or out of service. None of the existing vertical access can be reused.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation:

- The stairs throughout and freight elevators will be removed and replaced by the hyphen addition stairwells and elevators which will provide code-compliant vertical access throughout the building. This will prevent any further demolition within the historic sections of the building, as new stairs and

elevators are required to make the building habitable. The existing vertical access is slapdash and cannot be feasible retrofit for modern use.

PHOTOS: 42, 66, 74, 101-103, 127, 136, 142, 153, 155, 169, 171,182

DRAWINGS: AD102A-104B, A101-104

ITEM 15

ARCHITECTURAL FEATURE: MEP-FP

DATE OF FEATURE: Mid-to-late twentieth century, subsequent changes

EXISTING FEATURE AND CONDITION: The Moller Pipe Organ Factory has no evidence of existing HVAC systems anywhere in the building. Remnants of plumbing and electrical systems remain but these are not functional and cannot be made functional due to their age and deterioration.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation:

- New mechanical systems will be installed to meet the needs for a residential building.
- Within the central hyphen where structure can remain exposed, ductwork will be exposed as is consistent with the space's industrial character.
- In the southeast, southwest, northeast and northwest wings, all ductwork and piping will be concealed within walls and above ceilings. Gypsum board soffits will be constructed to conceal ducts as needed. Any ceilings that require lowering will be held back from the windows a minimum of 5'-0". Ceilings around the perimeter will be held above the window heads.
- The electrical systems will be replaced and brought up to current code standards. The new work will consist of providing distribution/branch circuit panels for outlets, equipment, lighting, and controls. New electrical will be located within new partition walls and above finished ceilings. In the central hyphen where the masonry walls are to remain exposed, the proposed electrical will be surface mounted and painted to match the walls.
- All existing plumbing pipes and fixtures will be removed. The plumbing systems will be brought up to current code standards. New work will consist of replacing water heaters, sump pumps, fixtures, and the water main. All plumbing lines and drops will be concealed above dropped ceilings. Gypsum board soffits will be constructed to conceal pipes as needed.

- A full fire sprinkler system will be installed throughout the building. Piping will be concealed above ceilings within the wings. Piping will be exposed within the central hyphen. No piping will impact the character defining historic spaces.

- On the exterior, MEP systems will be installed on the flat portions of the building's new hyphens and the flat portions of the existing northeast and southwest wings. The new systems will not be visible from public right-of-way and will not impede the historic character of the building's exterior. There will not be any MEP equipment adjacent to the main elevation or located on the pitched roofs. Additional condensers will be located at grade adjacent to the secondary north and west elevations and within the courtyard.

MEP drawings will be submitted in a later amendment.

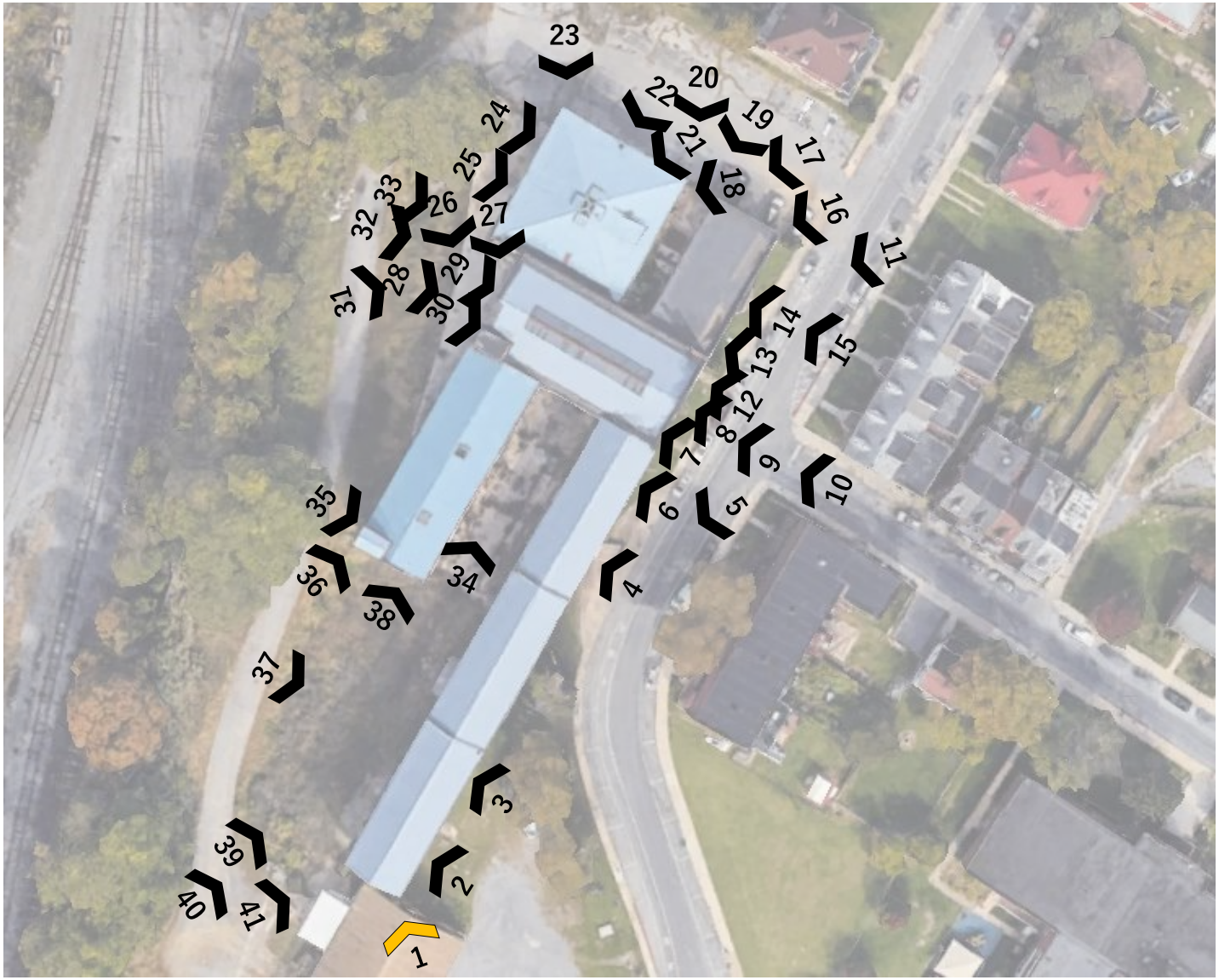
PHOTOS: N/A

DRAWINGS: N/A

HERITAGE
CONSULTING GROUP

The Moller
403 N. Prospect St.
Hagerstown, MD
August 2025

Exterior
Photos 1-41
Yellow arrow indicates starting point



N

HERITAGE
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The Moller
403 N. Prospect St.
Hagerstown, MD
August 2025

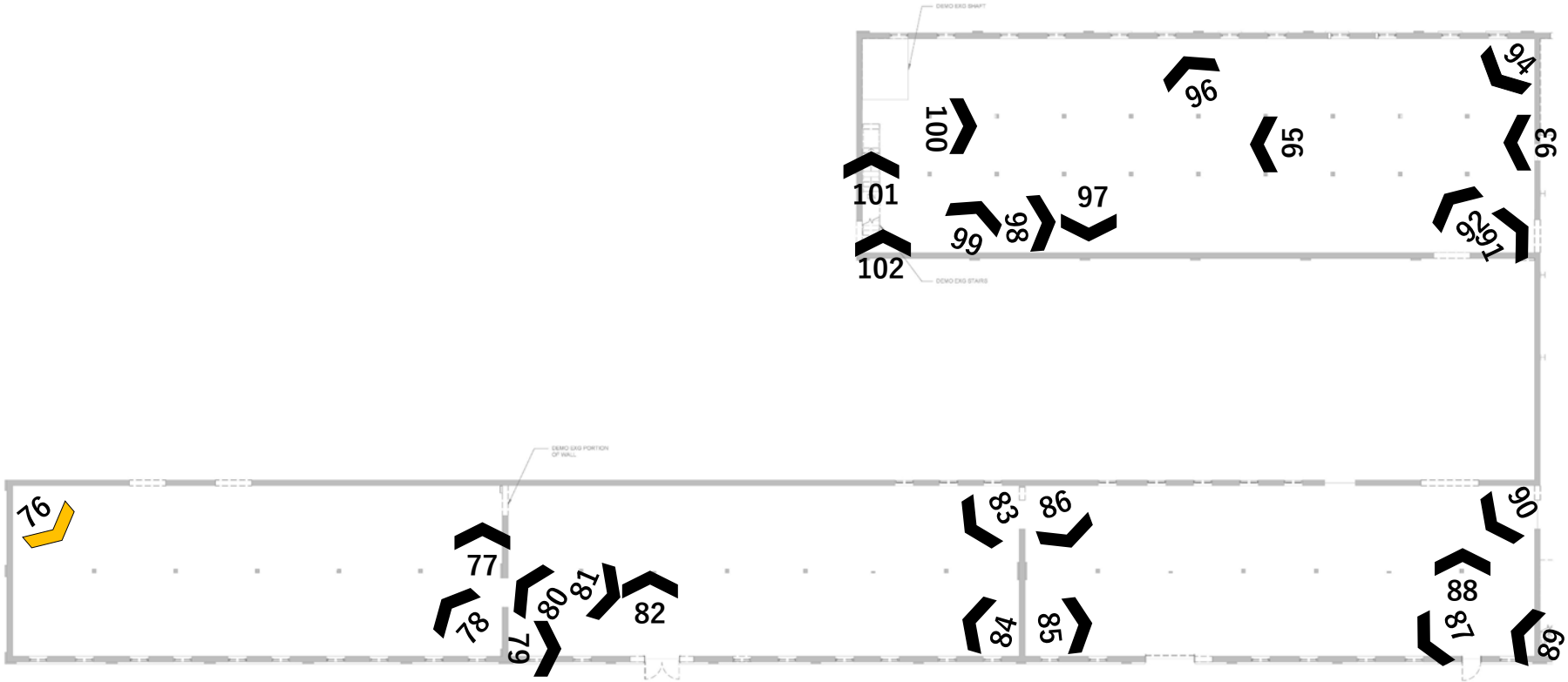
Interior, First Floor - North
Photos 42-75
Yellow arrow indicates starting point



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CONSULTING GROUP

The Moller
403 N. Prospect St.
Hagerstown, MD
August 2025

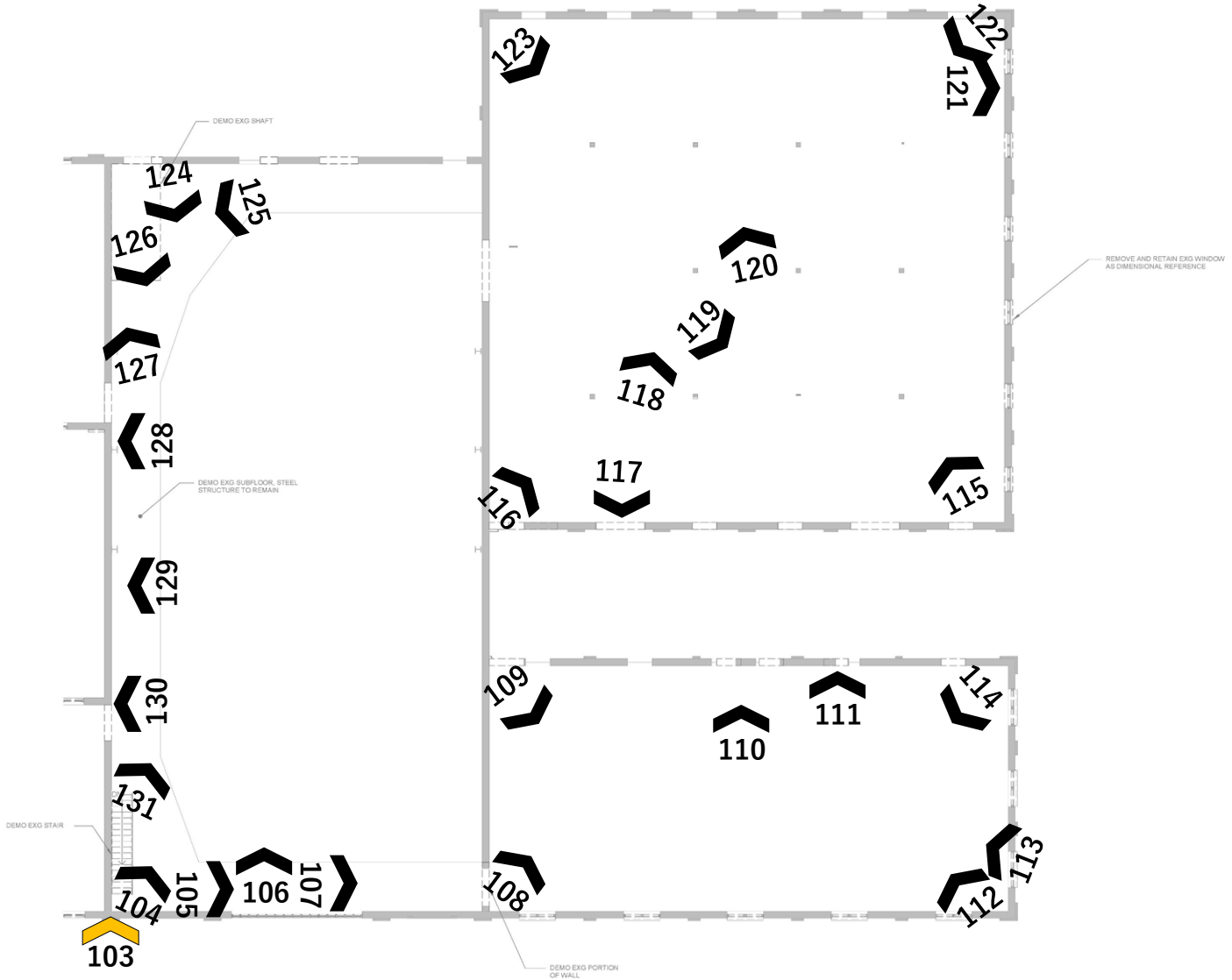
Interior, First Floor - South
Photos 76-102
Yellow arrow indicates starting point



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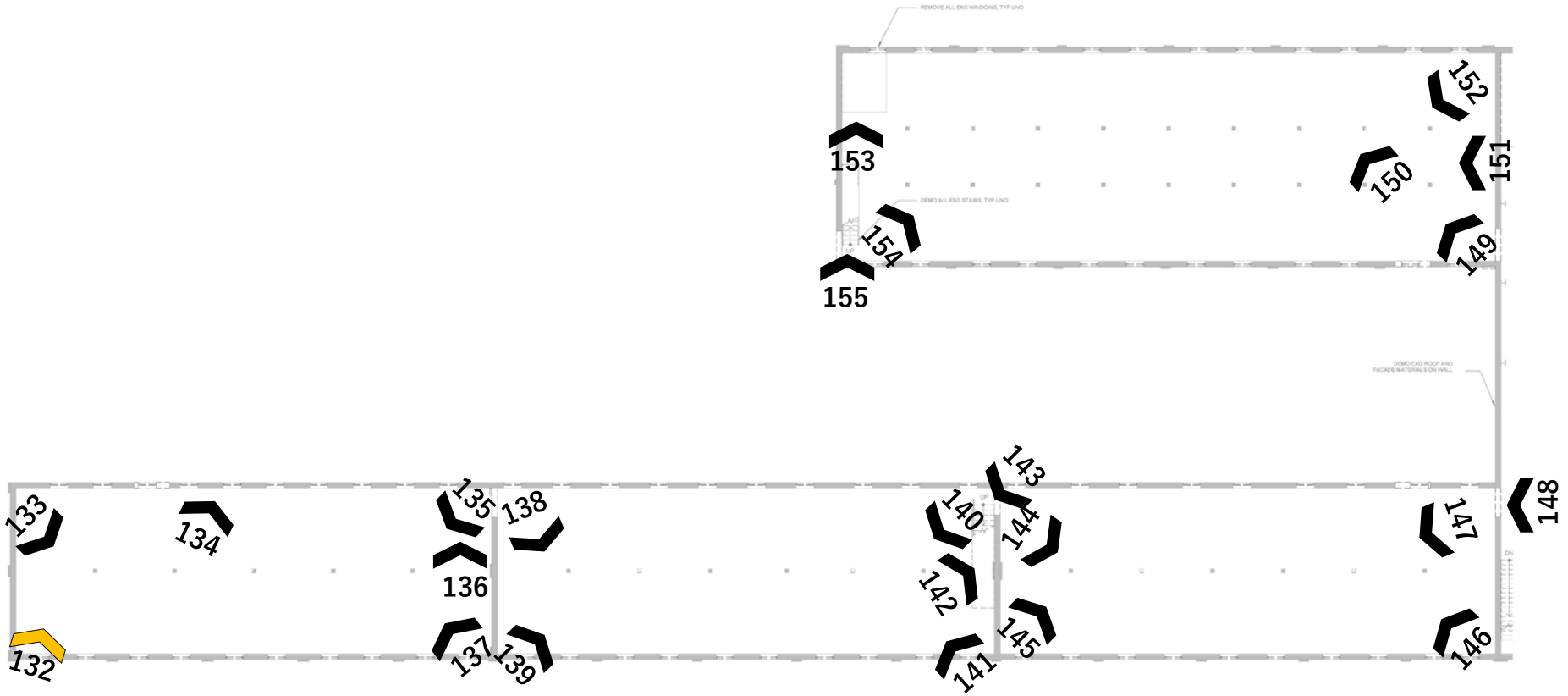
Interior, Second Floor - North
Photos 103-131
Yellow arrow indicates starting point



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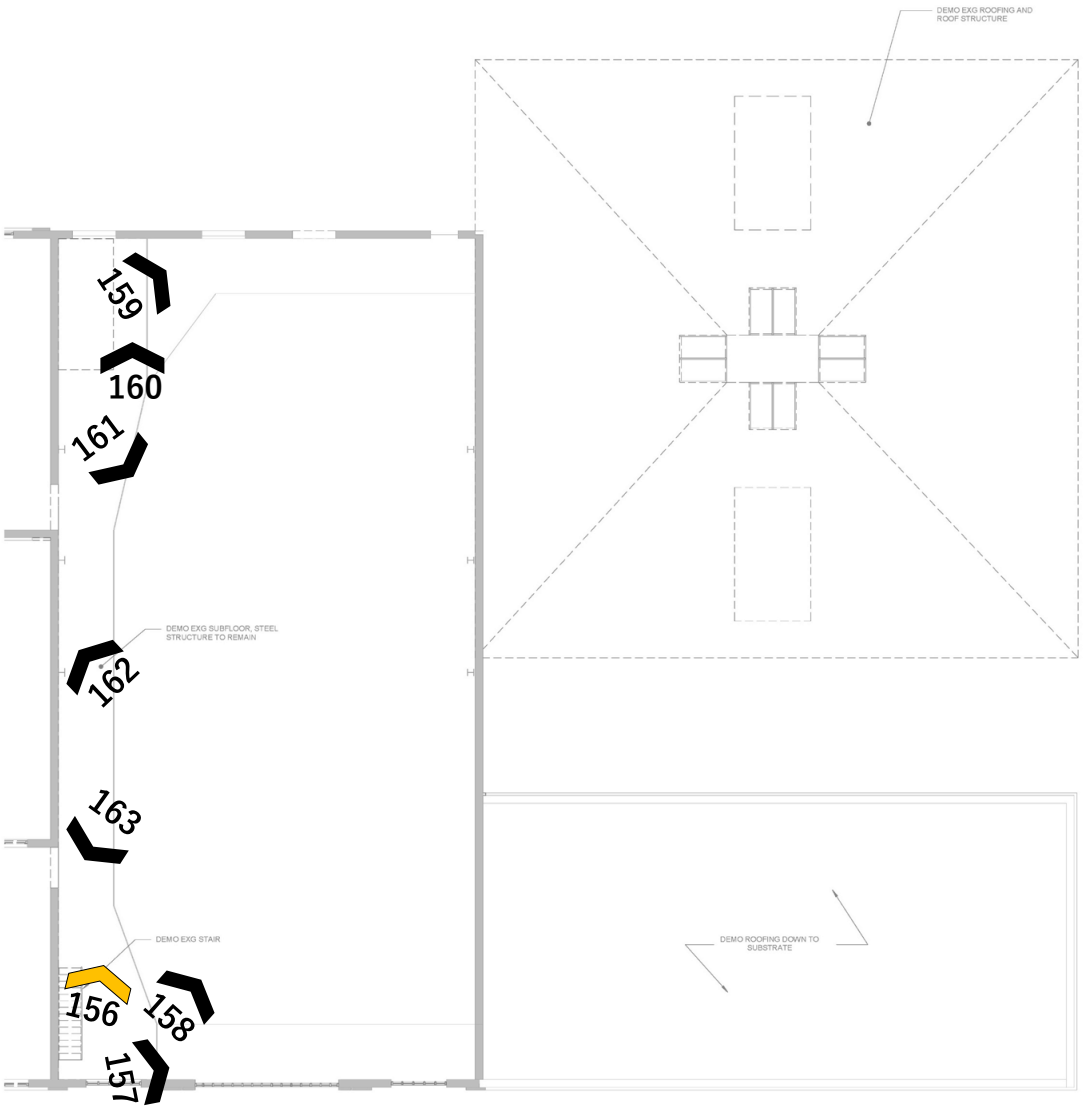
The Moller
403 N. Prospect St.
Hagerstown, MD
August 2025

Interior, Second Floor - South
Photos 132-155
Yellow arrow indicates starting point



The Moller
403 N. Prospect St.
Hagerstown, MD
August 2025

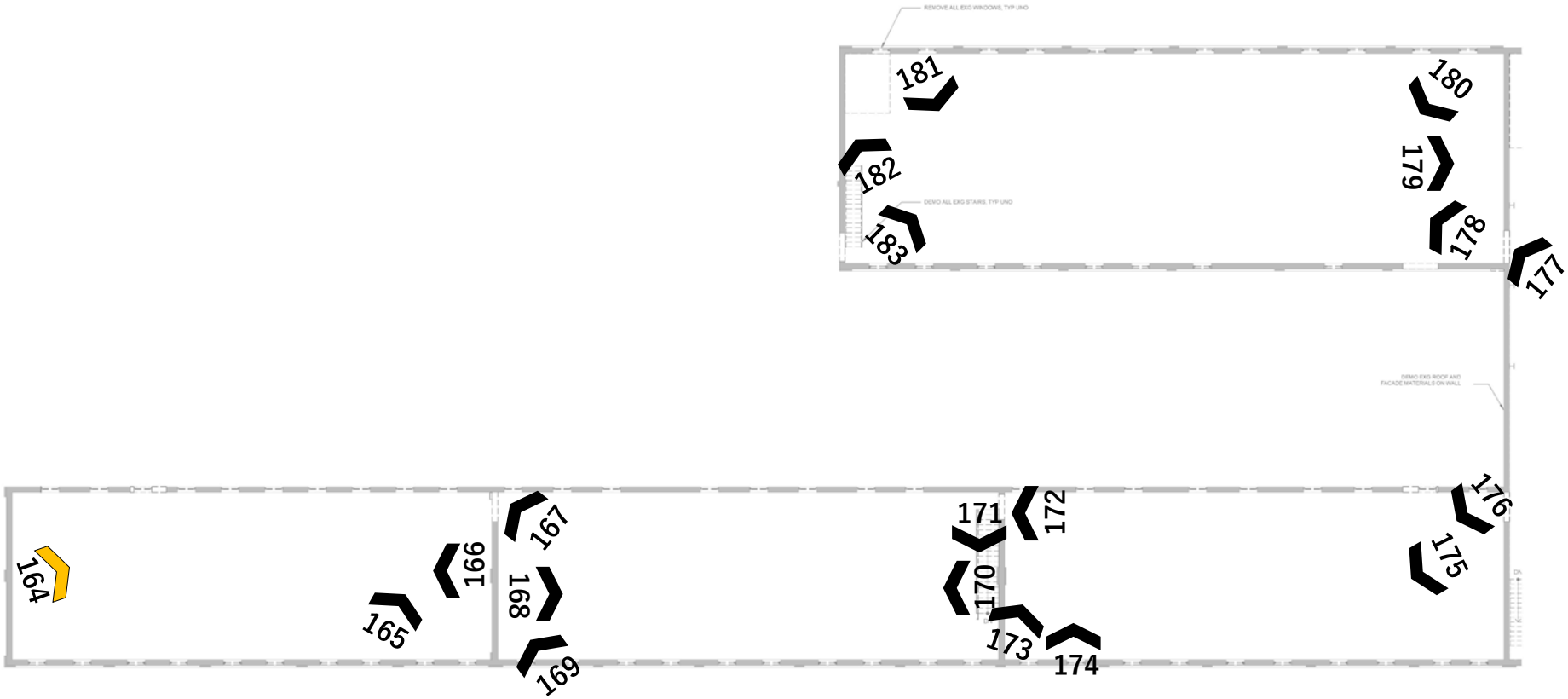
Interior, Third Floor - North
Photos 156-163
Yellow arrow indicates starting point



HERITAGE
CONSULTING GROUP

The Moller
403 N. Prospect St.
Hagerstown, MD
August 2025

Interior, Third Floor - South
Photos 164-183
Yellow arrow indicates starting point





1. Exterior, East Elevation, view looking north.



2. Exterior, East Elevation, Window Detail, view looking northwest.



3. Exterior, East Elevation, Door Detail, view looking northwest.



4. Exterior, East Elevation, Loading Dock, view looking northwest.



5. Exterior, East Elevation, view looking southwest.



6. Exterior, East Elevation, Door Detail, view looking northwest.



7. Exterior, East Elevation, Door Detail, view looking northwest.



8. Exterior, East Elevation, Window, view looking northwest.



9. Exterior, East Elevation, view looking northwest.



10. Exterior, East Elevation, view looking northwest.



11. Exterior, East and North Elevation, view looking southwest.



12. Exterior, East Elevation, Door Detail, view looking northwest.



13. Exterior, East Elevation, Windows, view looking northwest.



14. Exterior, East Elevation, Entrance, view looking northwest.



15. Exterior, East Elevation, view looking northwest.



16. Exterior, North Elevation, view looking southwest.



17. Exterior, North Elevation, view looking southwest.



18. Exterior, North Elevation, Window and Brick Detail, view looking southwest.



19. Exterior, North Elevation, Space between two buildings, view looking south.



20. Exterior, North Elevation, view looking south.



21. Exterior, North Elevation, Window Detail, view looking southwest.



22. Exterior, North Elevation, view looking southwest.



23. Exterior, North and West Elevation, view looking south.



24. Exterior, West Elevation, Window Detail, view looking southeast.



25. Exterior, West Elevation, view looking southeast.



26. Exterior, West Elevation, view looking southeast.



27. Exterior, West Elevation, view looking southeast.



28. Exterior, West Elevation, view looking east.



29. Exterior, West Elevation, Door Detail, view looking southeast.



30. Exterior, West Elevation, Door Detail, view looking southeast.



31. Exterior, West Elevation, view looking northeast.



32. Exterior, West Elevation, Corner Detail, view looking east.



33. Exterior, West Elevation, Door Detail, view looking east.



34. Exterior, South Elevation, Courtyard, view looking northeast.



35. Exterior, West Elevation, view looking southeast.



36. Exterior, West and South Elevation, view looking northeast.



37. Exterior, West Elevation, view looking southeast.



38. Exterior, West Elevation, Brick Detail, view looking northeast.



39. Exterior, West and South Elevation, view looking northeast.



40. Exterior, West and South Elevation, view looking northeast.



41. Exterior, West and South Elevation, view looking northeast.



42. Interior, First Floor - North, Stairs, view looking northwest.



43. Interior, First Floor - North, view looking northwest.



44. Interior, First Floor - North, view looking northwest.



45. Interior, First Floor - North, Wall Detail, view looking northeast.



46. Interior, First Floor - North, view looking southwest.



47. Interior, First Floor - North, view looking northeast.



48. Interior, First Floor - North, view looking northwest.



49. Interior, First Floor - North, Opening Detail, view looking northwest.



50. Interior, First Floor - North,Window Detail, view looking southeast.



51. Interior, First Floor - North, Window and Ceiling Detail, view looking southeast.



52. Interior, First Floor - North, view looking southwest.



53. Interior, First Floor - North, Ceiling Detail, view looking southwest.



54. Interior, First Floor - North, view looking southeast.



55. Interior, First Floor - North, Wall Detail, view looking northwest.



56. Interior, First Floor - North, view looking northwest.



57. Interior, First Floor - North, view looking northwest.



58. Interior, First Floor - North, Door Detail, view looking southeast.



59. Interior, First Floor - North, Wall Detail, view looking southeast.



60. Interior, First Floor - North, Floor Detail, view looking southwest.



61. Interior, First Floor - North, view looking southwest.



62. Interior, First Floor - North, view looking southeast.



63. Interior, First Floor - North, Wall and Floor Detail, view looking northeast.



64. Interior, First Floor - North, view looking northeast.



65. Interior, First Floor - North, Ceiling Detail, view looking northwest.



66. Interior, First Floor - North, Stairs, view looking southwest.



67. Interior, First Floor - North, view looking northwest.



68. Interior, First Floor - North, view looking southeast.



69. Interior, First Floor - North, Wall and Door Detail, view looking north.



70. Interior, First Floor - North, view looking southeast.



71. Interior, First Floor - North, view looking northeast.



72. Interior, First Floor - North, view looking east.



73. Interior, First Floor - North, view looking southeast.



74. Interior, First Floor - North, view looking southwest.



75. Interior, First Floor - North, Wall Detail, view looking southwest.



76. Interior, First Floor - South, view looking northeast.



77. Interior, First Floor - South, Brickwork Detail, view looking northwest.



78. Interior, First Floor - South, view looking southwest.



79. Interior, First Floor - South, view looking northeast.



80. Interior, First Floor - South, Brick Arch, view looking southwest.



81. Interior, First Floor - South, view looking northeast.



82. Interior, First Floor - South, Ceiling Detail, view looking northwest.



83. Interior, First Floor - South, view looking southeast.



84. Interior, First Floor - South, view looking southwest.



85. Interior, First Floor - South, view looking northeast.



86. Interior, First Floor - South, view looking northeast.



87. Interior, First Floor - South, Window Detail, view looking southeast.



88. Interior, First Floor - South, Ceiling Detail, view looking northwest.



89. Interior, First Floor - South, view looking southwest.



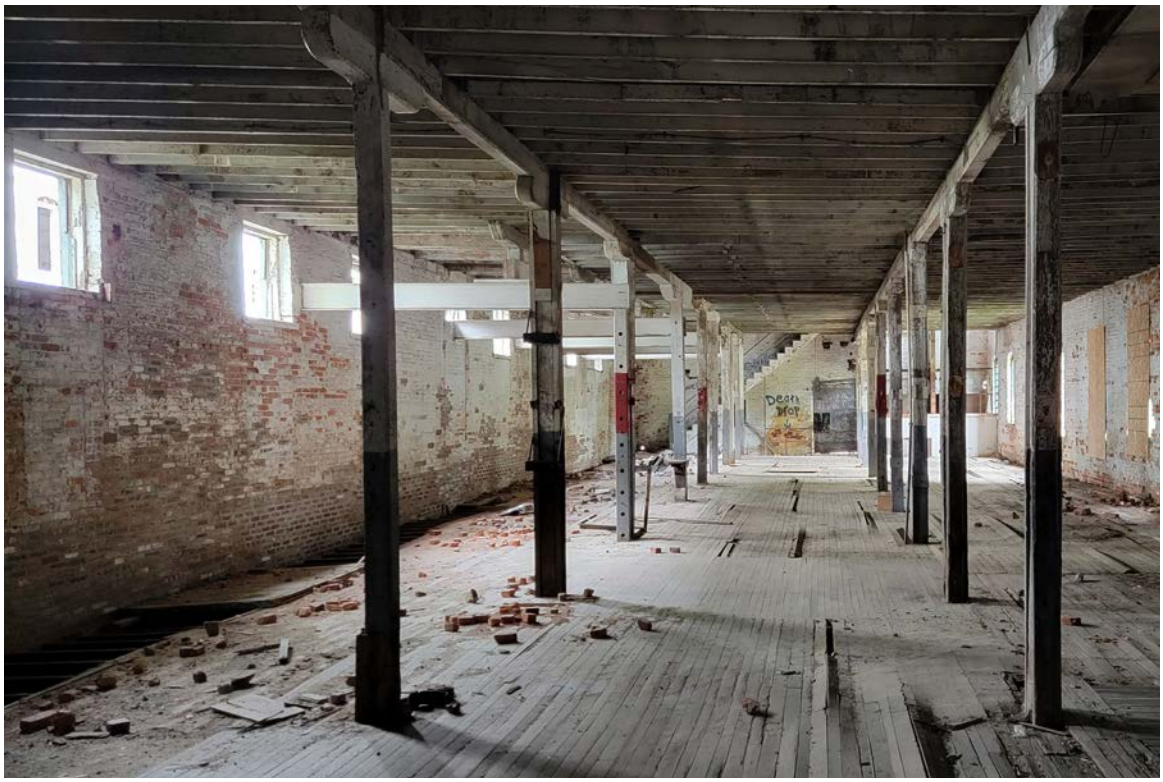
90. Interior, First Floor - South, view looking southeast.



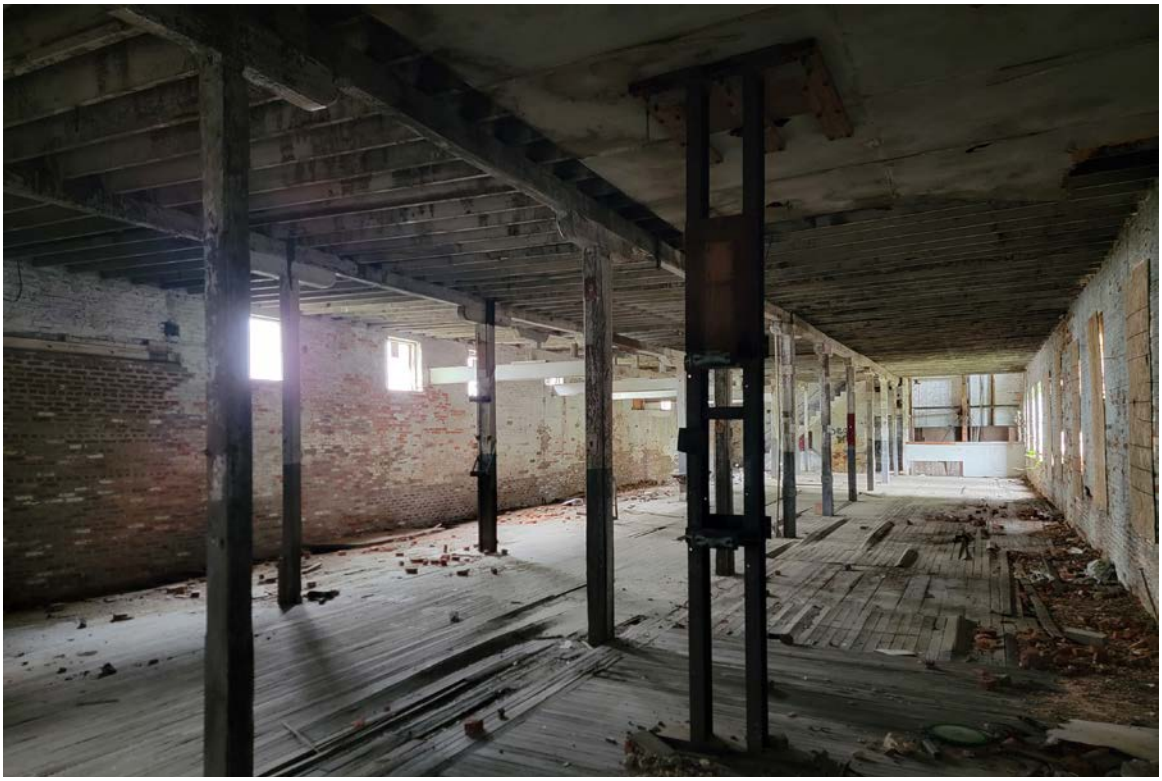
91. Interior, First Floor - South, Brickwork Detail, view looking north.



92. Interior, First Floor - South, view looking southwest.



93. Interior, First Floor - South, view looking southwest.



94. Interior, First Floor - South, view looking southeast.



95. Interior, First Floor - South, Floor Detail, view looking southwest.



96. Interior, First Floor - South, Window Detail, view looking west.



97. Interior, First Floor - South, Window Detail, view looking southeast.



98. Interior, First Floor - South, view looking northeast.



99. Interior, First Floor - South, Ceiling Detail, view looking northwest.



100. Interior, First Floor - South, view looking northeast.



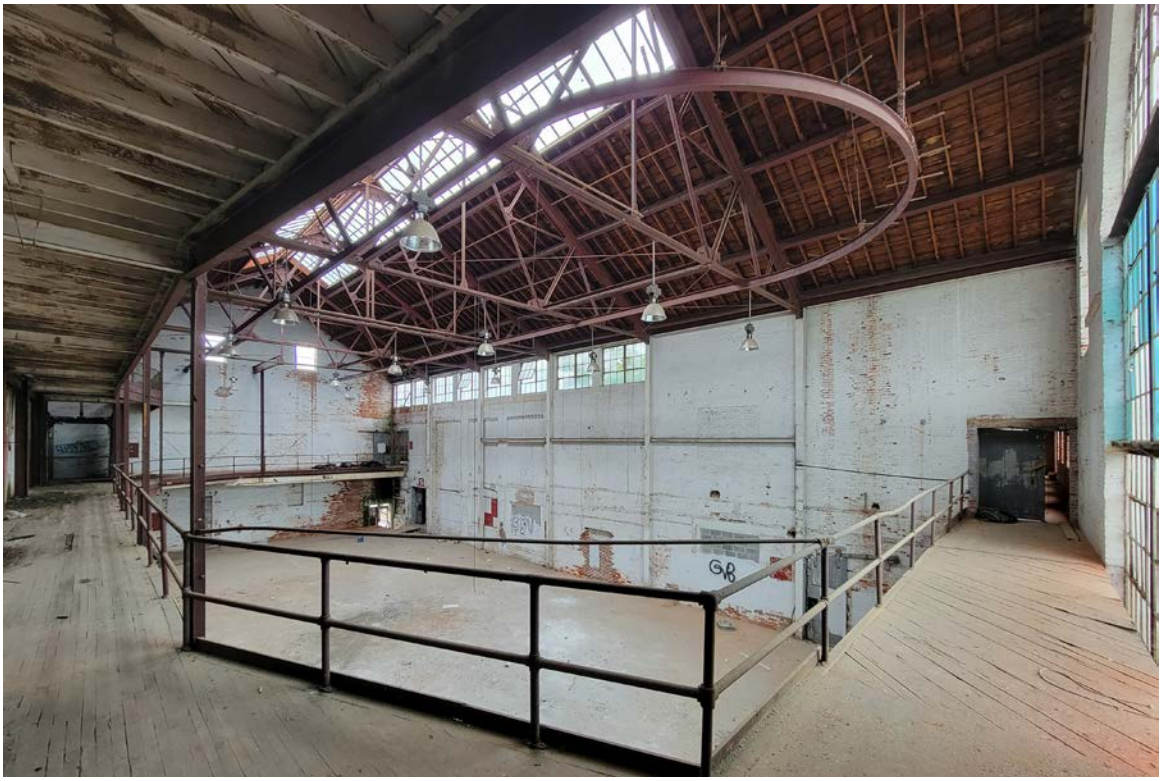
101. Interior, First Floor - South, Stairs, view looking northwest.



102. Interior, First Floor - South, Stairs, view looking northwest.



103. Interior, Second Floor - North, Stairs, view looking northwest.



104. Interior, Second Floor - North, Balcony, view looking northwest.



105. Interior, Second Floor - North, Balcony, view looking northeast.



106. Interior, Second Floor - North, Skylight and Ceiling Detail, view looking nortwest.



107. Interior, Second Floor - North, Floor Detail, view looking northeast.



108. Interior, Second Floor - North, view looking northwest.



109. Interior, Second Floor - North, view looking northeast.



110. Interior, Second Floor - North, Door and Brickwork Detail, view looking northwest.



111. Interior, Second Floor - North, Window and Brickwork Detail, view looking northwest.



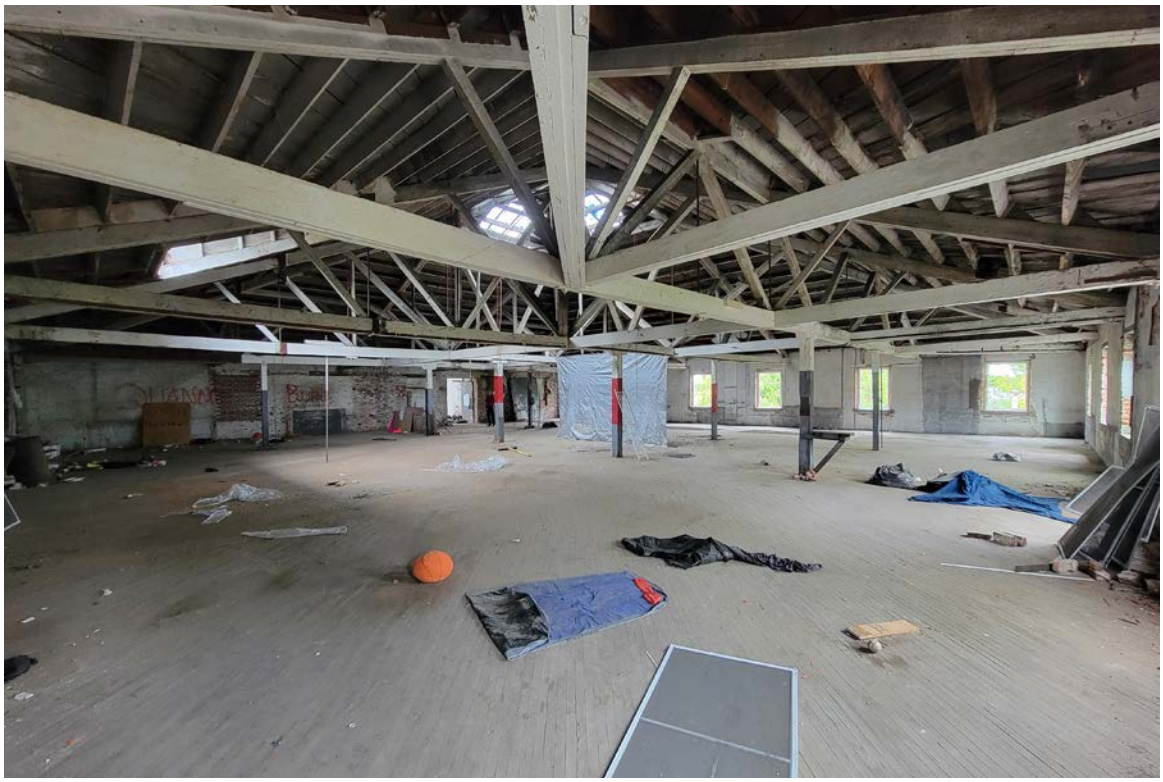
112. Interior, Second Floor - North, view looking southwest.



113. Interior, Second Floor - North, Ceiling Detail, view looking southwest.



114. Interior, Second Floor - North, view looking southeast.



115. Interior, Second Floor - North, view looking southwest.



116. Interior, Second Floor - North, view looking northwest.



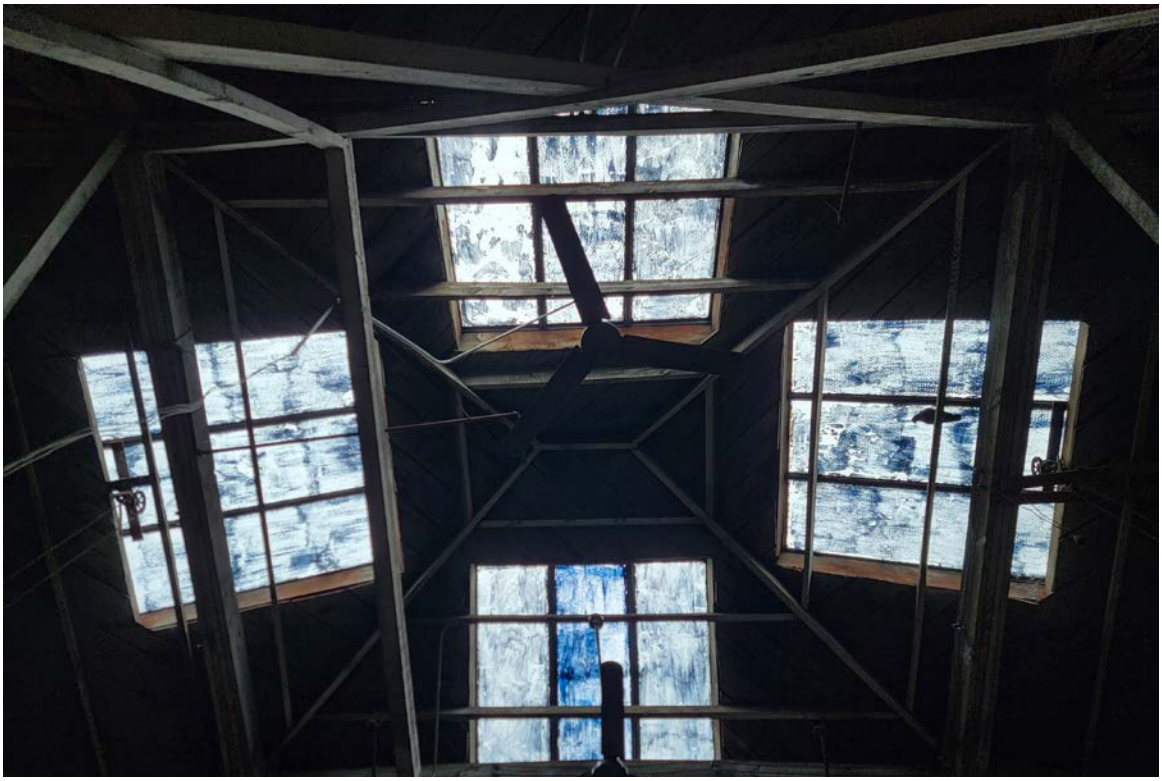
117. Interior, Second Floor - North, Wall Detail, view looking southeast.



118. Interior, Second Floor - North, Ceiling Detail, view looking northwest.



119. Interior, Second Floor - North, Window Detail, view looking northeast.



120. Interior, Second Floor - North, Skylight and Ceiling Detail, view looking west.



121. Interior, Second Floor - North, Floor and Wall Detail, view looking northeast.



122. Interior, Second Floor - North, view looking southeast.



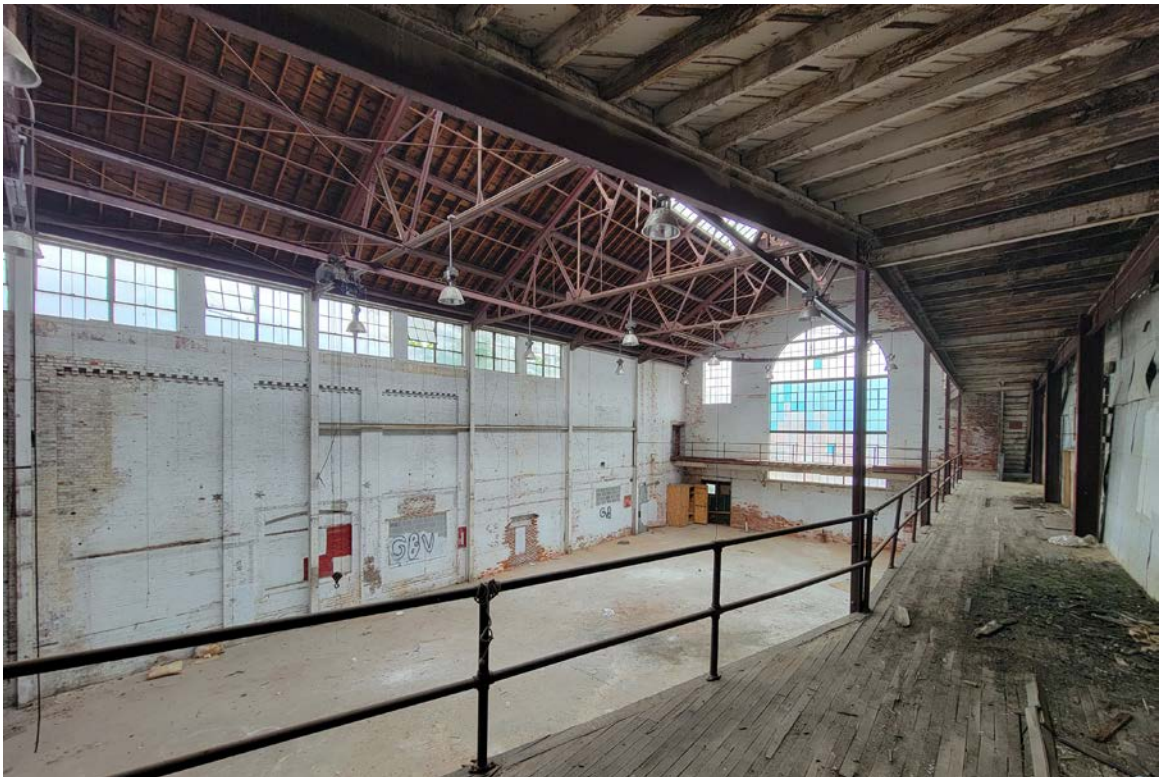
123. Interior, Second Floor - North, view looking northeast.



124. Interior, Second Floor - North, Balcony, view looking east.



125. Interior, Second Floor - North, Elevator, view looking south.



126. Interior, Second Floor - North, Balcony, view looking east.



127. Interior, Second Floor - North, Elevator, view looking west.



128. Interior, Second Floor - Embossed Signage, view looking southwest.



129. Interior, Second Floor - North, Wall Detail, view looking southwest.



130. Interior, Second Floor - North, Doorway, view looking southwest.



131. Interior, Second Floor - North, Balcony, view looking northwest.



132. Interior, Second Floor - South, view looking northwest.



133. Interior, Second Floor - South, view looking northeast.



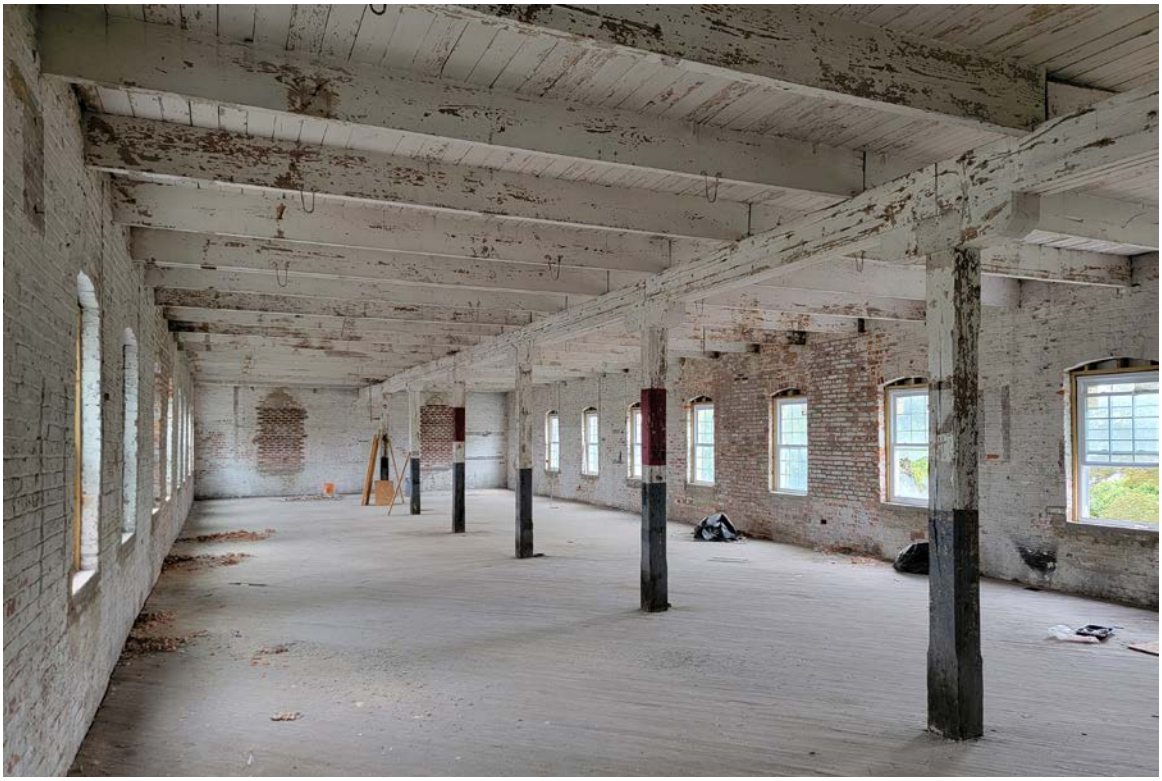
134. Interior, Second Floor - South, Window Detail, view looking northwest.



135. Interior, Second Floor - South, view looking southeast.



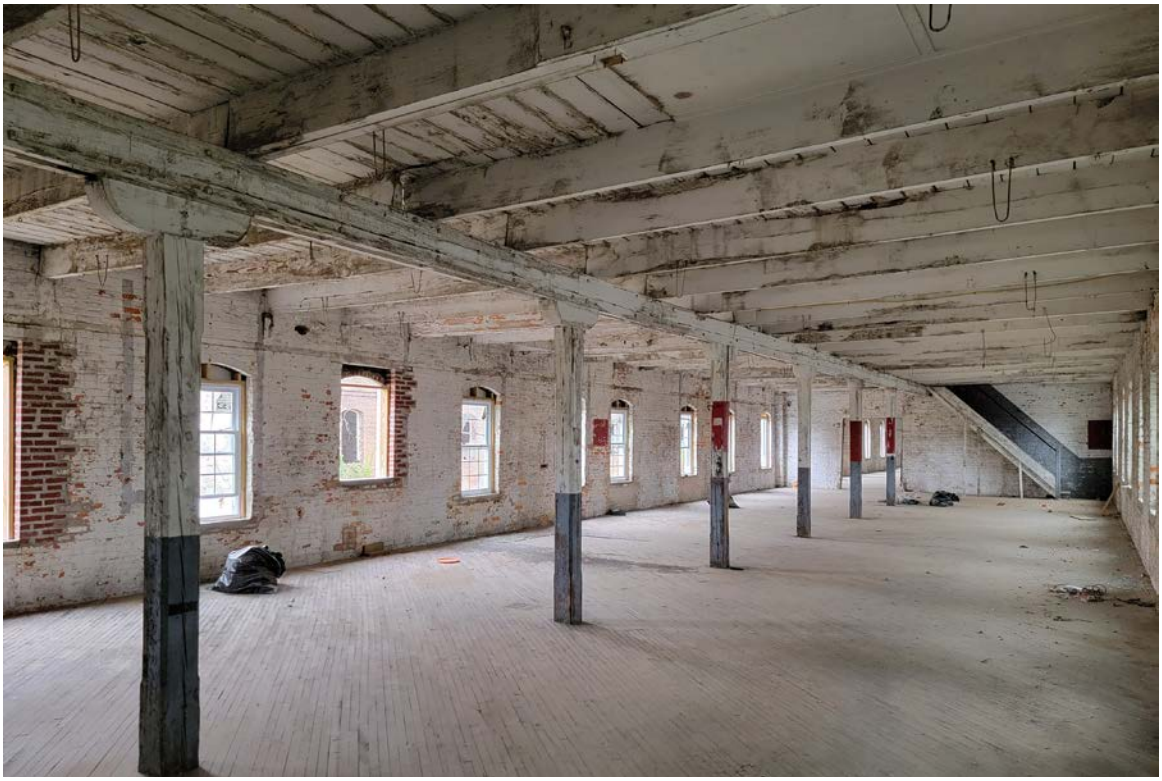
136. Interior, Second Floor - South, Stairs, view looking northwest.



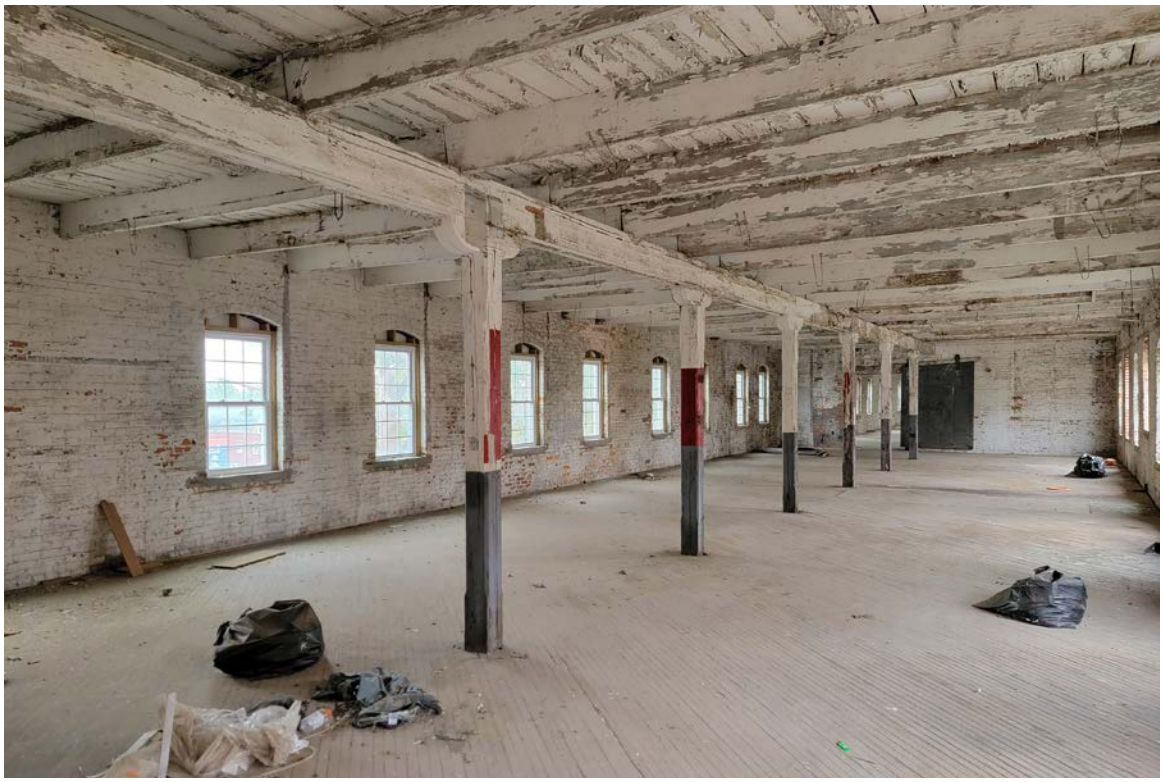
137. Interior, Second Floor - South, view looking southwest.



138. Interior, Second Floor - South, view looking northeast.



139. Interior, Second Floor - South, view looking northwest.



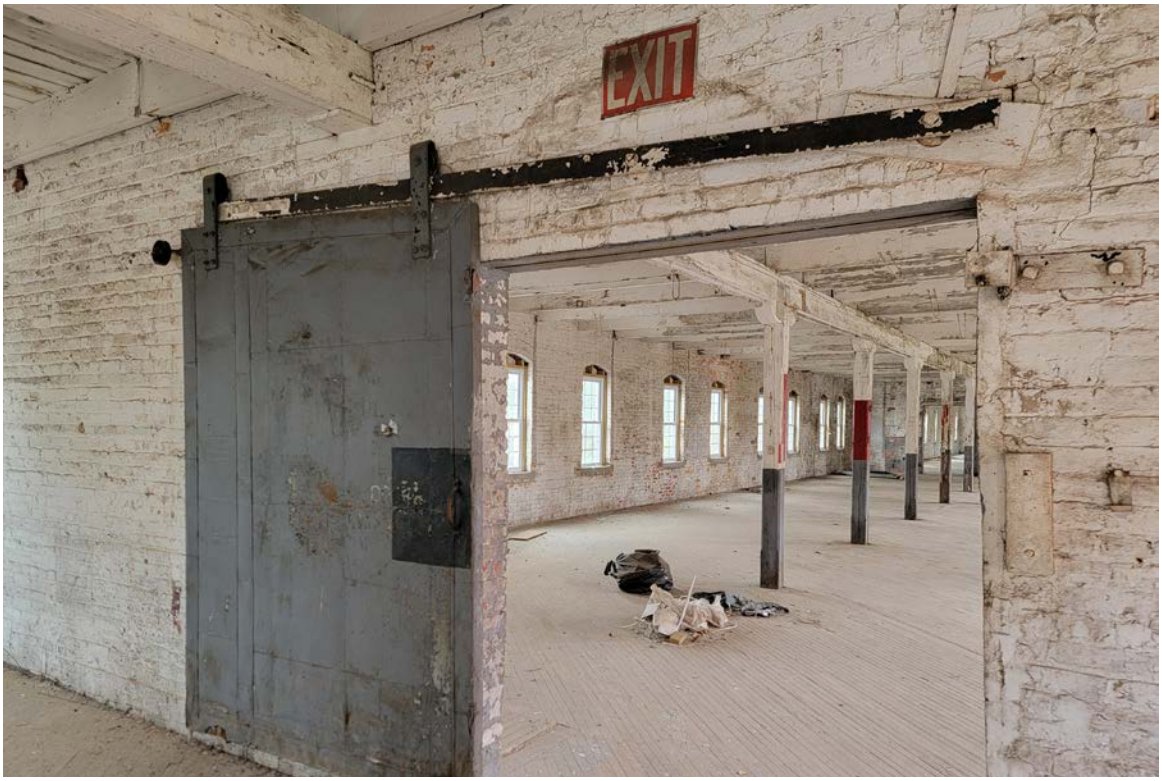
140. Interior, Second Floor - South, view looking southeast.



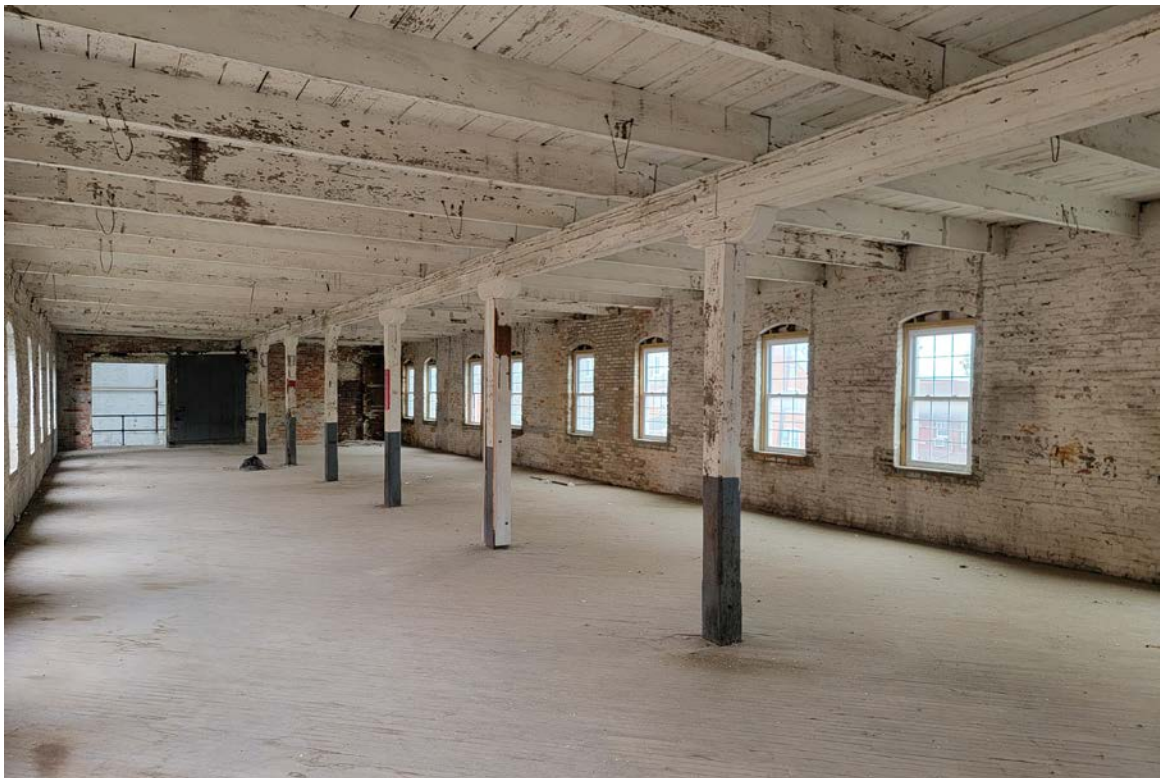
141. Interior, Second Floor - South, view looking southwest.



142. Interior, Second Floor - South, Stairs, view looking northwest.



143. Interior, Second Floor - South, view looking southeast.



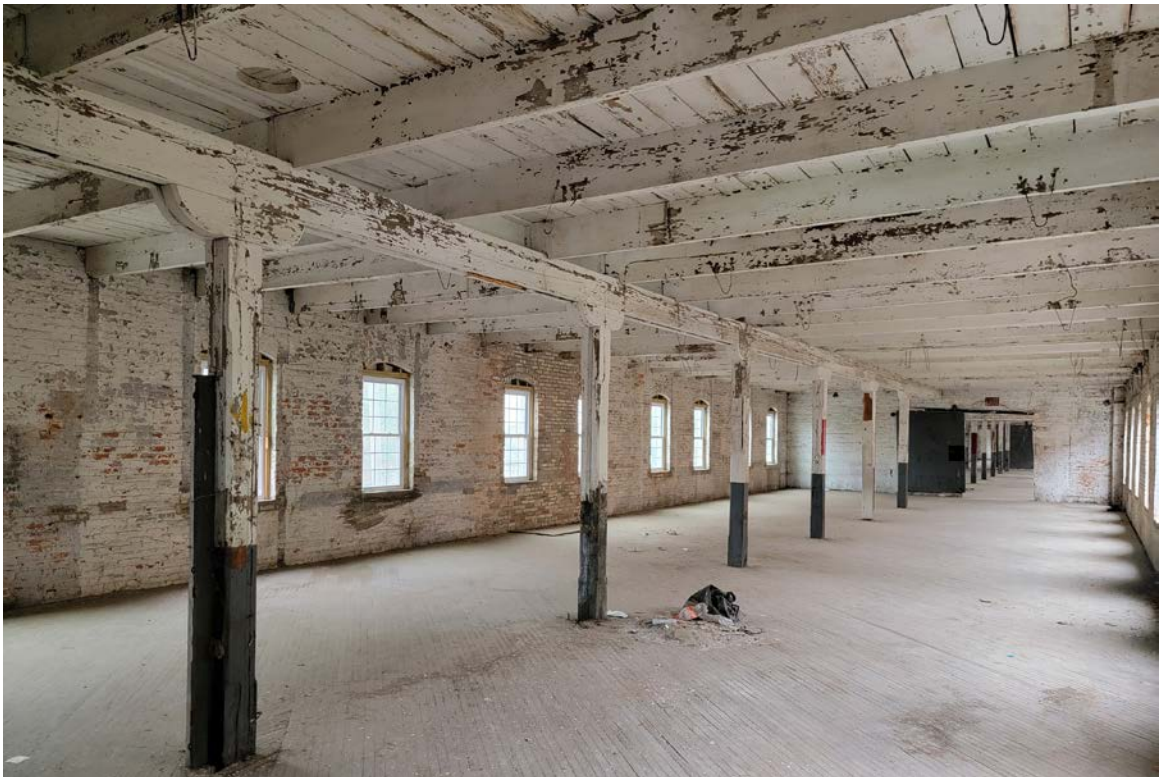
144. Interior, Second Floor - South, view looking northeast.



145. Interior, Second Floor - South, view looking northwest.



146. Interior, Second Floor - South, view looking southwest.



147. Interior, Second Floor - South, view looking southeast.



148. Interior, Second Floor - South, Doorway, view looking southwest.



149. Interior, Second Floor - South, view looking southwest.



150. Interior, Second Floor - South, Ceiling and Windows Detail, view looking southwest.



151. Interior, Second Floor - South, view looking southwest.



152. Interior, Second Floor - South, view looking southeast.



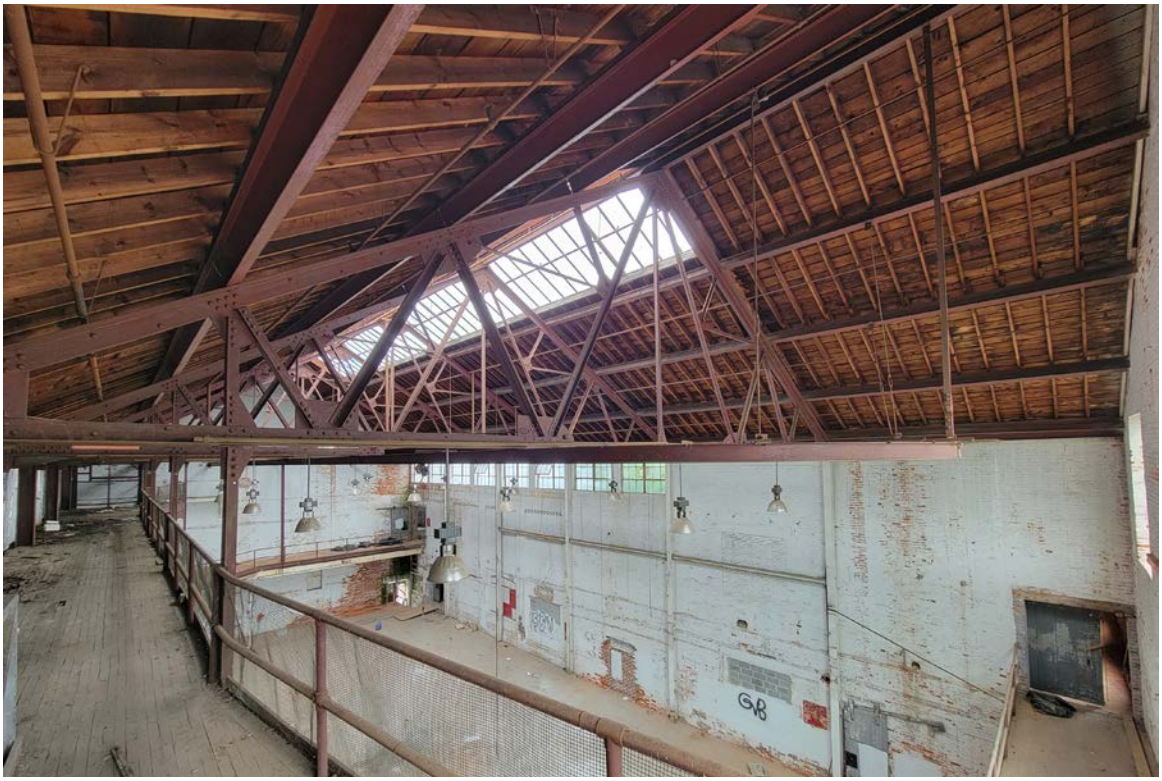
153. Interior, Second Floor - South, Elevator, view looking northwest.



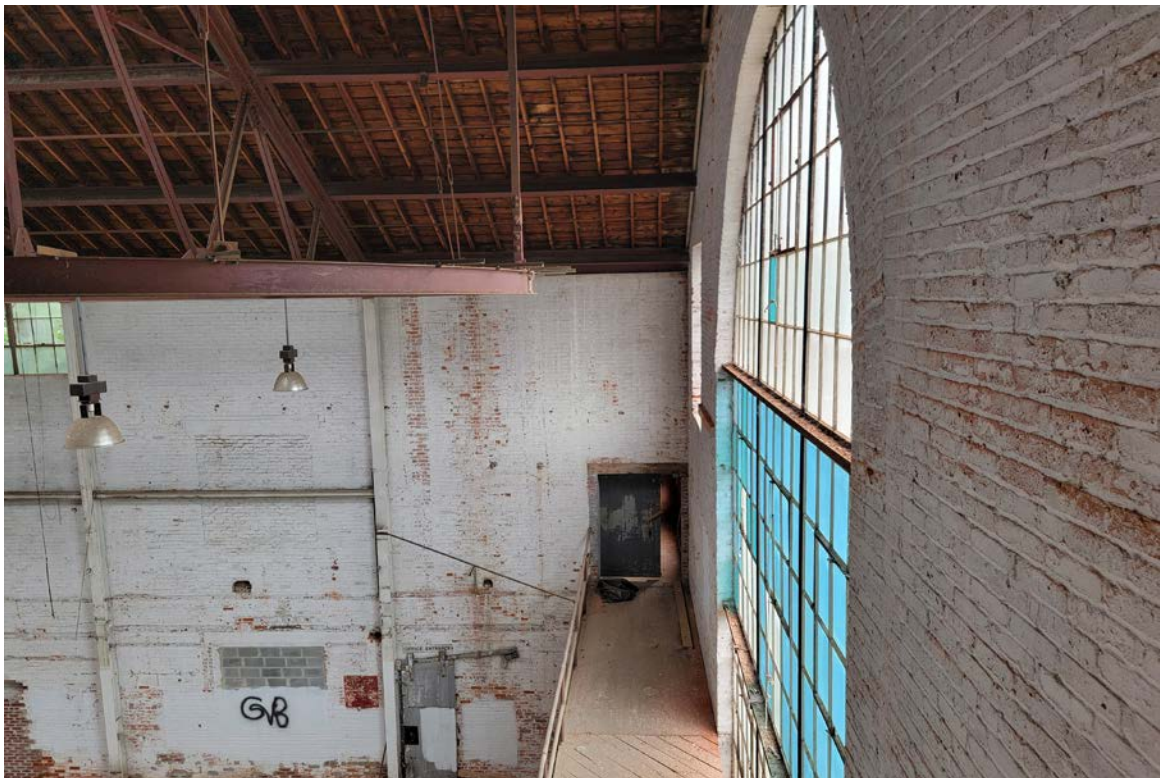
154. Interior, Second Floor - South, view looking northwest.



155. Interior, Second Floor - South, Stairs, view looking northwest.



156. Interior, Third Floor - North, Balcony, view looking northwest.



157. Interior, Third Floor - North, Balcony, view looking north.



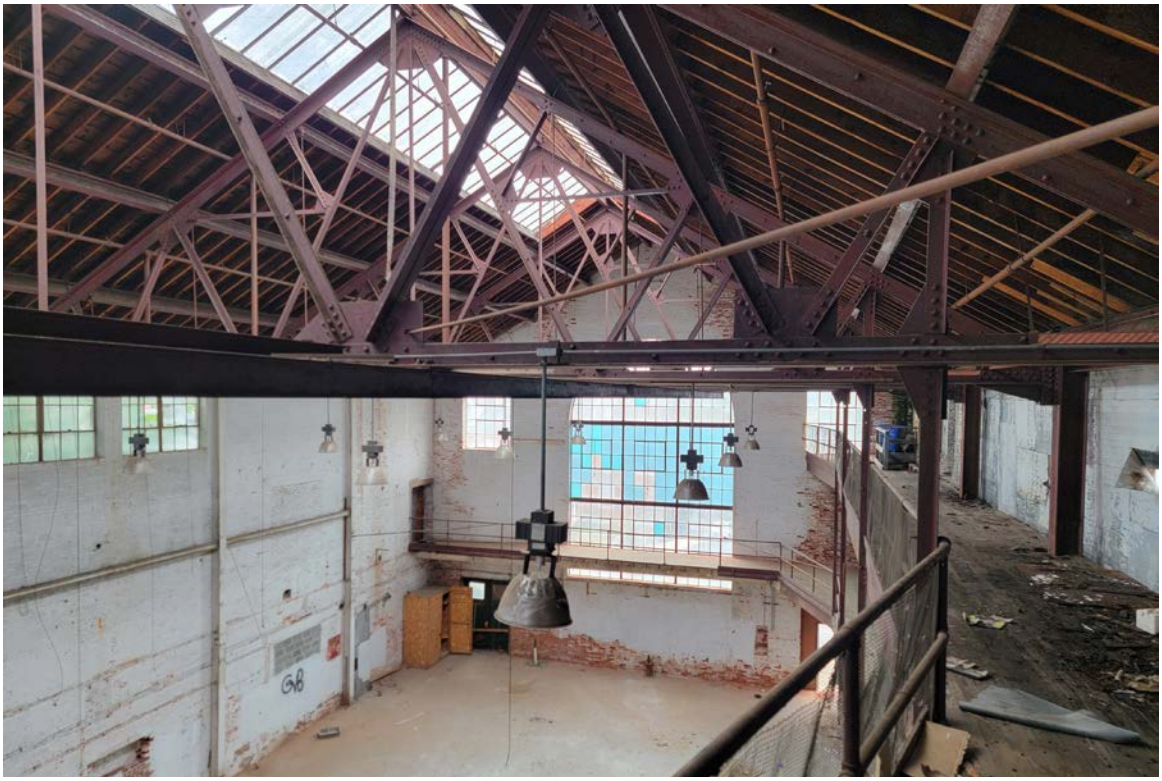
158. Interior, Third Floor - North, Skylight and Ceiling Detail, view looking northwest.



159. Interior, Third Floor - North, Balcony, view looking northwest.



160. Interior, Third Floor - North, Balcony, view looking northwest.



161. Interior, Third Floor - North, Balcony, view looking northeast.



162. Interior, Third Floor - North, Floor and Wall Detail, view looking southwest.



163. Interior, Third Floor - North, Doorway, view looking southeast.



164. Interior, Third Floor - South, view looking northwest.



165. Interior, Third Floor - South, Ceiling and Brickwork Detailing, view looking northwest.



166. Interior, Third Floor - South, view looking southwest.



167. Interior, Third Floor - South, Door Detail, view looking southwest.



168. Interior, Third Floor - South, view looking northeast.



169. Interior, Third Floor - South, Stairs, view looking southwest.



170. Interior, Third Floor - South, view looking southwest.



171. Interior, Third Floor - South, Floor Door Detail, view looking southeast.



172. Interior, Third Floor - South, Doorway and Brickwork Detail, view looking southwest.



173. Interior, Third Floor - South, view looking northwest.



174. Interior, Third Floor - South, Floor Detail, view looking northwest.



175. Interior, Third Floor - South, Ceiling Detail, view looking southeast.



176. Interior, Third Floor - South, view looking southeast.



177. Interior, Third Floor - South, Doorway Detail, view looking southwest.



178. Interior, Third Floor - South, view looking southwest.



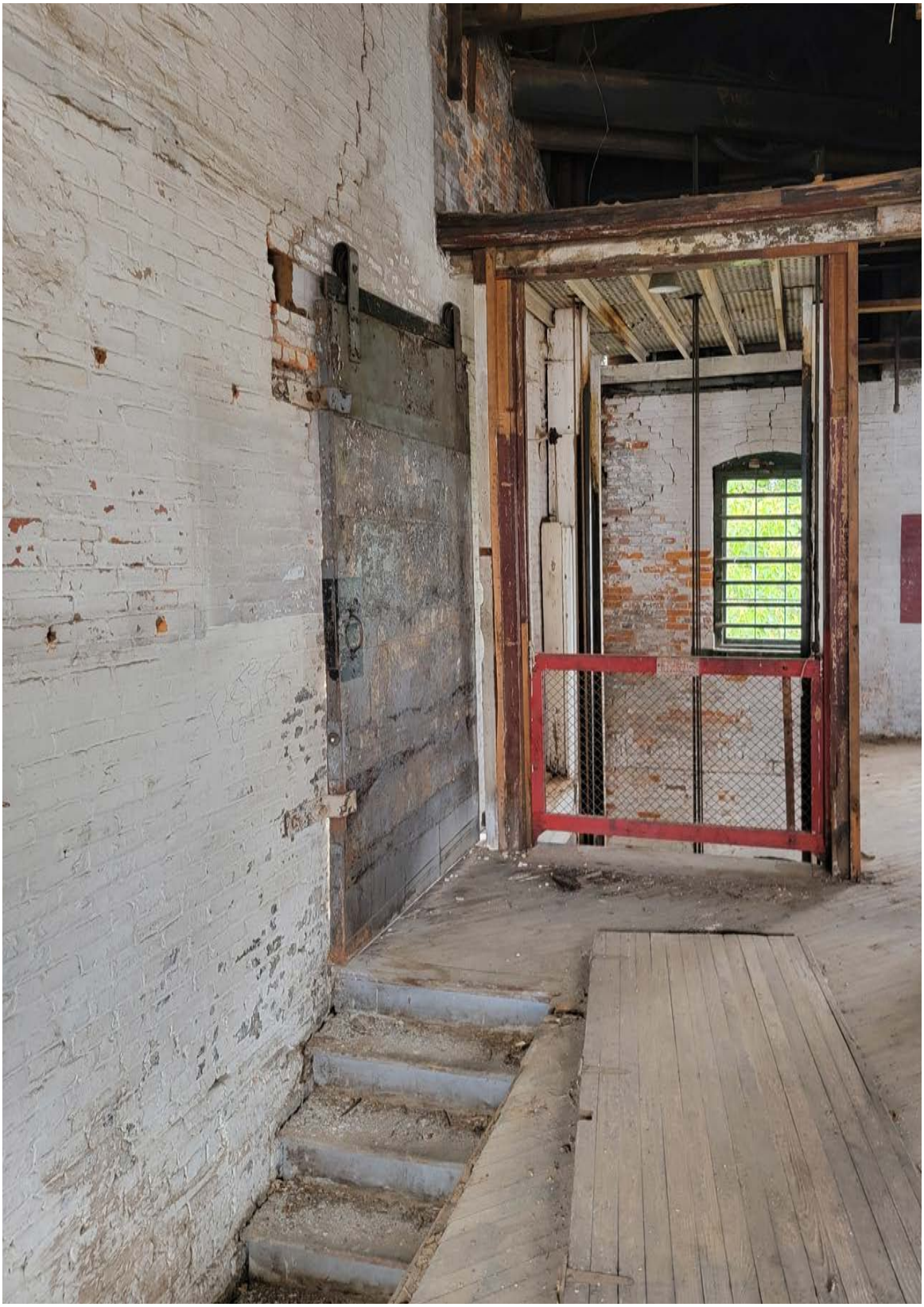
179. Interior, Third Floor - South, Wall and Window Detail, view looking northeast.



180. Interior, Third Floor - South, view looking southeast.



181. Interior, Third Floor - South, view looking east.



182. Interior, Third Floor - South, Stairs and Elevator, view looking southwest.



183. Interior, Third Floor - South, view looking northwest.



THE MOLLER

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HAGERSTOWN, MD 21740

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DELAWARE VALLEY DEVELOPMENT COMPANY
5718 KENNETT PIKE
WILMINGTON, DE 19807
302.235.2500

CO-OWNER
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123 SOUTH BROAD STREET, SUITE 1450
PHILADELPHIA, PA 19109
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STRUCTURAL ENGINEER
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HUNT VALLEY, MD 21031
410.785.7423

MEP ENGINEER
ALLEN + SHARIFF
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412.322.9280

CIVIL ENGINEER (OWNER'S CONSULTANT)
FREDERICK, SEIBERT & ASSOCIATES, INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3650

GENERAL NOTES

1. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DRAWING AND SITE DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE ARCHITECTURAL, GEOTECHNICAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. THIS INCLUDES REVIEWING THE REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE THE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ANY CHANGES PRIOR TO DEVIATING FROM THE CONSTRUCTION DOCUMENTS.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
4. DETAILS SHOWN ARE TYPICAL U.N.O. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH ALL STATE & LOCAL BUILDING AND FIRE CODES.
6. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURERS' RECOMMENDATIONS AND TO MEET CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
7. REFER TO CIVIL DRAWINGS & ARCHITECTURAL FLOOR PLANS FOR FINISH FLOOR SLAB ELEVATIONS.
8. GROSS SQUARE FOOT (GSF) AREA TABULATIONS ARE MEASURED TO OUTSIDE FACE OF EXTERIOR SHEATHING AND TO THE CENTERLINE OF FIRE-SEPARATION WALLS. NET SQUARE FOOT (NSF) AREA TABULATIONS FOR DWELLING UNITS ARE MEASURED FROM INTERIOR SURFACE OF DRYWALL AND INCLUDE ALL INTERIOR WALLS AND MECHANICAL SPACES WITHIN THE UNIT THAT SERVE THAT UNIT. GSF TOTALS ARE INTENDED FOR REVIEW AND PERMITTING OF PROJECT. CONTRACTORS SHALL MAKE THEIR OWN TAKE-OFFS FOR MATERIALS.

DIMENSIONS:

1. ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD (OR FACE OF STRUCTURE), UNLESS OTHERWISE INDICATED. MASONRY OPENINGS (MO'S) AND ROUGH OPENINGS (RO'S) ARE NOMINAL. CONTRACTOR TO COORDINATE CONSTRUCTION WITH INSTALLED PRODUCTS. ALL DOORS AND WINDOWS ARE DIMENSIONED TO THE CENTER OF THE UNIT.
2. MASONRY OPENINGS AT ALL WINDOWS AND DOORS TO BE COORDINATED BY GENERAL CONTRACTOR.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
4. DIMENSIONS SHOWN ON UNIT ARE TYPICAL FOR SIMILAR UNIT TYPE IN BUILDING.
5. CLEAR DIMENSIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF THE ARCHITECT.

FOUNDATIONS

1. GRADE VARIES AROUND BUILDING--SEE CIVIL AND STRUCTURAL DRAWINGS FOR FINISH FLOOR ELEVATIONS, FOUNDATION DEPTHS, AND ADJACENT GRADES.
2. THE EXTENT OF FACE BRICK IS INDICATED ON THE UNIT FLOOR PLANS AND ELEVATIONS. THE TYPICAL DETAIL INDICATES BRICK 8" BELOW ANY ADJACENT GRADE OR TO THE NEAREST COURSE.
3. INSTALL FOAM SILL SEAL AND SEALANT AT FRAMING TO FOUNDATION CONDITIONS.

FRAMING AND FINISHING

1. FRAMING CONTRACTOR SHALL REVIEW AND IS RESPONSIBLE FOR COORDINATING SIZES AND ALIGNMENT WITH STRUCTURAL DRAWINGS. MISALIGNED FRAMING TO BE CORRECTED AT FRAMING CONTRACTOR'S EXPENSE.
2. PROVIDE AND INSTALL 2X SOLID WOOD BLOCKING FOR ALL WALL MOUNTED COMPONENTS, INCLUDING BUT NOT LIMITED TO BATH ACCESSORIES, HANDRAILS, SHELVES, TOWEL BARS, WALL MOUNTED FIXTURES, GRAB BARS AND ANY OTHER ITEMS ATTACHED TO WALLS.
3. THE GENERAL CONTRACTOR SHALL VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, ETC., BEFORE THE ORDERING AND INSTALLATION OF ANY SUCH ITEMS.
4. GYPSUM WALL BOARD TYPES:
   A. INTERIOR GWB SHALL BE 5/8" THICK AT WALLS AND CEILINGS.
   B. PROVIDE TILE BACKER BOARD WHERE REQUIRED FOR CERAMIC TILE INSTALLATION.
   C. PROVIDE FIRE CODE GWB AT ALL RATED FIRE SEPARATION ASSEMBLIES.
   D. PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS IN BATHROOMS. PAPER FACED GYPSUM BOARD IS NOT PERMITTED AT TUB/SHOWER SURROUNDS.
5. WHERE A PORTION OF A CONTINUOUS WALL HAS A DIFFERENT FIRE RATING OR SHEAR WALL REQUIREMENT THAN THE REST OF THE WALL, THE GENERAL CONTRACTOR IS RESPONSIBLE AS PART OF THE WORK OF THIS CONTRACT FOR ADDING THE NECESSARY LAYERS OF GWB AS REQUIRED TO ENSURE THAT THE FINISH WALL SURFACE IS FLUSH AND CONTINUOUS.
6. FURNISH AND INSTALL FIRE STOPPING MATERIALS IN ALL VOIDS AND CAVITIES IN INTERIOR SEPARATION WALLS.
7. FOR INTERIOR DOOR LOCATIONS, SET JAMBS 4" FROM ADJACENT WALL FACE, UNLESS OTHERWISE INDICATED. SEE DOOR SCHEDULE A-603.
8. STUD WALLS: LOADBEARING - U.N.O. ALL EXTERIOR WALLS ARE 2X6 FRAMING AND ALL INTERIOR WALLS ARE 2X6 FRAMING. NON-LOADBEARING - U.N.O. ALL INTERIOR WALLS ARE 2X4 FRAMING.
9. PRODUCT LABELS: EXPOSED LABELS, STICKERS OR MANUFACTURERS' BRANDING IS NOT ALLOWED. REMOVE LABELS OR INSTALL PRODUCTS SO THAT MANUFACTURER'S LABELS ARE NOT VISIBLE. MANUFACTURERS' INSIGNIA ON APPLIANCES IS ALLOWED.
10. AT ALL ACCESSIBLE UNITS, PROVIDE TWO-PIECE CORNERGUARDS (2" X 2" X 48" H) ABOVE BASEBOARD AT ALL G.W.B. OUTSIDE CORNERS.
11. FINISH COLOR/PRODUCT SELECTIONS WILL BE ISSUED UPON OWNER APPROVAL. SEE SPECIFICATION (DIVISION 9) FOR SPECIFIC PRODUCT INFORMATION.

FLASHING, INSULATION, VAPOR/MOISTURE/AIR BARRIERS

1. INSULATE ALL ASSEMBLIES BETWEEN CONDITIONED AND UNCONDITIONED AREAS.
2. R- VALUES: SEE LIFE SAFETY & CODE ANALYSIS
3. FLASHING AT BASE OF EXTERIOR WALLS SHALL EXTEND BEYOND FOUNDATIONS, BE NAILED THROUGH SHEATHING TO WOOD FRAME AND LAPPED BEHIND WALL SHEATHING.
4. SEE FOUNDATION NOTES FOR ADDITIONAL REQUIREMENTS.
5. SEALANTS: WHEN CREATING ASSEMBLIES THAT INCLUDE TOP AND BOTTOM PLATES AND JOISTS (INC. BLOCKING); ADHESIVES, SEALANT AND GASKETS MUST BE USED AS FOLLOWS.
   A. BETWEEN TOP OF RIM JOIST AND SUBFLOORING USE ADHESIVE TO MAINTAIN ASSEMBLY.
   B. AT INTERIOR CORNER WHERE JOIST, OR BLOCKING BETWEEN JOISTS, SITS ON A TOP PLATE USE SEALANT TO PREVENT AIR AND MOISTURE PASSAGE.
   C. WHERE EXTERIOR SHEATHING, INTERIOR WALL BOARD OR RIGID INSULATION MEETS A TOP OR BOTTOM PLATE USE SEALANT, ADHESIVE OR GASKET TO MAINTAIN ASSEMBLY.
   D. AT INTERIOR CORNER OF BOTTOM PLATE AND SUBFLOOR USE SEALANT TO PREVENT AIR AND MOISTURE PASSAGE.
   E. BETWEEN BOTTOM PLATE AND FOUNDATION USE GASKET TO PREVENT AIR AND MOISTURE PASSAGE.
   F. FOAM CAULKING SEALANT AT PERIMETER OF EACH STUD BAY. - SEE DETAILS G-006.
6. SEAL ALL PENETRATIONS WITH SPRAY FOAM, TYP.

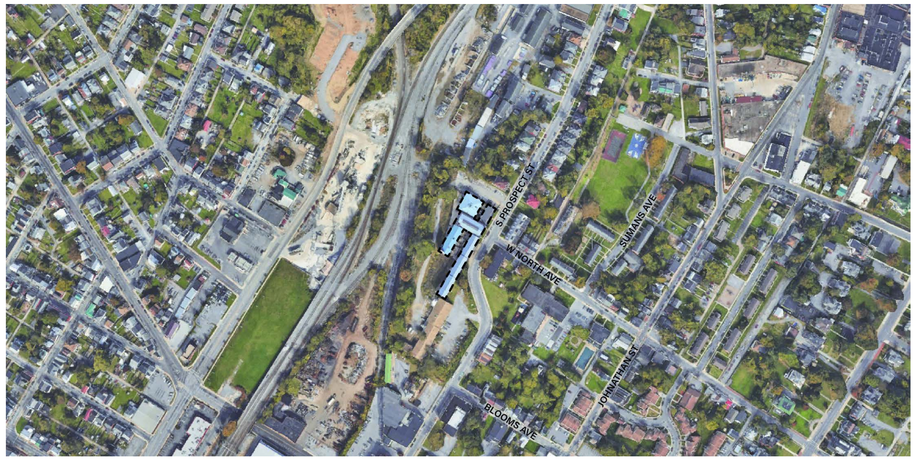
MECHANICAL

1. VERIFY MECHANICAL ROOM CLEARANCES AND EQUIPMENT MAINTENANCE AND SERVICING REQUIREMENTS BEFORE PROCEEDING WITH CONSTRUCTION AND INSTALLATION.

STORM WATER RUN-OFF MANAGEMENT

1. GRADE MUST SLOPE AWAY FROM BUILDING 6" WITHIN THE FIRST 10' OF FOUNDATION. SEE CIVIL DRAWINGS.
2. SEE ARCHITECTURAL DRAWINGS FOR RAIN LEADER LOCATIONS. COORDINATE WTIH CIVIL DRAWINGS
3. INCLUDE ALL REQUIRED GUTTERS AND DOWNSPOUTS FOR A COMPLETE SYSTEM. PROVIDE BOOT & UNDERGROUND DRAINAGE PIPE TO CONNECT DOWNSPOUTS AT BUILDING PERIMETER U.N.O. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR SIZE, ELEVATION AND LOCATION OF DRAINAGE PIPE & OUTLET.
4. EXTERIOR FLOORS & ROOF SLOPES ARE TO BE A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED OTHERWISE.

VICINITY MAP (NTS)



DRAWING INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
G-000	COVER SHEET
G-001	VICINITY MAP & DRAWING INDEX
G-006	AIR SEALING DETAILS
G-007	EEBA Details
G-008	EEBA Details
CIVIL	
C-101	SITE PLAN
ARCHITECTURAL	
AD-101	LOWER LEVEL DEMO PLAN
AD-102A	1ST FLOOR DEMO PLAN - NORTH
AD-102B	1ST FLOOR DEMO PLAN - SOUTH
AD-103A	2ND FLOOR DEMO PLAN - NORTH
AD-103B	2ND FLOOR DEMO PLAN - SOUTH
AD-104A	3RD FLOOR DEMO PLAN - NORTH
AD-104B	3RD FLOOR DEMO PLAN - SOUTH
AD-105A	ROOF DEMO PLAN - NORTH
AD-105B	ROOF DEMO PLAN - SOUTH
A-101	LOWER LEVEL FLOOR PLAN
A-102	1ST FLOOR PLAN
A-103	2ND FLOOR PLAN
A-104	THIRD FLOOR PLAN
A-105	ROOF PLAN
A-201	EXTERIOR ELEVATIONS - EAST
A-202	EXTERIOR ELEVATIONS - WEST
A-203	EXTERIOR ELEVATIONS - N/S
A-204	EXTERIOR ELEVATIONS - COURTYARD
A-401A	LOWER LEVEL ENLARGED PLAN - NORTH
A-401B	LOWER LEVEL ENLARGED PLAN - SOUTH
A-402A	1ST FLOOR ENLARGED PLAN - NORTH
A-402B	1ST FLOOR ENLARGED PLAN - SOUTH
A-403A	2ND FLOOR ENLARGED PLAN - NORTH
A-403B	2ND FLOOR ENLARGED PLAN - SOUTH
A-404A	3RD FLOOR ENLARGED PLAN - NORTH
A-404B	3RD FLOOR ENLARGED PLAN - SOUTH
A-410	UNIT PLANS
A-411	UNIT PLANS
A-412	UNIT PLANS

UNIT COUNT MATRIX

BEDS	BATH	UNIT	LOWER LEVEL	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL	
1	1	1A	4	4	4	4	16	
		1B	0	4	4	5	13	
		1C*	0	1	1	2	4	
		1C	0	1	1	0	2	**42**
		1D	0	2	2	0	4	
		1E	0	1	1	0	2	
		1F	0	0	1	0	1	
2	1	2A*	0	1	1	1	3	
		2B	0	2	2	2	6	
		2C	0	1	1	1	3	
		2D	0	1	2	1	4	
		2E	0	1	1	0	2	**23**
		2F	0	1	1	0	2	
		2G	0	1	0	0	1	
		2H	0	1	1	0	2	
		TOTAL	**4**	**22**	**23**	**16**	**65**	

UNIT AREA MATRIX

QUANTITY	UNIT	NSF	GSF
16	1A	777	823
13	1B	638	660
6	1C	778	810
4	1D	780	813
2	1E	822	852
1	1F	940	980
3	2A	982	1034
6	2B	1186	1215
3	2C	1144	1183
4	2D	988	1018
2	2E	1172	1212
2	2F	934	962
1	2G	1239	1270
2	2H	1047	1058

AREA PER FLOOR

LOWER LEVEL	14,778 SF
1ST FLOOR	34,495 SF
2ND FLOOR	31,384 SF
3RD FLOOR	19,931 SF
TOTAL	**100,588 SF**

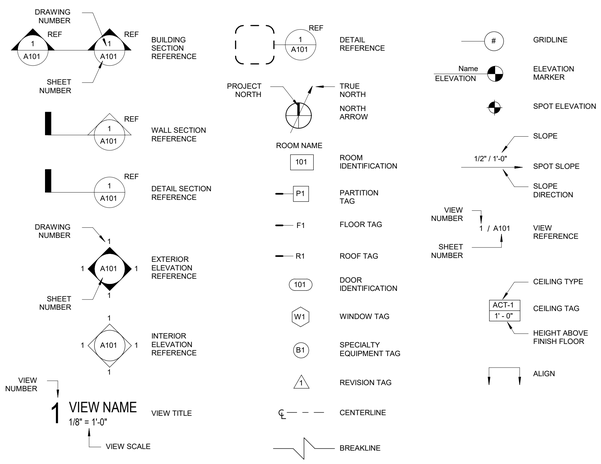
NEW CONSTRUCTION AREA

NEW	28,615 SF
EXISTING	73,931 SF
TOTAL	**100,588 SF**

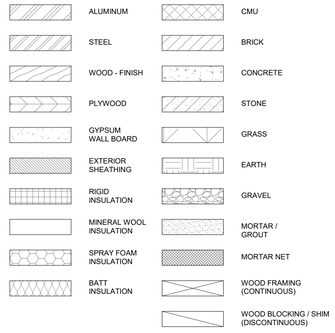
NOTES:

1. REFER TO BUILDING PLANS FOR UNIT TYPE LOCATIONS.
2. REFER TO ENLARGED UNIT PLANS FOR SPECIFIC LAYOUT AND DIMENSIONS OF UNIT TYPES
3. * DESIGNATES TYPE A UNITS. THESE ARE DESIGNED TO MEET ANSI A117.1 2017 TYPE A, UFAS, AND FAIR HOUSING. ALL OTHER UNITS ARE TYPE B, DESIGNED TO MEET ANSI A117.1 2017 TYPE B AND FAIR HOUSING.
4. NSF IS CALCULATED FROM INTERIOR FINISH FACE OF WALLS.
5. GSF IS CALCULATED FROM EXTERIOR OF FACE OF SHEATHING OF EXTERIOR WALLS TO MIDDLE OF FRAMING OF INTERIOR WALLS.

PROJECT SYMBOLS



PROJECT MATERIALS



ABBREVIATIONS

ACM	ALUMINUM COMPOSITE METAL	ELEC	ELECTRICAL	MAINT	MAINTENANCE	SB	SPLASH BLOCK
ACOUS	ACOUSTICAL	ELEV	ELEVATOR	MAT	MATERIAL	SC	SOLID CORE
ACT	ACOUSTIC CEILING TILE	EOS	EDGE OF SLAB	MAX	MAXIMUM	SCHED	SCHEDULE
ADA	AMERICANS WITH DISABILITIES ACT	EQ	EQUAL	MECH	MECHANICAL	SCONC	SEALED CONCRETE
ADDL	ADDITIONAL	EWC	ELECTRIC WATER COOLER	MFR	MANUFACTURE	SCWD	SOLID CORE WOOD DOOR
AFF	ABOVE FINISH FLOOR	EXIST	EXISTING	MIN	MINIMUM	SHTNG	SHEATHING
ALT	ALTERNATE	EXT	EXTERIOR	MISC	MISCELLANEOUS	SIM	SIMILAR
ALUM	ALUMINUM			MMB	MEMBRANE	SQ	SQUARE
ANOD	ANODIZED	FD	FLOOR DRAIN	MO	MASONRY OPENING	SSD	SEE STRUCTURAL DRAWINGS
APPLIC	APPLICABLE	FEB	FIRE EXTINGUISHER ON BRACKET	MTL	METAL	SSTL	STAINLESS STEEL
ARCH	ARCHITECT	FEC	FIRE EXTINGUISHER IN CABINET			STC	SOUND TRANSMISSION COEFFICIENT
		FF	FINISH FLOOR	NA	NOT APPLICABLE	STD	STANDARD
BD	BOARD	FLSHG	FLASHING	NIC	NOT IN CONTRACT	STL	STEEL
BLDG	BUILDING	FNDT	FOUNDATION	NRC	NOISE REDUCTION COEFFICIENT	STOR	STORAGE
BLKG	BLOCKING	FO	FRONT OF	NTS	NOT TO SCALE	STRUCT	STRUCTURAL
BLW	BELOW	FOW	FACE OF WALL				
BOT	BOTTOM	FP	FIREPROOFING	OC	ON CENTER	TBD	TO BE DETERMINED
BRG	BEARING	FR	FIRE RESISTIVE	OCC	OCCUPANCY	TBS	TO BE SELECTED
		FT	FOOT	OH	OPPOSITE HAND	TELE	TELEPHONE
CB	CARPET BASE	FTNG	FOOTING	OPNG	OPENING	TG	TEMPERED GLASS
CC	CENTER TO CENTER			OPP	OPPOSITE	TOS	TOP OF STEEL
CG	CORNER GUARD	GA	GAUGE	ORD	OVERFLOW ROOF DRAIN	TYP	TYPICAL
CIP	CAST IN PLACE CONCRETE	GALV	GALVANIZED				
CJ	CONTROL JOINT	GL	GLASS	PC	PRECAST	UC	UNDERCUT
CL	CENTER LINE	GWB	GYPSUM WALL BOARD	PCC	PRECAST CONCRETE	UL	SAFETY ORGANIZATION
CLG	CEILING	GYP	GYPSUM	PLAM	PLASTIC LAMINATE	UNO	UNLESS NOTED OTHERWISE
CLR	CLEAR			PLUMB	PLUMBING		
CMU	CONCRETE MASONRY UNIT	H / HGT	HEIGHT	PLY	PLYWOOD	V	VENT
COL	COLUMN	HC	HOLLOW CORE	PT	PORCELAIN TILE	VCT	VINYL COMPOSITION TILE
COMP	COMPOSITION	HD	HAND DRYER	PTD	PAINTED	VENT	VENTILATION
CONC	CONCRETE	HDW	HARDWARE			VERT	VERTICAL
CONT	CONTINUOUS	HM	HOLLOW METAL	RD	ROOF DRAIN	VOL	VOLUME
CPT	CARPET TILE	HO	HOLD OPEN	RDC	REDUCER	VWB	VINYL WALL BASE
CS	COURSE	HOR	HORIZONTAL	REF	REFER / REFERENCE	VWC	VINYL WALL COVERING
CT	CERAMIC TILE	HR	HOUR	REINF	REINFORCEMENT		
CU	CONDENSER UNIT			REQD	REQUIRED	W/	WITH
CW	CURTAIN WALL	INCL	INCLUDED	RES	RESILIENT	W/O	WITHOUT
		INS / INSUL	INSULATION	REV	REVERSE	WD	WOOD
DIM	DIMENSION / DIMENSIONAL	INT	INTERIOR	RL	ROOF LEADER	WH	WALL HYDRANT
DN	DOWN			RM	ROOM	WPF	WATERPROOFING
DS	DOWNSPOUT	JAN	JANITOR	RO	ROUGH OPENING	WWM	WELDED WIRE MESH
DTL	DETAIL	JBOX	JUNCTION BOX	RTN	RETURN		
DWG(S)	DRAWING(S)	JT	JOINT	RTU	ROOF TOP UNIT		
				RV	ROOF VENT		
EA	EACH	LA	LANDSCAPE	RWB	RUBBER WALL BASE		
EF	EXHAUST FAN	LAM	LAMINATE	RWC	RAIN WATER CONDUCTOR		
EIFS	EXTERIOR INSULATION FINISH SYSTEM	LAV	LAVATORY				
		LB	LOAD BEARING	SA	SELF ADHESIVE		
EJ	EXPANSION JOINT	LBS	POUNDS	SAN	SANITARY		
EL	ELEVATION	LVP	LUXURY VINYL PLANK				

WRT

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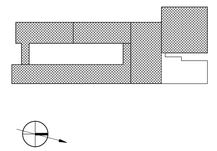
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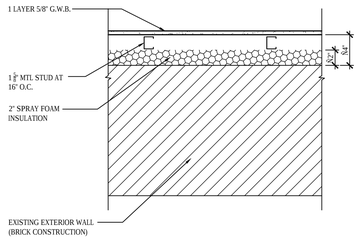
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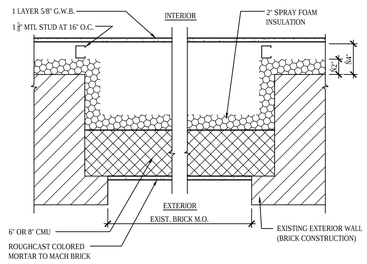
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G-001

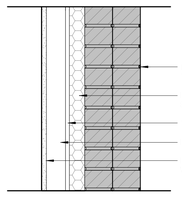
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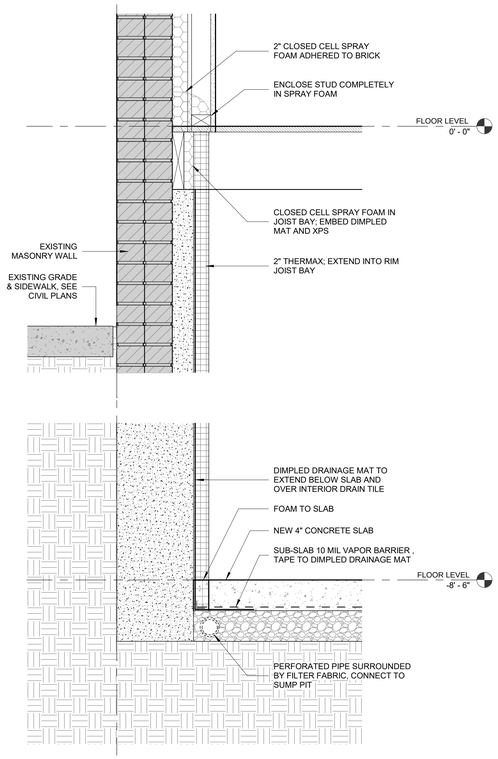
11 EXTERIOR WALL INSULATION PLAN DETAIL
3" = 1'-0"



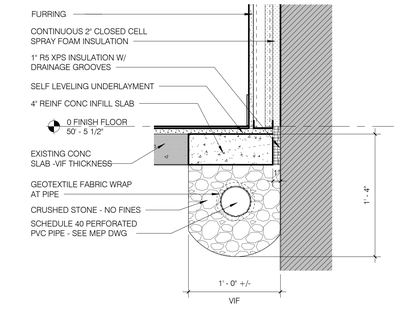
10 EXTERIOR WALL INSULATION PLAN DETAIL AT OPENING
3" = 1'-0"



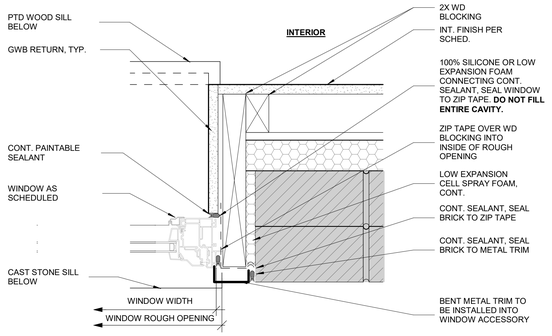
9 EXTERIOR WALL INSULATION SECTION DETAIL
3" = 1'-0"



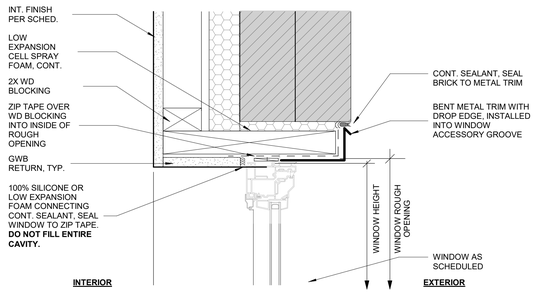
7 EXISTING BASEMENT SECTION DETAIL
3" = 1'-0"



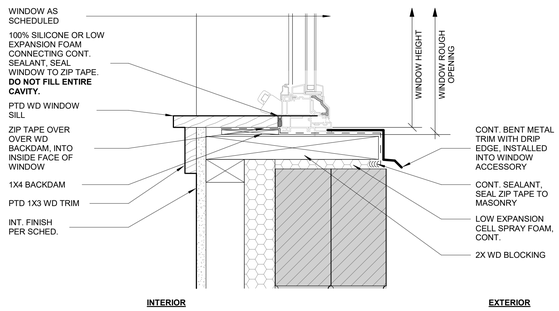
8 PIPE BELOW EXISTING SLAB DETAIL
3" = 1'-0"



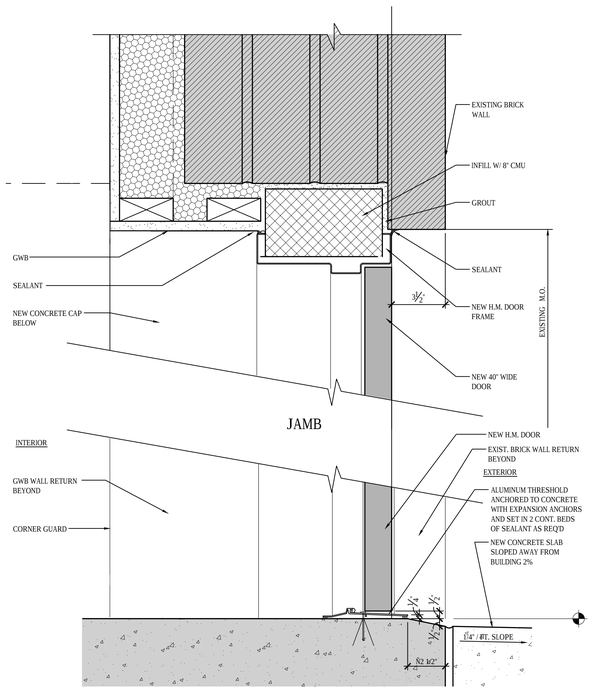
6 WINDOW JAMB DETAIL AT EXISTING MASONRY WALL
3" = 1'-0"



5 WINDOW HEAD DETAIL AT EXISTING MASONRY WALL
3" = 1'-0"



4 WINDOW SILL DETAIL AT EXISTING MASONRY WALL
3" = 1'-0"

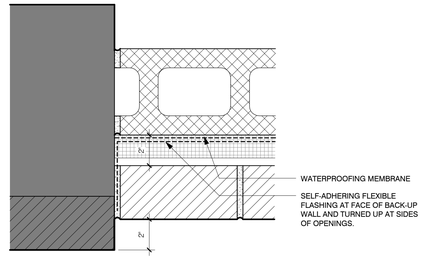


12 TYPICAL DOOR DETAIL IN EXISTING MASONRY WALL
3" = 1'-0"

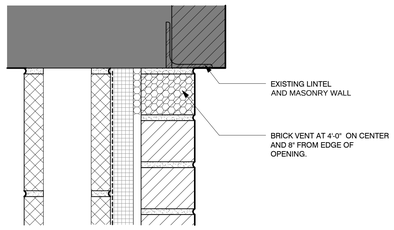
GENERAL NOTES - AIR SEALING

1. AIR BARRIER ASSEMBLIES SHOWN ARE DIAGRAMATIC AND SHOULD BE USED FOR THE PURPOSE OF ILLUSTRATING AIR SEAL LOCATIONS
2. APPLY AIR SEALING TO CORRESPONDING PLANS, SECTIONS & DETAILS AS INDICATED HERE.
3. CONTINUOUS SEALS WHERE NOTED ON DETAILS SHOULD CONSIST OF SEALANT, GASKET OR ADHESIVE.

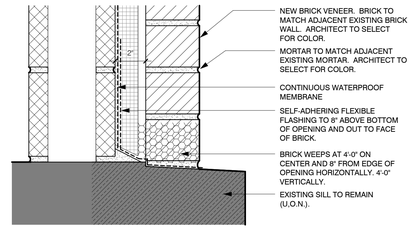
   ALIGN ALL AIR BARRIERS. ALL CONNECTIONS AND MATERIAL TRANSITIONS MUST BE SEALED WITHOUT INTERRUPTIONS.
4. GC TO REVIEW ALL AIR BARRIER ASSEMBLIES AND CONFIRM CONNECTIONS ARE CORRECTLY AIR SEALED PRIOR TO CLOSING UP ASSEMBLY.
5. LAP ALL SEAMS OF VAPOR RETARDER MINIMUM 12" OR PER MANUFACTURER'S INSTRUCTIONS AND TAPE SEALED CONTINUOUS END TO END WITH MANUFACTURER SUPPLIED TAPE.
6. ENSURE THAT THE VAPOR RETARDER , INCLUDING EXCESS, IS NOT DAMAGED DURING CONSTRUCTION. EXCESS VAPOR RETARDER MUST BE SEALED TO THE WALL AIR BARRIER AS SPECIFIED.
7. GROUP MULTIPLE PENETRATIONS THROUGH CONCRETE FLOOR SLAB INTO ONE LARGER PENETRATION. ENCOMPASS THE GROUP WITH THE VAPOR RETARDER TURNED UP AND THE GROUPING ENCASED IN A PITCH POCKET TYPE OF LIQUID FILLED TERMINATION WITH THE VAPOR RETARDER TURNED UPWARDS TOWARDS THE TOP OF THE SLAB TO WHERE IT CAN BE SEALED AFTER THE SLAB POUR.
8. WHERE WALLS ARE ANCHORED TO SLAB, SEAL PENETRATION OF ANY GASKET AND / OR VAPOR BARRIER WHEN INSTALLED. DRILL HOLES AND SEAL WITH SEALANT BEFORE TIGHTENING.
9. EXTERIOR WALL TOP PLATE OUTSIDE FACES NEED TO BE SEALED CONTINUOUS TO THE TOP PORTION OF THE SHEATHING WALL PANEL AIR BARRIER.
10. SEAL FROM THE INTERIOR AT THE AIR BARRIER PENETRATIONS.
11. PERFORM TESTING (BLOWER DOOR TEST) AND VERIFY BUILDING OR DWELLING UNIT TO HAVE AN AIR LEAKAGE RATE OF NOT EXCEEDING THE REQUIRED AIR CHANGES PER HOUR PER APPLICABLE CODES.
12. THIS PROJECT SHALL PROVIDE A CONTINUOUS AIR BARRIER INSTALLED IN THE BUILDING ENVELOPE.
13. ALL GAPS IN EXTERIOR SHEATHING, SUCH AS SEAMS BETWEEN ADJACENT SHEETS, SHALL BE SEALED. ALL PENETRATIONS THROUGH SHEATHING, RIM BOARDS, TOP AND BOTTOM PLATES SUCH AS HOLES DRILLED FOR CONDENSATE LINES, PIPING, CONDUIT, WIRING AND UTILITY BOXES, SHALL BE TAPED AND SEALED. ALL PENETRATIONS THROUGH INSULATED CEILINGS, INCLUDING EXHAUSTS AND SECURITY WIRING SHALL BE SEALED. PENETRATIONS FOR FLUES AND OTHER HEAT-PRODUCING ITEMS SHALL BE SEALED WITH NONCOMBUSTIBLE SHEET MATERIALS AND HIGH TEMPERATURE SEALANT.



BRICK INFILL AT EXISTING MASONRY WALL OPENING - JAMB
3 3" = 1'-0"



BRICK INFILL AT EXISTING MASONRY WALL OPENING - HEAD
2 3" = 1'-0"



BRICK INFILL AT EXISTING MASONRY WALL OPENING - SILL
1 3" = 1'-0"

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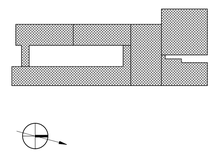
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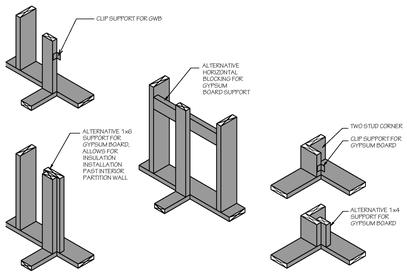
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ISSUE DATE	05.16.2025
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SCALE	As indicated

AIR SEALING DETAILS

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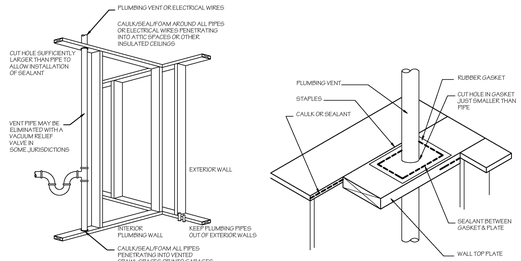
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1 WALL FRAMING DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 11.4*



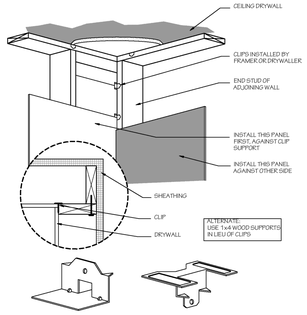
LOCATING PLUMBING PIPES:

- WHERE CONNECTIONS ARE MADE TO TOILETS, PEDESTAL SINKS & EXPOSED PIPING, CHROME PLATED OR OTHER SURFACE FINISHED MATERIALS SHOULD BE CONSIDERED FOR AESTHETIC REASONS.
- SEALANTS SHOULD BE FLEXIBLE, NON-HARDENING.

- PREFABRICATED ROOF VENT PIPE FLASHINGS CAN BE ADAPTED TO USE AS AIR-SEALING GASKETS

2 PLUMBING PIPE DETAIL

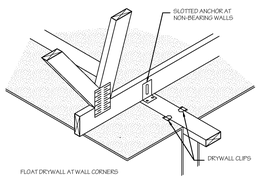
SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 13.2*



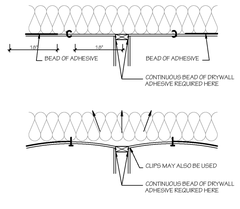
- USE OF CLIP SUPPORT FOR GYPSUM BOARD RESULTS IN FLOATING CORNERS & SIGNIFICANTLY LESS DRYWALL CRACKING

3 GWB SUPPORT DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 16.5*



FLOAT DRYWALL AT WALL CORNERS

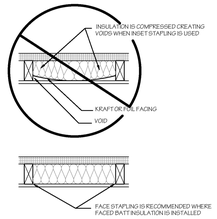


TRUSS UPLIFT

- DO NOT INSTALL CEILING DRYWALL ADHESIVE OR CEILING DRYWALL SCREWS/NAILS CLOSER THAN 1/8" TO INTERIOR PARTITION TOP PLATES IN ORDER TO CONTROL DRYWALL CRACKING FROM TRUSS UPLIFT.
- "FLOATING CORNERS" OF CEILING DRYWALL ALLOW TRUSS MOVEMENT WITHOUT DRYWALL CRACKING. NOTE THAT A CONTINUOUS BEAD OF DRYWALL ADHESIVE IS REQUIRED ALONG BOTH SIDES OF TOP PLATES FOR WALL DRYWALL TO PROVIDE AIR BARRIER CONTINUITY.

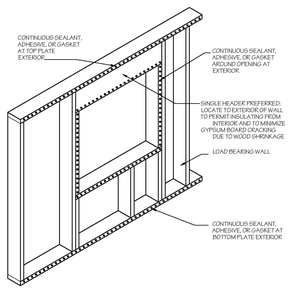
4 CEILING GWB/TRUSS UPLIFT DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 16.4*



5 FACE STAPLING VS. INSET STAPLING

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 10.1*

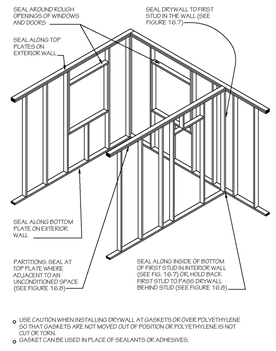


EXTERIOR RIGID INSULATION IS SEALED TO EXTERIOR OF WALL FRAMING AT TOP PLATES, BOTTOM PLATES, AND AROUND OPENINGS

- A HEADER IS NEEDED ABOVE WINDOW OPENING IF WALL IS LOAD BEARING
- SINGLE HEADER RATHER THAN DOUBLE HEADER PREFERRED, SIZED APPROPRIATELY FOR LOAD

6 EXTERIOR AIR SEALING DETAIL

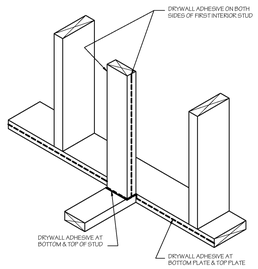
SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 11.7*



- USE CAUTION WHEN INSTALLING DRYWALL AT GASKETS OR OVER POLYETHYLENE SO THAT GASKETS ARE NOT MOVED OUT OF POSITION OR POLYETHYLENE IS NOT CUT OR TORN.
- GASKET CAN BE USED IN PLACE OF SEALANTS OR ADHESIVES.

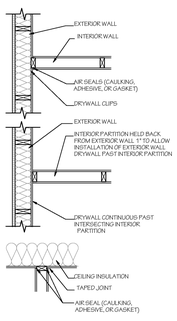
7 INTERIOR AIR SEALING DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 16.6*



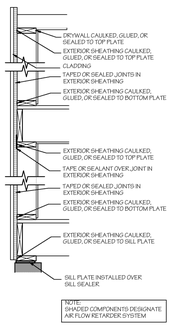
8 AIR SEALING DETAIL AT INT./EXT. WALL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 16.7*



9 AIR SEALING DETAIL AT INT./EXT. WALL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 16.7*



10 EXTERIOR AIR BARRIER

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 3.5*

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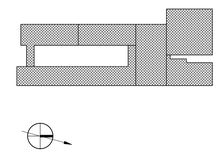
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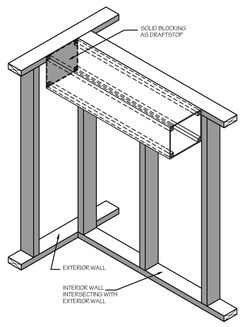
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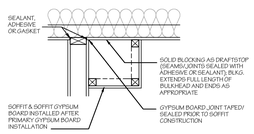
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INTERIOR SOFFIT FOOTPRINT AGAINST EXTERIOR WALL

- ALTERNATIVELY, INTERIOR SOFFIT CAN BE CONSTRUCTED AFTER GYPSUM BOARD INSTALLATION (SEE FIGURE 11.35)

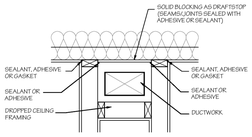


INTERIOR SOFFIT CONSTRUCTED AFTER GYPSUM BOARD INSTALLED

- SOFFIT FRAMED AFTER GYPSUM BOARD INSTALLED IN ORDER TO PROVIDE AIR FLOW RETARDER CONTINUITY

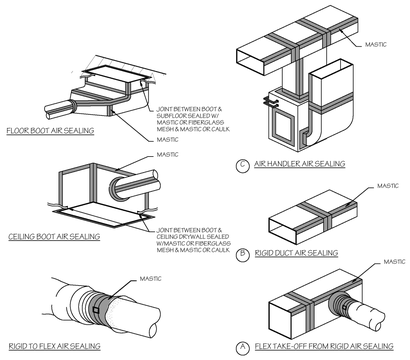
1 INTERIOR SOFFIT DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 11.40*



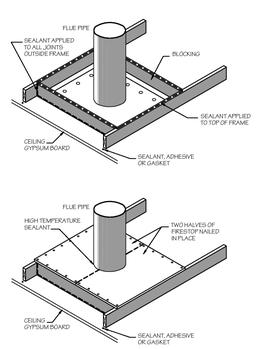
2 DROPPED CEILING DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 11.39*



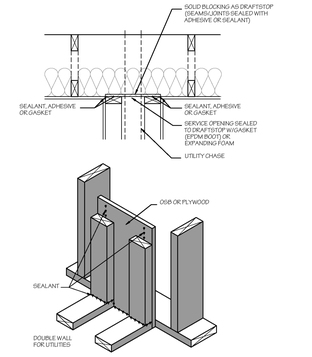
3 DUCT SEALING DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 12.15-12.17*



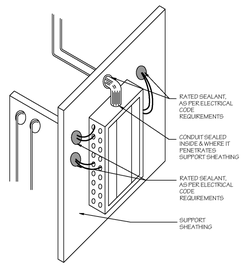
4 FLUE DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 11.36*



5 CHASE DRAFTSTOPPING DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 11.41*

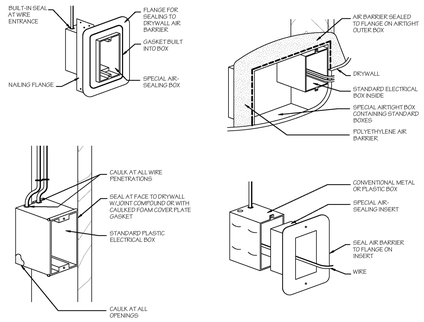


WIRES SHOULD BE LOCATED ALONG PLATES OR AGAINST STUDS RATHER THAN THROUGH THE CENTER OF INSULATED CAVITIES TO MINIMIZE INSULATION COMPRESSION WHERE BATT INSULATION IS USED (FIGURE 15.2).

6 ELECTRICAL PANEL DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 14.1*

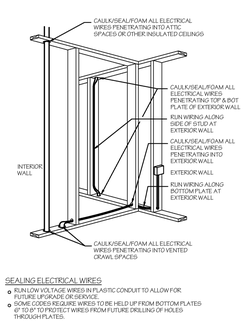
EXTERIOR WALLS ONLY



7 ELECTRICAL BOX DETAIL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 14.2*

EXTERIOR AND DEMISING WALLS

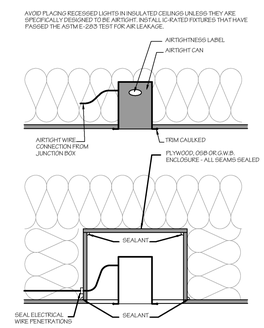


SEALING ELECTRICAL WIRES

- RUN LOW VOLTAGE WIRES IN PLASTIC CONDUIT TO ALLOW FOR FUTURE UPGRADE OR SERVICE.
- SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATES 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATES.

8 ELECTRICAL WIRE SEALING

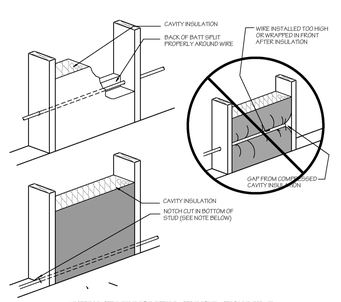
SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 14.3*



ALTERNATE RECESSED LIGHT BOX DETAIL

9 RECESSED LIGHT BOX

SCALE: NOT TO SCALE

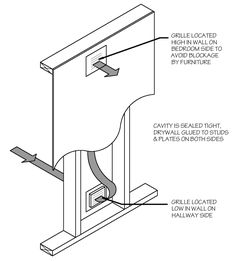


ALTERNATE WIRING WITH BATT INSULATION DETAIL

NOTE: SOME CODES REQUIRE WIRES TO BE HELD UP FROM BOTTOM PLATE 6" TO 8" TO PROTECT WIRES FROM FUTURE DRILLING OF HOLES THROUGH PLATE

10 INSTALLING BATT INSULATION IN CAVITY W/ELECTRICAL WIRING

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 15.2*



11 TRANSFER GRILL

SCALE: NOT TO SCALE *EEBA GUIDE FIGURE 12.21*

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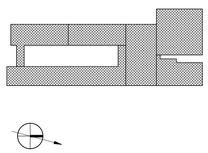
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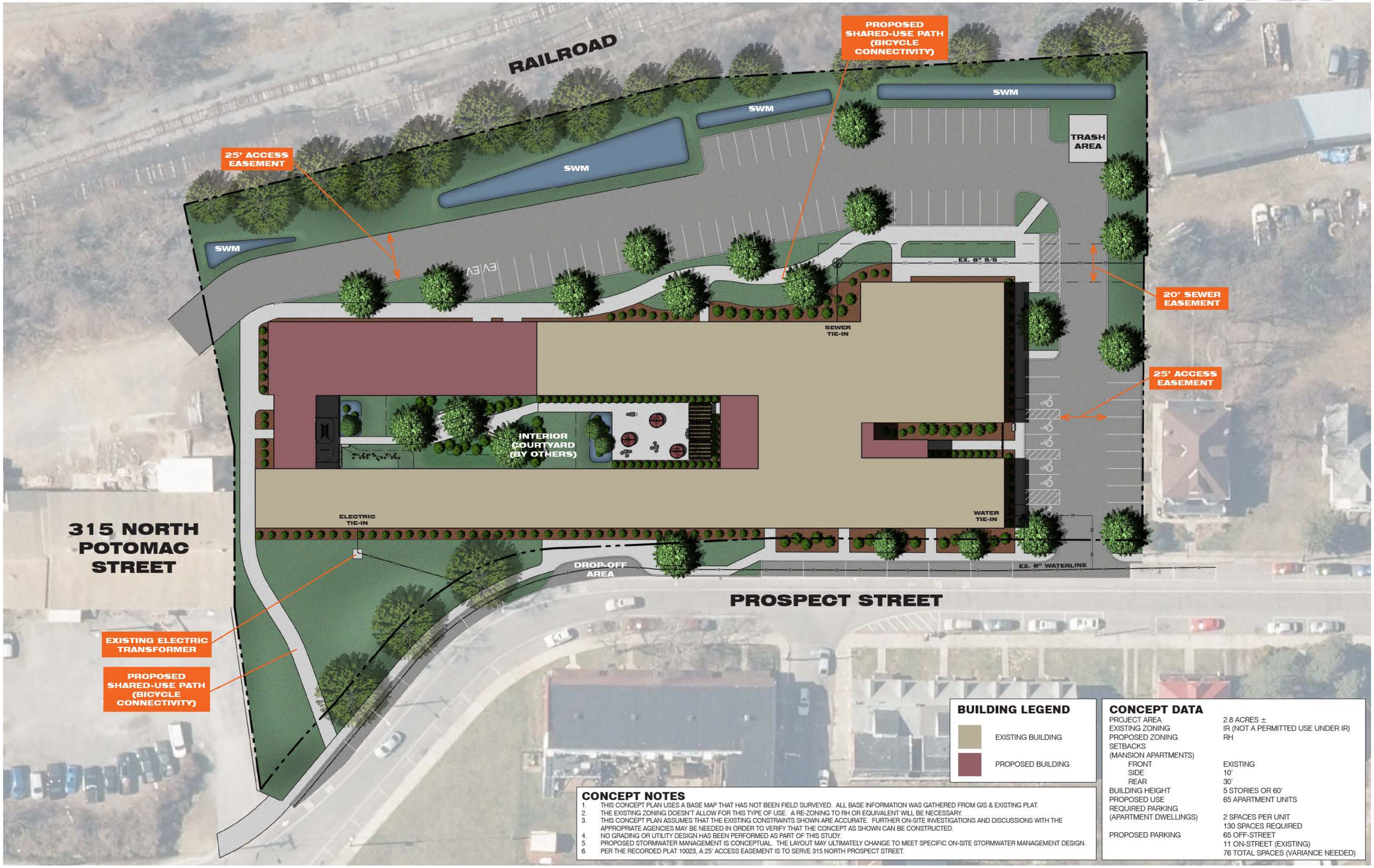
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THE MOLLER

Concept Plan *Hagerstown, Maryland* *May, 2025*

0' 20' 40' 60'



BUILDING LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING

CONCEPT DATA

PROJECT AREA	2.8 ACRES ±
EXISTING ZONING	IR (NOT A PERMITTED USE UNDER IR)
PROPOSED ZONING	RH
SETBACKS (MANSION APARTMENTS)	
FRONT	EXISTING
SIDE	10'
REAR	30'
BUILDING HEIGHT	5 STORIES OR 60'
PROPOSED USE	65 APARTMENT UNITS
REQUIRED PARKING (APARTMENT DWELLINGS)	2 SPACES PER UNIT 130 SPACES REQUIRED
PROPOSED PARKING	65 OFF-STREET 11 ON-STREET (EXISTING) 76 TOTAL SPACES (VARIANCE NEEDED)

CONCEPT NOTES

1. THIS CONCEPT PLAN USES A BASE MAP THAT HAS NOT BEEN FIELD SURVEYED. ALL BASE INFORMATION WAS GATHERED FROM GIS & EXISTING PLAT.
2. THE EXISTING ZONING DOESN'T ALLOW FOR THIS TYPE OF USE. A RE-ZONING TO RH OR EQUIVALENT WILL BE NECESSARY.
3. THIS CONCEPT PLAN ASSUMES THAT THE EXISTING CONSTRAINTS SHOWN ARE ACCURATE. FURTHER ON-SITE INVESTIGATIONS AND DISCUSSIONS WITH THE APPROPRIATE AGENCIES MAY BE NEEDED IN ORDER TO VERIFY THAT THE CONCEPT AS SHOWN CAN BE CONSTRUCTED.
4. NO GRADING OR UTILITY DESIGN HAS BEEN PERFORMED AS PART OF THIS STUDY.
5. PROPOSED STORMWATER MANAGEMENT IS CONCEPTUAL. THE LAYOUT MAY ULTIMATELY CHANGE TO MEET SPECIFIC ON-SITE STORMWATER MANAGEMENT DESIGN.
6. PER THE RECORDED PLAT 10023, A 25' ACCESS EASEMENT IS TO SERVE 315 NORTH PROSPECT STREET.

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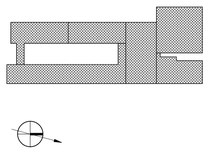
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SITE PLAN

C-101

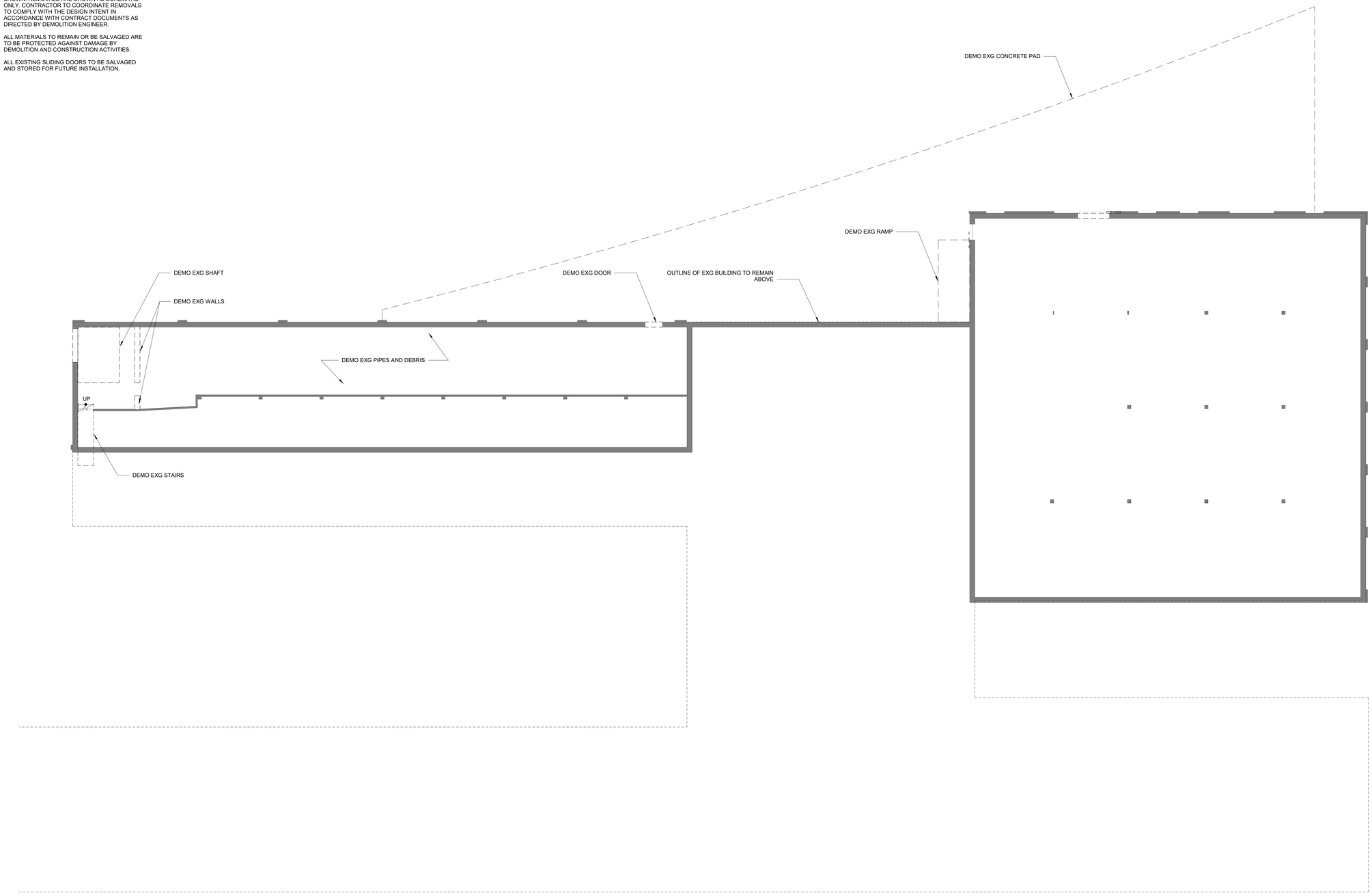
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SELECTIVE REMOVALS NOTES

INDICATES MATERIAL TO BE REMOVED. COORD WITH STRUCTURAL REQUIREMENTS AND DEMOLITION ENGINEER.

INDICATES EXISTING TO REMAIN IN PLACE

1. REMOVALS ARE NOT LIMITED SOLELY TO WORK SHOWN. REMOVALS ARE SHOWN AS SCHEMATIC ONLY. CONTRACTOR TO COORDINATE REMOVALS TO COMPLY WITH THE DESIGN INTENT IN ACCORDANCE WITH CONTRACT DOCUMENTS AS DIRECTED BY DEMOLITION ENGINEER.
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1 LOWER LEVEL DEMO PLAN
1/8" = 1'-0"

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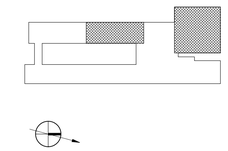
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LOWER LEVEL DEMO PLAN

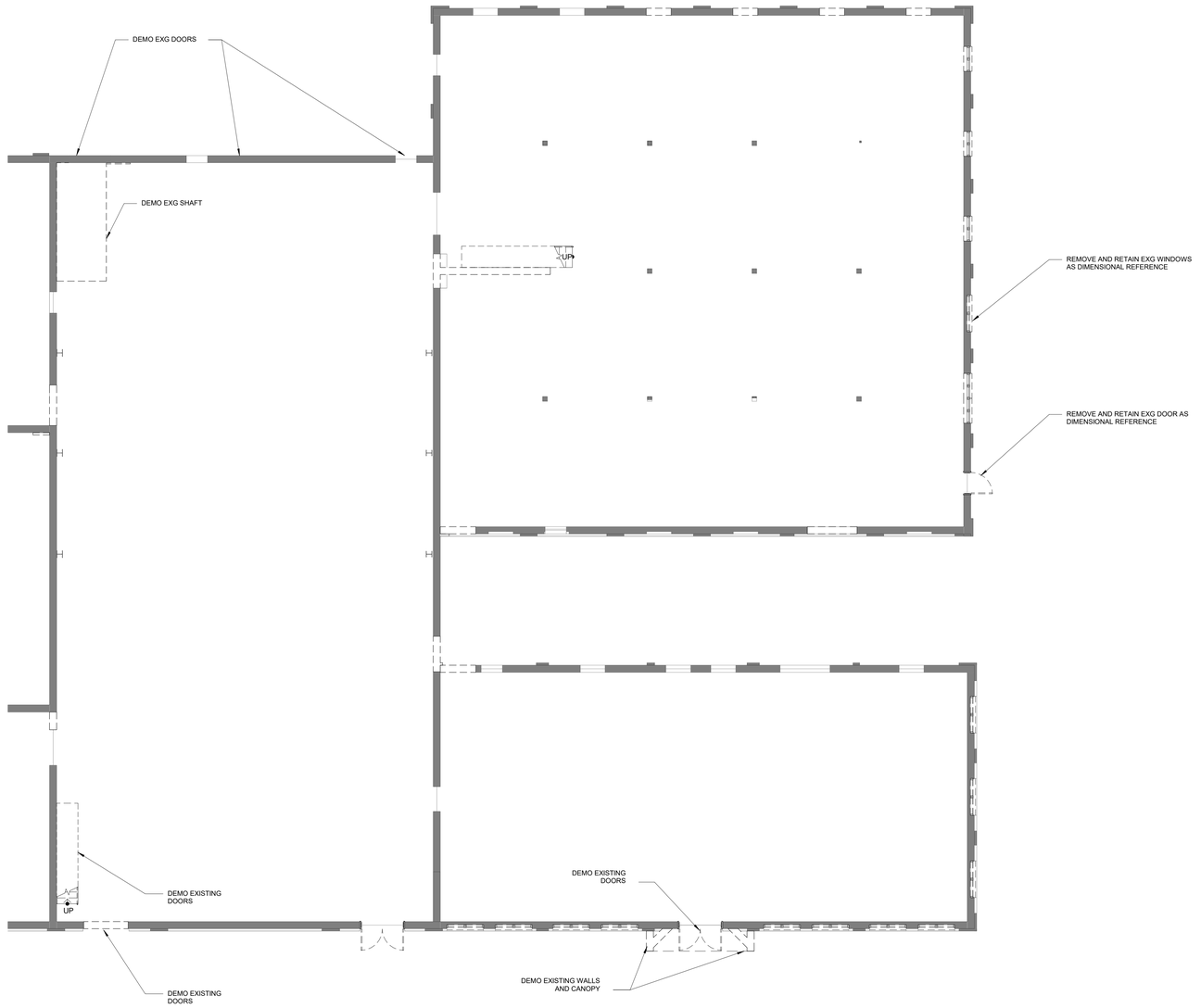
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1 1ST FLOOR DEMO PLAN - NORTH
1/8" = 1'-0"

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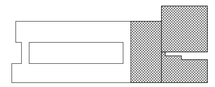
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1ST FLOOR DEMO PLAN - NORTH

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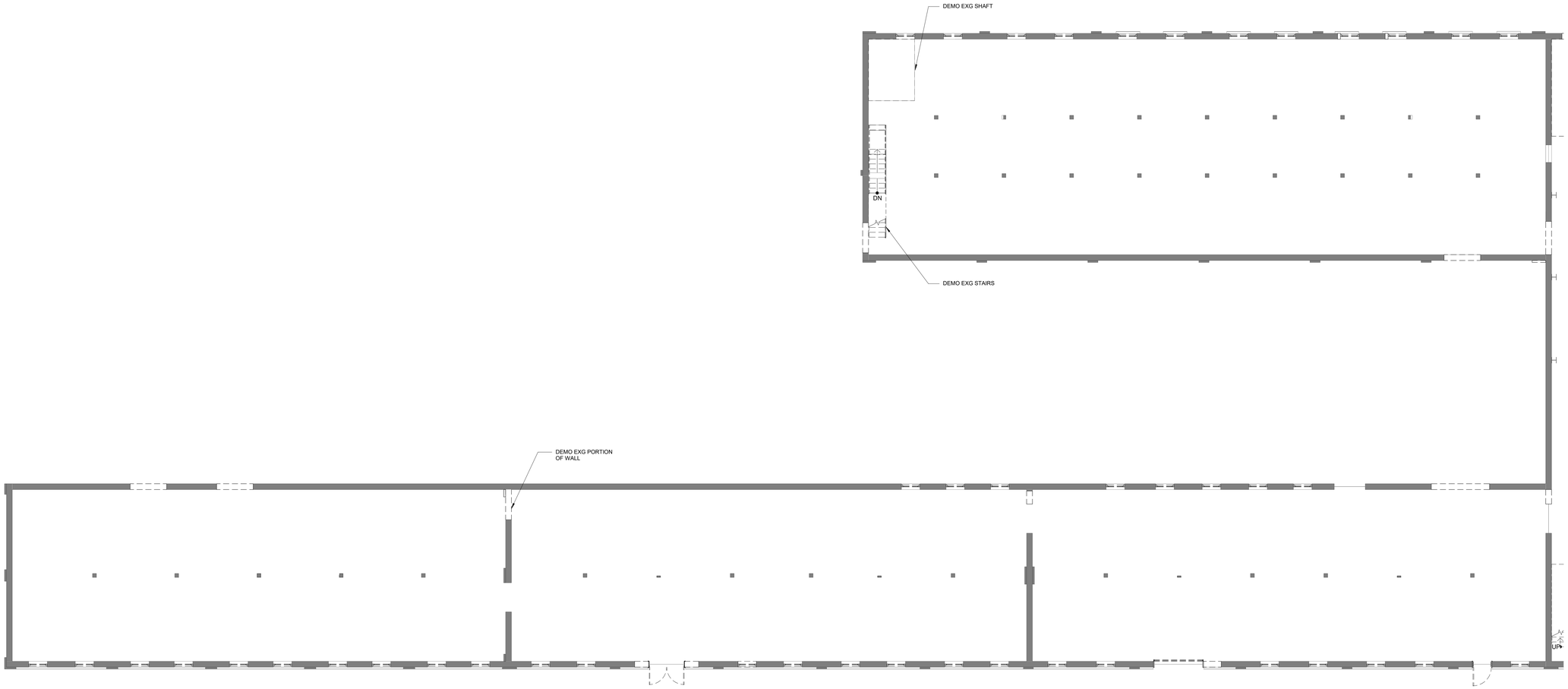
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1 1ST FLOOR DEMO PLAN - SOUTH
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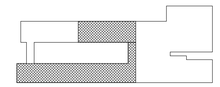
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1ST FLOOR DEMO PLAN - SOUTH

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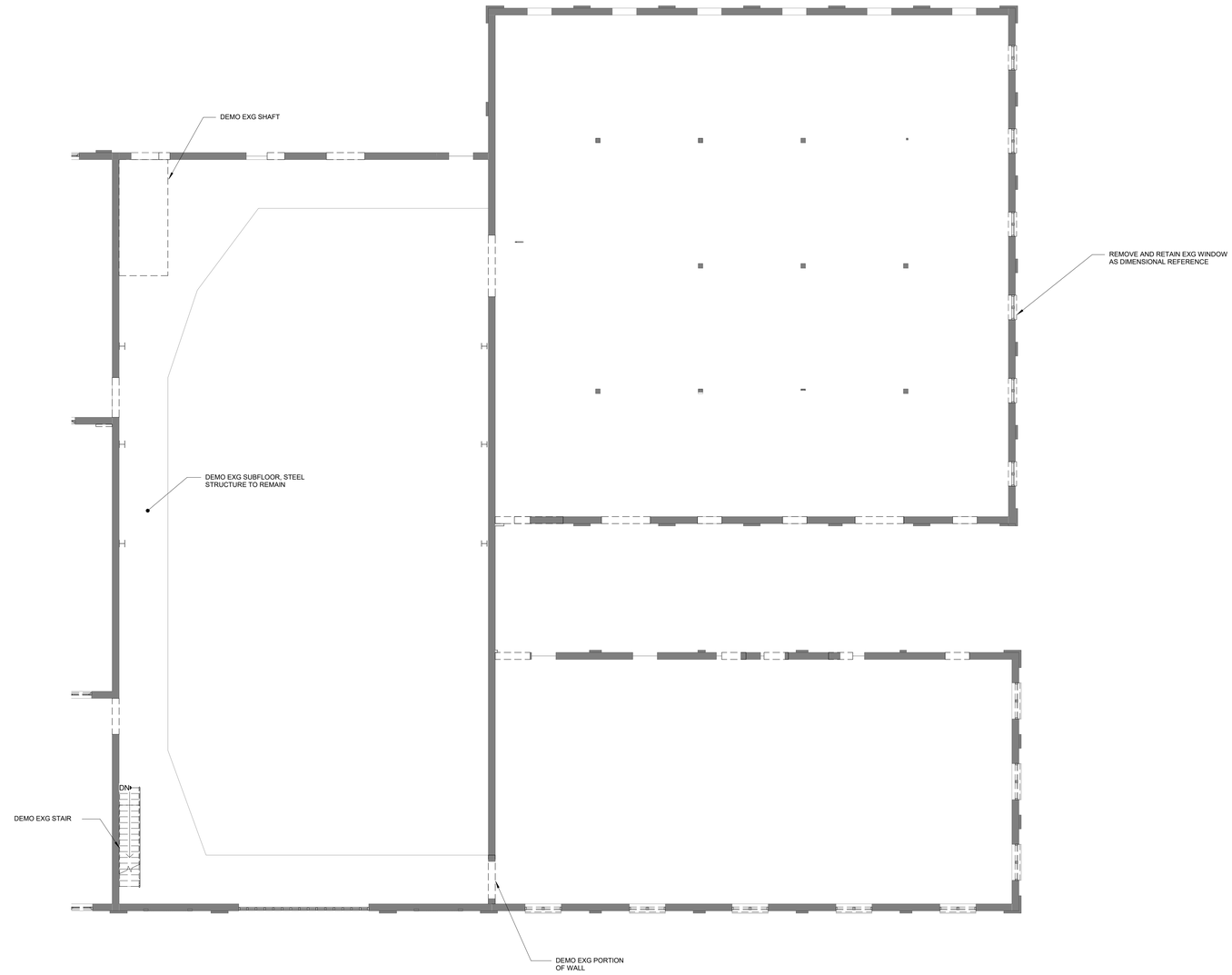
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1 2ND FLOOR DEMO PLAN - NORTH
1/8" = 1'-0"

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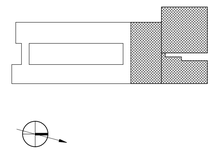
ARCHITECT
WALLACE ROBERTS & TODD, LLC
123 SOUTH BROAD STREET, SUITE 1450
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215.732.5215
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410.785.7423

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301.791.3650

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SCALE	1/8" = 1'-0"

2ND FLOOR DEMO PLAN - NORTH

AD-103A

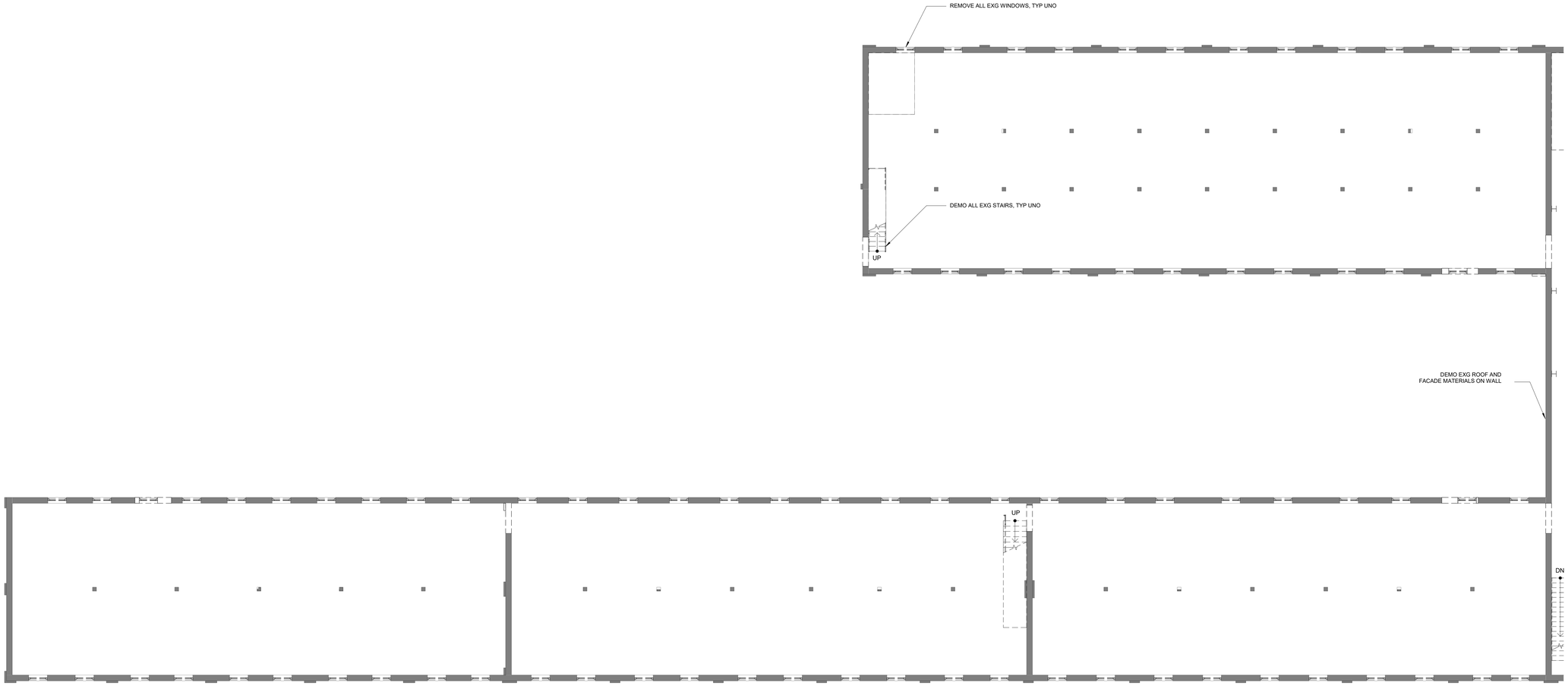
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SELECTIVE REMOVALS NOTES

INDICATES MATERIAL TO BE REMOVED. COORD WITH STRUCTURAL REQUIREMENTS AND DEMOLITION ENGINEER.

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3. ALL EXISTING SLIDING DOORS TO BE SALVAGED AND STORED FOR FUTURE INSTALLATION.



1 2ND FLOOR DEMO PLAN - SOUTH
1/8" = 1'-0"

WRT

THE MOLLER

403 N. PROSPECT ST
HAGERSTOWN, MD 21740

CO-OWNER
DELAWARE VALLEY DEVELOPMENT COMPANY
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302.235.2900

CO-OWNER
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35 W. BALTIMORE STREET
HAGERSTOWN, MD 21740
301.733.6911

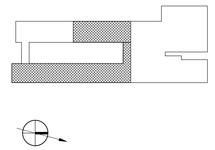
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2ND FLOOR DEMO PLAN - SOUTH

AD-103B

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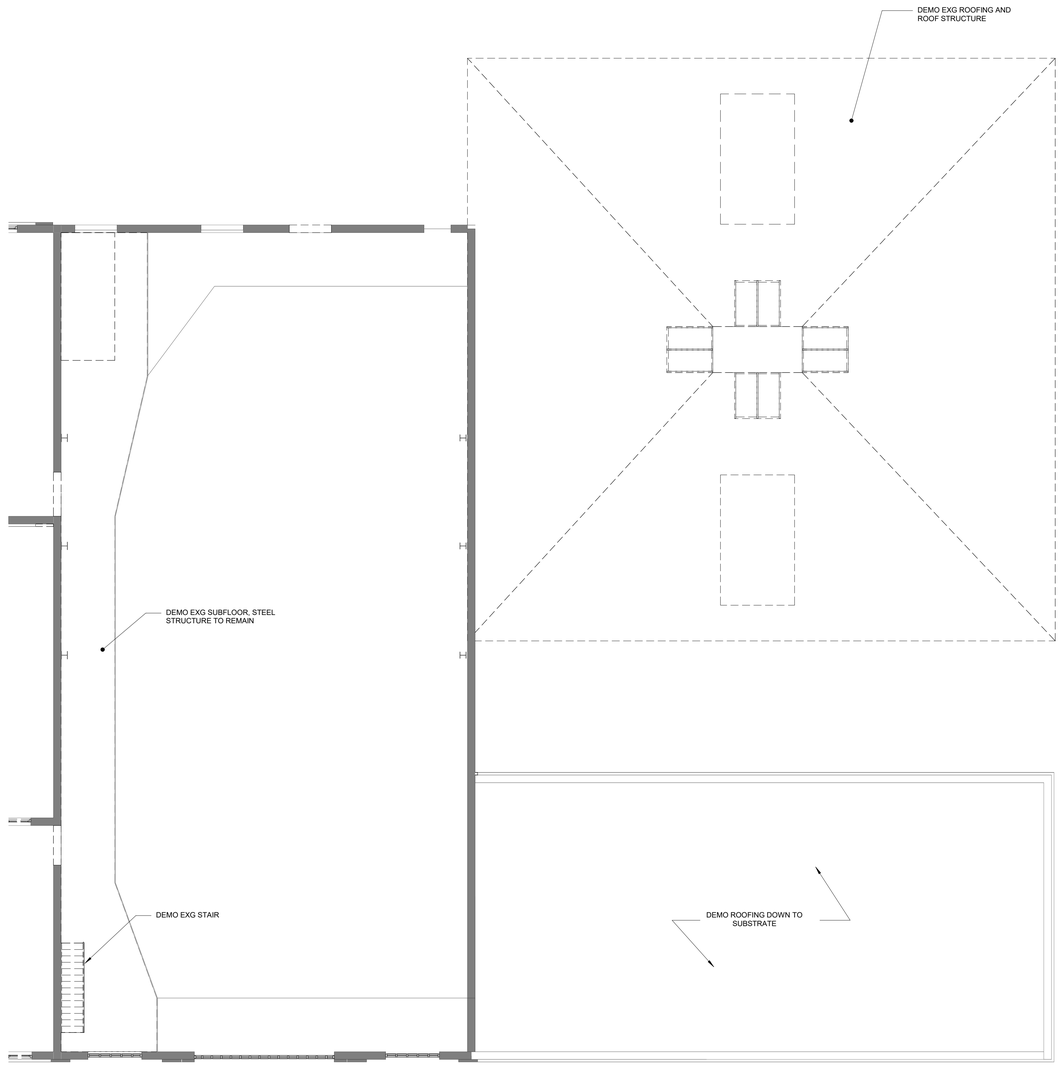
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1 3RD FLOOR DEMO PLAN - NORTH
1/8" = 1'-0"

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301.733.6911

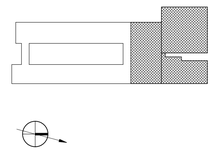
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3RD FLOOR DEMO PLAN - NORTH

AD-104A

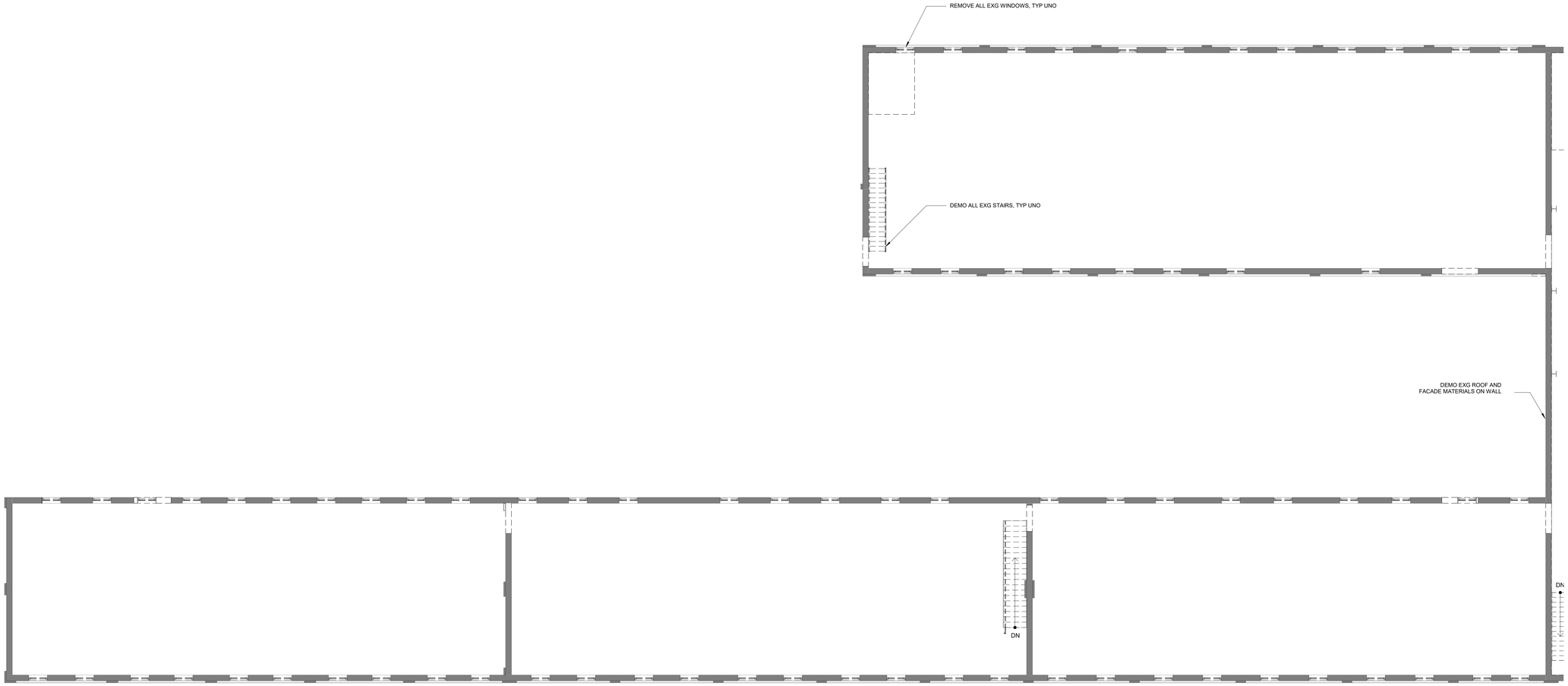
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1 3RD FLOOR DEMO PLAN - SOUTH
1/8" = 1'-0"

WRT

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CO-OWNER
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35 W. BALTIMORE STREET
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301.733.6911

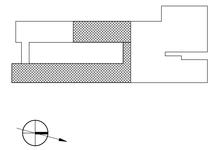
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ISSUE DATE	05.16.2025
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CHECKED BY	LK
SCALE	1/8" = 1'-0"

3RD FLOOR DEMO PLAN - SOUTH

AD-104B

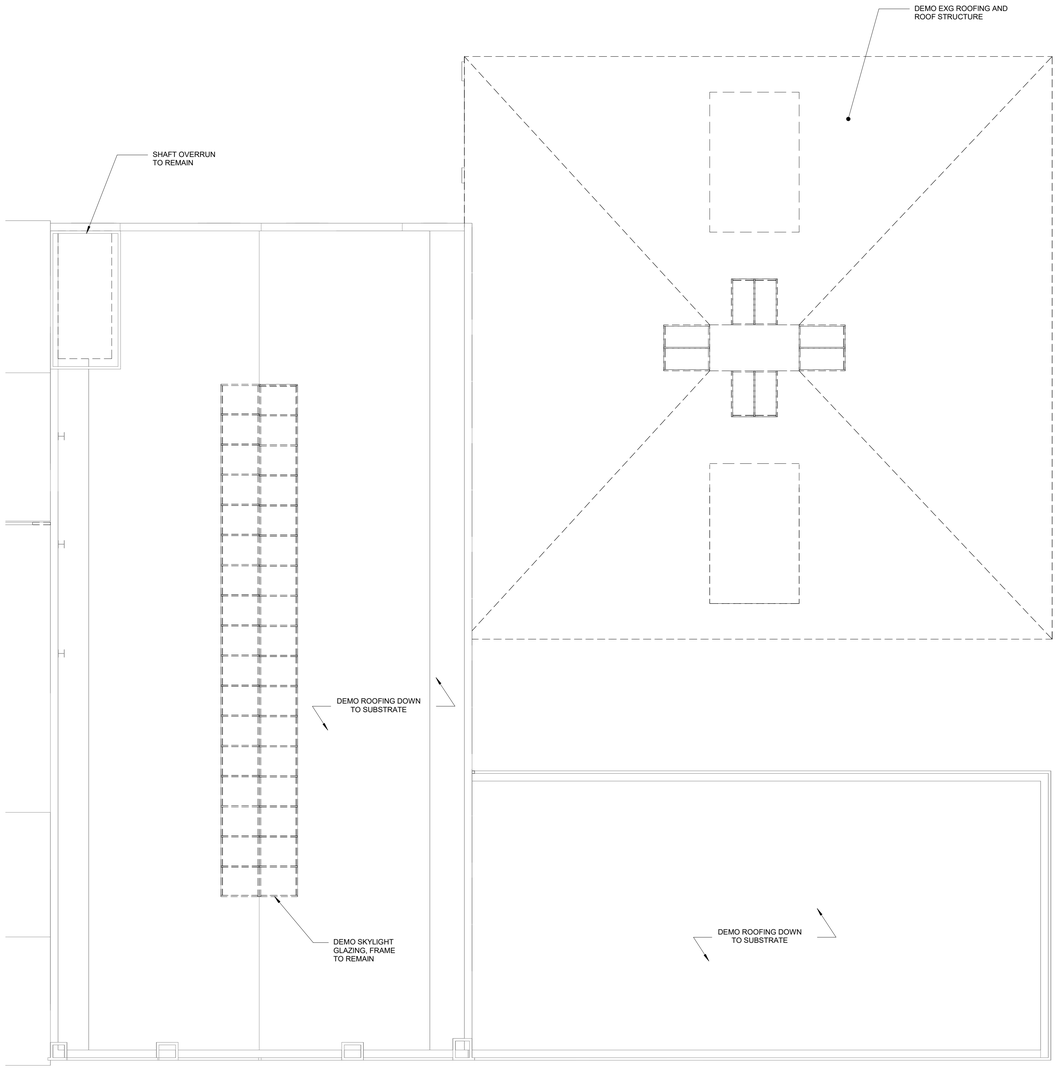
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1 ROOF DEMO PLAN - NORTH
1/8" = 1'-0"

WRT

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302.235.2900

CO-OWNER
HAGERSTOWN HOUSING AUTHORITY
35 W. BALTIMORE STREET
HAGERSTOWN, MD 21740
301.733.6911

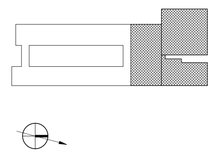
ARCHITECT
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ISSUE DATE	05.16.2025
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SCALE	1/8" = 1'-0"

ROOF DEMO PLAN - NORTH

AD-105A

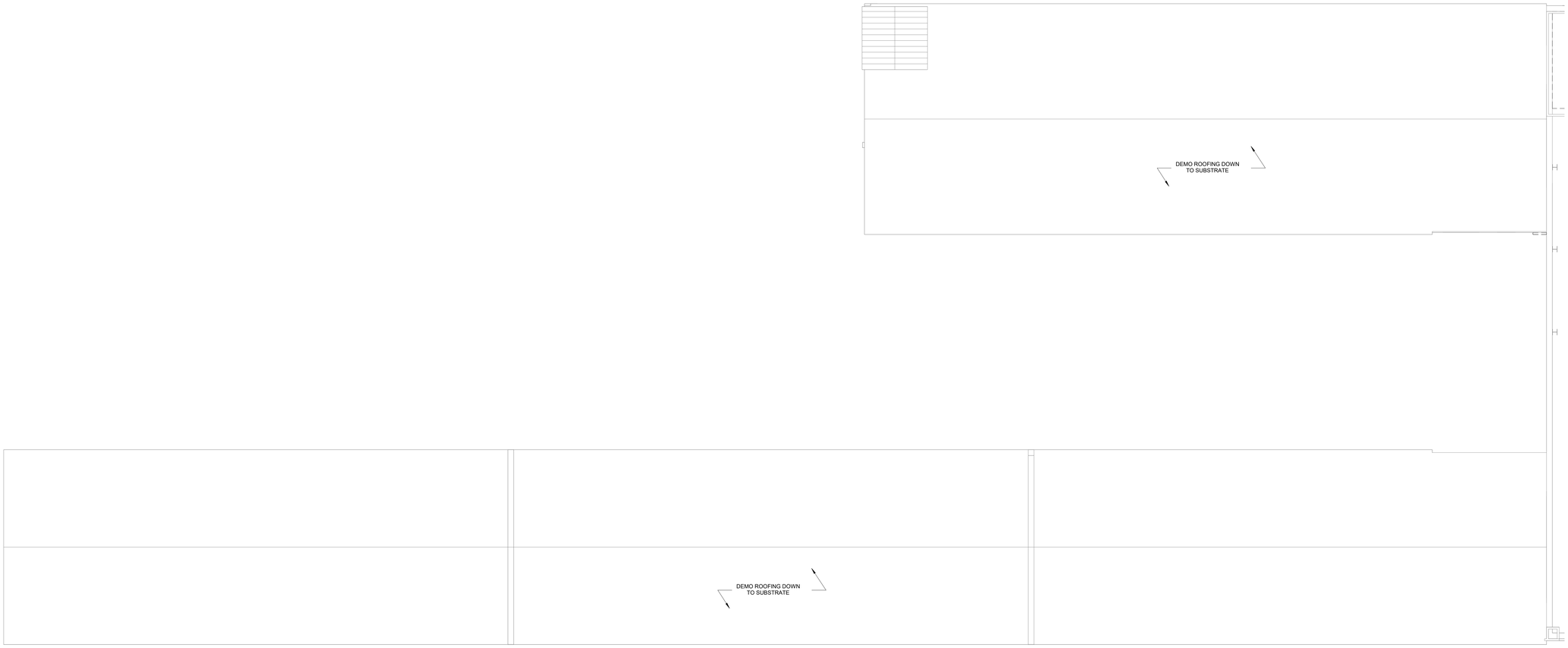
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1 ROOF DEMO PLAN - SOUTH
1/8" = 1'-0"

WRT

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403 N. PROSPECT ST
HAGERSTOWN, MD 21740

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DELAWARE VALLEY DEVELOPMENT COMPANY
5718 KENNETT PIKE
WILMINGTON, DE 19807
302.235.2900

CO-OWNER
HAGERSTOWN HOUSING AUTHORITY
35 W. BALTIMORE STREET
HAGERSTOWN, MD 21740
301.733.6911

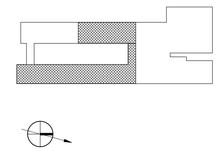
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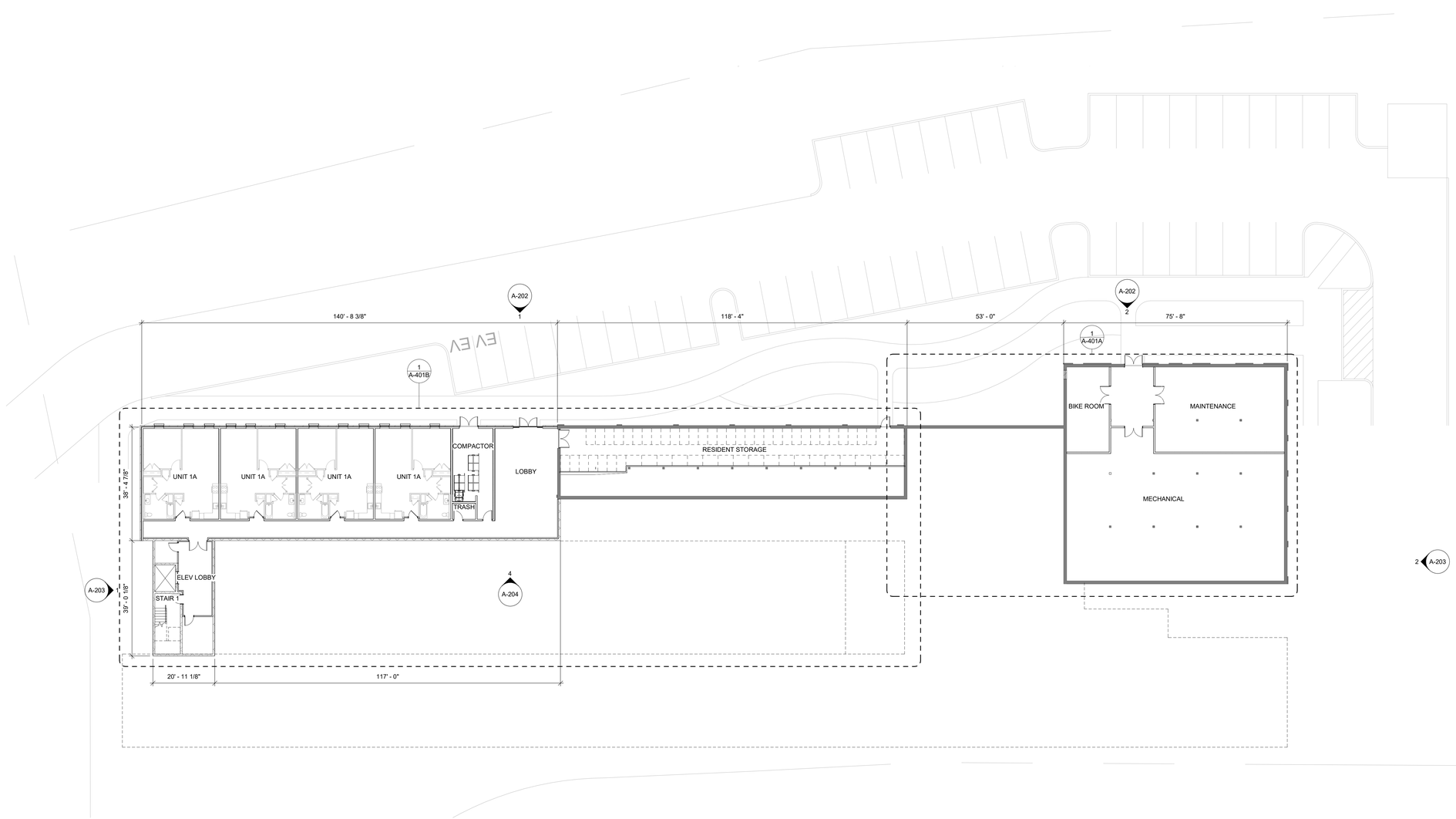
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ROOF DEMO PLAN - SOUTH

AD-105B

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1 PLAN_LOWER LEVEL
1/16" = 1'-0"

WRT

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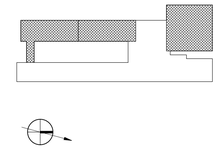
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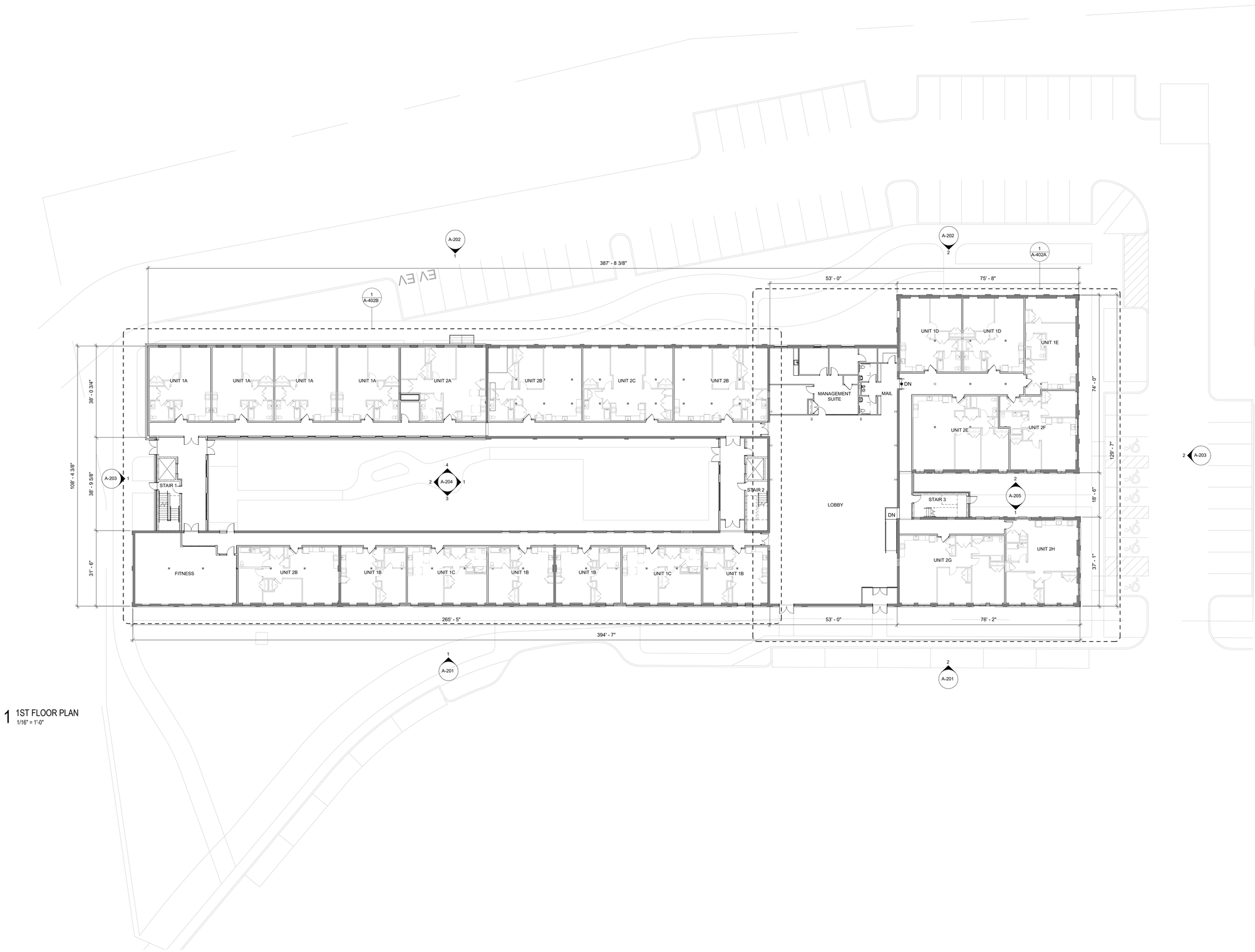
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SCALE	1/16" = 1'-0"

LOWER LEVEL FLOOR PLAN

A-101

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1 1ST FLOOR PLAN
1/16" = 1'-0"

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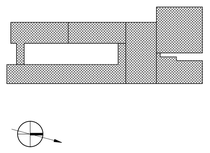
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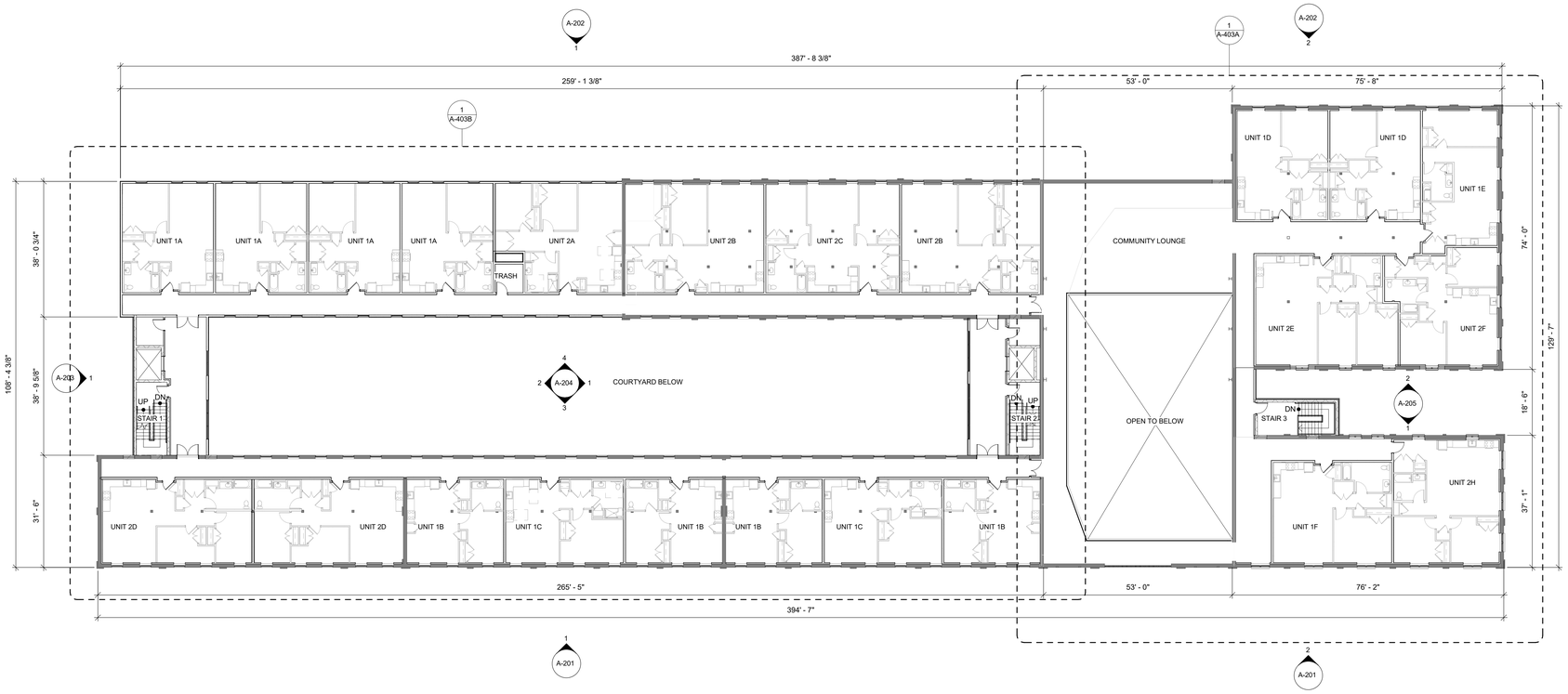
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DRAWN BY	JN
CHECKED BY	LK
SCALE	1/16" = 1'-0"

1ST FLOOR PLAN

A-102

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5/15/2024 4:10:32 PM



1 2ND FLOOR PLAN
1/16" = 1'-0"

WRT

THE MOLLER

403 N. PROSPECT ST
HAGERSTOWN, MD 21740

CO-OWNER

DELAWARE VALLEY DEVELOPMENT COMPANY

5718 KENNETT PIKE
WILMINGTON, DE 19807
302.235.2900

CO-OWNER

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301.733.6911

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410.785.7423

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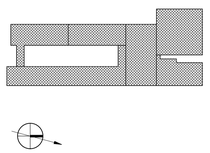
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KEYPLAN



REV # DATE DESCRIPTION
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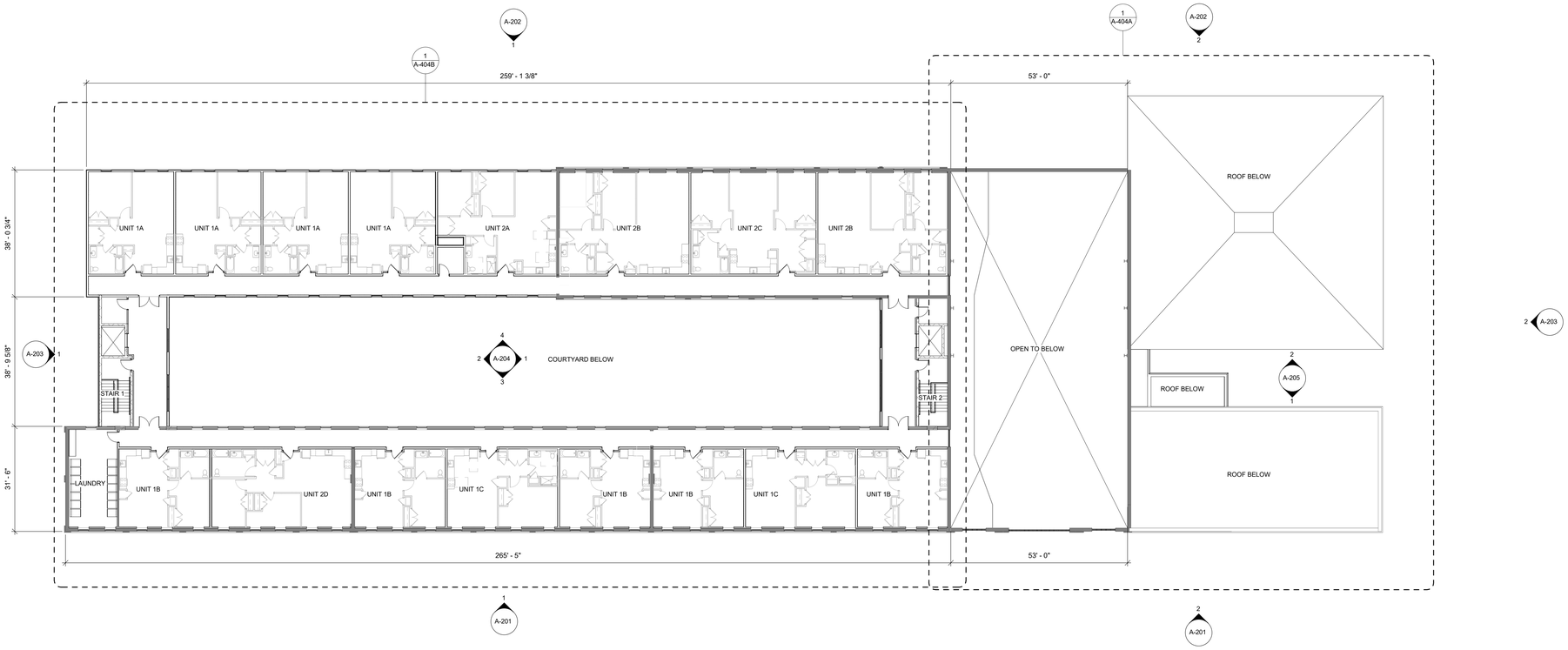
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SCALE	1/16" = 1'-0"

2ND FLOOR PLAN

A-103

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5/15/2025 4:10:34 PM



1 3RD FLOOR PLAN
1/16" = 1'-0"

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410.785.7423

MEP ENGINEER

ALLEN + SHARIFF

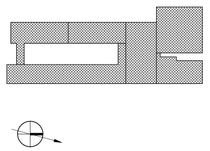
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412.322.9280

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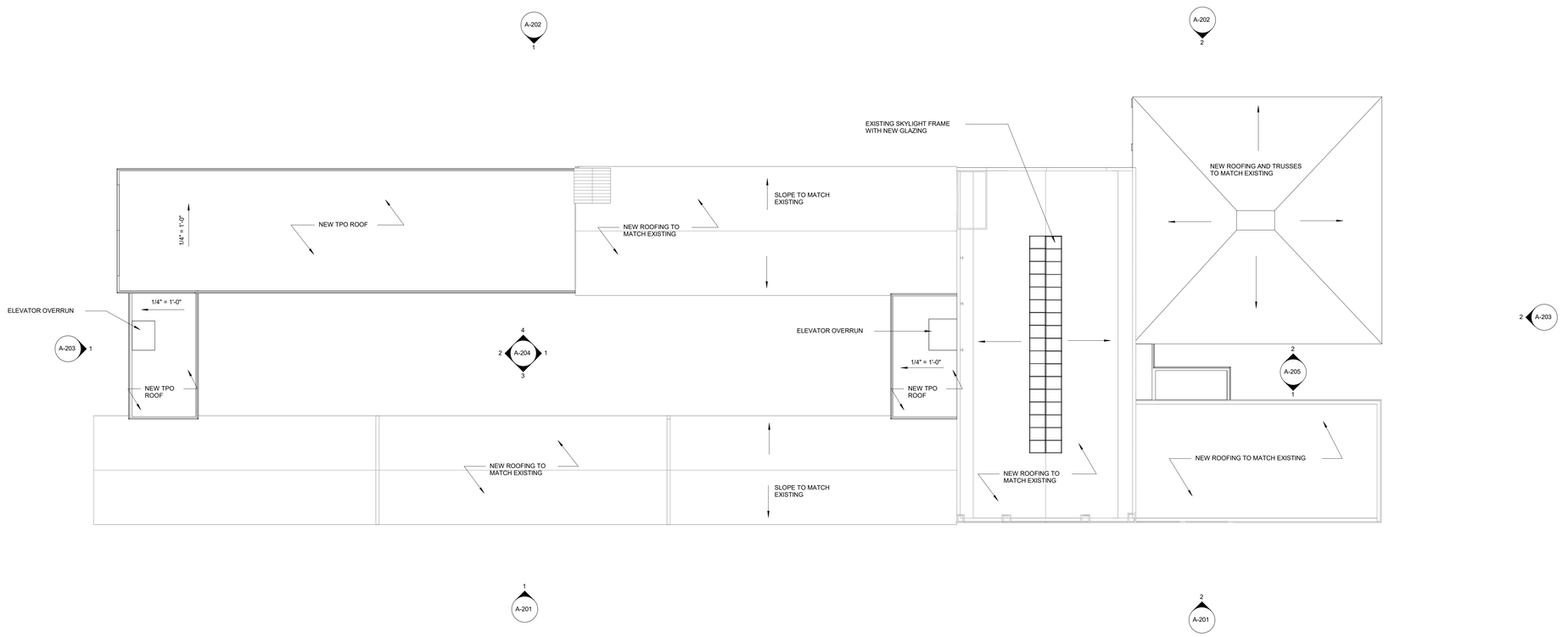
TAX CREDIT SUBMISSION

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ISSUE DATE	05.16.2025
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SCALE	1/16" = 1'-0"

THIRD FLOOR PLAN

A-104

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1 PLAN_ROOF
1/16" = 1'-0"

WRT

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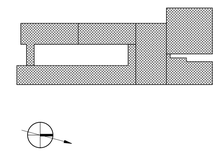
ARCHITECT
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ROOF PLAN

A-105

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EXTERIOR ELEVATION NOTES

1. EXISTING FACADES ARE SHOWN IN GRAY. NEW COMPONENTS ARE SHOWN IN BLACK.
2. EXISTING BRICK TO REMAIN. EXISTING BRICK TO BE RE-POINTED ON AN AS-NEEDED BASIS.
3. OPENINGS IN BRICK WALLS TO BE PATCHED ON AN AS-NEEDED BASIS.

LEGEND

NEW ALUMINUM WINDOW



2 EAST ELEVATION - NORTH
1/8" = 1'-0"



1 EAST ELEVATION - SOUTH
1/8" = 1'-0"

WRT

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302.235.2500

CO-OWNER
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HAGERSTOWN, MD 21740
301.733.6911

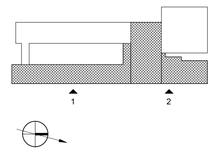
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REV #	DATE	DESCRIPTION
	5/16/2025	TAX CREDIT SUBMISSION
	8/29/2025	HISTORIC TAX CREDIT SUBMISSION

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ISSUE DATE	08.29.2025
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SCALE	1/8" = 1'-0"

EXTERIOR ELEVATIONS - EAST

A-201

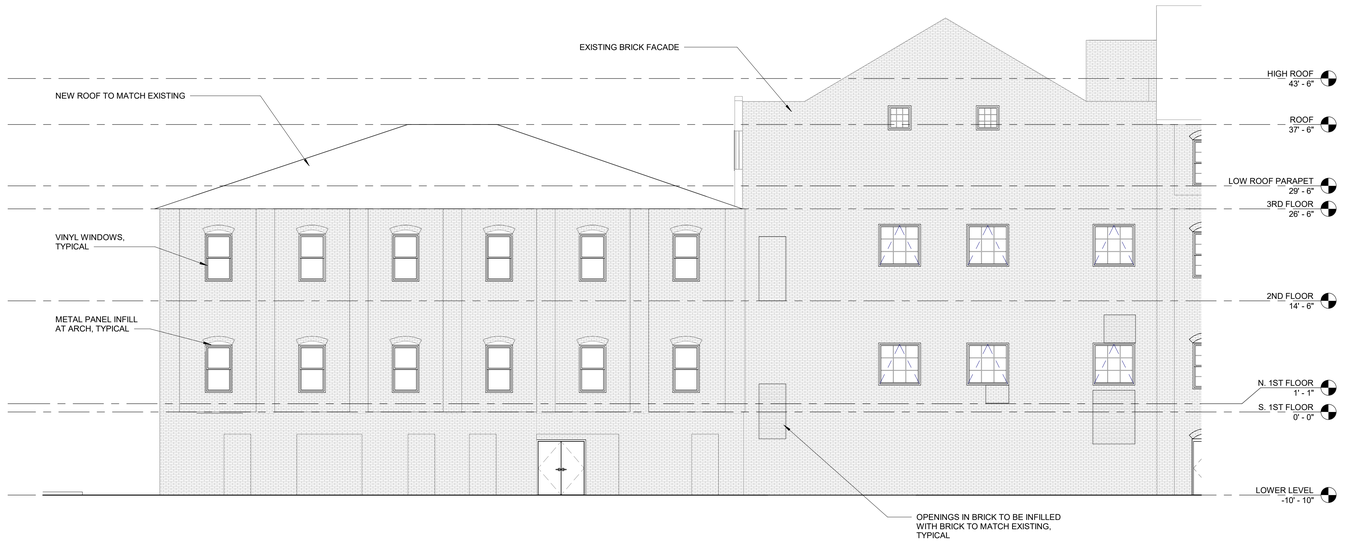
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EXTERIOR ELEVATION NOTES

1. EXISTING FACADES ARE SHOWN IN GRAY, NEW COMPONENTS ARE SHOWN IN BLACK.
2. EXISTING BRICK TO REMAIN. EXISTING BRICK TO BE RE-POINTED ON AN AS-NEEDED BASIS.
3. OPENINGS IN BRICK WALLS TO BE PATCHED ON AN AS-NEEDED BASIS.

LEGEND

NEW ALUMINUM WINDOW



2 WEST ELEVATION - NORTH
1/8" = 1'-0"



1 WEST ELEVATION - SOUTH
1/8" = 1'-0"

WRT

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WILMINGTON, DE 19807
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CO-OWNER
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35 W. BALTIMORE STREET
HAGERSTOWN, MD 21740
301.733.6911

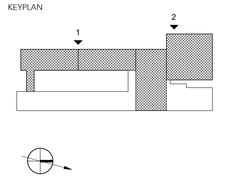
ARCHITECT
WALLACE ROBERTS & TODD, LLC
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PHILADELPHIA, PA 19109
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WRTDESIGN.COM

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REV #	DATE	DESCRIPTION
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	8/29/2025	HISTORIC TAX CREDIT SUBMISSION

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ISSUE DATE	08.29.2025
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CHECKED BY	LK
SCALE	1/8" = 1'-0"

EXTERIOR ELEVATIONS - WEST

A-202

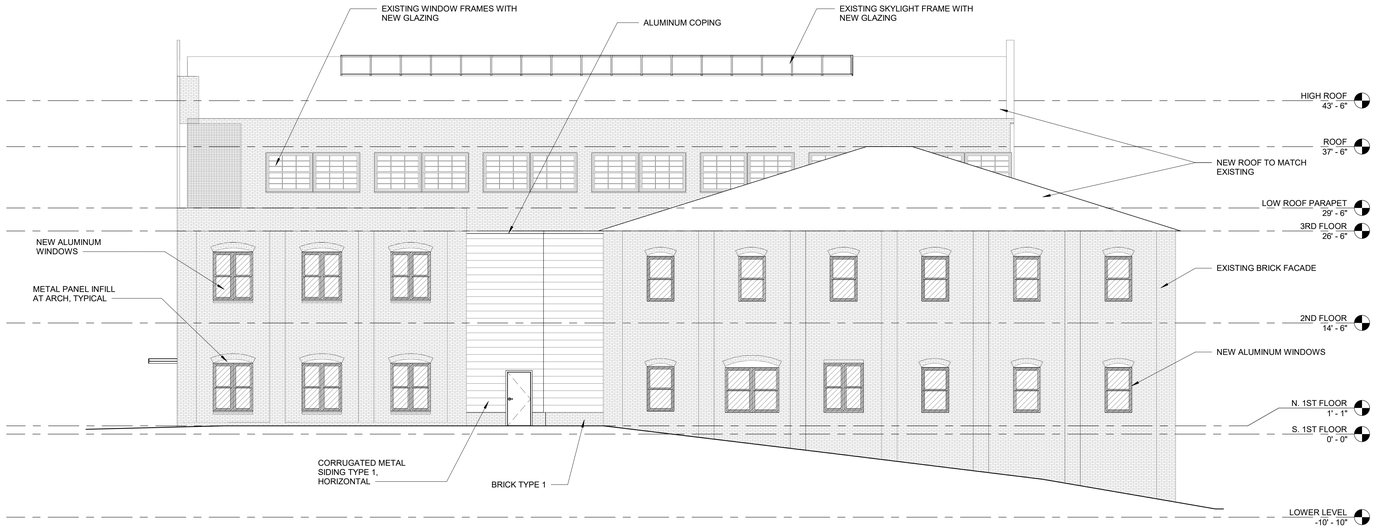
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EXTERIOR ELEVATION NOTES

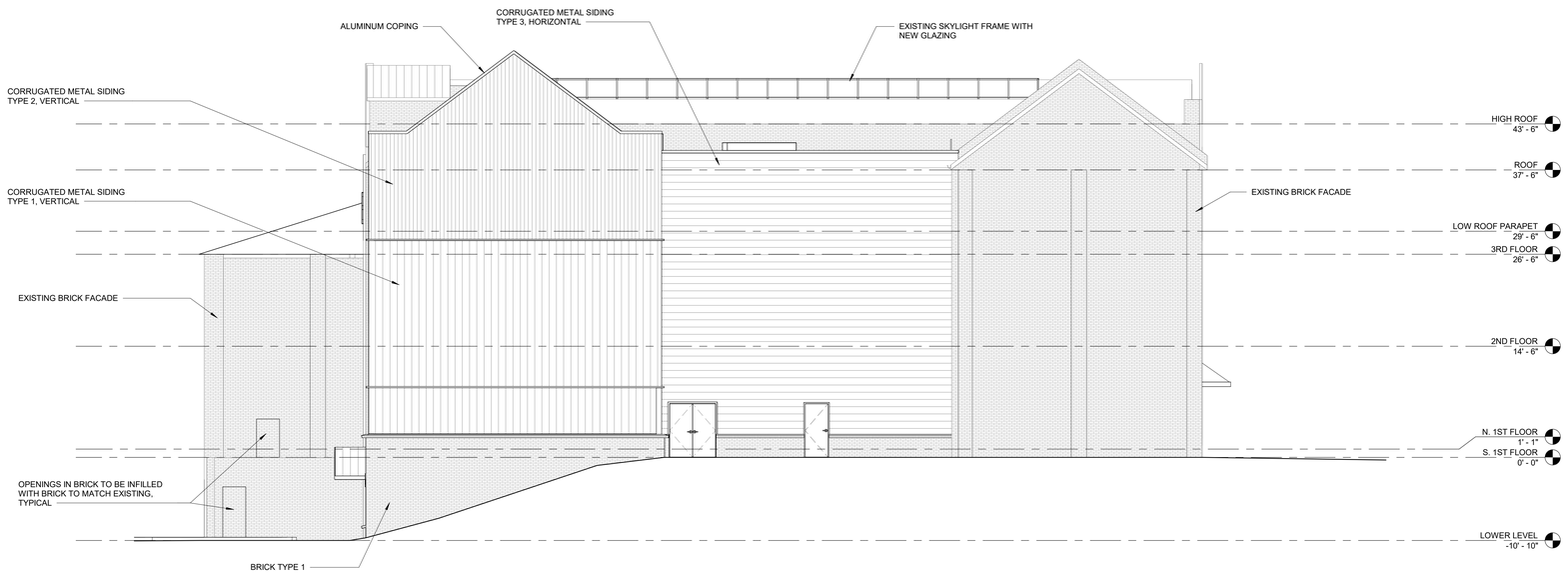
1. EXISTING FACADES ARE SHOWN IN GRAY, NEW COMPONENTS ARE SHOWN IN BLACK.
2. EXISTING BRICK TO REMAIN. EXISTING BRICK TO BE RE-POINTED ON AN AS-NEEDED BASIS.
3. OPENINGS IN BRICK WALLS TO BE PATCHED ON AN AS-NEEDED BASIS.

LEGEND

NEW ALUMINUM WINDOW



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

WRT

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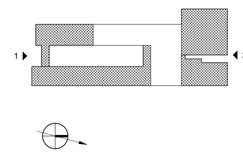
ARCHITECT
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SCALE	1/8" = 1'-0"

EXTERIOR ELEVATIONS - N/S

A-203

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EXTERIOR ELEVATION NOTES

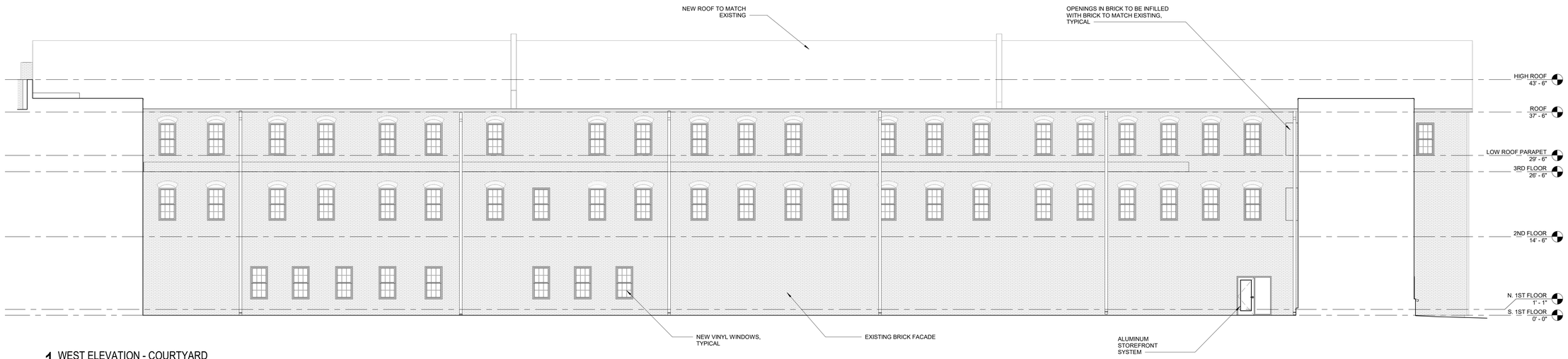
1. EXISTING FACADES ARE SHOWN IN GRAY. NEW COMPONENTS ARE SHOWN IN BLACK.
2. EXISTING BRICK TO REMAIN. EXISTING BRICK TO BE RE-POINTED ON AN AS-NEEDED BASIS.
3. OPENINGS IN BRICK WALLS TO BE PATCHED ON AN AS-NEEDED BASIS.

LEGEND

NEW ALUMINUM WINDOW



2 EAST ELEVATION - COURTYARD
1/8" = 1'-0"



1 WEST ELEVATION - COURTYARD
1/8" = 1'-0"

WRT

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301.733.6911

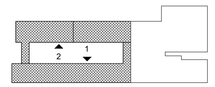
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ISSUE DATE	08.29.2025
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CHECKED BY	WRT
SCALE	1/8" = 1'-0"

EXTERIOR ELEVATIONS - COURTYARD

A-204

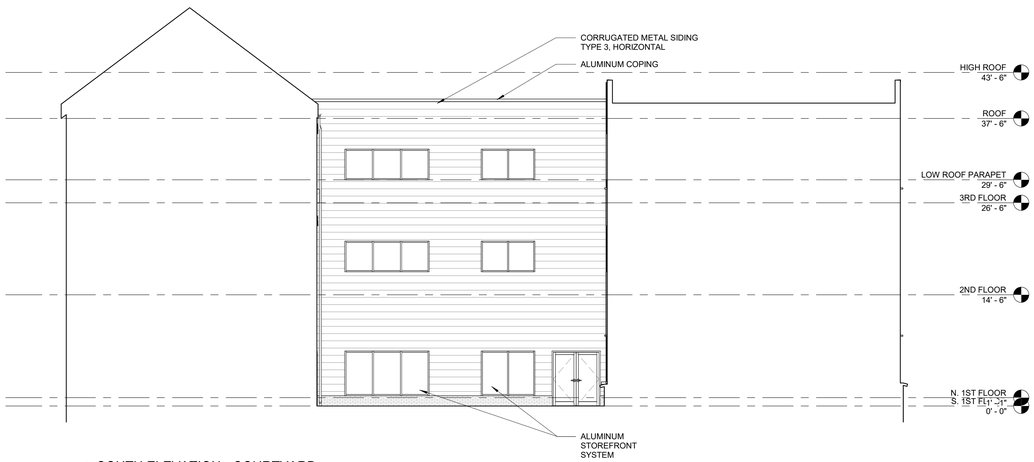
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EXTERIOR ELEVATION NOTES

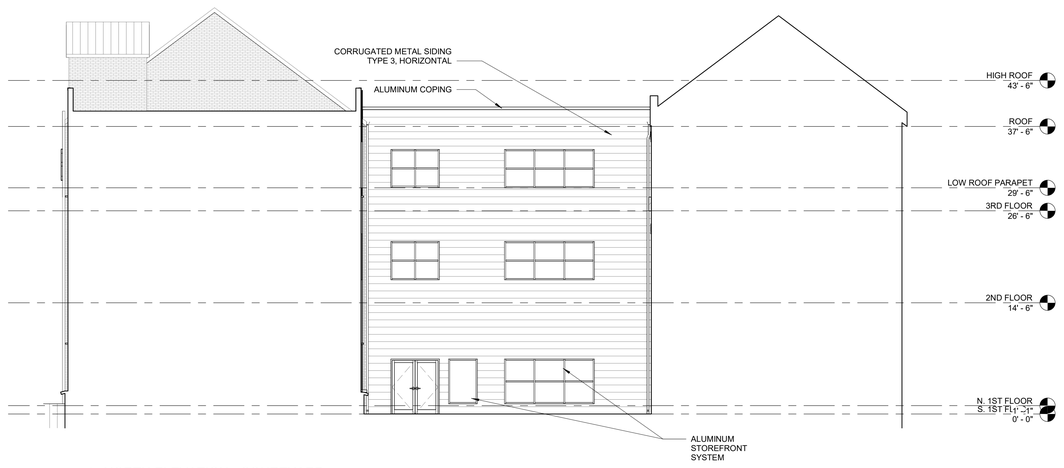
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LEGEND

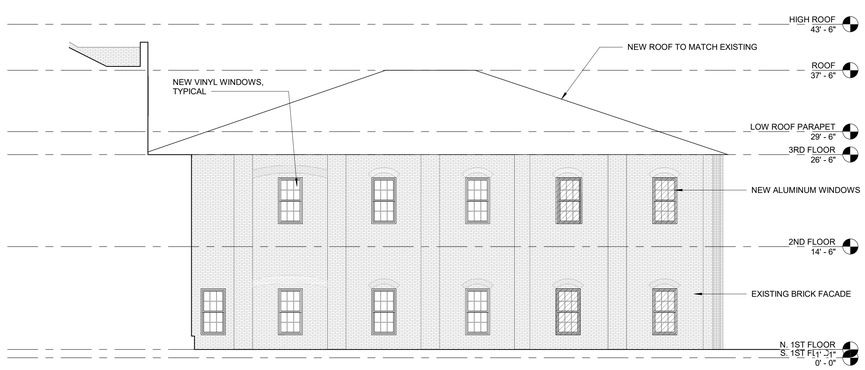
NEW ALUMINUM WINDOW



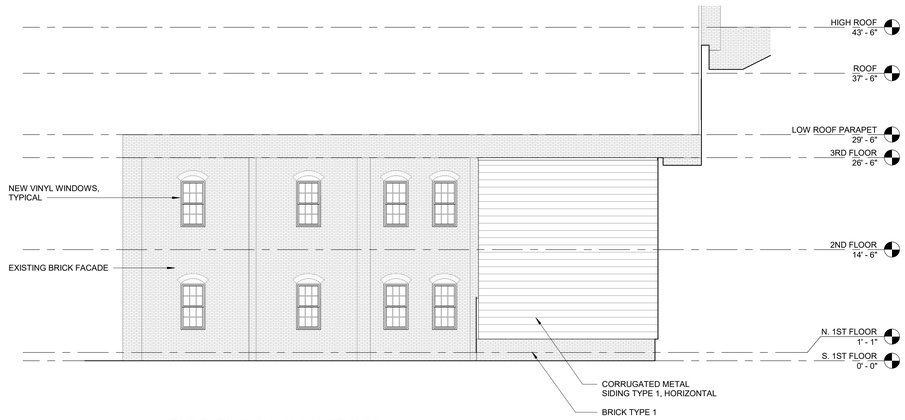
4 SOUTH ELEVATION - COURTYARD
1/8" = 1'-0"



3 NORTH ELEVATION - COURTYARD
1/8" = 1'-0"



2 EAST ELEVATION - N COURTYARD
1/8" = 1'-0"



1 WEST ELEVATION - N COURTYARD
1/8" = 1'-0"

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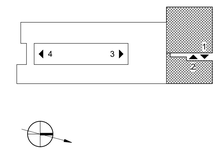
ARCHITECT
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FREDERICK, SEIBERT & ASSOCIATES, INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3650

KEYPLAN



REV #	DATE	DESCRIPTION
	8/29/2025	HISTORIC TAX CREDIT SUBMISSION

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HISTORIC TAX CREDIT SUBMISSION

WRT PROJECT #	8834.03
ISSUE DATE	08.29.2025
DRAWN BY	JN
CHECKED BY	LK
SCALE	1/8" = 1'-0"

EXTERIOR ELEVATIONS - COURTYARD

A-205

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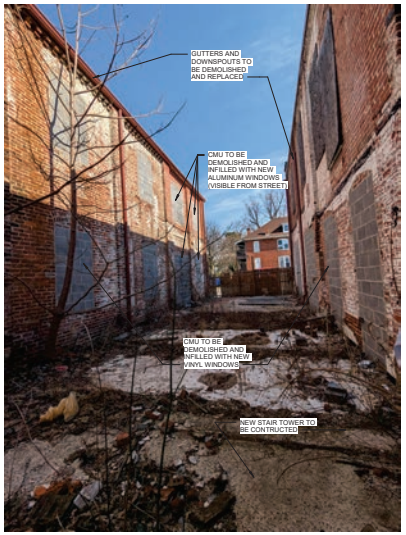
9 SOUTH ELEVATION - WEST



10 SOUTH ELEVATION - COURTYARD



11 WEST ELEVATION - COURTYARD



12 EAST/WEST ELEVATION - SIDE YARD



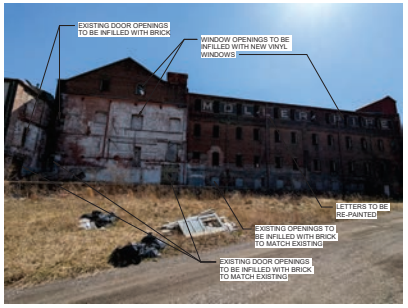
5 NORTH ELEVATION - EAST



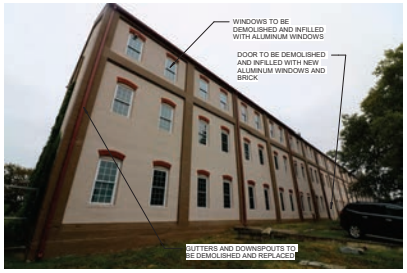
6 NORTH ELEVATION - WEST



7 WEST ELEVATION - NORTH



8 WEST ELEVATION - SOUTH



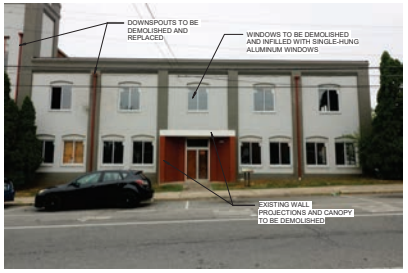
1 EAST ELEVATION - SOUTH A



2 EAST ELEVATION - SOUTH B



3 EAST ELEVATION - CENTRAL



4 EAST ELEVATION - NORTH

WRT

THE MOLLER

403 N. PROSPECT ST
HAGERSTOWN, MD 21740

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DELAWARE VALLEY DEVELOPMENT COMPANY
5718 KENNETT PIKE
WILMINGTON, DE 19807
302.235.2500

CO-OWNER
HAGERSTOWN HOUSING AUTHORITY
35 W. BALTIMORE STREET
HAGERSTOWN, MD 21740
301.733.6911

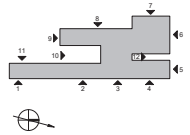
ARCHITECT
WALLACE ROBERTS & TODD, LLC
123 SOUTH BROAD STREET, SUITE 1450
PHILADELPHIA, PA 19109
215.732.5215
WRTDESIGN.COM

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KEYPLAN



REV #	DATE	DESCRIPTION
	8/29/2025	HISTORIC TAX CREDIT SUBMISSION

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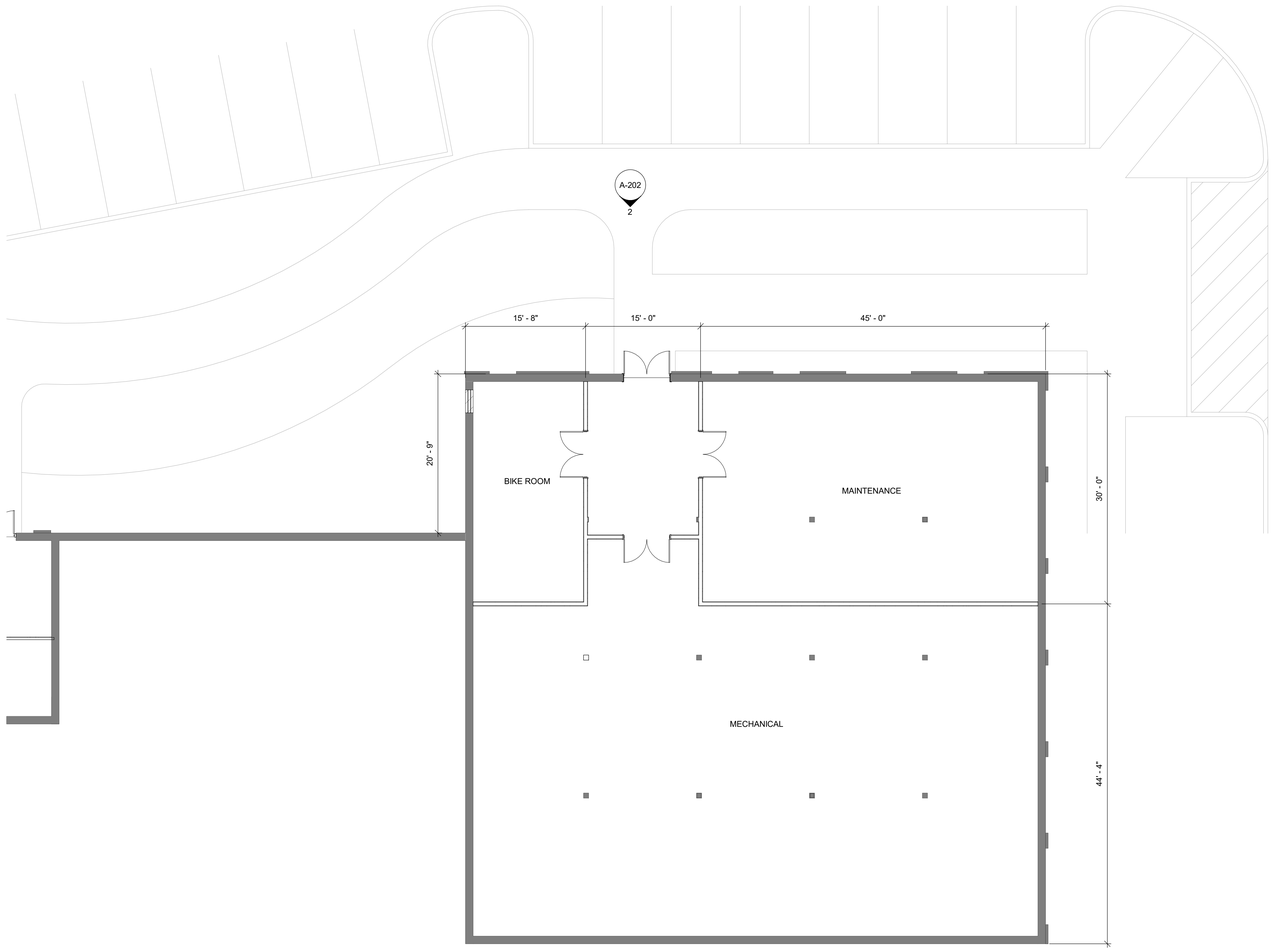
HISTORIC TAX CREDIT SUBMISSION

WRT PROJECT #	8834.03
ISSUE DATE	08.29.2025
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/2" = 1'-0"

EXTERIOR ELEVATIONS - EXISTING

A-221

8/29/2025 11:42:38 AM
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1 PLAN_LOWER LEVEL_NORTH
1/8" = 1'-0"

THE MOLLER

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HAGERSTOWN, MD 21740

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WILMINGTON, DE 19807
302.235.2500

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35 W. BALTIMORE STREET
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301.733.6911

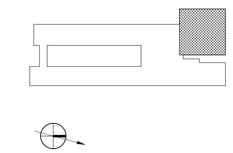
ARCHITECT
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	5/16/2025	TAX CREDIT SUBMISSION

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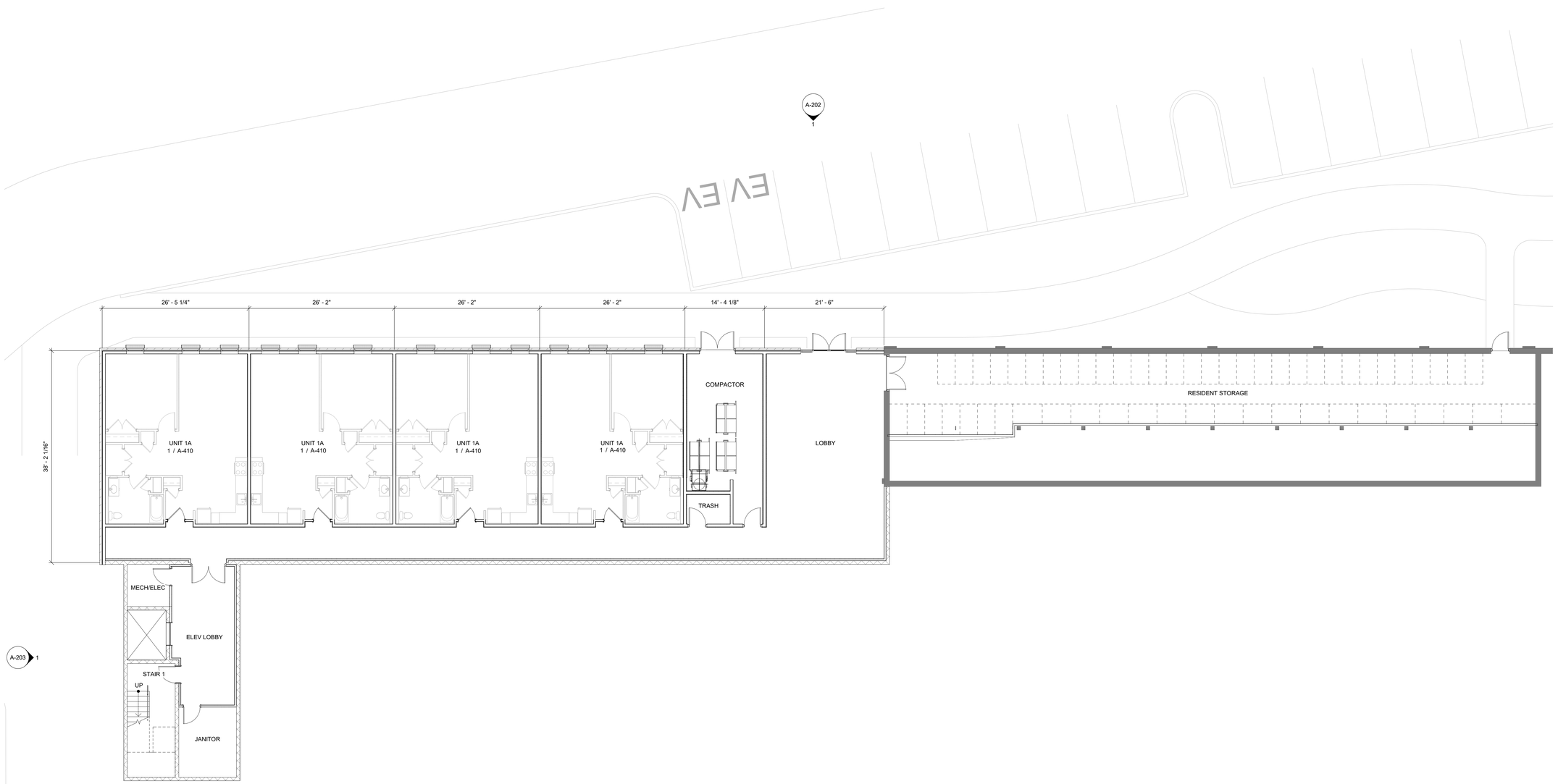
TAX CREDIT SUBMISSION

WRT PROJECT #	8834.03
ISSUE DATE	05.16.2025
DRAWN BY	JN
CHECKED BY	LK
SCALE	1/8" = 1'-0"

LOWER LEVEL ENLARGED PLAN - NORTH

A-401A

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5/15/2025 4:10:43 PM



1 PLAN_LOWER LEVEL_SOUTH
1/8" = 1'-0"

WRT

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302.235.2900

CO-OWNER

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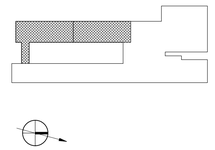
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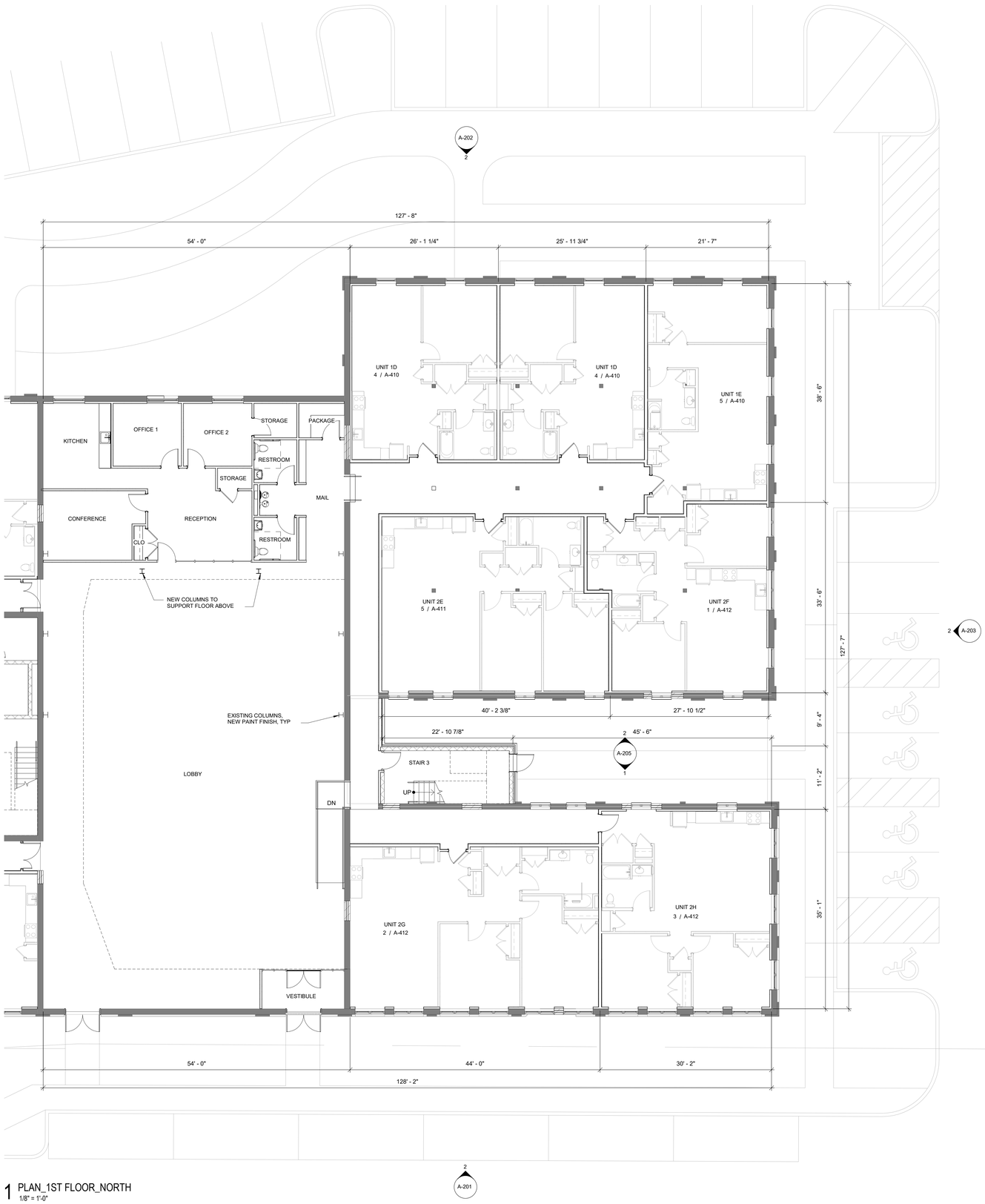
TAX CREDIT SUBMISSION

WRT PROJECT #	8834.03
ISSUE DATE	05.16.2025
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"

LOWER LEVEL ENLARGED PLAN - SOUTH

A-401B

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5/15/2025 4:10:43 PM



1 PLAN_1ST FLOOR_NORTH
1/8" = 1'-0"

WRT

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301.733.6911

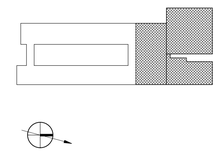
ARCHITECT
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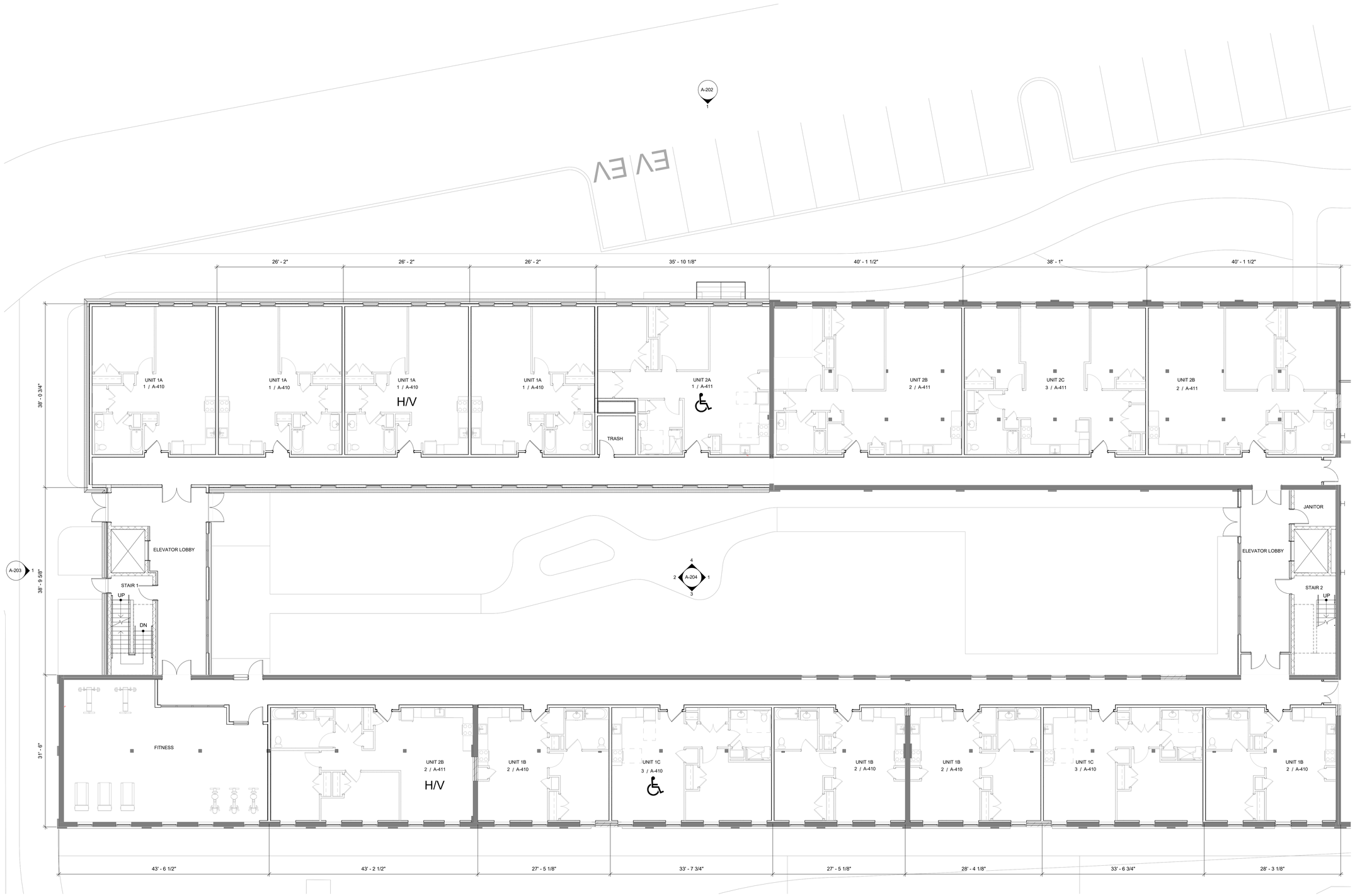
TAX CREDIT SUBMISSION

WRT PROJECT #	8834.03
ISSUE DATE	05.16.2025
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"

1ST FLOOR ENLARGED PLAN - NORTH

A-402A

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5/15/2025 4:10:44 PM



1 1ST FLOOR PLAN
1/8" = 1'-0"

WRT

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HAGERSTOWN, MD 21740

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302.235.2900

CO-OWNER
HAGERSTOWN HOUSING AUTHORITY
35 W. BALTIMORE STREET
HAGERSTOWN, MD 21740
301.733.6911

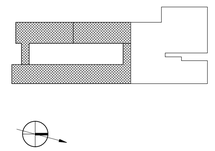
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412.322.9280

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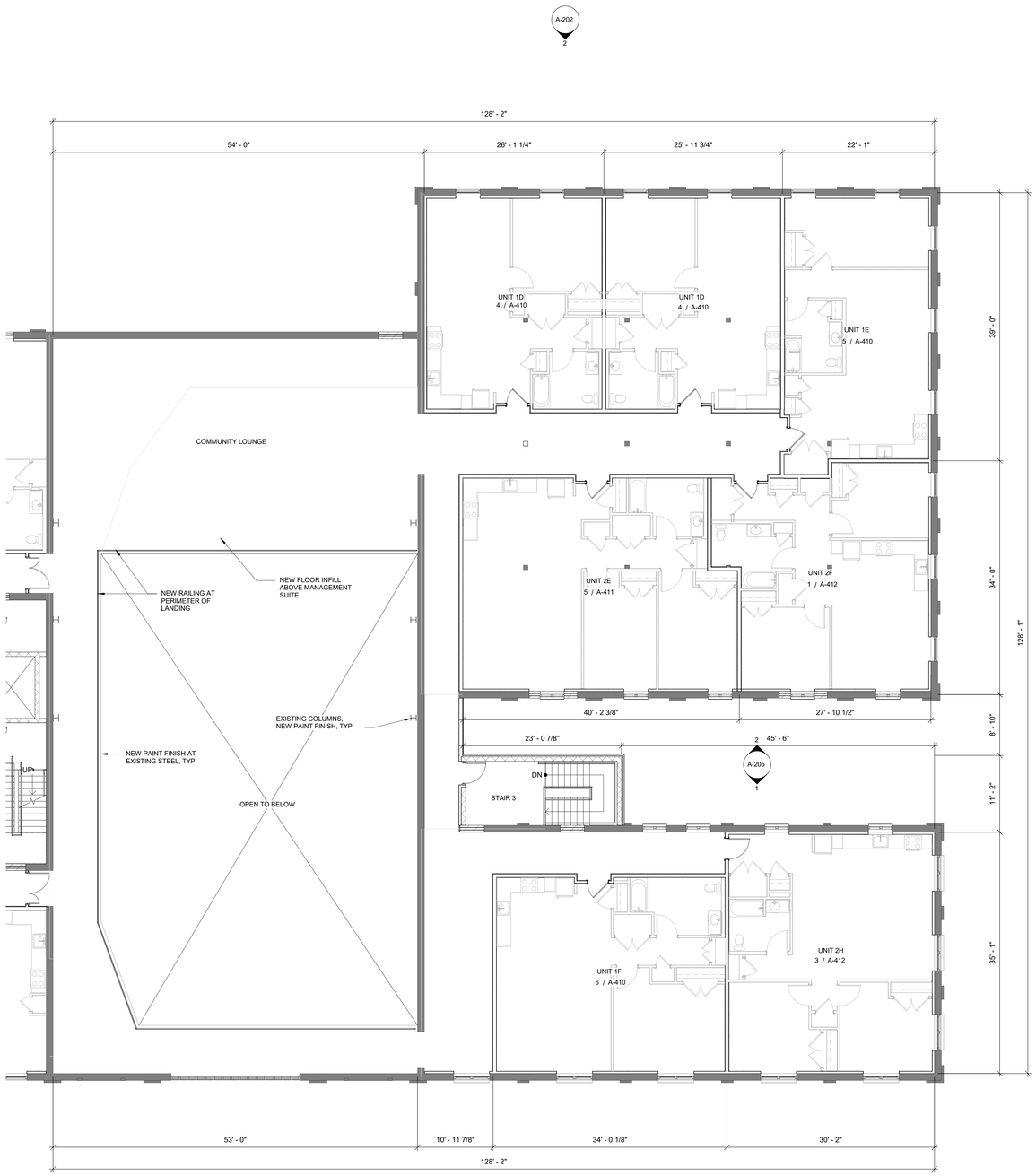
TAX CREDIT SUBMISSION

WRT PROJECT #	8834.03
ISSUE DATE	05.16.2025
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"

1ST FLOOR ENLARGED PLAN - SOUTH

A-402B

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9/15/2025 4:10:46 PM



1 2ND FLOOR PLAN
1/8" = 1'-0"

2
A-201

THE MOLLER

403 N. PROSPECT ST
HAGERSTOWN, MD 21740

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DELAWARE VALLEY DEVELOPMENT COMPANY
5718 KENNETT PIKE
WILMINGTON, DE 19807
302.235.2500

CO-OWNER
HAGERSTOWN HOUSING AUTHORITY
35 W. BALTIMORE STREET
HAGERSTOWN, MD 21740
301.733.6911

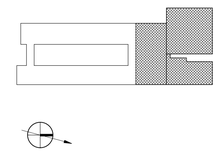
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REV # DATE DESCRIPTION
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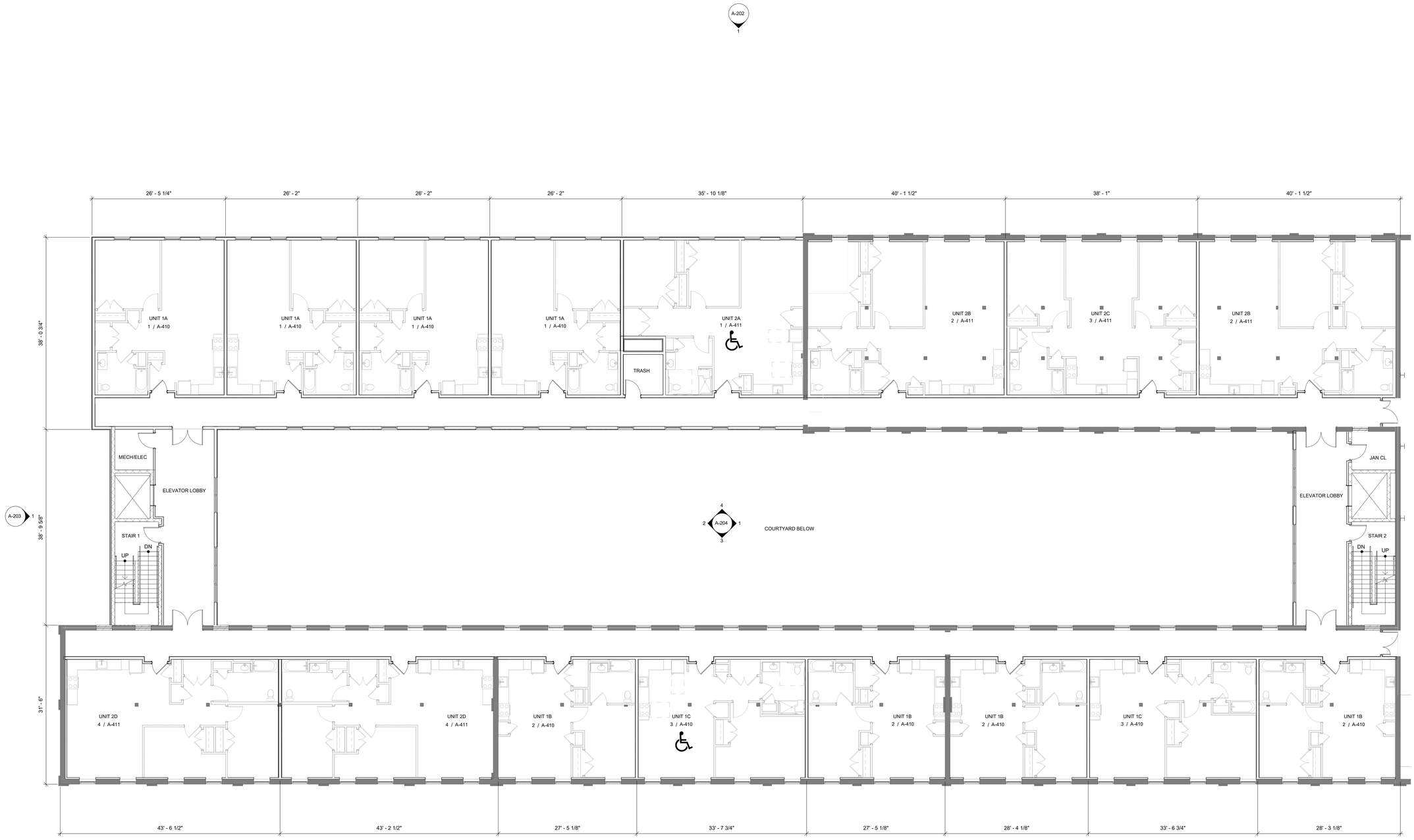
TAX CREDIT SUBMISSION

WRT PROJECT #	8834.03
ISSUE DATE	05.16.2025
DRAWN BY	JN
CHECKED BY	LK
SCALE	1/8" = 1'-0"

2ND FLOOR ENLARGED PLAN - NORTH

A-403A

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1 2ND FLOOR PLAN
1/8" = 1'-0"

WRT

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302.235.2900

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HAGERSTOWN, MD 21740
301.733.6911

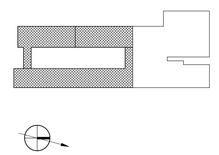
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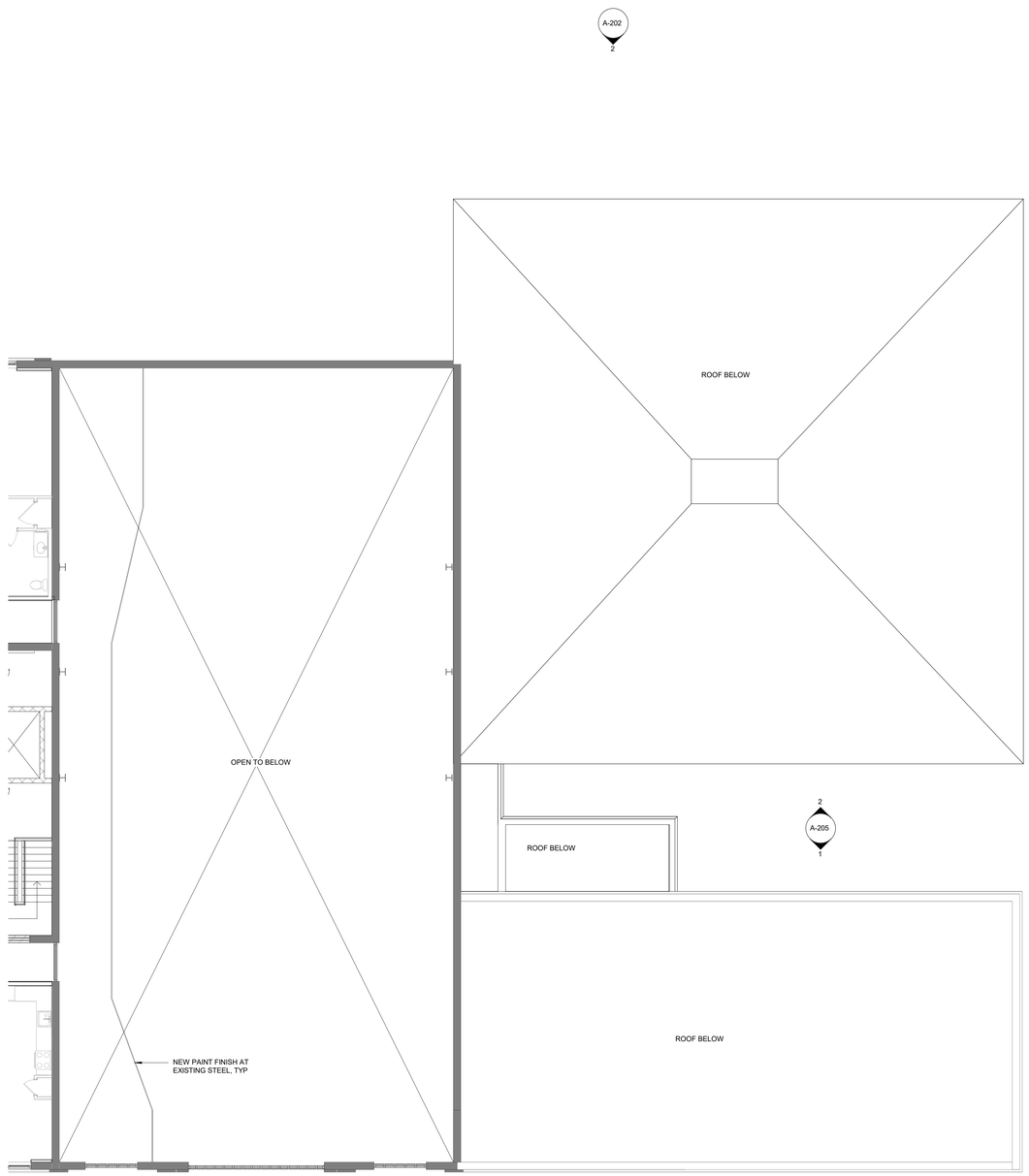
TAX CREDIT SUBMISSION

WRT PROJECT #	8834.03
ISSUE DATE	05.16.2025
DRAWN BY	JN
CHECKED BY	LK
SCALE	1/8" = 1'-0"

2ND FLOOR ENLARGED PLAN - SOUTH

A-403B

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1 3RD FLOOR PLAN
1/8" = 1'-0"

2
A-201

WRT

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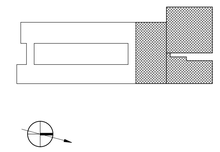
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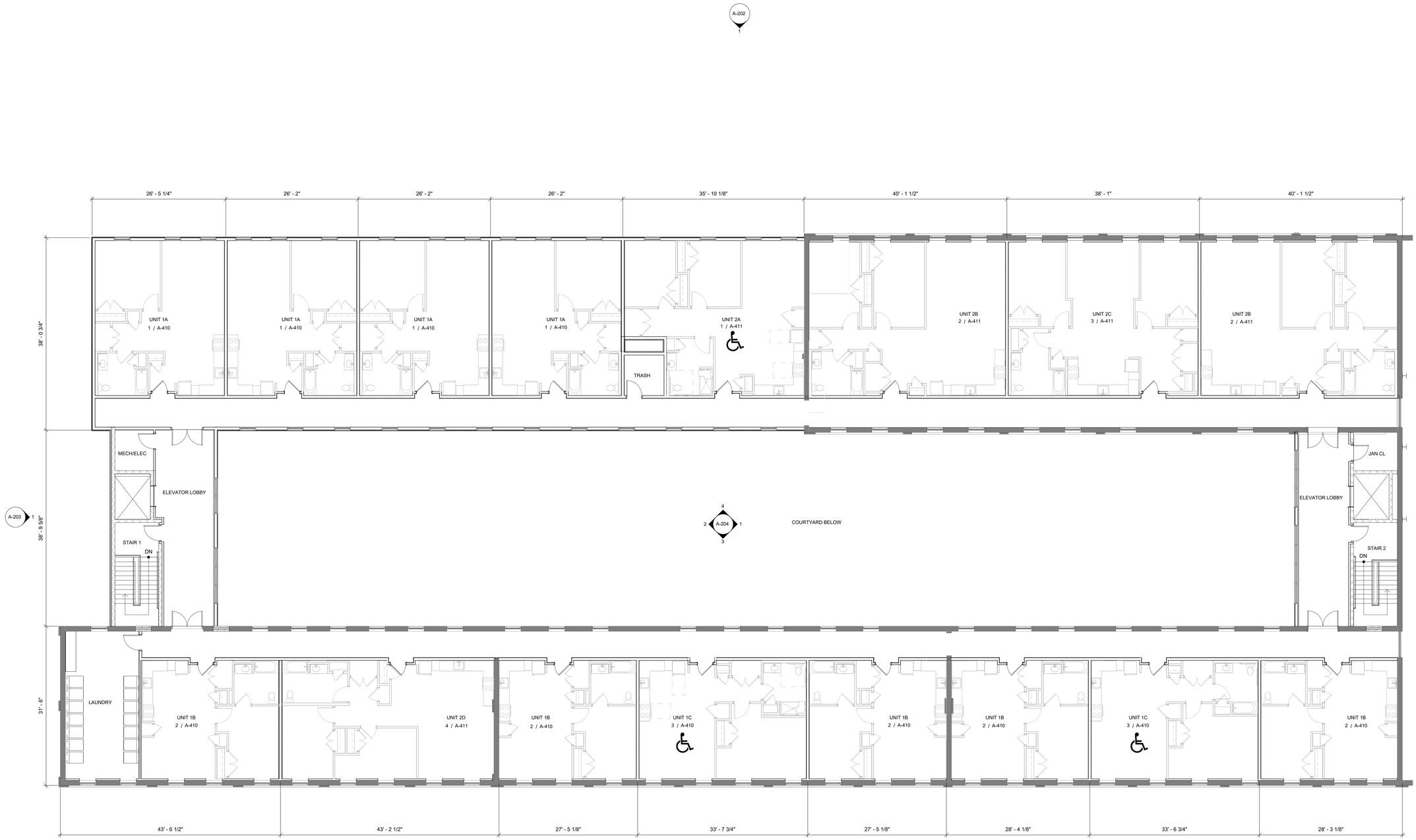
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WRT PROJECT #	8834.03
ISSUE DATE	05.16.2025
DRAWN BY	JN
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SCALE	1/8" = 1'-0"

3RD FLOOR ENLARGED PLAN - NORTH

A-404A

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1 3RD FLOOR PLAN
1/8" = 1'-0"

WRT

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HAGERSTOWN, MD 21740

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5718 KENNETT PIKE
WILMINGTON, DE 19807
302.235.2900

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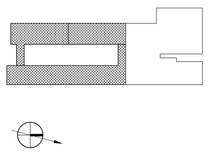
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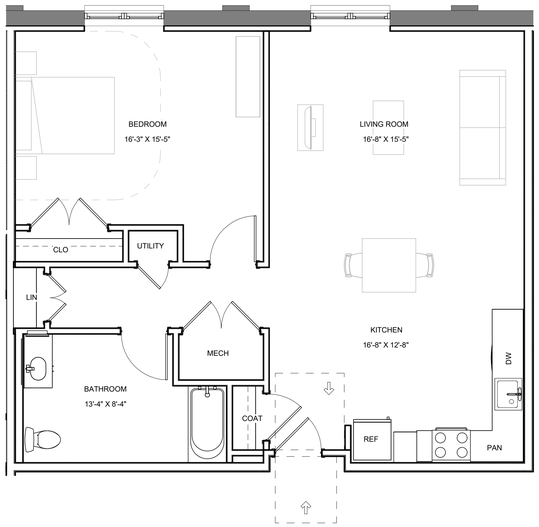
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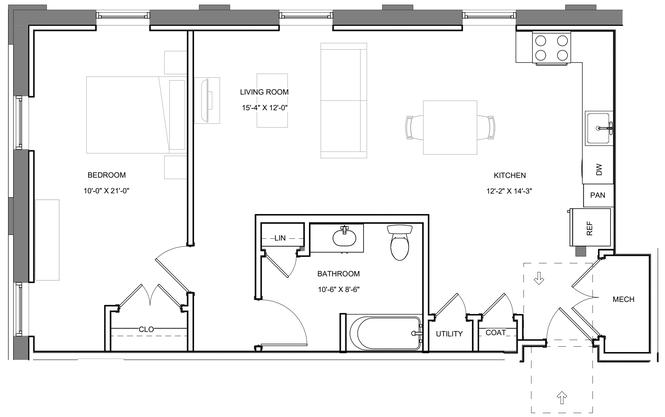
3RD FLOOR ENLARGED PLAN - SOUTH

A-404B

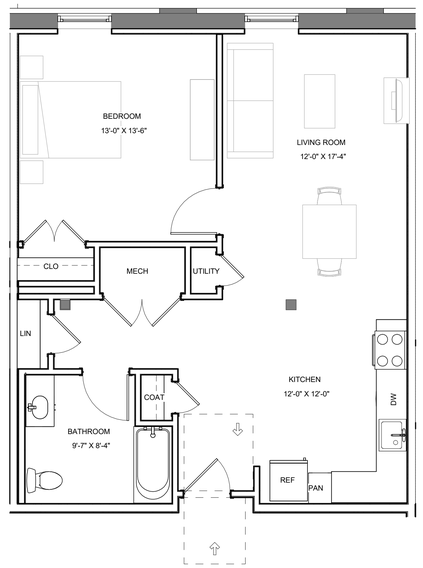
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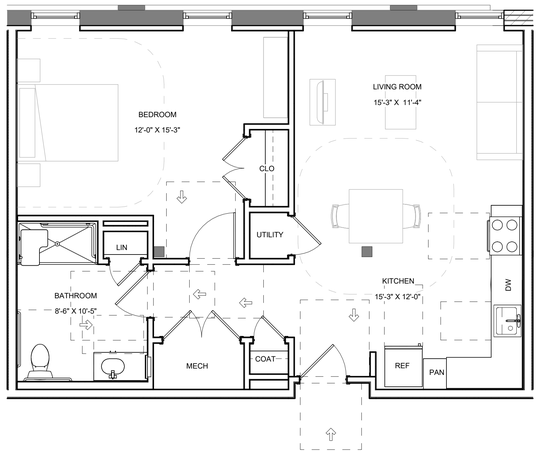
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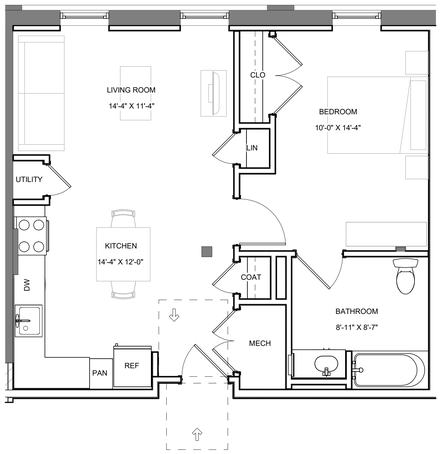
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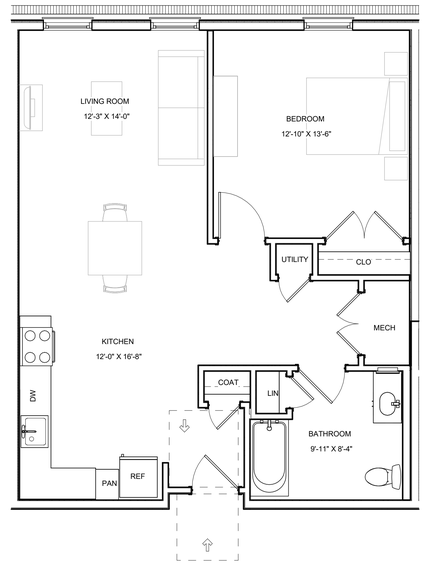
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1/4" = 1'-0"



3 UNIT 1C (TYPE A)
1/4" = 1'-0"



2 UNIT 1B PLAN
1/4" = 1'-0"



1 UNIT 1A PLAN
1/4" = 1'-0"

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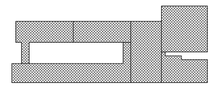
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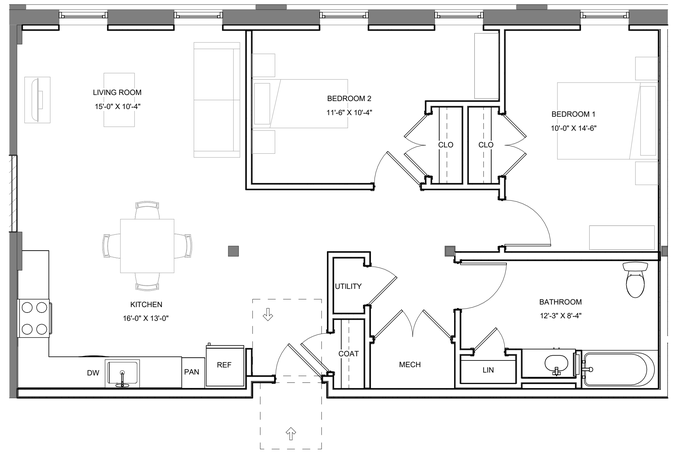
UNIT PLANS

A-410

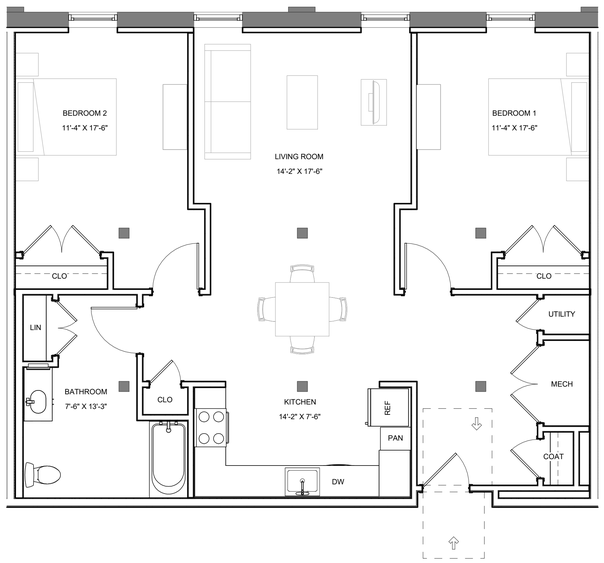
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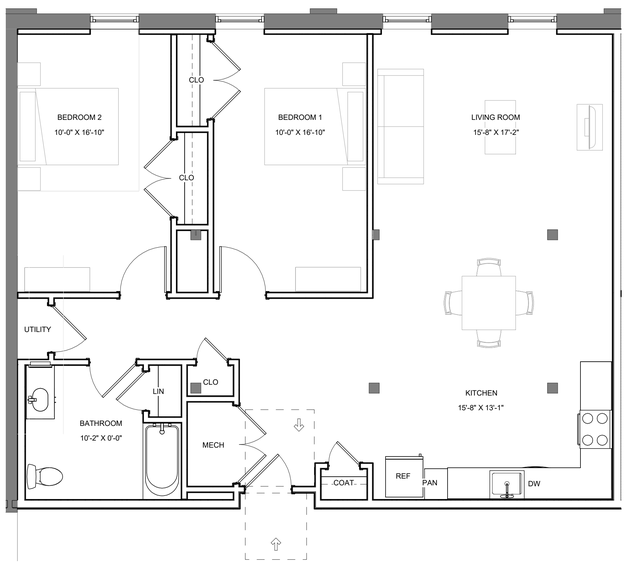
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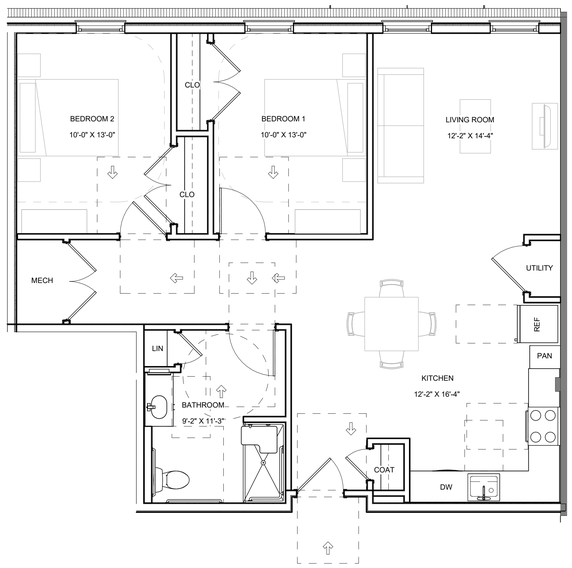
4 UNIT 2D PLAN
1/4" = 1'-0"



3 UNIT 2C PLAN
1/4" = 1'-0"



2 UNIT 2B PLAN
1/4" = 1'-0"



1 UNIT 2A (TYPE A) PLAN
1/4" = 1'-0"

THE MOLLER

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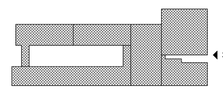
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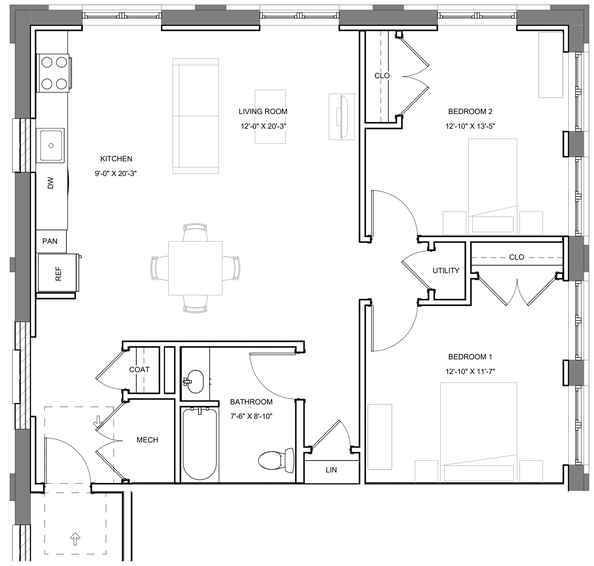
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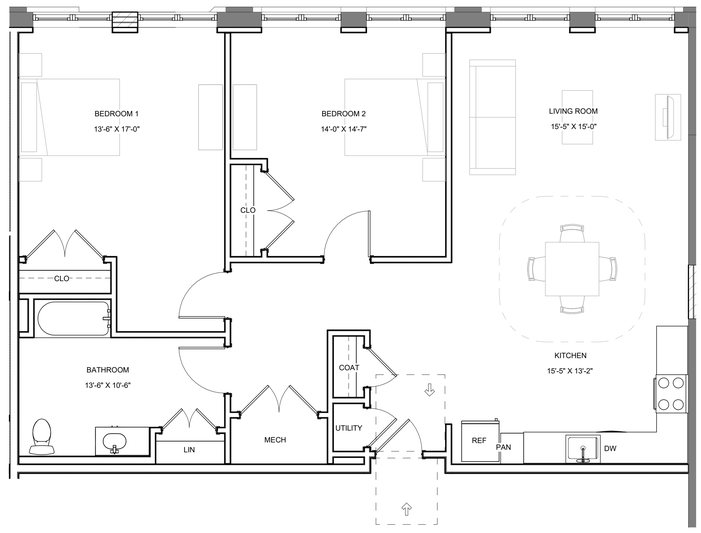
UNIT PLANS

A-411

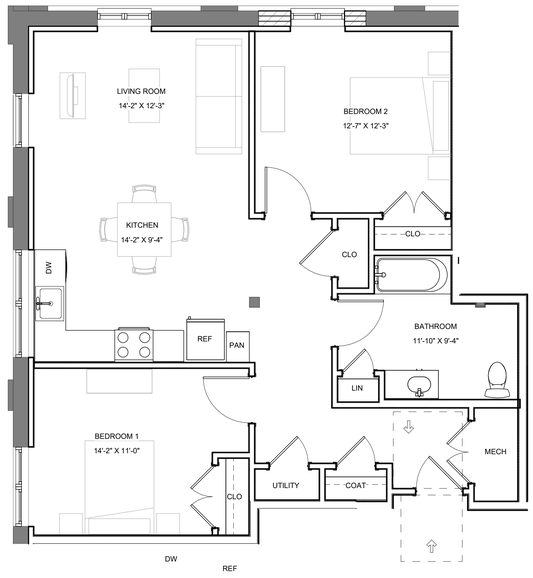
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3 UNIT 2H PLAN
1/4" = 1'-0"



2 UNIT 2G PLAN
1/4" = 1'-0"



1 UNIT 2F PLAN
1/4" = 1'-0"

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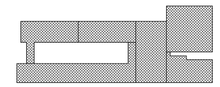
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UNIT PLANS

A-412

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August 29, 2025

Glenn Worgan
President
Delaware Valley Development Company
5718 Kennett Pike
Wilmington, DE 19807

Re: The Moller Adaptive Re-Use and Addition – Fire-Rating Memo
WRT #: 8834.03

Dear Glenn:

At your request we are providing a summary of the fire-rating requirements for the existing Moller Building. This summary is based on construction type III-B for an R-2 residential occupancy. All code references refer to 2021 Maryland International Building Code.

Primary Structural Frame

The primary structural frame and supporting construction members are not required to be fire-rated (Table 601). This would allow the existing wood columns to remain exposed.

Bearing Walls

Exterior bearing walls are required to have a 2-hour fire-resistance rating (Table 601). Given the existing exterior walls consist of three wythes of brick, the existing walls will meet the rating requirement as is, with patching as required.

Demising Walls

Demising/separation walls that separate dwelling units or separate dwelling units from other occupancies are required to be constructed as fire partitions (420.2). The fire partitions are required to have a minimum fire-resistance rating of 1 hour (708.3). The demising walls will either be the existing brick fire walls, patched and painted as needed, or constructed as new fire partitions with drywall finish.

Corridor Walls

Corridor walls are required to have a fire-resistance rating of 1/2 hour (T1020.2). The corridor walls will be constructed as new fire partitions with drywall finish.

Floor/Ceiling Assemblies

Floor assemblies that separate dwelling units or separate dwelling units from other occupancies shall be constructed as horizontal assemblies (420.3). The horizontal assemblies are required to have a minimum fire-resistance rating of not less than 1 hour (711.2.4.3). The floor/ceiling assemblies will be constructed as new horizontal assemblies with drywall finish that is continuous below the existing floor structure.

Due to the rough, uneven nature of the existing wood subfloor and decking, a layer of gypcrete over new subfloor will be installed to create a level surface to meet accessibility and maintenance requirements throughout the building. New luxury vinyl plank tiles will be installed as the floor finish.

Roof/Ceiling Assemblies

The roof/ceiling assembly is required to have a fire-resistance rating of not less than 1/2 hour to meet the fire partition continuity requirements (708.4). The roof/ceiling assemblies will be constructed as new horizontal assemblies with drywall finish that is continuous below the existing roof structure.

Shafts & Stair Enclosures

Enclosures for shafts and interior exit stairways shall be constructed as fire barriers with a fire-resistance rating of not less than 2 hours where connecting four stories and not less than 1 hour where connecting less than four stories (713.4 & 1023.2). Shafts will be constructed as fire barriers with drywall finish. Stairway enclosures will be constructed of CMU with either painted CMU or drywall finish.

Sincerely,

Lauren Kroll, AIA, CPHC
Project Manager

Julie A. Disston, AIA, LEED AP
Principal

CARROLL ENGINEERING, INC.

Moller Building
403 N. Prospect St, Hagerstown, MD
Structural Narrative
May 2, 2025

Background

The proposed project involves the adaptive re-use of an existing pipe organ factory for multi-family housing located in Hagerstown, MD. The building was originally constructed in the late 1800s with numerous additions up until the factory closed in 1992.

The existing factory complex consists of a central building with several wings which will be identified in this report as follows:

- Central Building: Large open space to the roof, with existing catwalk system on two (2) levels. This space is to be used as a community space.
- Northeast Wing: Two (2)-story building with ground floor on grade, to be used for residential. Rectangular footprint with a flat roof.
- Northwest Wing: Two (2)-story building with full basement, to be used for residential. Square footprint with pitched hip-roof.
- Southeast Wing: Three (3)-story building with ground floor on grade, to be used for residential. Rectangular footprint with a pitched gable roof.
- Southwest Wing: Three (3)-story building with a partial basement, to be used for residential. Rectangular footprint with a pitched gable roof.

The renovations include a four (4) story addition from the Southwest Wing, which combined will provide a total of 65 residential units. There will also be three (3) narrow link additions that will connect each of the four wings and provide for vertical circulation via elevators and stairs.

Design Criteria

Codes & Standards:

The following structural design criteria, codes, standards, and regulations will be observed in the design:

- Washington County Building Code
- IBC 2021 - International Building Code
- IEBC 2021 – International Existing Building Code
- ACI 318-19 - Building Code Requirements for Structural Concrete
- AISC – 360-12 - 14th Edition - Manual of Steel Construction
- ASCE 7-16 - Minimum Design Loads for Buildings & other Structures
- ANSI/AWC 2012 National Design Specification (NDS) for Wood Construction

- ACI 530 / TMS 402 - 13- Building Code Requirements and Specification for Masonry Structures.

Design Loads:

Live Loads: The buildings will be designed to resist all applicable dead loads as well as the following live loads:

Slab on Grade	100 psf
Residential	40 psf
Amenities Areas	100 psf
Corridors	same as occupancy served
Stairs	100 psf
Roof	30 psf plus drifts

Snow Loads: Snow loading shall be based on the following. Snow loads produced by drift shall be considered in addition to the loads indicated.

Ground Snow Load	40 psf
Building Occupancy Category	II
Exposure	B
Exposure Factor	1.00
Thermal Factor	1.00
Importance Factor	1.00
Flat-Roof Snow Load	21 psf

Wind Loads: Wind loading for the main-wind-force-resisting systems shall be based on the following:

Basic Wind Speed	115 mph
Building Occupancy Category	II
Exposure	B
Topographical Factor	1.00
Directionality Factor	0.85

Earthquake / Seismic Loads: Seismic loading shall be based on the following:

Site Classification	D (assumed / pending geotechnical report)

S_S	0.139
S_1	0.043
S_{DS}	0.149
S_{D1}	0.069
Seismic Use Group	II
Importance Factor	1.00
Seismic Design Category	B

Material Requirements:

Steel wide flange sections: ASTM A992
Steel tube sections: ASTM A500 Gr C
All Other Steel: ASTM A36
Foundation Concrete: f'c = 3500 PSI, Normal Weight
Slab Welded Wire Fabric: ASTM A1064
Rebar: ASTM A615, Grade 60
Structural Wood Framing: Spruce/Pine/Fir No.1/No.2
Wood Bearing Wall Top Plates: Southern Pine No.1

Gravity Load Resisting Structural Systems:

Foundations:

The existing foundations were not visible during our visit. The exterior foundation walls consist of multi-wythe brick and/or stone. There was nominal cracking observed in the face of the exterior walls, suggesting that foundation settlement is not a structural concern at this time.

Generally, the existing slabs-on-grade were observed to be in adequate condition with surface spalls and cracking which is typical for a building of this age and used for manufacturing. Portions of the existing slab-on-grade have been demolished at various locations throughout the facility with minor excavations for unknown reasons. These areas will need to be infilled with stone backfill and a new slab-on-grade, tied into the existing with reinforcing dowels.

The Northeast Wing ground floor has a wood sleeper system with cinder fill on top of the slab. This system was used to allow for a hardwood floor to be installed. The hardwood and wood sleepers has since been removed (*Photo 1*), This portion of the floor will require a concrete topping slab to infill the voids from the sleepers and cinder fill.

Noticeable outward bowing of the foundation wall was observed on the west side of the Southwest Wing (*Photo 2*). This appears to be the result of inadequate bracing of the wall at the first-floor framing. We recommend that the wall be braced to the floor framing with steel tie-anchors (star anchor system) and repointed as required.

The Southwest Wing Addition foundations are anticipated to be shallow cast-in-place concrete footings poured on suitable soil with an allowable bearing capacity as determined by the geotechnical engineer for the project. Columns and posts will be supported by isolated square spread footings, interior wood bearing walls will be supported by continuous thickened slabs, and exterior walls will be supported by either continuous grade-beams / turndowns or continuous walls footings as is appropriate for the site grading conditions. Due to site grades, it is anticipated that a portion of the ground level will be below grade with reinforced CMU retaining walls.

The new slab-on-grade will consist of a 4" thick conventionally reinforced cast-in-place concrete slab. The slab on grade will be reinforced with welded wire fabric and rebar at thickened slabs & turndown as required by the design. All slabs-on-grade will be supported on suitable fill as determined by the geotechnical engineer.

Central Building Framing:

The Central Building consists of a column-free volume space, open to the roof framing above(*Photo 3*). A catwalk system wraps around the perimeter of the open space along three sides. The catwalks are located at the second and third levels with connections to the four (4) adjacent wings (*Photo 4*).

The catwalk framing consists of wood decking over wood joists spanning between a steel framed superstructure that is suspended from the clear-span steel roof trusses. The wood decking and joists were generally observed to be in poor condition. The steel framing was in adequate condition with minor surface rust from exposure to moisture.

We recommend that the wood decking and joists be demolished and replaced with new framing, either wood or steel, as required to meet the live load requirements. A detailed analysis of the steel superstructure framing will be required to determine its adequacy to be used as part of the proposed community space. Reinforcement of the existing steel may be required.

The roof framing consists of wood decking over sloped wood joists, which span between steel purlins running east-west. The steel purlins span between clear-span steel trusses with a center ridge. The trusses are supported from steel columns at extend the full height of the building down to the ground floor. There is a skylight that runs the entire length of the building at the ridge. The roof framing appeared to be in adequate condition. The roof trusses will require a detailed analysis to determine their ability to support the anticipated catwalk loads, or new steel columns can be added to

support the catwalks from below. The new columns would be supported from new foundations at the ground level.

Northeast Wing Framing:

The Northeast Wing is a two (2)-story wood and steel framed structure with brick exterior walls. The second-level framing consists of wood decking over wood joists, spanning between clear-span steel wide-flanged beams. The beams bear on the exterior brick walls.

The roof framing was recently demolished and replaced with new framing (*Photo 5*). The new framing consists of plywood sheathing over wood I-joists (Boise-Cascade), spanning between clear-span steel wide-flanged beams. The beams bear on the exterior brick walls.

Both the floor and roof framing appeared to be in adequate condition. It is our opinion that the framing is adequate to support the proposed live loads for residential use.

Northwest Wing Framing:

The Northwest Wing is a two (2)-story wood framed structure with brick exterior walls and a full basement. The first and second level framing consists of wood decking over wood joists, spanning between multi-ply wood beams (*Photo 6)*. The beams bear on a regular grid of interior wood columns and on the exterior brick walls.

The floor framing appeared to be in adequate condition with some visible surface damage, checking and warping which is typical for structures of this age and use. It is our opinion that the framing is adequate to support the proposed live loads for residential use. Minor repairs/reinforcing may be required for areas with localized damage.

The roof framing is a double hip system with wood decking over wood joists, spanning between a series of large wood trusses (*Photo 7*). The trusses clear-span between the exterior walls, with a random placement of columns added to support the truss bottom chords, The columns appear to align with the floor columns below. There are skylights at the ridge, and a dormer located on the east side. It appears that the dormer to the west was demolished and infilled sometime in the past.

The roof framing was observed to be in poor condition with excessive deflection and signs of distress to the truss members. The east dormer framing was in poor condition with damage from exposure to moisture (*Photo 8*). It is our opinion that the roof framing is not adequate to support the anticipated snow loads and should be demolished and replaced with new framing using pre-engineered wood trusses.

Southeast Wing Framing:

The Southeast Wing is a three (3)-story wood framed structure with brick exterior walls. Two (2) multi-wythe brick firewalls divide the wing into three (3) sections. There is visible evidence that the structure was originally constructed as a two (2)-story building, and the third level was added at a later date.

The second and third level framing consists of wood decking over wood joists, spanning between the exterior brick walls and a center row of multi-ply wood beams and wood columns.

Along the west elevation, the third-level joists were re-positioned from a sloped condition to flat, as evidenced by the old joist pockets which were infilled with brick (*Photo 9*). This was done when the old roof was converted to the floor. The joists are not adequately tied into the west wall, which has resulted in the wall pulling away from the floor. There is a gap between the wall and the floor decking (*Photo 10*), and the wall was observed to be bowing outward. We recommend that the wall be braced to the floor framing with steel tie-anchors (star anchor system) and repointed as required.

The floor framing appeared to be in adequate condition with some visible surface damage, checking and warping which is typical for structures of this age and use. It is our opinion that the framing is adequate to support the proposed live loads for residential use. Minor repairs/reinforcing may be required for areas with localized damage.

The roof framing consists of wood decking over wood joists, spanning between wood gable trusses (*Photo 11*). The trusses clear-span between the exterior brick walls. The roof framing appeared to be in adequate condition with some visible surface damage, checking and warping which is typical for structures of this age and use. There was some localized damage to the roof decking, which appeared to have been repaired during a prior re-roofing.

Southwest Wing Framing:

The Southwest Wing is a three (3)-story wood framed structure with brick exterior walls and a partial basement. Similar to the Southeast Wing, there is visible evidence that the structure was originally constructed as a two (2)-story building, and the third level was added at a later date.

The first and second level framing consists of wood decking over wood joists, spanning between the exterior brick walls and two (2) rows of multi-ply wood beams and wood columns. The framing appeared to be in adequate condition with some visible surface damage, checking and warping which is typical for structures of this age and use. It is our opinion that the framing is adequate to support the proposed live loads for residential use. Minor repairs/reinforcing may be required for areas with localized damage.

The third-level framing is similar to the second level, however the joists and beams when observed from below are sloped, since was a previous roof (*Photo 12*). When the third floor was added, rather than re-position and/or replace the framing per the Southeast Wing, the framing was left in place and the new floor was built on top of the roof framing to create a flat floor. While the framing appeared to be in adequate condition it is our opinion that the framing is not adequate to support the anticipated live loads for residential use. We recommend that the floor be reinforced and/or replaced with new wood framing.

The roof framing consists of wood decking over wood joists, spanning between wood gable trusses. The trusses clear-span between the exterior brick walls. The roof framing appeared to be in adequate condition with some visible surface damage, checking and warping which is typical for structures of this age and use. There was some localized damage to the roof decking (*Photo 13*), which appeared to have been repaired during a prior re-roofing.

Proposed Southwest Wing Addition and Connecting Links:

The floor framing in the typical four (4)-story stacked framing condition at each floor shall consist of the following construction:

- Floor construction will consist of ¾" to 1" thick gypcrete cementitious topping poured over ¾" tongue and groove exposure I APA rated structural floor sheathing.
- Floor construction will primarily be supported by open-web wood trusses spaced at 24" on center maximum. Wood truss designs will be performed by a delegated contractor's engineer during the construction phase of the project.
    - Floor trusses will typically span to bear on exterior walls and interior corridor walls.
- Roof sheathing will consist of ¾" tongue and groove exposure I APA rated structural sheathing.
- Roof framing consist of gable wood trusses spaced at 24" on center maximum. Wood truss designs will be performed by a delegated contractor's engineer during the construction phase of the project.
    - Roof trusses will typically span to bear on the exterior walls.
- Bearing walls will consist of 2x4 or 2x6 wood framed walls with a double top-plate. Stud size and spacing will be determined based on loading conditions and building geometry.
    - All plumbing stacks shall be located within 2x6 walls.
- Headers above openings within bearing walls will consist of 2x wood beams or structural engineered lumber (LVLs/PSLs) to match wall thickness. Headers will be supported by built-up studs at jambs as required.
- Corridor floor trusses are anticipated to be top-chord bearing, and be of depth as required for mechanical equipment.

The elevator and stair shafts will be constructed of 8” thick reinforced CMU. Stair construction is anticipated to be wood framed.

Lateral Load Resisting Systems:

Existing Building:

Lateral load resistance for wind and seismic forces will be provided by the existing multi-wythe brick exterior walls.

Southwest Wing Addition and Connecting Links:

Lateral load resistance for wind and seismic forces will be provided by a combination of unit demising walls, corridor walls, exterior walls, and stair shaft walls.

- Interior shear walls will utilize gypsum sheathing for shear resistance. Nailing and/or screw patterns will be determined based on project specific loading.
- Exterior shear walls will utilize plywood / OSB/ Zip-R sheathing. Thickness of sheathing and nailing patterns will be determined based on project specific loading.
- For shear wall tension-chord stability of shear walls, CEI recommends steel straps and hold-downs.
- CMU elevator and stair walls will be 8” thick intermediate reinforced CMU shear walls. Mild Steel reinforcement will be provided at wall corners and at intermediate spacing not to exceed 48” on center.



Photo 1: Northeast Wing showing damaged Slab-on-Grade



Photo 2: Southwest Wing showing bowed exterior wall along West side.



Photo 3: Central Building showing Roof Trusses.



Photo 4: Central Building showing suspended Catwalk Framing.



Photo 5: Northeast Wing showing recently installed Roof Framing.



Photo 6: Northwest Wing showing typical Floor Framing.



Photo 7: Northwest Wing showing Roof Framing.



Photo 8: Northwest Wing showing Damaged Dormer Framing.



Photo 9: Southeast Wing showing Third Level Joist Bearing Modifications.



Photo 10: Southeast Wing showing gap between Exterior Wall and Floor Framing.



Photo 11: Southeast Wing showing Roof Framing.



Photo 12: Southwest Wing showing Sloped Framing at Third Level Soffit

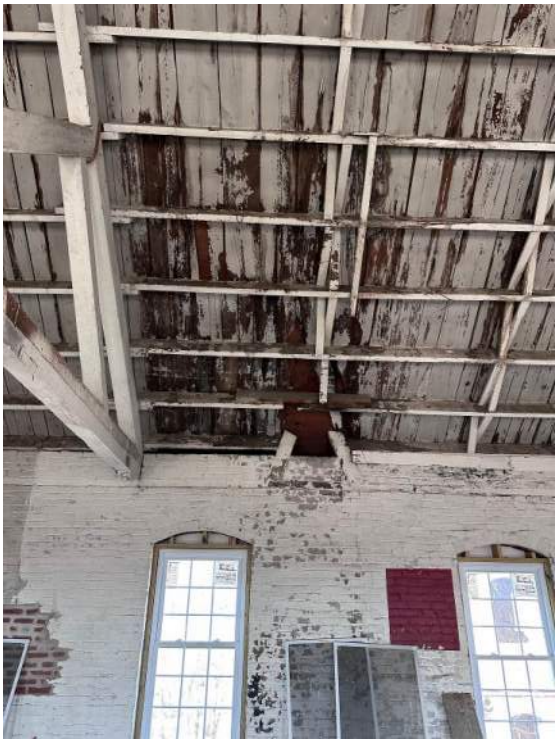


Photo 13: Southwest Wing showing localized Roof Deck Damage.

Washington County
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION
ORDINANCE TEXT AMENDMENT APPLICATION

DEC 17 2025

Danielle Eyler Durning
Applicant

□Property Owner □Contract Purchaser
□Attorney □Consultant
■Other: Washington County citizen

25212 Cascade Road, Cascade MD 21719
Address

Danielle Eyler Durning
Primary Contact

301-992-4661
Phone Number

25212 Cascade Road, Cascade MD 21719
Address

danielleeyler@gmail.com
E-mail Address

□ Adequate Public Facilities Ordinance
□ Forest Conservation Ordinance
□ Subdivision Ordinance
□ Solid Waste Plan
□ Water and Sewer Plan
■ Zoning Ordinance
□ Other _____

Section No. Table No. 3.3(1); Chapter 28A (Definitions)

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].

REBECCA JAMISON
Notary Public-Maryland
Washington County
My Commission Expires
August 06, 2029

Danielle Eyler Durning
Applicant's Signature

Subscribed and sworn before me this 17TH day of DECEMBER, 2025.

My commission expires on AUGUST 06, 2029

Rebecca Jamison
Notary Public

FOR PLANNING COMMISSION USE ONLY

□ Application Form
□ Fee Worksheet
□ Application Fee
□ Proposed Text Changes
□ 30 copies of complete Application

Washington County
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FEE WORKSHEET

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

DEC 11, 2025

Applicant's Name: Danielle Eyler Durning Date: December 11, 2025

Zoning Ordinance Map Amendment . . . . . $ 2,000.00

Number of Acres * _____ x $20.00 per acre . . . . . $_____

Engineering Review Fee . . . . . $ 150.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – MAP AMENDMENT . . . . . $_____

Text Amendment . . . . . $ 2,000.00

Choose One:
- ☐ Adequate Public Facilities Ordinance
- ☐ Forest Conservation Ordinance
- ☐ Solid Waste Plan
- ☐ Subdivision Ordinance
- ☐ Water and Sewer Plan
- ☒ Zoning Ordinance
- ☐ Other: _____

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – TEXT AMENDMENT . . . . . $ 2,015.00

Forest Conservation Exemption . . . . . $ 25.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – FOREST EXEMPTION. . . . $ 40.00

Please make checks payable to **"Washington County Treasurer"**.

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE TEXT AMENDMENT

REQUIRED APPLICATION MATERIALS CHECKLIST

All materials must be clearly labeled
Original plus 1 copy and one digital copy sent to
askplanning@washco-md.net of complete application package

[X] 1. **Application Form**: A completed and signed application form. A copy of the proposed changes to the existing language must accompany the application.

[X] 2. **Fee Worksheet and Application Fee**: A completed Fee Worksheet must be submitted at the time application is made. If paying by check, please make checks payable to the "Washington County Treasurer". If paying by credit card, the application must be accepted for completeness and initialized by the Department prior to accepting payment. An invoice will be e-mailed to the applicant and **must** be paid prior to the deadline specified in the e-mail. The rezoning process will not begin until payment has been received.

[X] 3. Justification Statement: A written explanation of the reasons why the amendment is being requested, setting forth in sufficient detail to properly advise County officials as to the justification for the amendment. The justification statement must include the following:

i. Describe how the request is consistent with the County's most recent adopted Comprehensive Plan; AND

[X] ii. Provide a statement describing how the request is logical and appropriate.

4. Any other material facts that support the amendment. **2022 Petition; 2025 Petition**

ZONING CODE TABLE NO. 3.3(1)
TABLE OF LAND USE REGULATIONS
(RURAL AREA USES)
(Zoning Ordinance page 11)

LAND USES	A(R)	EC	P	RV	RB	IM	Intensity of Use
P. Retail and Wholesale Trade							
Printing, blue printing, photocopying, and similar reproduction services	N	N	N	SE	P	N	LOW
Small Box Variety Store within 1,000 feet of property with a historic designation or subject to a historic trust easement.	N	N	N	N	P	N	HIGH
Temporary or Seasonal Retail - provided that the area devoted to the use be limited to less than 2,500 sq. ft. and that the use on the premises occurs for at least 30 days and does not exceed 6 months within a calendar year	SE	E	SE	SE	P	N	LOW

ZONING CODE CHAPTER 28A (DEFINITIONS)
(Zoning Ordinance pages 341 – 342)

Signs:

A name, identification, description, display, illustration or device which is affixed or represented directly or indirectly upon a building, structure or land and which directs attention to a product, place, activity, person, institution, or business. All signs must be located on the premises of the development so identified.

* * *

F. Sign Area: The cumulative area of all faces of a sign, including the advertising surface and any framing, trim, or molding; but not including the supporting structure.
G. Sign Face: The area or display surface of any sign upon, against, or through which the message is displayed or illustrated on said sign.

Small Box Variety Store:

A store with 16,000 square feet or less gross square footage which sells assorted physical goods, merchandise and food and non-food products directly to consumers at an average retail cost of $15.00 or less. A small box variety store does not include a grocery store or convenience store.

Small Wind Energy System:

Means a single-towered wind energy system that:

A. is used to generate electricity;
B. has a rated nameplate capacity of (50) kilowatts or less; and
C. has a total height of one hundred fifty (150) feet or less.

Dec 17 2025

STATEMENT OF JUSTIFICATION

December 14, 2025

Mr. John F. Barr, President,
Board of County Commissioners
Mr. Jeffrey A. Cline, Vice-President
Mr. Randall E. Wagner, Commissioner
Mr. Derek Harvey, Commissioner
Mr. Randal Leatherman, Commissioner

RE: Request for Zoning Text Amendment
Small Box Stores: Cascade Maryland

Dear President Barr and Commissioners:

I am a resident of Cascade, where I live with my husband and two young children. For more than three years now, we have been fighting to keep a Dollar General from being built at 14403 McAfee Hill Road. The Board of Zoning Appeals approved a special exception for this use, concluding it is "functionally similar" to a grocery store.

The proposed Zoning Text Amendment (ZTA) would prohibit a "small box variety store" from being located on property in the Rural Village zone if that property is within 1,000 feet of a historic district or a property protected by a historic trust easement. This is a narrowly written text amendment designed specifically to protect property within the Rural Village zone if it is proximate to historically designated or protected resources. This proposal is not a blanket prohibition against Dollar General-type stores on properties zoned Rural Village, but rather a carefully written amendment designed to protect historic resources and the properties around them.

The ZTA is intended to support the purpose clause of the Rural Village zone. The proposed use is entirely inconsistent with the purpose of the zone, as we have explained to the Board and the Circuit Court. The purpose of the Rural Village zone is "to preserve the unique historic or rural character" of our community. Cascade has a unique historic character and a rural character deserving of protection, and we have been fighting for too long to ensure that those protection goals are enforced.

My property, and the neighboring Dollar General site, are zoned Rural Village. We are across the street from the historic – and now revitalizing – Fort Ritchie. We provided the Board with a study confirming that Dollar General stores are highly likely to damage the business interests of existing grocery stores like Sanders Market - our local "mom and pop" grocery store - which has served Cascade for decades. By extension, a Dollar General would threaten the local grocery ventures that have recently opened at revitalizing Fort Ritchie, including a small general store, a bakery, an apothecary, and soon a butcher and pick-your-own flower shop, and by extension eroding the financial viability of Fort Ritchie. There are already three Dollar General stores within 5 miles of my home. We do not need another one.

If built, the Dollar General would be directly across the street from Lake Royer and a highly visible eyesore from the Fort Ritchie property, especially from Lakeside Hall where weddings are routinely held. Like the rural, historic nature of Cascade, Fort Ritchie is a treasured historic resource deserving of protection. A Dollar General at the proposed location would be a deterrent to wedding parties seeking a truly historic, rural setting, further eroding the financial viability of Fort Ritchie.

In addition to the damage to the rural historic nature of Cascade and the historic setting associated with Fort Ritchie that the proposed Dollar General would cause, it also would materially devalue my home. During the Board of Appeals hearings, we presented an appraisal and expert testimony confirming that our house would lose in the neighborhood of $30,000 in value (as would my closest neighbor). This is because a Dollar General has the same negative effect on home values as convenience stores and liquor stores (both not allowed in the Rural Village zone). The Board agreed with our appraiser, and made a finding that the Dollar General, if built, would have this adverse impact on our home values. The adverse financial impact is undisputed.

We appealed the Board's approval to the Circuit Court for Washington County, which remanded the case to the Board. After the Board approved the Dollar General a second time and we appealed a second time, the Circuit Court again remanded the case to the Board. We and Outdoor Contractors, the special exception applicant on behalf of Dollar General, both appealed to the Appellate Court of Maryland, where the case is now pending.

This legal background confirms that the Zoning Code needs clarification, and I am not alone in this view. The broader Cascade community has rallied behind my family to appear at Board of Appeals hearings, to raise money for a zoning lawyer to represent us before the Board and in Court, and to attend Court hearings to show support for us. A petition filed in the first Board hearing had nearly 500 signatures in opposition to this proposal, and a more recent petition has added several hundred more. I am enclosing those petitions in support of this request. We should not have to spend years, and tens of thousands of dollars – as we have done - to protect our community from a use that does not belong here because it violates the purpose and intent of the Rural Village zone.

Please accept the ZTA Amendment package which I have filed concurrently with this Statement of Justification. I also would ask that you expedite your review, to the extent legally possible under the notice and hearing requirements. As you know, my prior two requests were rejected out-of-hand, the first time by the County Administrator and the second time by Commissioner Cline. Both rejections were based on legal advice from County Attorney Zachary Kieffer, who represented Outdoor Contractors at the first Board of Appeals hearing, in part because he raised concerns that a legislative change would cause "confusion."

I want to be perfectly clear: The purpose of the proposed ZTA is to *eliminate* the confusion surrounding the Zoning Ordinance that has thus far resulted in two Board of Appeals decisions, two Circuit Court decisions, and has led to a pending appellate court hearing pending which we believe will result in a near-certain remand to the Board of Appeals for a third hearing.

Please respect the concerns raised by the hundreds of residents of Cascade and surrounding Washington County communities that are looking to you for help. Protect our mountain community and adopt the requested ZTA.

Sincerely,

Danielle Marie Durning

Danielle Marie Durning
25212 Cascade Road
Cascade MD 21719
301-992-4661
danielleeyler@gmail.com

January 20, 2026

Mr. John F. Barr, President,
Board of County Commissioners
Mr. Jeffrey A. Cline, Vice-President
Mr. Randall E. Wagner, Commissioner
Mr. Derek Harvey, Commissioner
Mr. Randal Leatherman, Commissioner

RE: Request for Zoning Text Amendment
Small Box Stores: Cascade Maryland
JUSTIFICATION STATEMENT

Dear President Barr and Commissioners:

I am a resident of Cascade, where I live with my husband and two young children. For more than three years now, we have been fighting to keep a Dollar General from being built at 14403 McAfee Hill Road. The Board of Zoning Appeals approved a special exception for this use, concluding it is "functionally similar" to a grocery store. We seek your approval of a proposed Zoning Text Amendment ("ZTA"): (1) as a logical and appropriate clarification of the purpose and scope of the Rural Village zone; and (2) as consistent with, and in furtherance of, the goals of the County's 2040 Comprehensive Plan for Washington County, adopted on August 26, 2025.

Multiple public officials have told me that they are unable to take up this ZTA while a pending court appeal is underway. As clearly explained in the legal analysis filed as Attachment One to this Justification Statement, the Commissioners have clear authority to consider and approve the requested ZTA while any court proceedings are pending.

Failure to act would be a political *choice* by the Commissioners to reject my request for help – not a legal requirement. I remain highly concerned that the Commissioners' continued reliance on this misplaced "legal argument" is a carry-over from legal advice offered previously by County Attorney Zacchary Kieffer.

The Requested Zoning Text Amendment Is A Logical and Appropriate Clarification of the Purpose And Scope Of The Rural Village District.

The proposed Zoning Text Amendment (ZTA) would prohibit a "small box variety store" on property in the Rural Village zone located within 1,000 feet of a historic district or a property protected by a historic trust easement ("Protected Area"). This is a narrowly written text amendment designed specifically to protect property within the Rural Village zone if it is proximate to historically designated or protected resources. While a Dollar-General-type store is not allowed in the Rural Village zone, the proposed amendment will eliminate any potential ambiguity by expressly protection While it is clear to me that Dollar-General-type stores are not allowed in the Rural Village zone, the proposed amendment will address any potential ambiguity, and clearly protect historic resources and the properties around them.

The ZTA is intended to support the purpose clause of the Rural Village zone. The proposed use is entirely inconsistent with the purpose of the zone, as we have explained to the Board of Appeals and the Circuit Court. The purpose of the Rural Village zone is "to preserve the unique historic or rural

character" of our community. Cascade has a unique historic character and a rural character deserving of protection, and we have been fighting for too long to ensure that those protection goals are enforced.

My property, and the neighboring Dollar General site, are zoned Rural Village. We are across the street from the historic – and now revitalizing – Fort Ritchie. We provided the Board with a study confirming that Dollar General stores are highly likely to damage the business interests of existing grocery stores like Sanders Market - our local "mom and pop" grocery store - which has served Cascade for decades. By extension, a Dollar General would threaten the local grocery and other business ventures that have recently opened at revitalizing Fort Ritchie, including a small general store, a bakery, an apothecary, and soon a butcher and pick-your-own flower shop, and by extension eroding the financial viability of Fort Ritchie. There are already three Dollar General stores within 5 miles of my home. We do not need another one.

If built, the Dollar General would be directly across the street from Lake Royer and a highly visible eyesore from the Fort Ritchie property, especially from Lakeside Hall where weddings are routinely held and a recently announced boutique hotel that will support the Fort's wedding events (and revenue. Like the rural, historic nature of Cascade, Fort Ritchie is a treasured historic resource deserving of protection). The hotel represents a significant additional investment in the local economy and merits protection. A Dollar General at the proposed location would be a deterrent to wedding parties seeking a truly historic, rural setting, further eroding the financial viability of Fort Ritchie.

In addition to the damage to the rural historic nature of Cascade and the historic setting associated with Fort Ritchie that the proposed Dollar General would cause, it also would significantly devalue my home. During the Board of Appeals hearings, we presented an appraisal and expert testimony confirming that our house would lose in the neighborhood of $30,000 in value (as would my closest neighbor). This is because a Dollar General has the same negative effect on home values as convenience stores and liquor stores (both not allowed in the Rural Village zone). The Board agreed with our appraiser, and made a finding that the Dollar General, if built, would have this adverse impact on our home values. The adverse financial impact is undisputed.

We appealed the Board's approval to the Circuit Court for Washington County, which remanded the case to the Board. After the Board approved the Dollar General a second time and we appealed a second time, the Circuit Court again remanded the case to the Board. We and Outdoor Contractors, the special exception applicant on behalf of Dollar General, both appealed to the Appellate Court of Maryland, where the case is now pending.

As is clear from the multiple court decisions, the Zoning Code needs clarification. Adopting the proposed ZTA will assist the courts, not confuse them.

The Proposed ZTA Is Consistent With And Will Further The Goals Of The County's Most Recent Comprehensive Plan

This proposed amendment is consistent with and supportive of the Goals and Objectives set forth in the 2040 Comprehensive Plan for Washington County adopted on August 26, 2025 (the Plan), and, by extension, the purposes of the Rural Village zone as stated in Section 5D.0 of the Zoning Ordinance for Washington County, MD.

The Plan is a comprehensive document intended to guide growth and development, and the general

policy guidelines it describes are meant to inform various land use regulations, including zoning regulations. *See* Plan Page 2-3 ("This policy document in turn serves as the foundational basis for implementing various land use regulations such as zoning which carries out the plan's recommendations across rural and urban areas alike."); Plan Page 15-1 ("The Comprehensive Plan is not a stand-alone document, but is supported by (and, in turn supports) related planning program documents including the [Zoning Ordinance]."). Among the stated purposes of the Plan are to "[g]uide and accomplish the coordinated, adjusted, and ***harmonious*** development of the local jurisdictions and their environs;" and "[t]o promote good civic design and arrangement . . ." Plan Page 2-3 (emphasis added). The Plan proposes to accomplish these purposes by establishing certain Goals and Objectives. Plan Page 3-3. In this case, the proposed ZTA would directly further Items 2, 6, and 8 of the Plan's Goals and Objectives by imposing a very reasonable restriction on the precise location of small box stores when situated in the Rural Village zone.

1. Item 2: Promote a balanced and diversified economy.

The proposed text amendment serves to protect the highly local, diverse economies in rural villages. In discussing the economic development strategies for the County, the Plan recognizes the "need to sustain and expand *existing* businesses and industries . . ." and places emphasis on, among other factors: "[i]ncreasing efforts to retain and expand *existing* businesses;" "[p]romoting recreational and heritage tourism;" and *"[e]ncouraging redevelopment, revitalization, or rehabilitation of existing developed areas or sites where appropriate*." Plan Page 9-18; *see also* Plan Page 15-3 (reflecting the general concern of attracting and retaining businesses)(italics added). The proposed ZTA would aid in accomplishing these goals by protecting existing local businesses in the County's rural villages.

The local economies in Rural Village communities largely consist of a collection of diverse small businesses and "mom-and-pop" stores. Due to the depth and breadth of their product offerings, small box stores are highly likely to damage existing business interests that are focused on recreational and heritage tourism by eroding the aesthetic of those areas, and in particular impeding the revitalization and rehabilitation of business interests on historic properties. Opening one "cookie cutter" nationally-based business at the expense of highly localized business interests does not "[p]romote a balanced and diversified economy." This is especially true for local businesses that reinvest in their village through community-based service activities. Imposing a minimum distance restriction on the placement of small box stores from historic resources, often foundational to revitalization and rehabilitation efforts, would limit the area of impact of these negative consequences on historical resources and the Rural Villages in which they are situated.

In some Rural Villages, heritage tourism comprises part of the local economy. For example, historic and scenic venues may be hired for social gatherings like weddings. These venues are often sought out for the immersion in a truly historic, rural setting that they can provide. A box store built within the viewshed of these highly unique settings threatens the quality of the historic and rural sight lines from these tourism venues, potentially limiting customers' interest in that venue. They also are the backdrop for historic tours. Eroding the business revenue that support these resources is detrimental to the continued financial viability of the village economy. While the Rural Village zone prohibits these uses altogether, the proposed ZTA would protect these heritage tourism activities in the Rural Villages by eliminating all ambiguity with respect to Protected Areas.

In addition to adversely affecting local businesses and tourism revenue, small box stores – just like convenience stores and liquor stores – tend to materially devalue the neighboring properties, which is also detrimental to the local economy. The proposed ZTA is consistent with and supportive of the Comprehensive Plan Goal and Objective of promoting a balanced and diversified economy in the

County.

2. Item 6: Enhance the County's rich historic and cultural heritage through land preservation and historic preservation efforts.

The proposed ZTA would serve the Plan's Goals and Objectives pertaining to the protection of historic resources. Chapter 5: Historic Element of the Plan recounts Washington County's rich history and the efforts the County has taken thus far to identify and preserve its approximately 120 historic resources and districts included on the National Register of Historic Places. Plan Pages 5-8–5-9. It is suspected that over 22,000 more historic resources have not yet been evaluated. Plan Page 5-13. Of the 63 Rural Villages listed in Table 5.4 of the Plan, only 25 have been surveyed for the Washington County Historic Sites Inventory. *See* Plan Pages 5-23–5-24. The Plan advocates for the remaining Rural Villages to be surveyed in order that the Historic District Commission be able to "continue review of changes to identified contributing resources and new construction which may adversely affect those resources." Plan Page 5-22; *see also* Plan Page 5-32 (listing a Historic Element Recommendation to "[e]xpand and update the Washington County Historic Sites Inventory . . ."); Plan Page 15-13 (incorporating the foregoing recommendation as a long-term goal in the Plan's implementation). See Attachment Two: 38 Rural Villages Pending Historic Sites Inventory Survey.

While they await formal study, the historical character of the 38 Rural Villages not yet surveyed should not be eroded by context inappropriate development, a consequence of allowing the development of small box stores in close proximity to a Rural Village's historical resources. The proposed ZTA would ensure that the character of all of these potential historical resources is protected and preserved until all surveys have been completed. In so doing, the ZTA would also serve the Historic Element Recommendations to "[m]inimize factors which negatively impact historic and cultural resources by balancing growth . . ." and to "[i]dentify and protect additional scenic corridors and areas with a high integrity of historic context through land use policies." Plan Page 5-32.

Additionally, the proposed ZTA is also in harmony with the Historic Element Recommendation to "[c]ollaborate with historic resource interest groups and connect with new audiences by promoting historic resources and improving cooperative relationships with historic resource interested parties." Plan Page 5-32. *See also* Plan Pages 15-12–15-13 (incorporating each of these recommendations as medium- or long-term goals in the Plan's implementation); Plan Page 2-3 ("Above all, a comprehensive plan offers the opportunity for the communities to develop a shared vision for their future.").

While the proposed ZTA is narrowly tailored, this type of amendment is clearly within the envisioned scope of regulatory change contemplated by the Plan. *The Plan recommends impactful changes to the Zoning Ordinance and* ***stricter protections*** *for historical resources*. *See, e.g.,* Plan Page 15-9 (recommending as a medium-term goal "[u]pdat[ing] and revis[ing] the Zoning and Subdivision Ordinance regulations to incorporate appropriate zoning districts and development standards recommended in [the Growth Management & Land Use Element] chapter"); Plan Page 5-32 (including a Historic Element Recommendation to "[m]odernize and create a separate Historic Preservation Ordinance that consolidates terminology for review areas to reduce confusion and also addresses topics specific to Historic Preservation such as demolition and demolition by neglect of historic resources"); Plan Page 15-12 (incorporating the same as a short-term goal in the Plan's implementation). Pending adoption of a Historic Preservation Ordinance, the proposed ZTA will ensure that the historically designated Protected Areas will receive continued aesthetic and financial protection.

The proposed ZTA is thus consistent with and supportive of the Goal and Objective of enhancing the County's rich historic and cultural heritage through land preservation and historic preservation efforts.

3. Item 8: Encourage infill development and revitalization of existing communities using context sensitive development strategies to maintain and enhance community character.

The proposed ZTA would protect the rural and historical character of the Rural Villages by restricting the placement of small box stores within the very limited 1,000-foot radius of a historic Protected Area. Rural Villages are "definable on the landscape and contribute to the unique character of Washington County." Plan Page 14-26. They are what one pictures when thinking of the quintessential small town: "a small core of a residential neighborhood associated with a retail establishment or an institution such as a post office, elementary school, church or fire station." Plan Page 14-26. Retail stores in these rural areas and historic setting tend to be smaller, more product-specific specialty stores (bakeries, candy stores, clothing stores, jewelers, mom-and-pop grocery and general stores, apothecaries, etc.) or service-specific businesses (auction houses, flea markets, upholstery stores, etc.), explicitly allowed under the Rural Village zone, usually against a natural landscape backdrop of ponds or lakes teeming with wildlife, lush green fields, and breathtaking forested mountain views.

Washington County has long focused its efforts on preserving the boundary between these types of rural areas and their more developed urban counterparts. *See, e.g.*, Plan Page 11-14; Plan Page 6-17 (noting in the context of housing that "Washington County has long pursued a strategy of seeking to attract development where it is desirable (in planned growth areas where infrastructure needed to serve development already exists), ***while limiting its spillover effects in areas where it is less desired (in rural areas where agriculture is the primary land use and sensitive environmental resources are found in greater abundance***)" (emphasis added)); Plan Page 15-6 (recognizing the need for "context sensitive design" in Rural Villages in the realm of transportation to "preserve community character"). The Plan clearly indicates that in identifying sites for commercial uses, among the factors for consideration are the following: "[t]he ability to mitigate developmental impacts on sensitive environmental, historical or cultural features;" "[a]voidance of areas where there is a high probability of incompatibility with existing residential development;" "[l]ocat[ing] retail commercial sites where they best serve the market niche being targeted whether regional, community, or neighborhood based;" and "[w]hen feasible, associat[ing] development with an approved or proposed incentive area such as Enterprise Zones or Foreign Trade Zones." Plan Page 9-17.

The County has used "a variety of regulatory tools" to "avoid conflicts from incompatible land uses." Plan Page 6-18. For instance, the general policy guidelines that undergird the Plan are meant to inform various land use regulations, including zoning regulations. Plan Pages 2-3, 15-1. The Zoning Ordinance recognizes some of the Plan's policy goals in Section 5D.0, which elaborates the purposes for which the Rural Village zone was established. The underlying purpose of the Rural Village designation is to "preserve the unique historic or rural character of existing villages by encouraging compatible development within a defined village boundary." To be permitted in this zone, development must be "generally of a similar density, scale and use type and mixture as that which exists in the village," and is expected to be primarily residential, with only "a limited amount of mixed rural services." These limitations "prevent large amounts or inappropriately scaled development or uses that would detract from the existing rural or historic character of the village." *Accord* Plan Page 14-24 ("The challenge of the Land Use Plan dealing with the Rural Area, is to preserve the rural character through policies that will not promote significant development but will

maintain a productive environment for the existing industries located there."); Plan Page 14-26 (recognizing that attention must be paid to "design criteria thereby preserving the historical nature of the area in terms of scale and compatibility" and recommending that "[d]evelopment should be limited to infill development in accordance with the defined boundaries for the Rural Village"); Plan Page 14-27 ("Non-agricultural commercial uses in the rural areas should be limited to uses that serve the needs of the rural residential population, provide for recreation and tourism opportunities, and that support, complement, and promote the farming, forestry, and heritage tourism industries."). *See also* Plan Page 14-28 (specifying Land Use and Growth Recommendations to "[r]eview and update definitions of rural business zoning to incorporate an emphasis on retaining scale and compatibility with surrounding properties" and "[r]eview and potentially reduce the number of commercial land uses permitted by right in the Rural Business floating zone to ensure they are meeting the intended purpose of the district [and particularly] intensity of use, appearance in context of the rural area, and potential design standards").

The proposed ZTA simultaneously promotes the overall spirit and the Goals and Objectives of the Plan with regard to protecting and enhancing community character, as well as the purpose and intent of the Rural Village zone. In contrast to the bucolic setting invoked by the description of the typical Rural Village, the highly commercialized "cookie cutter" design, intrusive lighting, and conspicuous signage of the typical small box stores make it an eminently visible eyesore in close proximity to historical resources. This type of commercial development is terribly out of character with the style and scale of the historic, rural surroundings and the small, local-business oriented economy. Issues such as increased tractor-trailer traffic for deliveries, magnified noise and congestion from additional consumer vehicular traffic 7 days a week, community safety concerns associated with all of this increased traffic, uncharacteristic nighttime lighting, and odor and vermin associated with the presence of dumpsters all significantly detract from the existing unique historic and rural aesthetic of the Rural Villages.

The proposed ZTA is thus consistent with and supportive of the Goal and Objective of encouraging infill development and revitalization of existing communities using context sensitive development strategies to maintain and enhance community character.

Conclusion

The broader Cascade community has rallied behind my family to appear at Board of Appeals hearings, to raise money for a zoning lawyer to represent us before the Board and in Court, and to attend Court hearings to show support for us. A petition filed in the first Board hearing had nearly 500 signatures in opposition to this proposal, and a more recent petition has added several hundred more. I am enclosing those petitions in support of this request. We should not have to spend years, and tens of thousands of dollars – as we have done - to protect our community from a use that does not belong here because it violates the purpose and intent of the Rural Village zone.

Please accept the ZTA Amendment package which I have filed concurrently with this Statement of Justification. I also would ask that you expedite your review, to the extent legally possible under the notice and hearing requirements. As you know, my prior two requests were rejected out-of-hand, the first time by the County Administrator and the second time by Commissioner Cline. Both rejections were based on legal advice from County Attorney Zachary Kieffer, who represented Outdoor Contractors at the first Board of Appeals hearing, in part because he raised concerns that a legislative change would cause "confusion."

I want to be perfectly clear once again: The purpose of the proposed ZTA is to *eliminate* the

confusion surrounding the Zoning Ordinance that has thus far resulted in two Board of Appeals decisions, two Circuit Court decisions, and has led to a pending appellate court hearing pending which we believe will result in a near-certain remand to the Board of Appeals for a third hearing. The proposed ZTA is a logical, narrowly tailored amendment specifically proposed to clarify the purpose and scope of the Rural Village zone. Moreover, it is consistent with the Comprehensive Plan in that it shows clear support for three of the Plan's Goals and Objectives, and is at least neutral to the remaining five. Plan Page 2-6 ("'A consistent regulation or decision may show clear support for the Plan. It may also be neutral – but it should never undermine the Plan.'" (quoting Managing Maryland's Growth: Models and Guidelines – Achieving "Consistency" Under The Planning Act of 1992; Maryland Office of Planning; April, 1994; Publication #94-03; page 2)).

Please respect the concerns raised by the hundreds of residents of Cascade and surrounding Washington County communities that are looking for your support, as our elected representatives, in protecting our mountain community by adopting the requested ZTA.

Sincerely,
/s/ Danielle Marie Durning

Danielle Marie Durning
25212 Cascade Road
Cascade MD 21719
301-992-4661
danielleeyler@gmail.com

confusion surrounding the Zoning Ordinance that has thus far resulted in two Board of Appeals decisions, two Circuit Court decisions, and has led to a pending appellate court hearing pending which we believe will result in a near-certain remand to the Board of Appeals for a third hearing. The proposed ZTA is a logical, narrowly tailored amendment specifically proposed to clarify the purpose and scope of the Rural Village zone. Moreover, it is consistent with the Comprehensive Plan in that it shows clear support for three of the Plan's Goals and Objectives, and is at least neutral to the remaining five. Plan Page 2-6 ("'A consistent regulation or decision may show clear support for the Plan. It may also be neutral – but it should never undermine the Plan.'" (quoting Managing Maryland's Growth: Models and Guidelines – Achieving "Consistency" Under The Planning Act of 1992; Maryland Office of Planning; April, 1994; Publication #94-03; page 2)).

Please respect the concerns raised by the hundreds of residents of Cascade and surrounding Washington County communities that are looking for your support, as our elected representatives, in protecting our mountain community by adopting the requested ZTA.

Sincerely,

Danielle Marie Durning

Danielle Marie Durning
25212 Cascade Road
Cascade MD 21719
301-992-4661
danielleeyler@gmail.com

Attachment One

January 20, 2026

Mr. John F. Barr, President,
Board of County Commissioners
Mr. Jeffrey A. Cline, Vice-President
Mr. Randall E. Wagner, Commissioner
Mr. Derek Harvey, Commissioner
Mr. Randal Leatherman, Commissioner

RE: Legislative Zoning Amendments While Litigation Is Ongoing

Dear Commissioners:

At the request of my client, Danielle Durning, I am providing you with a summary of long-established Maryland court decisions that (1) confirm a local legislature's legal authority to amend zoning laws while litigation is underway; and (2) will apply the amendment during a pending court case, even if doing so would have the effect of reversing an earlier agency or court decision.

This legal analysis confirms that while the Commissioners may choose not to act on the zoning text amendment application filed by Ms. Durning, which seeks to clarify the Rural Village zone, the Commissioners are not precluded from doing so. In other words, declining to adopt the proposed zoning text amendment would be a political choice, not a legal choice.

The legislature's right to amend zoning laws pending litigation was established fifty years ago in *Yorkdale Corp. v. Powell*, 237 Md. 121, 124, 205 A.2d 269 (1964), when the Supreme Court of Maryland held as follows:

> "Maryland consistently has followed the rule that 'an appellate court is bound to decide a case according to existing laws, even though a judgment rightful when rendered by the court below should be reversed as a consequence,' . . . [and] a change in the [zoning] law after a decision below and before final decision by the appellate Court will be applied by that Court unless vested or accrued substantive rights would be disturbed or unless the legislature shows a contrary intent.

Id..

"Vested rights" only accrue if a property owner has begun construction pursuant to a validly issued building permit.[1]

[1] The vested rights principle has been clearly explained as follows: "[W]hen a property owner (1) obtains a lawful building permit, (2) commences to build in good faith, and (3) completes substantial construction on the property, his right to complete and use that structure cannot be affected by any subsequent change of the applicable building or zoning regulations." *Town of Sykesville v. W. Shore Commc'ns*, 110 Md. App. 300, 329 (1996). No vested rights are implicated in connection with the proposed text amendment.

The *Yorkdale* principle has been consistently and repeatedly affirmed by the courts. *See In re Northpoint Realty Partners, LLC*, 265 Md. App. 270, 291 (2025)(confirming *Yorkdale* held a statutory change "after a decision below and before final decision by the appellate Court" applies retroactively "unless vested or accrued substantive rights would be disturbed or unless the legislature shows a contrary intent"); *McHale v. DCW Dutchship Island LLC*, 415 Md. 145, 160 (2010) (noting *Yorkdale* held that in zoning and land use cases a court would apply a substantive change to a statute during the course of litigation"); *Layton v. Howard Cnty. Bd. of Appeals*, 399 Md. 36, 70 (2007) (stating "we reaffirm the Yorkdale rule that a substantive change in relevant statutory law that takes place during the course of the litigation of a land use or zoning issue shall be retrospectively applied by appellate courts").

I trust this summary of Maryland law clarifies that the Commissioners have legal authority to adopt the zoning text amendment requested by Ms. Durning.

Respectfully Submitted,

Michele McDaniel Rosenfeld

Michele McDaniel Rosenfeld

Cc: Danielle Eyler Durning

1 Research Court Suite 450 | Rockville MD 20850 | 301-204-0913 | michele@marylandpropertylaw.com

Table 5-4: Rural Villages Historic Survey Status (cont.)

Rural Villages Remaining for Survey			
Bagtown	Charlton	Huyett**	Mount Briar
Beaver Creek	Chewsville	Indian Springs	Pecktonville
Big Pool	Dargan	Jugtown	Pinesburg
Big Spring	Eakles Mill	Kemps**	Pondsville
Bostetter**	Edgemont	Kemps Mill	Reid
Breathedsville	Ernstville	Lappans	St. James (Lydia)
Bridgeport**	Fairview	Mapleville	Trego/Rohrersville Station
Cascade	Fiddlersburg/Security**	Mercersville	Yarrowsburg
Cearfoss	Garretts Mill	Middleburg**	
Cedar Lawn**	Greensburg	Mount Aetna	

*Not Rural Village zoning, however, individual contributing resources to a survey area are included and those resources are now incorporated into the Washington County Historic Sites Inventory by this plan

**Urban Rural Villages of which their contributing resources only are reviewed for Design Review or demolition, not new construction

2022 Petition Signatures Opposing
Cascade Dollar General

DOCKET NO. AP2022-034: Outdoor Contractors, Inc.: appeal for a special exception to establish general retail/merchandise store ("Dollar General")

Michele Rosenfeld <michele@marylandpropertylaw.com>

Tue 8/30/2022 9:08 AM

To: Rathvon, Kathryn B. <krathvon@washco-md.net>

1 attachments (12 MB)

Petition signatures in opposition.pdf;

Ms. Rathvon:

Please submit the attached petitions in opposition to the above-referenced application in the record and circulate as appropriate.

Thank you,

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
301-204-0913

There are other abandoned previously established village lots within the community more suitable including the old Decker store and the old BP station.

Our skies will be polluted with extreme bright lights at night. Store will be open every seven days a week from 8 a.m. to 10 p.m.

Increased traffic – customers and delivery trucks - will increase accidents and create noise, dust, smoke and fumes pollution.

Increased trash and smell due to large concrete dumpsters in the rear of the store.

Increased crime, loitering, vandalism in surrounding homes and neighborhoods.

Dollar General is harmful to communities and to the physical health of our residents since they limit access to healthy foods.

Dollar General will close down locally owned grocery stores and prevent other grocery stores with healthier food choices from moving in.

There are more appropriate uses for this parcel of land.

We, the undersigned, are signing this petition to oppose Outdoor Contractors Inc.'s request for a special exception. We are saying NO to Dollar General and yes to preserving and protecting our peaceful, healthy, safe, unpolluted, quiet, starlit nights here in the rural mountaintop village of Highfield-Cascade! Thank you!

	Printed Name	Signed Name
1.	Thomas Cregger	
2.	C Robert Starkman	
3.	Dennis Abplanalp	
4.	Leslie Cerf	

1A

	PRINT	SIGN
5.	Lynn VanBuskirk	
6.	Damien Abplanalp	
7.	Teresa Hahn	
8.	Terry Hahn	
9.	Sharon Toms	
10.	Vicki SHARTZER	
11.	DAVID ZITRE	
12.	Virginia Baker	
13.	HARRY LAMBERTON	
14.	MARGARET LAMBERTON	
15.	Bethany McPherson	
16.	William Magann	
17.	Gary Dagenhart	
18.	Kevin Davis	
19.	BENJAMIN D. DOMENECH	
20.	Lisa Devlin	
21.	Greta Gray	
22.	DIANA GUNDER	

2A

	PRINT	SIGN
23.	DANNY STOLFSLAGER	
24.	Tim Clark	
25.	Karen Scanlon	
26.	Jane Simchak	
27.	Matthew Simchak	
28.	KIMBERLY A. KLEPPINGER	
29.	Patricia Bragg	
30.	Danny L. Davis	
31.	Pamela J. Davis	
32.	MATTHEW MASSER	
33.	Kathy Masser	
34.	Klara masser	
35.	Marley Pratt	
36.	Kaela Pratt	
37.	Andy Brewer	
38.	Kay Hilbert	
39.	BRIAN W. IRVING	

3A

	PRINT	SIGN
40.	Roger Willard	Roger L Willard
41.	ROBERT MATEER	Robert Mateer
42.	Terry Weikert	Terry
43.	Kira Weikert	Kira Weikert
44.	Eugenia Fisher	Eugene Fisher
45.	Doug Warren	Doug Warren
46.	Linda Crider	Linda Crider
47.	Lucille Hammann	Lucille Hammann
48.	WILLIAM HAMMANN	William Hammann
49.	Clarence Beaver III	Clarence Beaver III
50.	Corinne Beaver	Corinne Beaver
51.	Deborah Huffman	Deborah Huffman
52.	STEPHEN ZAPOTOCKY	Stephen Zapotocky
53.	Deb Redden	Deb Redden
54.	Patricia Ashby	Patricia Ashby
55.	Steven Bowman	
56.	DON CRUTHER	Donald Cruther
57.		
58.	RANDALL HUMPHREY	

4A

	PRINT	SIGN
59.	BARRY J. CERF	
60.	Mark A Cunningham	
61.	Daniel Hunt	
62.	Braden Hunt	
63.	John Wisner	
64.	Michael Norris	
65.	Nancy Stefan	
66.	Shelba Bollinger	
67.	David E. Bollinger	
68.	Lura Stockman	
69.	Jeff McKenzie	
70.	Dawn Buckenstaff	
71.	Mark Salome	
72.	DANNY L. LOSPE	
73.	Kathleen Kaminski	
74.	Daniel Benard	
75.	Stacy Krogh	
76.	GERALDINE OTREMBA Geraldine	

5A

	PRINT	SIGN
77.	Heidi Martin	Heidi Martin
78.	Sarah Ryder	
79.	Jason Phebus	
80.	Stan Tomesky	
81.	Linda Harbaugh	Linda Harbaugh
82.	PAMELA HOWARD	Pamela Howard
83.	Ashley Harbaugh	
84.	D Day	Dorothy Day
85.	Nicole Deavers	
86.	John Deavers	
87.	Randy Sutton	
88.	Pat Sutton	
89.	Barbara Robinson	Barbara Robinson
90.	Tim GRESS	
91.	Pame Emrick	
92.	Andrew Emrick	
93.	Susan Fogle	Susan J Fogle
94.	Kathy Weaver	Kathy WEAVER
95.	Keith M. Cullen	Keith M. CULLER

6A

PRINT SIGN

96. WILLIAM R. VANDERBURG

97. ANGELA AUMAN

98.

99.

100.

7A

97

5. Allison Morris
6. Kayla Cox
7. Tim Heeser
8. Heather Bodnar
9. Nicholas Shockey
10. Ken Buckler
11. Valerie Elliott
12. William Elliott
13. Sheila Wallace
14. Steven Rhodes
15. Barbara O'Bryen
16. Richard Jones
17. Dan Bloom
18. Debbie Ainsworth
19. Becky Harbaugh
20. Roger Harbaugh
21. Brandon Staley
22. Allison Severance

B1

23. Susan N Lowman

24. Gregory B. Deluka — Gregory B Deluka

25. Paul Eyl

26. David Sewell

27. AMIT SOOD

28. Nancy Kirkpatrick

29. James Kirkpatrick

30. Joyce Johnson

31. Judy Johnnson

32. Michael Donnelly

33. Pat Stubbs

34. Melissa Gladhill

35. Barry Gladhill

36. Carmen Fox

37. Linda Ott

38. Samantha Phillips

39. Judy Fox

B2

40. Karen Taylor — KAREN TAYLOR
41. KATHRYN RATTIGAN — [illegible]
42. Jean Rattigan — [illegible]
43. Diane Guassardo — [illegible]
44. mark Guassardo — [illegible]
45. Vera Demedu — [illegible]
46. Warren Spaid — [illegible]
47. Diane Wilkinson — Diane C. Wilkinson
48. Nina thomas — [illegible]
49. Jae Mann — [illegible]
50. [illegible] — [illegible]
51. Patrick Sawey
52. [illegible]
53.
54.
55.
56.
57.
58.

(48)

B3

There are other abandoned previously established village lots within the community more suitable including the old Decker store and the old BP station.

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	Printed Name	Signed Name
1.	Megan Ames	Megan Ames
2.	Amanda Burley	Amanda Burley
3.	Janet Wuenemaker	Janet Wuenemaker
4.	Angelia Jones	Angelia Jones

C1

5. Debora Etter
6. Carla Ottaway
7. [illegible]
8. Ashley Ander[illegible]
9. Matthew Ander[illegible]
10. Adam Rhode
11. [illegible]
12. MATT MORRIS
13. JEREMY CHURCHEY
14. Shannon Lawrence
15. Donald C[illegible]
16. Lisa Band[illegible]
17. [illegible]
18. Josh Stadar
19. [illegible]
20. [illegible]
21. Hannah Greco Hannah Greco
22. [illegible]

C2

23. Jesse Greitz
24. Paige Kennedy
25. John Sprinkle
26. Meagan Moha
27. Jane Harris
28. Hal Brown
29.
30.
31. Peggy Heiston - Cascade
32. Kourtney Schmidt
33. Jonathan Schmidt
34. Jill Wachter
35. Mike Bray
36. Rileigh Bray
37. Kaleb Bray
38. Terri Leonard
39. Jason Freeman

C3

40. Dylan Kerns
41. Nicole Mills
42. Shannon Burke
43. Tyler Wilt
44. Darrell Perkins
45. Katie Gault
46.
47.
48.
49. Kenzie Nugent
50. Katie Davis
51. Ann Dubb
52. Patsy Burns
53. John Edwards
54. Matthew Nugent
55. Jill Wachter
56. Mike Bray
57. Rileigh Bray
58. Kaleb Bray

C4

59. Kelly Salinas Kelley Salinas

60. Danny Lasse Danny Lasse

61. Hope Woodyard Hope Woodyard

62. Bonnie McGlaughlin Bonnie McGlaughlin

63. Tracy Eberso6 Tracy Eberso6

64. John Hoist

65.

66. Kathy Burdette

67. Steve Burdette

68. Hope Whitlock

69. Kris Burgett

70. Jennifer Frasure

71. Angela Auman

72.

73. Kim Massett

74. RD RAPPLEYE JR

75. Bernadette M. Harris Bernadette Harris

76.

75

C5

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	Printed Name	Signed Name
1.	Jan Sellhamer	Jan Sellhamer
2.	Tiffany Fox	Tiffany Fox
3.	Ryan Martin	Ryan C Martin
4.	N[illegible] Vieira	[illegible] Vieira

D1

5. Ronald E Haines
6. Matt Stewart
7. Christopher Lendig
8. Mike Snyder
9. David Perkins
10. Madalyn Elker
11. Amanda Black
12. Cheyenne Worth
13. Harp Worth
14. Curtis Stine
15. Kathy Weaver
16. Mary Fox
17. Misty Stull Degrange
18. Jeremy DeGrange
19. David Thomas
20. George R. Kuhn
21. Devin Gallicia
22. Zachary Faust

D2

23. Denise Green Denise Green
24. VINCE DRENNER
25. Eugene munn
26. Michael L. pchadd McHall Lpchadd
27. Dan Arrison
28. NORRIS
29. Jake Lorenzen
30. MARY S. Miller Mary S. Miller
31. Joe Morris
32. BJ Smith
33. Captn Hook
34. TOM WAGNER
35. DANNY L LOSPE Danny L. Lospe
36. Robin Sword Robin Sword
37. Katherine Zebroski Thomas Zebroski
38. Schlabendorf
39. Andrea Woodring

D3

40. Jeff Wiley
41. Gerald Watson
42. Kortney McCullough
43. Bryan Havermale
44. ~~Deborah Long~~ Deborah Long
45. Katie Lehr
46. ~~Debra L. Martin~~ Debra L. Martin
47. Matt Thomas
48. Brandi Thomas
49. ~~Crystal Sprenkle~~ Crystal Sprenkle
50. Jaun Lantz
51. Michelle Strong
52. Michael Liles
53. Jenna Coblentz
54. JEFF GILCHRIST
55. LYSA TORIND
56. Shanon Murphy
57. Zachary Wolford
58. ~~Marilyn K. Jones~~

DH

59. Virginia Rowe — Virginia Rowe

60. JAMES T, HARRIS — James T. Harris

61. Lillian E. Harris — Lillian E. Harris

62. [illegible] — [illegible]

63. Bryce Rock — [illegible]

64. Jessica Bennett — Jessica Bennett

65. William Crain — William Crain

66. Craig Lewis — Craig W. Lewis

67. Tyler Rayer — [illegible]

68. Rebekah Raum — [illegible]

69. Lori Curbow — [illegible]

70. Russell Matthews IV — [illegible]

71. Sydney Stull — [illegible]

72. Rebecca Baker — Rebecca Baker

73. DANIEL GILLIS — [illegible]

74. Jean Atkinson — [illegible]

75. Angeline Johnson — [illegible]

76. Captain Gunch — [illegible]

D5

77. Molly Love — Molly Love
78. Ilay Torres — [illegible]
79. Kate Grove — Kate Grove
80. Hope Whitlock — Hope Whitlock
81. [illegible] — Joseph DiMaggio
82. [illegible] — Tobie Davies
83. Shane Ruby — [illegible]
84.
85.
86.
87.
88.
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90.
91.
92.
93.
94.
95.

23. Denise Green
24. Vince Brenner
25. Eugene Munn
26. Michael Lydiard
27. Dan Arrison
28. Matt Norris
29. Jake Lorenzen
30. Mary S. Miller
31. Joe Motts
32. BJ Smith
33. Captn Hooks
34. Tony Wagner
35. Danny Lasiff
36. Robin Sward
37. Katherine Zebroski
38. John Woodring
39. Andrea Woodring

D3

40. Terry Wiley
41. Gerald Thatsa
42. Kortney McCullough
43. Bryan Havermale
44. Deborah Long
45. Katie Lehr
46. Debra L. Martin
47. Matt Thomas
48. Brandi Thomas
49. Crystal Sprenkle
50. Karen Lantz
51. Michelle Strong
52. Michael Liles
53. Jenna Cobient
54. JEFF GILCHRIST
55. LYSA TORIND
56. Shanon Murphy
57. Zachary Wolford
58. Marilyn K. Jones

D4

59. Virginia Rowe
60. JAMES T, HARRIS James T. Harris
61. Lillian E. Harris Lillian E. Harris
62. Queen E Tremaine
63. Bryce Rock
64. Jessica Bennett Jessica Bennett
65. William Crain William Crain
66. Craig Lewis Craig W. Lewis
67. Tyler Rayor
68. Rebekah Raum Rebekah Raum
69. Lori Curbow Lori R Curbow
70. Russell Matthews III
71. Sydney Stull
72. Rebecca Baker Rebecca Baker
73. DANIEL GILFUS
74. Jean Atkinson Jean Atkinson
75. Angeline Johnson Angeline J.
76. Captain Gunch

D5

77. Molly Love — Molly Love
78. Ilej Torres — [illegible]
79. Kate Grove — Kate Grove
80. Hope Whitlock — Hope Whitlock
81. [illegible] — Joseph DiMaggio
82. Tobie Davies — Tobie Davies
83. Shane Ruby — [illegible]
84.
85.
86.
87.
88.
89.
90.
91.
92.
93.
94.
95.

(83) D6

There are other abandoned previously established village lots within the community more suitable including the old Decker store and the old BP station.

Our skies will be polluted with extreme bright lights at night. Store will be open every seven days a week from 8 a.m. to 10 p.m.

Increased traffic – customers and delivery trucks - will increase accidents and create noise, dust, smoke and fumes pollution.

Increased trash and smell due to large concrete dumpsters in the rear of the store.

Increased crime, loitering, vandalism in surrounding homes and neighborhoods.

Dollar General is harmful to communities and to the physical health of our residents since they limit access to healthy foods.

Dollar General will close down locally owned grocery stores and prevent other grocery stores with healthier food choices from moving in.

There are more appropriate uses for this parcel of land.

We, the undersigned, are signing this petition to oppose Outdoor Contractors Inc.'s request for a special exception. We are saying NO to Dollar General and yes to preserving and protecting our peaceful, healthy, safe, unpolluted, quiet, starlit nights here in the rural mountaintop village of Highfield-Cascade! Thank you!

	Printed Name	Signed Name
1.	Bryon Smith	
2.	Jennifer Huff	
3.	Amber Baumgardner	
4.	Pat Kump	

96

E1

	PRINT	SIGN
5.	LAURA White	Laura White
6.	Tyler Bentz	
7.	Marnie Mortenson	M Jacobs-Mortenson
8.	Kyle Shorb	
9.	KEVIN WADE	
10.	Makaila Miller	Makaila Miller
11.	Cathy Earhart	Cathy M. Earhart
12.	Brian Pals	
13.	Tracy Delawter	
14.	Sheila Seiss	
15.	Charles Miller	Charles L Miller
16.	Ashley Heaton	Ashley Heaton
17.	Sheila FOY	
18.	Angie Crouse	Angie Crouse
19.	Kayla McGlaughlin	Kayla McGlaughlin
20.	Diana Shepard	
21.	Michael Mellott	Michael Mellott
22.	Jason C Hill	Jason C Hill

E2

	PRINT	SIGN
23.	Kenna Gisnet	
24.	Terry M. Sebold	
25.	Elaine Robinet	
26.	Wendy Gisriel	
27.	Terra Sal	
28.	MATT Norris	
29.	Donnie Travis	
30.	Lori D. Warner	
31.	BRAD EYLER	
32.	Steve Smith	
33.	Laura Vierra	
34.	Diana Flannery	
35.	Sandy Ford	
36.	Krissy Schulte	
37.	Heather Sellner	
38.	Alyson Krogh	
39.	Catherine Harvey	

	PRINT	SIGN	
40.	James Lehr		
41.	Dylan Spearin		
42.	Sydney Biser		NO please ♡
43.	Sara Smith		
44.	Ava Garner		
45.	J.M. Hookway		
46.	Madeline Krogh		
47.	Macy Delphey		
48.	Amy Garner		
49.	Tara Baker		
50.	Lacy Barnhart		
51.	Sue Kemp		
52.	D E. Bay		
53.	Kaylie Eiker		
54.	Pearl Seiss		
55.	Rick Seiss		
56.	Lee Thomas Sebold		
57.	Jenna Seiss		
58.	Hayley Dorsey		

E4

	PRINT	SIGN
50.	Anthony Hughinbuyk	
41.	Debra Ayers	Debra Ayers
42.	Audrey Manahan	Audrey Manahan
43.	Jean Churnesky	Jean Churnesky
44.	KEITH NELSON	Keith Nelson
45.	ERIC A. HENSON	
46.	Jim Sweeney	
47.	APRIL PLOWMAN	April Plowman
48.	Brenda Wolfe	Brenda Wolfe
49.	Shawn Morris	
50.	TAMMY PRICE	Tammy Price
51.	Tracy D. Miller	Tracy D. Miller
52.	Scott D Hahn	
53.		
54.	Olivia Miller	Olivia Miller
55.	Timothy Seiss	
56.	Mason Stull	
57.	ELIZABETH WAGAMAN	
58.	Elizabeth Farmer	Elizabeth Farmer

E5

	PRINT	SIGN
78 ~~40~~.	Terry Bowman	
79 ~~41~~.	FRED HOLDAWAY	
80 ~~42~~.	Chad Farace	
81 ~~43~~.	Theresa Wivell	
82 ~~44~~.	Jude Bertrand	
83 ~~45~~.	Derrek Sienieiuk	
84 ~~46~~.	Danielle Ott	
85 ~~47~~.	Kathy Sanders	
86 ~~48~~.	Debra Davis	
87 ~~49~~.		Jamie Conster Smith
88 ~~50~~.	Lisa Reed	
89 ~~51~~.	RICK SANDERS	
90 ~~52~~.	Jennifer Yeadeke	
91 ~~53~~.	Arnie Stoops	
92 ~~54~~.	Lori Stoops	
93 ~~55~~.	Robert L Miller	
94 ~~56~~.	LaToya Osborne	
95 ~~57~~.	~~Margaret E. Schaeffer~~	
96 ~~58~~.	Anthony Forrest	
	Michael Bradshaw	

E6

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	Printed Name	Signed Name
1.	Wayne Jones	Wayne Jones
2.	Vickie Gipp	
3.	Ashley Boone	Ashley Boone
4.	Deborah Baer	Deborah Baer

	PRINT	SIGN
5.	Bernard Baer	
6.	Brian Faulkner	
7.	Jessica Brown	
8.	GARY HARRIS AS LSE	
9.	Kevin Law	
10.	Jeffrey Small	
11.		Dennis Sewell
12.	John friend	
13.	Denise Stautz	
14.	Julie Senders	
15.	Tracey Bare	
16.	Rachel Keller	
17.	Rosalie Sanders-Luke	
18.	L. Michele Firme	
19.	Robert + Janis Stuckemyer	
20.	MITCHELL E SHOCKEY	
21.	Susan Mason	
22.	Kristi DAVIS	

	PRINT	SIGN
23.	ANTHONY GROVE	
24.	Joan Fry	
25.	Anthony Butler	
26.	Brian Poe	
27.	RHETT SANDERS	
28.	BRIAN LEWIS	
29.	David Cook	
30.	GARY HILL	
31.	ROSEMARY Hill	
32.	JOHN GORMAN	
33.	PETER KROGH	
34.	Lee Lancasky	
35.	Holli Walter	
36.	KAREL A BLINCI	
37.	Sharon C. Wolfe	
38.	Kevin Galicia	
39.	EVALYN HENRY	

40. FARA EVE BARNET
41. Pamela Reed
42. Charles Henson
43. Derek Frey
44. Troy Simmons
45. Susan Donnelly
46. Tressa Palmer
47. HELGA Fox
48. Sue Shockey Sue Shockey
49. Thomas Fink
50. DAVID SANDERS
51. Natasha Fitz
52. Rodney Harbaugh
53. Crystal Sprenkle
54. Deborah Zimmerman
55. Daniel Kroberger
56. Wendy Hipkins
57. Carin Forrest
58. Denny Forrest

	PRINT	SIGN
59.	Reese Fox	Reese Fox
60.	Cecil Wiles	Cecil C. Wiles
61.	Angie Hahn	Angie Hahn
62.	Rachel Fox	Rachel Fox
63.	Tammy Fox	Tammy Fox
64.	Shawn Fox	Shawn Fox
65.	Michael Bradshaw	Michael Bradshaw
66.	Corey Mulvaney	Corey Mulvaney
67.	Dale Pope	Dale Pope
68.	David Shockey	David Shockey
69.	Kevin Bilyeu	Kevin Bilyeu
70.	Steve King	Steve King
71.	Jeremy Harshman	Jeremy Harshman
72.	Basil Kuhn	Basil Kuhn
73.	Judy Barton	Judy Barton
74.	Brian Wolfe	Brian Wolfe
75.	Robin Krupitsky	Robin Krupitsky

	PRINT	SIGN
77.	Sheila Fox	Sheila Fox
78.	ALBERT G. HOBBS	Albert G Hobbs
79.	Kimberly S. Gerrie	Kimberly S. Gerrie
80.	Tina Hadley	Tina Hadley
81.	Lee Sturtevant	Lee Sturtevant
82.	Terry Bowman	T L B
83.	Ryan Bowman	Ryan Bowman
84.	ANGELA SPEGAL	Angela Spegal
85.	Josh Wrigley	Josh Wrigley
86.	PAUL SANDERS	Paul Sanders
87.	ORON SANDERS	Oron Sanders
88.	Harper Sanders	Harper Sanders
89.	Jason Umpierrez	Jason Umpierrez
90.	Laura Mclaughlin	Laura Mclaughlin
91.	Leah Walter	Leah Walter
92.	Herald Rideaux	Herald Rideaux
93.	TOM ZIMMERMAN	Tom Zimmerman
94.	Caleb McCleaf	Caleb McCleaf
95.	Frederick Lankford	Frederick Lankford

	PRINT	SIGN
96.	Stacey Green	
97.	Shane Biser	
98.	Kristin McGinnis	
99.	VERONICA COLEMAN	
100.	John Sprinkle	

PETITION **AGAINST** DOLLAR GENERAL
AT 11433 MCAFEE ROAD in CASCADE, MARYLAND

- I **OPPOSE** the proposed box store Dollar General Mart at 11433 McAfee Road in Cascade.
- Our strikingly beautiful rural community is nestled in the Catoctin Mountain. A Dollar General store/signage is completely out of character with this setting and should not be allowed.
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- It could jeopardize the recently opened general store, bakery, ice cream shop and apothecary (and discourage new stores such as the anticipated butcher and floral shops) at historic Fort Ritche, now successfully revitalizing after DECADES of community and County effort.
- **DOLLAR GENERAL WOULD UNDERMINE THE AESTHETIC AND COMMERCIAL STRENGTH OF OUR COMMUNITY.**

- **HELP STOP THIS INSULT TO CASCADE AND ITS RESIDENTS.**

	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
1	Tory Fitzgerald	14351 Pen Mar High Rock Rd Cascade, MD 21719	Tory.Fitzgerald204@gmail.com
2	Cary Blackdeer	14525 Maryland Ave Cascade md 21719	ccBlackdeer70@gmail.com
3	Cindy Shafer	735 Interval Rd Hagerstown, MD 21740	tazscouter@gmail.com
4	Larry Potter	735 Interval Rd Hagerstown, MD 21740	lpyankeefan@gmail.com
5	Richard Thompson	14425 McAfee Hill Rd Cascade, md. 21719	Rthomps66@yahoo.com
6	Carmen Fox	24843 Pen mar Rd Cascade MD 21719	Kaycarmar@aol.com
7	Mark Fox	24843 Pen Mar Rd Cascade MD 21719	Kaycarmar@aol.com

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	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
8	Kay Fox	24843 Pen Mar Rd Cascade MD 21719	Kefox95@gmail.com
9	Micah Metcalf	14530 Pennersville Rd Cascade MD 21719	mandem816@gmail.com
10	Emily metcalf	14530 Pennersville Rd Cascade MD 21719	Emilymetcalf812@gmail.com
11	Abigail Rohrer	14249 Main Pike Apt A	AbiAnnJack@gmail.com
12	Tracy Dull	25250 Military Rd Cascade	
13	Kathy Dusherman	12123 Ithyre Rd, Smithsburg MD	Totrad104@AOL.COM
14	Tammy L. Richards	25450 Highfield Rd, Cascade	TLRichards1000@Gmail.com

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	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
15	Cori Whidden	12510 Pleasant Valley Rd Smithsburg	coriwhidden@gmail.com
16	David Creamer	PO Box 263 39 D N Main ST Smithsburg	desafe@hotmail.com
17	Stephanie Lida	P.O. Box 43 Smithsburg MD	Sllida1@ychoo.com
18	Paul Sanders	25407 Military Rd Cascade MD 21719	paulw.sanders1@gmail.com
19	Jean Bellerive	14911 Millbrook Rd Keedysville MD 21756	JBellerive@aol.com
20	Margaret Phelps	13525 Mitchell Rd. W-boro 17268	mdphelps@gmail
21	Tracy Sullivan	5103 Wiguillo Rd Thurmont MD 21788	tracysullivan327@gmail.com

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	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
22	Gary Sullivan II	5103 Iriquoise RD Thurmont MD 21788	Sullivag2@yahoo.com
23	Danielle Kuhn	20 Pleasant Acres Dr Thurmont MD 21788	midgetdaniga@yahoo.com
24	Greg Smith	12510 Pleasant Valley Rd Smithsburg MD. 21783	Justlucie12@Yahoo.com
25	Shirley Burch	9834 Crossfield Rd Hagerstown, MD 21740	———
26	Heather Lantz	14159 Cushman Ave Cascade MD 21719	hstarr2008@gmail.com
27	Thea Lee	17130 Raven Rock Rd. Cascade MD 21719	thealee318@gmail.com
28	Mark Simon	17130 Raven Rock Rd. Cascade MD 21719	MarkASimon@gmail-com

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	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
29	Ruth Chichester	14338 Reckord Ave Cascade, MD 21719	r_golden700@hotmail.com
30	Ally Spaid	12910 Quirauk School Rd Sabillasville MD 21780	ally@myactv.net
31	Yvonne Ford	12840 Red Heifer Winery Ln. Smithsburg, MD 21783	yvonne@redheiferwinery.com
32	Kevin Ford	" "	kevin@redheiferwinery.com
33	Penny Tolson	13044 Mount Zion Rd. Sabillasville MD 21780	pennylaneRVA@gmail.com
34	Cathy L McClure	11706 Pinesburg Rd. Wmpt. MD 2179.	catservice6263@gmail.com
35	Sarah Hoffman	11535 Pinesburg Rd. Williamsport, MD. 21795	Sarah03706@gmail.com

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	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
36	Tim McCartney	11535 Pinesburg Rd, Williamsport, MD 21795	tjmccart75@gmail.com
37	Dwayne McClure	11706 Pinesburg Rd. Williamsport, Md. 21795	Catservice6263@gmail.com [redacted]
38	Susan Mason	PO Box 1037 Cascade MD 21719	susank518@gmail.com
39	Bob Rappleye	PO Box 1037 Cascade MD 21719	therealbobsteele@gmail.com
40	[signature]	25255 Cascade Rd Cascade MD 21719	nkirk1130@verizon.net
41	[signature]	25255 Cascade Rd Cascade MD 21719	jimbobk107@verizon.net
42	Stephanie Murdock	14237 Pen Mar high rock rd cascade MD 21719	stephmurdock@gmail.

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	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
43	Danielle Lasher	16 Mckee Ave Hagerstown MD 21742	dlasher@informedchoicemaryland.com
44	Savannah Bosley	16 Mckee Ave Hagerstown MD 21742	sbosley21@gmail.com
45	Michelle Thompson	14216 MacAffee Hill Rd Cascade MD 21716	K.ls.2a@hotmail.com
46	Kelsey Rodrick	25210 Cascade Rd Cascade MD 21719	KRODRICKEQUT@gmail.com
47	Kevin Zarrin	25210 Cascade Rd Cascade MD 21719	Kevin@vetlandscape.com
48	JASON BERGER	24955 RAVEN ROCK RD. SABILLASVILLE MD 21780	jhberger@gmail.com
49	WARREN SPAID	12910 Quirauk School Rd Sabillasville, MD 21780	WSpma@myactv.net

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50	Makaila Moller	14561 Pennersville RD Cascade, MD, 21719	Vintage Kitch @ yahoo
51	Laura Apelbaum	2468 Linden Ave. Cascade, MD 21719	lapelbaum@gmail.com
52	Karen Czapanskiy	17601G Sunshine Tr. Sabillasville MD 21780	Karensyma@yahoo.com
53	Samantha Chumesky	25311 Milton Rd. Cascade, MD 21719	schumesky@hotmail.com
54	Leanne Merriton	216 Garlinger Ave Hagerstown, MD 21740.	Jeanne-714@live.com.
55	Pat Stubbs	9648 Downsville Pike Hagerstown, MD 21740	Patstubbs@outlook.com
56	Staci Hartman	22149 Jugtown Rd. Hagerstown, MD 21742	Staci@hagerstownmanagement.com

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	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
57	MARK Fox	24843 Pen Mar Rd Cascade Md	Kaycarmar@AOL.COM
58	Ellie Dujardin-Woodall	1774 Virginia Ave Hagerstown MD	Apothecedjardin@gmail.com
59	Austin Woodall	" " "	awood2817@gmail.com
60	Stacey Durning	1166 Sunbrook ln Hagerstown Md	Staceyd3@verizon.net
61	Joyce Shull	13020 Oak Hill Ave Hag MD	JOYCE_SHULL@hotmail.com
62	Allison Severance	39 N Main Street Keedysville	allisn@allisnseverancepottery.com
63	Pam Spicer	25529 Heiston Lane Cascade, MD 21719	Pammyspice.PS@G-mail.com

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64	Denise Stauffer	14321 Raya Road Cascade Md 21719	hastms@comcast.net
65	DeniseStauffer	14321 Raya Road Cascade md 21719	hastms@comcast.net
66	Shannon Smith	22222 Jefferson Blvd Smithsburg, MD 21783	smsmith21783@gmail.com
67	Lorie Dixon	18306 Ashley Drive 303 Hagerstown MD 21740	strudel56@gmail.com
68	Jeff Snapp	11911 W Baltimore St 526 Hag. MD 21740	jblake1964@yahoo.com
69	Molly Love	14108 Cushman Ave Cascade, MD 21719	molly@theFoxTeam.net
70	Robert Sprouse	7216 Eylers Valley Flint Road Sabillasville MD ~~20~~ 21780	BobbyS@FSPEOPLES.COM

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- **HELP STOP THIS INSULT TO CASCADE AND ITS RESIDENTS.**

	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
71	Victoria Leap	13312 Canterbury Dr. Hagerstown, MD 21742	victorialeap@gmail.com
72	ERIC HOPKINS	14540 PENNERSVILLE RD CASCADE, MD 21719	Peachyclean76@GMAIL
73	Julie Sanders	25454 Military Rd Box 214 Cascade, MD 21719	jls531@comcast.net
74	Brad Neisser	42 McKee Ave Hagerstown, MD 21742	brad_neisser@yahoo.com
75	Michael Brooks	1309 Oak Hill Ave Hagerstown MD 21742	speed924@aol.com
76	Kristi Brooks	1309 Oak Hill Ave Hag md 21742	Kmaxlea7a@aol.com
77	Beth Neisser	42 McKee Ave. Hagerstown, MD 21742	b.neisser@verizon.net

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	NAME	MAILING ADDRESS (Washington County)	EMAIL ADDRESS
78	Joshua Harmon	24726 Raven Rock Rd Smithsburg MD 21783	jdbh753@gmail.com
79	Rebecca Harman	Same ↑	↗
80	William Uzzle	↑	
81	Charlotte Harshman	22149 Tugtown Rd. Hagerstown MD 21742	Charlotteharshman@icloud.com
82			
83			
84			

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1	Dena Leibman	6612 Harbaugh Rd Sabillasville MD 21770	dena@zigbonefarmretreat.com
2	Mary Applegarth	7208 Taylor St Chevy Chase MD 20815	Mapplegarth@comcast.net
3	Melissa Everet	15303 Summit Farm Dr Blue Ridge Summit PA	
4	Hannah Best	16 Maple Trail, Fairfield, PA 17320	
5	Haley Best	16 Maple Trl, Fairfield, PA 17320	
6	Holly Best	16 Maple Trl., Fairfield, PA 17320	
7	Deanna Best	16 Maple Tri., Fairfield, PA 17320	

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8	Gwen Fuste	6 Sunny Ct Thurmont, MD, 21788	
9	Phyl Franke	PO Box 47 Rouzerville PA 17250	phylfranke70@gmail.com
10	Robyn Miller	8 Cross Trail, Fairfield PA 17320	robyn.burkett@comcast.net
11	Joe Miller	" "	" "
12	Michelle Strong	11702 Furnace Rd. BRD, PA 17214	MStrong196@aol.com
13	FRANK JONES	327 W. NORTH ST. WAYNESBORO PA 17268	
14	Michael Fox	13075 Pen Mar Rd Waynesboro PA 17268	

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15	Rebecca Kempest	553½ Baer Ave Hanover PA 17331	rlslothour725@gmail.com
16	Denise Cotterino	17224 Sabillasville Rd Sabillasville MD	
17	Joy Haines	Schwenksville, PA. 19473	
18	John b. Cunlson	327 Northfield Dr Waynesboro PA 17268	
19	Danielle Grossnickle	1315 redbud ct Waynesboro PA	danielle mg 24@gmail.com
20	Jason Haines	12410A Reniker RD Emmitsburg, MD 21727	
21	Scott Simmons	11709 Dellwood Dr Waynesboro, PA 17268	ssimmon1@gmail.com

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23	Diane Robertson	16525 Raven Rock Rd Sabillasville MD 21780	dollyjas@yahoo.com
24	Ginny McBeth	13585 Lumber Lane Blue Ridge Summit Pa. 17214	Ginnytee1958@icloud.com
25	MaryAnn Killian	14044 Blue Mountain Rd Waynesboro, PA 17268	makaroon 88@gmail.com
26	Lisa Bard	23 Lombard St Thurmont MD 21788	lbptm@gmail.com
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28	JAMES WOODYARD	16880 BUCK LANTZ RD SABILLASVILLE MD 21780	Wildncssman@msn.com

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29	Lisa Forrest	11996 Lucey Rd. Thurmont md 21788	Leesea1on74@aol.com
30	Keri Kidwell	15307 Summit farm Brs, PA 17214	Keri Ann 1974 @comcast.net
31	Steven Kidwell	15307 Summit farm BRS PA 17214	Kidwell475@gmail.com
32	Robyn Koons	26 Barbara Tr Fairfield, PA 17320	rkoons17@icloud.com
33	Tim Koons	↓	tkoons429@yahoo.com
34	Barb O'Bryen Richard Jones	5826 Rowland Hill Rd Cascade, MD 21719	bnobindc@gmail.com
35	Diana Hollada	7981 Monn Dr Waynesboro PA 17268	dlhollada@hotmail.com

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36	Melanie Sanders	10218 Fish + Game Rd. WBO, PA. 17268	mssand77@hotmail.com
37	Raven Kelly	348 Potomac St Waynesboro PA 17268	Artistraven97@gmail.com
38	Lana Mueller	5308 Fairway Dr W Fayetteville PA 17222	acecszb@gmail.com
39	Thomas Mohr	11	11
40	Wendy Hipkins	14540 Pennersville Rd Cascade	peachyclean76@gmail.com
41	Paul Tysoe	PO Box 218, Cascade MD	paul.james.tysoe@gmail.com.
42	Raymond (Jay) Straehle	6603 ALLEGHENY ACE THROUGH ~~COUNTY~~ PARK	STRAELTJE@gmail.com.

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43	DAN FRAKER	10340 GRANT SHOOK RD GREENCASTLE, PA	DFRAKER58@ely3hoo.com
44	John Terry	7931 Edgewood Farm Frederick MD 21702	johneterry@comcast.net
45	Lisa Hord	10204 Amsterdam Rd Waynesboro PA 17268	hortonlz12@msn.com
46	Nicky McDougal	522 Hollengreen Drive, Waynesboro 17268	drnickymcdougal@gmail.com
47	Lisa Leisinger	13157 Kaiser Ridge Rd Hagerstown, MD	Lleisinger@yahoo.com
48	Rhett Leisinger	13157 Kaiser Ridge Rd Hagerstown MD	
49	Steve Frantz	11071 OAK Forest Dr Hagerstown MD	

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50	Dixie Myers	12657 Old Germantown Rd Waynesboro PA 17268	dixiemyers22@gmail.com
51	Pam Rowland	39 Spring Trail Carroll Valley PA 17320	pbrowland@embarqmail.com
52	Jennifer Alexander	12468 Old Penmar Rd Waynesboro, PA 17268	jennifer.lea.alexander@gmail.com
53	William Alexander	12468 Old Penmar Rd Waynesboro, PA 17268	william.andrew.alexander@gmail.com
54	Joyce Shull	13021 Oak Hill Ave Hag MD 21742	JOYCE.SHULL@
55	Eric Henson	15401 Norwood Ave. Blue Ridge Summit, PA 17241	ehenson56@comcast.net
56	PETE ELMS	4215 OAKRIDGE LANE CHEVY CHASE MD 20815	PETE@LESSNET.NET.

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	NAME	MAILING ADDRESS (Out-Of-County)	EMAIL ADDRESS
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59	Linda Meekins	1271 Harp Hill Rd Myersville MD 21773	
60	Isabel Srour	10301 Falls Road Potomac MD 20854	isabel.v.srour@gmail.com
61	Jeanne Grillo	10301 Falls Road Potomac MD 20854	jeanne.grillo@gmail.com
62	GEOFF LOVE	6723 W. LAKERIDGE ROAD. NEW MARKET, MD 21774	GLOVE11@VERIZON.NET
63	Lara Shepherd	13546 Paradise Church Rd. Hag. MD 21742	Larajsatcamp@yahoo.com

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64	Monica Strong	5313 Waynette Pkwy Waynesboro, PA	MJStrongGool@aol.com
65	Shawn Reed	12522 old Rein Mtn Road	reedshawn14@6mail.com
66	Justine Rogers	16931 Raven Rock Rd Sabillasville MD 21780	Jnrogers827@gmail.com
67	Robert Rogers	16931 Raven Rock Rd Sabillasville MD 21780	rarogers701@gmail.com
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Lloyd Yavener, Chair
Justin Bedard, Vice Chair
Ann Aldrich
Brianna Candelaria

Michael Lushbaugh
Tyler Milam
Gregory Smith
Randal Leatherman, BOCC Rep

HISTORIC DISTRICT COMMISSION OF WASHINGTON COUNTY, MARYLAND

DATE: March 5, 2026

TO: Planning Commission
c/o Travis Allen
747 Northern Avenue
Hagerstown, MD 21742

FROM: Washington County Historic District Commission (HDC)

SUBJ: RZ-26-001, Text Amendment - Small Box Variety Stores - Table 3.3(1), Chapter 28A Definitions

The proposed text amendment requests the addition of language to table 3.3(1) describing uses in the rural area that "small box variety stores within 1,000 feet of property with a historic designation or subject to a historic trust easement" not be permitted with the exception of the rural business overlay. It also notes the intensity of this use as "HIGH". The request also includes updates to Chapter 28A Definitions to include a "Small Box Variety Store: A store with 16,000 square feet or less gross square footage which sells assorted physical goods, merchandise and food and non-food products directly to consumers at an average retail cost of $15.00 or less. A small box variety store does not include a grocery store or convenience store."

The Historic District Commission (HDC) will focus their comments on the update to table 3.3(1) specifically regarding language "within 1,000 feet of property with a historic designation or subject to a historic trust easement". Historic resources do not appear in Table 3.3(1) in any land use. The Zoning Ordinance for Washington County (the Ordinance) instead includes Article 20: "HP" Historic Preservation District, Article 20A: "AO" Antietam Overlay, Section 5D.5 Architectural Review and a definition of historic resources in Chapter 28A. The HP, AO and Rural Village zoning categories reviewed by the HDC have limits to their extent which are justified by documentation or study of historic resources. These categories have outlined activities that are subject to the approval or recommendations of the HDC. Activities are reviewed based on the guidelines included in Article 20 and the adopted Design Guidelines for Historic Properties which both reference the Secretary of Interior (SOI) Standards for Rehabilitation. The guidelines in place for review do not limit the use of property but rather the compatibility of new construction with the documented historic resources. The applicant's justification letter states that the proposed language "is a narrowly written text amendment designed specifically to protect property within the Rural Village zone if it is proximate to historically designated or protected resources." (Justification Statement 1/20/26, p.1) The Ordinance already provides mechanisms for review by the HDC in specific zoning categories as well as involvement in the review of applications such as special exceptions or rezoning applications county-wide.

In the Ordinance the terminology most frequently referenced regarding historic resources includes the National Register of Historic Places (NR), the Maryland Historical Trust's (MHT) Inventory of Historic Properties (MIHP), Washington County Historic Sites Inventory and Historic Preservation Overlay (HP). These are referenced in the

Ordinance where the County has determined impact to historic resources should be reviewed by the HDC. The term "historic trust easement" in the proposed amendment is assumed to be an MHT Preservation Easement. MHT easements are an agreement between a property owner and MHT and it is not advisable to then extend a regulatory buffer to adjacent property owners. The term "historic designation" is ambiguous. It is not consistent with naming conventions utilized in the Ordinance. The HDC does not recommend this language nor does it recommend impacting adjacent property owners when they are not included in the documentation of the historic resources.

The applicant has included a 1,000 foot buffer in the proposed amendment. For historic resource protection, it is not advisable to include buffers without documentation studying any impacts to the integrity of the setting of the historic resources to support the buffer. For example, the Ordinance does include the AO around Antietam National Battlefield to protect the context of that site. That land management regulation was a result of analyses including viewshed around the battlefield. There has been no analysis provided indicating the reason a 1,000 buffer was chosen specific to the associated land use. It appears arbitrary in both distance and the inconsistent use of terminology regarding historic resources.

It is important to note that the table language requested would still allow applications for the Small Box Variety Stores in all rural zoning categories that are able to successfully obtain a Rural Business Overlay, including the Rural Village. The proposed language merely removes the Special Exception process. Both rezoning and special exceptions include the potential for the HDC's review and comment, and both still include a public notification process. There appears to be no additional historic resource protection resulting in the restriction of the use to the Rural Business Overlay.

The applicant also provides support for their application stating that Comprehensive Plan 2040 (CP2040) notes a need for remaining rural villages in the County to be surveyed. While true that there are rural villages remaining to be surveyed, the rural village mentioned repeatedly in the application "Cascade" has had several surveys completed in 1999, 2001 and 2012 and is considered adequately documented at this time with design review by the HDC in place. CP2040 Historic Element goals encourage a holistic approach to historic resource protection rather than narrowly written amendments. This includes identification of additional historic resources, study of scenic corridors and a modernization of historic policies and ordinances currently in place.

In summary, the HDC reviews activities and applications in areas designated for their review as well as commenting on applications for special exception or rezonings where historic resources may be impacted. The proposed amendment is ambiguous in its terminology regarding historic resources, and it does not include any analysis to support a 1,000 foot buffer. While the HDC supports the expansion of historic resource protections, there is no current recommendation in the CP2040 that proposes limiting individual land uses.

Thank you for the opportunity to review and comment on this application.

Sincerely,

Meghan Jenkins

Meghan Jenkins, GISP
HDC Staff

ATT: 1, Statistics

HDC staff offers the following statistics for consideration during this text amendment review to determine impact to property owners. There are ~20,200 parcels in the rural area. It is important to note that the count of parcels involved that follows is not cumulative as some of these designations overlap. There are ~715 (4% of total rural) parcels within 1,000 feet of the County's Historic Preservation Zoning (HP) properties. There are ~3,980 (20% of total rural) parcels within 1,000 feet of National Register of Historic Places (NR) properties. The term "historic trust easement" is assumed to be an MHT Preservation Easement. There are ~425 (2% of total rural) tax parcels in the County rural area which are within 1,000 feet of a MHT Preservation Easement. There are 10 MHT Preservation Easements in the rural area of the County. These include:

- **Kennedy House**, 2406 Chestnut Grove Road, Sharpsburg (Current Zoning EC w/ HP Overlay)
- **Plumb Grove Mansion**, 12654 Broadfording Road, Clear Spring (Current Zoning EC)
- **Rohrer House**, 12346 Hopscotch Lane, Hagerstown (Current Zoning AR)
- **Baker Farm**, 19522 Shepherdstown Pike, Keedysville (Current Zoning P)
- **Wilson's Bridge**, 15033 Wilson Bridge Park Lane (Current Zoning RV)
- **Moore Farm**, 14404 Cearfoss Pike, Hagerstown (Current Zoning AR)
- **Antietam Railroad Station**, 17230 Shepherdstown Pike, Sharpsburg (Current Zoning P w/ AO2)
- **Snively Farm/Felfoot Parcel**, 5660 Mount Briar Road, Keedysville (Current Zoning P)
- **Wiles Tract at Williamsport Battlefield**, 14926 Falling Water Road, Williamsport (Current Zoning EC)
- **Fort Ritchie**, 25036 Pen Mar Road, Cascade (Current Zoning SED)

The applicant's justification statement, again, stated this amendment was intended "to protect property within the Rural Village zone if it is proximate to historically designated or protected resources." For that reason, the numbers provided by staff cover the entirety of the County's rural area. For context, the HDC currently reviews applications for ~500 parcels within adopted/surveyed rural villages, and an additional ~250 parcels through Antietam Overlay or Historic Preservation Overlay. There are ~1100 Washington County Historic Sites Survey properties that are flagged for potential review depending on their proposed activities. There is significant variation in potential impacts due to the ambiguous language used.

1. HISTORIC PROPERTY GRANT PROGRAM

1.01 Establishment of the Historic Property Grant Program

1.01a There is a Historic Property Grant Program established to assist in the protection, preservation, and enhancement of Washington County's rural historic properties as authorized by Md. Code § 8-205 of the Land Use Article .

1.01b The rehabilitation activities referred to in this Ordinance shall be in conformance with the Secretary of Interior's Standards and Guidelines for Rehabilitation and subsequent revisions and with the Washington County Design Guidelines for Historic Structures and subsequent revisions.

1.02 Grant Funding Source for the Historic Property Grant Program

1.02a The funding source and yearly allocated amount for this grant program shall be:

i) Any listed below or combination thereof:

(1) Recordation Tax

(2) Ag Transfer Tax

(3) General Fund

ii) The yearly allocated amount for this grant program shall be a minimum of $150,000 or greater as determined by the County.

1.03 Grant Amounts for a Historic Property Grant

1.03a An individual grant shall be a minimum of $5,000.

1.03b An individual grant cannot exceed $50,000.

1.04 Eligibility for a Historic Property Grant

1.04a Eligible applicants include individual property owners and non-profit organizations.

i) Applicants must not have outstanding County permit or zoning violations.

ii) Non-profit organizations must be in good standing with the State of Maryland Department of Assessments and Taxation (SDAT), be qualified to do business in Maryland, and have the legal capacity and authority to incur obligations involved under the grant program.

1.04b Criteria of Eligible properties include:

i) Located in unincorporated areas of Washington County; and

ii) The Landowner has placed the property in a Maryland Historical Trust permanent easement, that provides additional review and restrictions to the exterior appearance and maintenance of the historic structures; or

iii) The landowner has placed the property in a Historic Preservation District as defined by the Washington County Zoning Ordinance; or

iv) The property is located in the Antietam Overlay 1 – Battlefield Buffer or the Antietam Overlay 2 – Approach as defined by the Washington County Zoning Ordinance and listed with the Maryland Historical Trust on the Maryland Inventory of Historic Properties; or

v) The property is listed in the National Register of Historic Places, individually or as a contributing property in a National Register District; or

vi) The property is determined to be eligible by the Maryland Historical Trust for National Register designation; or

vii) The property is in a County adopted Historic Rural Village; and the structure is a contributing resource to the Historic Rural Village.

1.05 Procedures for Historic Property Grant

1.05a Applications will be accepted once a year from December through February and;

i) Applications will be reviewed by Planning Department Staff for completeness and to give applicants the opportunity to submit a revised application.

ii) Applicants who timely submit their applications may revise and submit final applications by March 31 of each year.

1.05b After receipt of a final application for a Historic Property Grant:

i) The Historic Property Grant Subcommittee shall review and rank the applications based on competitive selection criteria established in this Ordinance.

ii) Award recommendations will be presented to the Historic District Commission for approval or revision and subsequent recommendation to the County Commissioners.

iii) Final award recommendations will be presented to the County Commissioners for approval or revision.

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1.05c If neither the Historic Property Grant Subcommittee nor the Historic District Commission recommends the award of grant funding, the grant application shall be deemed denied and the County shall notify the applicant stating the reasons for denial.

1.05d The County may approve a Historic Property Grant only if:

i) The property meets the eligibility criteria established under this Ordinance and any Regulations associated herewith;

ii) The Historic Property Grant Subcommittee has reviewed the grant application;

iii) The Historic District Commission recommends approval of the grant; and

iv) The County, through its Board of County Commissioners approves the grant application.

1.05e Award of grant funding shall not occur until:

i) All parties have executed a Historic Property Grant Agreement.

1.06 Historic Property Grant Subcommittee

1.06a The Historic Property Grant Subcommittee may be appointed by the Historic District Commission Chairperson and shall consist of five (5) members. The Chairperson may invite representatives to serve on the Subcommittee or may use the Commission members as the Subcommittee. Eligible Subcommittee Members may include:

i) staff from the Planning Department

ii) staff from the County Division of Permits and Inspections

iii) members of the Historic District Commission

iv) members of the Historic Advisory Committee

v) staff members of the County Office of Grant Management

1.07 Eligible Activities and Expenses for Historic Property Grants

1.07a Costs for work funded by grant funds are NOT eligible for the Washington County Property Tax Credits for Improvements to Historic Specified Historic Structures.

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1.07b Eligible Activities include the stabilization, rehabilitation, restoration and/or preservation to the EXTERIOR of a historic property. Examples of Qualified Rehabilitation Expenses include, but are not limited to:

i) Roof Repair and Replacement
ii) Chimney Repair and Replacement
iii) Window Restoration
iv) Masonry Repointing
v) Structural Repairs
vi) Historic Landscaping
vii) Man made objects such as stone walls and fences

1.07c Examples of expenses that are not eligible for property grants include, but are not limited to:

i) previously completed rehabilitation work; or
ii) rehabilitation work that is underway; or
iii) new construction; or
iv) traditional (non-historic) landscaping,
;
v) modern improvements such as walls, pools, plantings; or
vi) projects that do not conform to the Secretary of Interior's Standards and Guidelines for Rehabilitation and subsequent revisions and with the Washington County Design Guidelines for Historic Structures and subsequent revisions.

1.07d Eligible expenses for the grant will be those directly associated with the stabilization, rehabilitation, restoration, and/or preservation of the property.

1.07e Ineligible expenses are those expenses associated with predevelopment costs necessary to prepare the application, such as fees for architectural plans and/or structural and/or condition assessments, or other expenses not directly associated with the rehabilitation of the property.

1.07f Work must be completed by licensed contractors who have demonstrated applicable preservation skills and/or experience.

1.08 Competitive Selection Criteria for Historic Property Grants

1.08a The Commission, in coordination with the Historic Property Grant Subcommittee, may adjust the points to be awarded and the subcategories criteria before the call for applications each year through regular meeting vote; however, the Historic Property – Forty (40) points, Project - Forty (40) points, and Project Management - Twenty (20) points, shall remain overall categories and points for ranking.

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1.08b A grant match is considered, but not required. Inclusion of a match will be considered during the evaluation and selection process. In-kind matches of labor and materials are permitted.

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HISTORIC PROPERTY 0-40 points		
Historic and cultural significance of the resource(s) What is the historical and cultural significance of the property? Does it have local, state, or national significance? Does it contribute to a district? For example, a property with low to medium significance at a local level would score lower than a property with high significance at the local and state and/or national level.	**Urgency of need for financial assistance** Is the property at risk because of development or deferred maintenance? Is there a special window of opportunity for the applicant to rehabilitate this property? Is it critical to the operation of the property? A property at risk of collapse, for example, could be scored at 10 points.	
0-10 points	0-10 points	
Diversity of resource types Extent to which the property would expand the diversity of resource types within the current funding cycle. *For example, if applicant pool is mostly houses but one consists of a barn, the barn application would score 5 points.*	**Equitable countywide distribution of funds** Extent to which the project would contribute to the equitable geographic distribution of the grants funds across the County within the current funding year. *For example, if most grant awards or applications have been received from the southern part of the County but one or two applications are from the northern and eastern parts of the County, then those two applications could score 5 points.*	**Continued use of resource** Historic resource has an identified use and will not be left vacant
0-5 points	0-5 points	0-10 points
PROJECT 0-40 points		
Retention of historically significant material or details If the property has extensive and/or original materials, features, and finishes, is extra effort being expended in their retention? *For example, if the project involves retaining all the original materials in the resource, then the maximum number of points should be awarded versus a project that calls for the majority of materials to be replaced.*	**Provision for long-term resource preservation** Will this project provide long-term protection of the resource? *For example, if the project will stabilize or weatherize a resource and protect it from further deterioration, then it should receive the maximum number of points.*	**Realistic and feasible budget** Does the budget provide enough detail and rationale to complete the project?
0-15 points	0-15 points	0-10 points

PROJECT MANAGEMENT 0-20 points	
Readiness to initiate and complete the project Can the project begin and finish on schedule?	**Administrative capability** Does the applicant demonstrate a thoughtful and orderly approach to organizing information? Is the proposed project well-presented, and does it meet the goals of the program?
0-10 points	0-10 points

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1.09 Inspections of a Historic Property Grant Program

1.09a All phases of the grant process are subject to photography and inspection of the exterior of the historic structure and its site by Washington County staff.

1.10 Grant Agreement for a Historic Property Grant

1.10a Successful grant applicants will be required to sign a grant agreement detailing the total award amount, scope of work that defines the final project products, expenses eligible for grant funding, and any additional obligations on behalf of the awardee.

1.10b Projects associated with awarded grant funding must be completed within two (2) years of the date of the grant agreement.

1.10c All work shall be in conformance with the Secretary of Interior's Standards and Guidelines for Rehabilitation and subsequent revisions and with the Washington County Design Guidelines for Historic Structures and subsequent revisions.

1.11 Disbursement of the Historic Property Grant Funds

1.11a An initial disbursement of 25% to 50% of the grant funds, to be determined by the Commission, will be awarded at the signing of the grant agreement.

1.11b At 50% completion of the project, an additional 25% of the grant funds can be disbursed upon receipt of paid invoices.

1.11c The remainder of the award will be released upon completion and delivery of financial receipts and photographic documentation.

1.11d If project costs are less than the award, the balance will be absorbed back into the Historic Property Grant Program.

DRAFT

From: Jared Green with American Society of Landscape Architects (ASLA)

Date: December 5, 2025 at 10:33

Subject: Re: info/references on the use of building ruins

Ten x ten also adapts historic sites: https://www.asla.org/2025awards/12012.html

Hi Ann,

Great to hear from you and hope you are doing well.

I can't think of any specific regulations or design guidelines for ruins.

I would think some of the native American sites managed by the NPS out west would have these.

This is a great contemporary ruin in Bethlehem, PA: https://www.asla.org/2017awards/320207.html

And an interesting fabricated ruin in Manhattan: https://www.tripadvisor.com/Attraction_Review-g60763-d2641447-Reviews-Irish_Hunger_Memorial-New_York_City_New_York.html

In the DC area, the firm Quinn Evans does work on historic buildings and landscapes. They restored the mill building in Rock Creek Park. https://www.quinnevans.com/

Jared

AMENDED
PROGRAMMATIC AGREEMENT
AMONG THE FEDERAL HIGHWAY ADMINISTRATION,
THE MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION,
MARYLAND TRANSPORTATION AUTHORITY,
THE MARYLAND STATE HISTORIC PRESERVATION OFFICER, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
IMPLEMENTING SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT FOR FEDERAL HIGHWAY ADMINISTRATION UNDERTAKINGS IN MARYLAND

WHEREAS, the Maryland Division of the Federal Highway Administration (FHWA) administers the Federal-Aid Highway Program in Maryland authorized by 23 U.S.C. 101 et seq. through the Maryland Department of Transportation State Highway Administration (MDOT SHA) and the Maryland Transportation Authority (MDTA) (23 U.S.C. 315); and

WHEREAS, the FHWA Division Administrator is the "Agency Official" responsible for ensuring that the Federal-Aid Highway Program in the state of Maryland complies with Section 106 of the National Historic Preservation Act (NHPA) (54 U.S.C. § 306108), as amended, and codified in its implementing regulations, "Protection of Historic Properties" 36 C.F.R. Part 800; and

WHEREAS, FHWA has determined that FHWA undertakings, as defined in 36 C.F.R. § 800.16(y), may have an effect, as defined in 36 C.F.R. § 800.16(i), on historic properties as defined in 36 C.F.R. § 800.16(l); and

WHEREAS, FHWA has determined that certain types of minor projects typically have no effect upon historic properties, and has consulted with the Maryland State Historic Preservation Officer (MD SHPO) and the Advisory Council on Historic Preservation (ACHP) in accordance with 36 C.F.R. § 800.14(b) of the regulations implementing Section 106, and this Programmatic Agreement (PA) is adopted pursuant to those regulations; and

WHEREAS, FHWA, MD SHPO, and ACHP are signatories to this PA; and

WHEREAS, FHWA has invited MDOT SHA and MDTA to be invited signatories to this PA; and

WHEREAS, FHWA, MD SHPO, ACHP, MDOT SHA, and MDTA are collectively referred to as signatories in this PA; and

WHEREAS, FHWA has provided a draft of this PA to and invited the participation of the following tribal nations: Absentee Shawnee Tribe, Cayuga Nation, Chickahominy Indian Tribe, Chickahominy Indian Tribe – Eastern Division, Delaware Nation, Delaware Tribe, Eastern Shawnee Tribe, Monacan Indian Nation, Nansemond Indian Tribe, Oneida Indian Nation, Oneida Tribe of Indians of Wisconsin, Onondaga Nation, Pamunkey Indian Tribe, Rappahannock Tribe, Seneca-Cayuga Nation, Seneca Nation of Indians, Shawnee Tribe, St. Regis Mohawk, Stockbridge-Munsee Community Band of Mohican Indians, Tonawanda Seneca Nation, Tuscarora Nation, and the Upper Mattaponi Tribe; and

WHEREAS, the Delaware Nation has provided comments on the draft PA and FHWA has invited the Delaware Nation to concur in the PA; and

WHEREAS, FHWA has invited the participation of all counties, Certified Local Governments in Maryland, and Maryland Certified Heritage Areas. The following organizations responded and have been identified as consulting parties, as defined in 36 C.F.R. § 800.2(c), for the development of this PA: Baltimore City; the City of Annapolis; the City of Frederick; Frederick County; Frederick County Landmarks Foundation; Frederick Preservation Trust; the Maryland Commission on Indian Affairs; Maryland-National Capital Parks and Planning Commission; the Piscataway Conoy Tribe (Choptico Band of Indians); the Valleys Planning Council; and the Washington County Division of Engineering; and

WHEREAS, MDOT SHA and MDTA offered the public an opportunity to participate in this PA via an announcement on their respective websites; and

WHEREAS, FHWA, MD SHPO, ACHP, and MDOT SHA entered into a PA regarding MDOT SHA's Historic Highway Bridges (HHBPA) in Maryland on July 19, 2013, establishing a Section 106 review process for approximately 160 National Register of Historic Places (NRHP)-eligible highway bridges; and

WHEREAS, this PA supersedes any and all prior letters or agreements related to Section 106 compliance for local public agency programs in Maryland funded by FHWA and administered by MDOT SHA; and

WHEREAS, the MDOT SHA has a staff of cultural resources professionals and contracts with consultant firms who meet the Secretary of the Interior's Professional Qualifications Standards published in 48 FR 44738-44739 in the fields of archaeology, architectural history, and history to carry out its historic preservation programs and responsibilities (hereafter referred to as "cultural resources professionals"); and MDTA uses the services of these same cultural resources professionals in carrying out the terms of this PA; and

WHEREAS, MDOT SHA and MDTA are both transportation agencies of the State of Maryland, with responsibility to FHWA under the Federal-Aid Highway Program, and desire to share resources and standardize Section 106 review for their actions; and

WHEREAS, the FHWA, ACHP, MD SHPO, and MDOT SHA originally executed a PA for Minor Highway Projects on July 26, 1993 and subsequently amended it on February 22, 2001, June 30, 2008, and December 19, 2017, and the parties to the original and amended agreements have consulted and agreed to amend the PA, pursuant to Stipulation XIII of the 2017 agreement, and this PA herein supersedes the earlier PAs; and

NOW, THEREFORE, FHWA, ACHP, and MD SHPO agree that FHWA undertakings in Maryland shall be carried out in accordance with the following stipulations in order to take into account the effects of these undertakings on historic properties in Maryland and that these stipulations shall govern compliance of these undertakings with Section 106 of the NHPA until this PA expires or is terminated.

STIPULATIONS

FHWA, with the assistance of MDOT SHA and MDTA, will ensure that the following measures are carried out:

I. Purpose and Applicability

A. This PA sets forth the process by which the FHWA will meet its responsibilities under Section 106 of the NHPA, with the assistance of the MDOT SHA and MDTA, for FHWA undertakings in Maryland. This PA establishes the basis for the MDOT SHA's and MDTA's internal review of individual projects and establishes how the FHWA and the MD SHPO will be involved in any review.

B. This PA may apply to undertakings for projects involving other Federal agencies where FHWA has assumed Lead Agency responsibility under Section 106.

C. This PA applies to FHWA undertakings where MDOT SHA and/or MDTA administer FHWA funds, such as local public agency programs and projects where another entity is the primary project proponent. Covered programs may include but are not limited to: Safe Routes to Schools, Recreational Trails Program, Transportation Enhancements and other applicable programs that may be instituted during the implementation of the PA.

D. Undertakings that have no potential to cause effects to historic properties, pursuant to 36 C.F.R. § 800.3(a)(1), are defined as those actions that by their nature will not result in effects to historic properties. FHWA defines these as only non-construction related activities. For example, purchasing equipment, planning, and design all fall under this portion of the regulation and do not require any further obligations under Section 106. All other construction with a federal nexus, including any maintenance, new construction, and all construction related actions, must comply with 36 C.F.R. Part 800.

II. Responsibilities

A. FHWA Responsibilities: In compliance with its responsibilities under the NHPA and as a condition of its award of any assistance for undertakings that may affect historic properties under the Federal-Aid Highway Program, the FHWA shall require the MDOT SHA to carry out certain requirements of 36 C.F.R. Part 800, consistent with applicable ACHP standards and guidelines.

1. FHWA delegates MDOT SHA the responsibility to establish the undertaking and initiate Section 106 review and consultation process in accordance with this PA.

2. FHWA shall ensure that federally recognized Indian Tribes are identified and consulted in accordance with the requirements of Section 101(d)(6) of the NHPA and 36 C.F.R. Part 800. This PA recognizes the guidance titled "Limitations on the Delegation of Authority by Federal Agencies to Initiate Tribal Consultation under Section 106 of the National Historic Preservation Act" published by ACHP on July 1, 2011. Nothing in this PA abrogates FHWA's responsibility for government-to-government consultation with federally recognized Indian Tribes at their request. Upon receipt of a written request from any Indian tribe, or officially designated representative of an Indian tribe, to consult with FHWA in lieu of or in addition to MDOT SHA and/or MDTA, FHWA shall consult with that Indian tribe for the particular undertaking or program.

3. Upon notification by the MDOT SHA that a project may result in an adverse effect to historic properties, FHWA will ensure the Section 106 review process is completed, including notification of ACHP, in accordance with 36 C.F.R. § 800.6(a).

B. MDOT SHA Responsibilities

1. MDOT SHA will determine and document the Area of Potential Effect(s) (APE), as defined in 36 C.F.R. § 800.16(d); identify consulting parties for the specific undertaking (or "project"), including federally recognized Indian Tribes that may ascribe religious and cultural significance to properties in a project's APE pursuant to 36 C.F.R. § 800.3(f)(2), and local public agencies with jurisdiction; identify historic properties and prepare documentation; and assess effects to historic properties in consultation with MD SHPO, consulting parties for the project, and in accordance with the principles and processes described at 36 C.F.R. §§ 800.3 – 6.

2. When MDOT SHA determines an undertaking will have an adverse effect on historic properties, it will notify the FHWA and initiate further consultation with MD SHPO and identified consulting parties for the project to resolve the adverse effects in accordance with 36 C.F.R. § 800.6, including alternatives to avoid, minimize, or mitigate adverse effects to historic properties resulting from the undertaking. Such alternatives or mitigation will be documented in a Section 106 Memorandum of Agreement or PA executed by FHWA, MD SHPO, and MDOT SHA or MDTA, and ACHP if participating in consultation.

3. If MDOT SHA finds that an undertaking that does not meet the exemptions in Stipulations IV and V will have no adverse effect to historic properties, or historic properties are not affected, MDOT SHA will follow Stipulation VII of this PA.

4. MDOT SHA shall immediately notify FHWA of any request for government-to-government consultation conveyed by a federally recognized Indian tribe.

5. The MDOT SHA shall employ cultural resources professionals meeting Professional Qualifications Standards established by the Secretary of Interior in the fields of history, archaeology and/or architectural history. These MDOT SHA cultural resources professionals shall oversee project review for MDOT SHA and perform all actions where "MDOT SHA" is specified in this PA.

6. **Local public agency programs.** On behalf of FHWA, MDOT SHA shall initiate Section 106 consultation for FHWA undertakings for local public agency programs, inclusive of those projects in which a local public agency, as defined in 23 C.F.R. § 635.102, is the primary project proponent and recipient of federal aid, either through MDOT SHA or MDTA. MDOT SHA shall provide Section 106 training and technical guidance, as necessary, to local public agencies for these undertakings, including direction on type and quality of documentation and/or field efforts the local public agency, as the project proponent, must provide to complete review. MDOT SHA shall complete review of these projects per the stipulations of this PA. Attachment 1 describes the general expected procedure for local public agency programs.

7. For MDTA projects, MDOT SHA cultural resources professionals will implement all steps on behalf of FHWA for MDTA as described in Stipulation II.B. and all subsequent stipulations of this PA including Appendices and Attachments, excepting where MDTA is specified.

C. MDTA Responsibilities

1. MDTA, as a collaborating State of Maryland partner, will provide MDOT SHA with sufficient information and adequate resources (pursuant to an Interagency Memorandum of Understanding executed between MDOT SHA and MDTA) for MDOT SHA to identify historic properties and assess projects' effects on historic properties, and meet other requirements of this PA.

D. MD SHPO Responsibilities

1. The MD SHPO shall review MDOT SHA and FHWA determinations of the APE, NRHP eligibility determinations, effect findings and other submittals and respond within the timeframes specified in this PA, or as specified in 36 C.F.R. Part 800.

2. As requested by MDOT SHA, FHWA, or MDTA, MD SHPO staff shall be reasonably available as a resource and for consultation through site visits, meetings, written requests, telephone conversations or electronic media.

3. The MD SHPO shall coordinate with MDOT SHA and FHWA to identify consulting parties for each project, including any communities, organizations, or individuals that may have an interest in a specific undertaking and its effects on historic properties.

E. ACHP Responsibilities

1. The ACHP will be notified of findings of adverse effect by FHWA and will be invited to participate in resolving the adverse effect of an undertaking in accordance with 36 C.F.R. § 800.6(a)(1).

2. The ACHP will participate, in accordance with Stipulation XII, in the resolution of disputes that may occur through the implementation of this PA.

F. MDOT SHA, MDTA, and FHWA shall withhold from disclosure to the public information about the location, character, or ownership of historic properties in accordance with the requirements and limitations of Section 304 of the NHPA.

G. If a signatory requests that any individual undertaking be reviewed using the standard Section 106 process, MDOT SHA shall comply, either initiating and carrying out the steps of the process on behalf of FHWA as described in Stipulation II and Stipulation VII, in accordance with 36 C.F.R. Part 800 and the NHPA where applicable, or a full standard review conducted by FHWA per 36 C.F.R. Part 800, depending on the signatory's request.

III. Guidelines, Standards and Regulations

Guidelines, standards and regulations relevant to this PA and its purposes include:

- 36 C.F.R. Part 800: Protection of Historic Properties (2004);
- *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation: Identification* (1983);
- *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994);
- *Standards and Guidelines for Architectural and Historical Investigations in Maryland* (Maryland Historical Trust Revised 2019);
- Program Comment for Actions Affecting Post-1945 Concrete Steel Bridges (77 FR 68790); and
- Exemption Regarding Historic Preservation Review Process for Effects to the Interstate Highway System (70 FR 11928).

It is the intention of the signatories to interpret this PA in accordance with any standards, revisions of standards, or applicable Program Comments promulgated by the Secretary of Interior, ACHP, or MD SHPO as then in force during the course of this PA. The signatories also intend this PA to be construed in accordance with the National Historic Preservation Act in matters of interpretation.

IV. Projects with Minimal Potential to Cause Effects (Appendix 1 Projects)

A. Project types: The signatories to this PA agree that the projects limited to the activities listed in Appendix 1, by their nature and definition, constitute undertakings that have minimal potential to cause effects to historic properties. Therefore, projects limited to the activities listed in Appendix 1 are categorically exempt from further review, provided the projects are limited to the activities listed and not part of a larger undertaking. Qualified MDOT SHA cultural resources professionals will determine whether a particular project meets the exemption categories listed in Appendix 1.

B. Notification and Coordination: For projects which are limited to the activities listed in Appendix 1, the MDOT SHA shall document its finding that the action is exempt from further review and maintain the documentation in its files. Projects reviewed under Appendix 1 will be documented with information that includes at a minimum, the project name, route/limits, county, use of federal funds, a description of the proposed work, and the qualified cultural resources professionals reviewing the action. The MDOT SHA shall document all projects exempted from additional review under Appendix 1 in its annual report to the MD SHPO, as specified in Stipulation XI. The MDOT SHA will provide project review documentation to the MD SHPO for particular actions upon request. Beyond the documentation noted above, the MDOT SHA is not required to take any further action in the Section 106 process for projects exempt from review.

C. Additions to or Modification of Appendix 1 Project Types: If deemed appropriate through consultation and mutual agreement between the MDOT SHA and MD SHPO, other types of minor actions may be exempted from review as having minimal potential to cause effects. MDOT SHA shall provide for a comment opportunity on proposed changes through email notification and/or posting the proposed additions or modifications on MDOT SHA's website. MDOT SHA will also notify FHWA and ACHP of proposed additions or modifications to Appendix 1. If no consulting party to this PA has objected in writing to the proposed change, upon expiration of the comment period, which will be no less than 30 days, the addition(s) or modification shall become effective. Additions to or modifications of Appendix 1 using this process do not require formal amendment of this PA. In the event of an objection, the signatories shall consult to consider the objection and determine whether the addition or modification is appropriate, document the result of the consultation, and

determine whether the addition or modification shall be made. The MDOT SHA shall maintain a list of all such categories and actions approved by this process and update Appendix 1 as part of the annual report to the MD SHPO under Stipulation XI.

V. Minor Projects (Appendix 2 Activities)

A. Project Types: For the purposes of this PA, "Minor Projects" are broadly defined as those projects with limited APEs unlikely to contain historic properties (with the exception of previously evaluated historic bridges as noted in Stipulation VI), that occur largely at grade within existing rights-of-way or within minimal new rights-of-way, do not introduce new structural or visual elements, and do not require substantial ground disturbance or that occur within previously disturbed soils, and are therefore unlikely to affect historic properties. MDOT SHA will review and document minor projects without further review by the FHWA or MD SHPO, provided:

- the projects are limited to the activities listed in Appendix 2;
- the projects are not part of a larger undertaking;
- MDOT SHA bases its review upon information adequate to identify properties and assess projects' effects on historic properties, as specified in Stipulation V.B. and consistent with 36 C.F.R. Part 800;
- MDOT SHA decisions are consistent with the guidelines, standards and regulations identified in Stipulation III;
- MDOT SHA consults with the MD SHPO pursuant to 36 C.F.R. § 800.4(c) prior to making determinations of eligibility of properties for the NRHP; and
- MDOT SHA finds that either there are no historic properties present or there are historic properties present but the undertaking will have no effect upon them.

B. MDOT SHA Review Process:

1. Internal Review: For undertakings limited to activities listed in Appendix 2, qualified MDOT SHA cultural resources professionals will implement the following internal review process to document that the undertaking qualifies for an Appendix 2 exemption, as appropriate to the project:

    - determine the APE;
    - review existing information (including but not limited to MDOT SHA's Geographic Information System (GIS) Cultural Resources Database, MD SHPO's databases, street view imagery, State Department of Assessment and Taxation information, etc.) on properties in the APE;
    - assess the likelihood that unidentified historic properties exist in the APE;
    - determine the degree of existing disturbance within the APE and, where warranted, perform a field inspection;

- conduct a field survey in conformance with the applicable standards in Stipulation III, where warranted;

- determine whether historic properties are in the APE; and

- determine whether the undertaking will result in no historic properties affected, as defined in 36 C.F.R. § 800.4(d)(1).

2. Eligibility Evaluations and Assessments of Effect: The MDOT SHA will consult with the MD SHPO pursuant to 36 C.F.R. § 800.4(c) prior to making any determination of eligibility of properties for the NRHP. If MDOT SHA's internal review suggests that a project may affect historic properties, the MDOT SHA will seek coordination on the project in accordance with Stipulation VII of this PA, 36 C.F.R. § 800.4 through 36 C.F.R. § 800.6 and in consultation with the MD SHPO.

3. Notification and Coordination with MD SHPO: For projects that meet the criteria included in Stipulation V.A and do not include properties within the APE, the MDOT SHA shall document and file the finding in accordance with Stipulation V.B.5. The MDOT SHA **may** request written concurrence from the MD SHPO on a determination of no historic properties affected for any project defined under this PA. The MDOT SHA shall notify the MD SHPO of its Appendix 2 exemptions and provide a list of all projects limited to the activities defined in Appendix 2 that were reviewed under the provisions of Stipulation V in its annual report to the MD SHPO, as specified in Stipulation XI. The MDOT SHA does not need to provide the MD SHPO with copies of the Appendix 2 documentation, unless the MD SHPO specifically requests a copy of the documentation for a particular action.

4. Notification and Coordination with other Parties: MDOT SHA will provide for tribal, public and local public agency notification by providing an electronic quarterly report of all MDOT SHA and MDTA projects exempted under the provisions of this stipulation to Indian tribal nations, local public agencies, the interested public, or other parties upon request. MDOT SHA will notify tribal and local public agency contacts of the ability to subscribe to the quarterly report through direct e-mail and will provide for any member of the public to subscribe to the quarterly report through MDOT SHA's website. Subject to any applicable restrictions, MDOT SHA will provide documentation of project exemptions upon request. In the event of an objection from tribal nations, the public, or local public agencies on use of Appendix 2 in project review, MDOT SHA will provide a copy of the documentation to the MD SHPO and consult with all relevant parties to resolve the issue or conduct further consultation as described in Stipulation XII.

5. Documentation: For all undertakings reviewed under this PA, the MDOT SHA and MDTA will maintain records, including Appendix 2 documentation, photographs and field notes, if any. MDOT SHA and MDTA will make the documentation accessible, consistent with MDOT SHA, MDTA, and FHWA's records retention schedules and this PA. Pertinent records for each project covered under this PA should include:

   - a description of the project and its APE;

- the location of the project area on USGS 7.5 minute topographic maps and/or project mapping; or on mapping generated from the MDOT SHA GIS at a scale of 1:90,000 or less for project location and 1:24,000 or less for cultural resources information;

- the type, extent, and degree of existing disturbance within the APE;

- the assessment by qualified MDOT SHA cultural resource professionals of the potential for properties within the APE, including justification, a listing of inventoried properties, and new or updated Maryland Inventory of Historic Properties forms, as warranted;

- justification for the determination of no historic properties affected (as appropriate); and

- associated notes and correspondence.

C. Additions to or Modification of Appendix 2 Project Types: If deemed appropriate through consultation and mutual agreement between the MDOT SHA and MD SHPO, other types of projects or actions may be classified as minor projects. MDOT SHA shall provide for a comment opportunity on proposed changes through email notification and/or posting the proposed additions or modifications on MDOT SHA's website. MDOT SHA will also notify FHWA and ACHP of proposed additions or modifications to Appendix 2. If no consulting party has objected in writing to the proposed addition, upon expiration of the comment period, which will be no less than 30 days, the addition(s) or modification shall become effective. Additions to or modification of Appendix 2 using this process do not require formal amendment of this PA. In the event of an objection, the signatories shall consult to consider the objection and determine whether the addition or modification is appropriate, document the result of the consultation, and determine whether the addition or modification shall be made. The MDOT SHA shall maintain a list of all such categories and actions approved by this process and update Appendix 2 as part of the annual report to the MD SHPO under Stipulation XI.

VI. Historic Bridge Projects (HHBPA)

Undertakings that may incidentally include Eligible Historic Bridges and Non-Priority Historic Level Bridges (listed in HHBPA Attachments B and C) within their APE may be reviewed by MDOT SHA under the provisions of Stipulation V of this PA provided the other provisions of Stipulation V are met and the primary purpose of the undertaking is not maintenance or modification of the bridge or bridges.

VII. Project Reviews – All Other Undertakings

MDOT SHA, FHWA and the MD SHPO shall complete review of all remaining undertakings, with the exception of those that meet the provisions in Stipulations IV and V, in accordance with 36 C.F.R. Part 800 and the NHPA where applicable. MDOT SHA may initiate and carry out the steps of the process on behalf of FHWA as described in Stipulation II. For these undertakings, MDOT SHA may make findings of No Adverse Effect, or No Properties Affected, without further involvement from FHWA. In the event of a disagreement with or failure to concur by MD SHPO on findings of

No Adverse Effect or No Properties Affected, FHWA will participate in further consultation to resolve the effect finding.

VIII. Post-Review Undertaking Changes

For projects that have completed review under Stipulations IV, V, VI, or VII of this PA, MDOT SHA shall review proposed changes for effects to historic properties. Provided the change in scope is limited to the types of activities described in Appendix 1 and/or Appendix 2, MDOT SHA will document the change in a format consistent with the requirements of Stipulation V. B. 5. Should the proposed change result in potential new effects to historic properties, MDOT SHA will consult in accordance with Stipulation VII.

IX. Post Review Discoveries Including Human Remains

For all projects requiring ground disturbing activities, whether documented through exemptions under Appendix 2 or reviewed under Stipulation VII of this PA, MDOT SHA and MDTA will require use of an Inadvertent Discovery Plan (IDP) during construction. The IDP is included as Appendix 3 of this PA and documents the process by which MDOT SHA, in coordination with MDTA for MDTA projects, will make notifications and consult in the event of discovery of archaeological human remains, potential historic properties, or inadvertent adverse effects to historic properties (including damage to known archaeological sites) resulting from construction. For local public agency programs, MDOT SHA will provide local public agencies a template IDP (Attachment 2) which requires contacting MDOT SHA in the event of a post review discovery. MDOT SHA may make minor non-procedural modifications (such as inclusion/correction of contact or project information) to the IDP without requiring amendment of this PA. Project-specific IDPs may be developed for individual projects reviewed under Stipulation VII where the standard format is not desirable.

X. Emergency Situations

For the purposes of this PA, emergencies are defined as occurrences that require emergency highway system and facility repairs that are necessary to 1) protect the life, safety, or health of the public; 2) minimize the extent of damage to the highway system and facilities; 3) protect remaining highway facilities; or 4) restore essential traffic. The following stipulations apply to emergency situations:

A. Repairs to address emergency situations as defined above can occur regardless of funding category, and regardless of declarations made by federal, state, or local public agencies.

B. If the emergency repair project could affect historic properties, MDOT SHA shall notify MD SHPO, the FHWA, federally recognized Indian Tribes that may attach significance to properties likely to be affected, and other appropriate parties as soon as is practicable. MDOT SHA will consult with MD SHPO and any federally recognized Indian Tribe or Tribes that may attach religious and cultural significance to historic properties that may be affected, on the nature of the emergency and any available options to avoid or minimize effects to historic properties. MDOT SHA will make a reasonable and good faith effort to provide for sufficient response time, but the comment period may be accelerated depending on the nature of the emergency.

C. For projects where the repair must be made within the first 30 days of the occurrence of the event that caused the emergency or the declaration of the emergency by an appropriate

authority, the processing of environmental documentation will happen concurrently or after the fact. In these cases, MDOT SHA will comply with the procedures in Stipulation VII of this PA to the extent possible, but the reviews will likely be conducted after the emergency work is completed.

D. When sufficient lead time prior to implementing repairs is possible, MDOT SHA will comply with the procedures in Stipulation VII.

E. Written notification of an emergency action shall be provided to MD SHPO. The notice shall be clearly and prominently marked as an emergency notification, and shall include an explanation of how the action meets the requirements for emergency as defined herein. The notice shall also include a brief description of the eligibility and/or significance of the resource(s) involved, the nature, effect, and/or anticipated effect of the emergency action on the resource(s), and the anticipated time frame available for comment.

F. Should the emergency action subsequently be defined to meet the requirements described in Stipulations IV or V, MDOT SHA will notify MD SHPO that review was completed under these provisions and provide the associated documentation upon request.

XI. Review and Monitoring

FHWA, ACHP, MDOT SHA, MDTA, and the MD SHPO will consult regularly to review implementation of the terms of the PA, including at a minimum one annual meeting with FHWA and MDTA in attendance. The MDOT SHA shall maintain a list of all Appendix 1 and 2 projects covered under the PA for a 12-month period from January 1 through December 31. The MDOT SHA shall provide the MD SHPO, MDTA, ACHP, and FHWA with a copy of this report by January 31 of each following year. The MD SHPO will review the report and assess the implementation of the PA for the year under review. If deemed appropriate by the MD SHPO, MDTA or MDOT SHA, all parties shall meet to discuss and address any issues raised as a result of the review.

The FHWA, ACHP and MD SHPO may monitor activities carried out pursuant to this PA. The MDOT SHA and MDTA will cooperate with these parties in carrying out their monitoring efforts.

XII. Dispute Resolution

A. Objections related to review of individual actions or projects: Should any signatory, consulting party to the project, or member of the public object to any documentation submitted or actions taken pursuant to a project review under Stipulations IV, V, VII, or other portions of this PA related to a specific review action, the FHWA will ensure that the MDOT SHA consults with the objecting party to resolve the objection in coordination with MDTA where relevant, provided the objection is made in writing to FHWA, MDOT SHA, or MDTA within 30 days of the action under dispute.

1. If the objection is resolved through consultation, FHWA may authorize the disputed action to proceed in accordance with the terms of such resolution.

2. If after initiating such consultation, FHWA determines that the objection cannot be resolved through consultation, FHWA shall forward all documentation relevant to the objection to the ACHP and other signatories, including FHWA's proposed response

to the objection. Within 30 days after receipt of all pertinent documentation, ACHP shall exercise one of the following options:

a. Advise FHWA that ACHP concurs in FHWA's proposed response to the objection, whereupon FHWA will respond to the objection accordingly; or

b. Provide FHWA with recommendations, which FHWA shall take into account in reaching a final decision regarding its response to the objection; or

c. Notify FHWA that the objection will be referred for comment pursuant to 36 C.F.R. § 800.7(a)(4) and proceed to refer the objection and comment. In this event, FHWA shall ensure that the Agency Official is prepared to take the resulting comments into account in accordance with 36 C.F.R. § 800.7(c)(4).

3. Should ACHP not exercise one of the foregoing options within 30 days after receipt of all pertinent documentation, FHWA may assume ACHP's concurrence in its proposed response to the objection.

4. FHWA shall take into account any ACHP recommendation or comment and any comments from the other signatories to this PA in reaching a final decision regarding the objection. FHWA's responsibility to carry out all actions under this PA that are not the subjects of the objection shall remain unchanged.

5. FHWA shall provide all other signatories to this PA with a written copy of its final decision regarding any objection addressed pursuant to this Stipulation.

6. FHWA may authorize any action subject to objection under this Stipulation to proceed, provided the objection has been resolved in accordance with the terms of this Stipulation.

B. Objections related to NRHP eligibility: Any signatory may object in writing within 30 days to an MDOT SHA or FHWA determination of eligibility. If MDOT SHA and FHWA are unwilling to revise the determination in response to the objection or other relevant information, FHWA (or MDOT SHA on its behalf) will submit the determination to the Keeper of the National Register of Historic Places for a determination pursuant to 36 C.F.R. Part 63.

C. Objections to implementation or compliance with the PA, or issues unrelated to individual project review actions:

1. Should any signatory object in writing to FHWA regarding the manner in which the terms of this PA are carried out, or if FHWA has an objection related to other signatories, FHWA will immediately notify the other signatories of the objection and proceed to consult with the objecting party to resolve the objection. FHWA will honor the request of any signatory to participate in the consultation and will take any comments provided by such parties into account. The FHWA shall establish a reasonable time frame for such consultations.

2. If consultation among the signatories results in agreement on specific actions, definitions, modifications of procedures or other mechanisms that will resolve the

objection without formal amendment of this agreement, FHWA will document the resolution and provide such documentation to all signatories.

3. If signatories agree that resolution of the objection requires amendment of this PA, the parties will follow procedures set forth in Stipulation XIII.

4. If the objection cannot be resolved through consultation, informal action or amendment, the parties may consider termination of the agreement per Stipulation XIV.

XIII. Amendment

Any signatory to this PA may request that it be amended, whereupon the signatories will consult in accordance with 36 C.F.R. § 800.14 to consider such an amendment. This PA may be amended only upon execution of an amendment signed by all signatories.

XIV. Termination

Any signatory to this PA may terminate it by providing 30 calendar days' notice in writing to the other parties, provided that the parties will consult during the period prior to termination to seek agreement on amendments and other actions that would avoid termination. In the event of termination, the FHWA will comply with 36 C.F.R. Part 800 with regard to individual undertakings covered by this PA.

XV. Duration

This PA shall continue in full force and effect until five (5) years from the date of execution of the PA. At any time in the six-month period prior to this date, the signatories will consult to consider an extension or amendment of the PA. At such time, the signatories may consider an amendment to extend the PA unmodified for an additional five (5) year duration, or consult to amend the PA in accordance with Stipulation XIII. No extension or amendment will be effective unless all parties to the PA have agreed to it in writing by amending the PA.

Execution and implementation of this PA evidences that FHWA has delegated certain Section 106 responsibilities to MDOT SHA and MDTA, and has afforded ACHP a reasonable opportunity to comment on the Federal-Aid Highway Program and its individual undertakings in Maryland; that FHWA has taken into account the effects of the program and its individual undertakings on historic properties, and that FHWA has complied with Section 106 of the NHPA and 36 C.F.R. Part 800 for the program and its individual undertakings.

Appendices and Attachments

Appendix 1: Projects with Minimal Potential to Cause Effects to Historic Properties
Appendix 2: Minor Projects
Appendix 3: Inadvertent Discovery Plan

Attachment 1: MDOT SHA Local Programs Cultural Resources and Section 106 Flowchart
Attachment 2: Inadvertent Discovery Plan Template for Local Public Agencies

SIGNATORY PAGE

**AMENDED
PROGRAMMATIC AGREEMENT
AMONG THE FEDERAL HIGHWAY ADMINISTRATION,
THE MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION,
MARYLAND TRANSPORTATION AUTHORITY,
THE MARYLAND STATE HISTORIC PRESERVATION OFFICER, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
IMPLEMENTING SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT FOR
FEDERAL HIGHWAY ADMINISTRATION UNDERTAKINGS IN MARYLAND**

FEDERAL HIGHWAY ADMINISTRATION

By: _____ Date: 7/22/21
Gregory Murrill, Division Administrator

SIGNATORY PAGE

**AMENDED
PROGRAMMATIC AGREEMENT
AMONG THE FEDERAL HIGHWAY ADMINISTRATION,
THE MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION,
MARYLAND TRANSPORTATION AUTHORITY,
THE MARYLAND STATE HISTORIC PRESERVATION OFFICER, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
IMPLEMENTING SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT FOR
FEDERAL HIGHWAY ADMINISTRATION UNDERTAKINGS IN MARYLAND**

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: Jordan E. Tannenbaum Date: August 19, 2021
Jordan E. Tannenbaum, Vice Chairman

SIGNATORY PAGE

**AMENDED
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STATE HIGHWAY ADMINISTRATION,
MARYLAND TRANSPORTATION AUTHORITY,
THE MARYLAND STATE HISTORIC PRESERVATION OFFICER, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
IMPLEMENTING SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT FOR
FEDERAL HIGHWAY ADMINISTRATION UNDERTAKINGS IN MARYLAND**

MARYLAND STATE HISTORIC PRESERVATION OFFICER

By: Elizabeth Hughes Date: 6-22-2021

Elizabeth Hughes, State Historic Preservation Officer

SIGNATORY PAGE

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STATE HIGHWAY ADMINISTRATION,
MARYLAND TRANSPORTATION AUTHORITY,
THE MARYLAND STATE HISTORIC PRESERVATION OFFICER, AND
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IMPLEMENTING SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT FOR
FEDERAL HIGHWAY ADMINISTRATION UNDERTAKINGS IN MARYLAND**

**MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION**

By: Maurizio Agostino for Date: 07/19/2021
Tim Smith, P.E., Administrator

SIGNATORY PAGE

**AMENDED
PROGRAMMATIC AGREEMENT
AMONG THE FEDERAL HIGHWAY ADMINISTRATION,
THE MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION,
MARYLAND TRANSPORTATION AUTHORITY,
THE MARYLAND STATE HISTORIC PRESERVATION OFFICER, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
IMPLEMENTING SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT FOR
FEDERAL HIGHWAY ADMINISTRATION UNDERTAKINGS IN MARYLAND**

MARYLAND TRANSPORTATION AUTHORITY

By: _____ Date: 7/8/21
James F. Ports, Jr., Executive Director

APPENDIX 1

APPENDIX 1: Projects with Minimal Potential to Cause Effects to Historic Properties. Qualified MDOT SHA cultural resources professionals will determine whether a particular project meets the following exemption categories:

1. mowing, seeding/reseeding, planting of annual and perennial flowers, in-kind replacement of trees and shrubs, and other ground cover maintenance activities;

2. installation or replacement/repair of fixed static signs, trail signage/waysides, interconnection devices, surveillance cameras, closed circuit TV, co-location of antennae, and other minor incident and traffic management devices (not including variable message signs), accessible pedestrian signals, railroad warning devices, and improved rail crossing surfaces;

3. in-kind replacement, reconstruction, ADA retrofit or ordinary repair or modification of existing lighting, guardrails, modern fencing, traffic and pedestrian signals, curbs and gutters, sidewalks and ramps, variable message signs or other similar structures;

4. (*This number is no longer used per replacement by Stipulation I.D. defining undertakings with no potential to cause effects, but retained here as reference for actions reviewed under prior versions of the PA.*)

5. overlay, milling, grooving, repairing, striping, or resurfacing of existing ramp, roadway, parking lot, or similar surfaces where there will be no expansion of wearing surface; or addition of rumble strips, pavement markings (normal and raised), bus pads, bumper stops, bike racks, and snow and ice detectors to the same; or maintenance of existing trail surfaces;

6. routine bridge and structure maintenance and repair actions, including and limited to: cleaning of the bridge; in-kind painting of bridge; in-kind replacement of bridge decking and expansion joints and compression seals; deck overlay with the same or similar materials; overlay of existing approach roads for all bridges, where there will be no expansion of the wearing surface; cleaning scuppers or other drainage conveyances; modifications of expansion joints; deck patching with in-kind material; repair of guardrails which are already attached to parapets; in-kind replacement or repair of existing modern fencing; in-kind replacement or repair of steel beam plates and/or bridge bearings; placement of grout bags; repair of cracks in superstructure and substructure with mortar; in-kind replacement of rip rap, steel caps, protective jackets, and dolphins; and other similar routine actions;

7. repairs to an existing concrete box culvert; or concrete rigid frame small structure (less than 20 feet), or pipe, so long as the remedial work is aesthetically and functionally in-kind and in the same footprint (no new elements or expansion); minor repairs to cross-road pipes, including the installation of replacement liners; in-kind replacement of roadside or driveway pipes, including access to these facilities, temporary dewatering, in-kind replacement of rip-rap, and associated ditch repair, provided the work does not include expansion or extension of these facilities. This includes use of temporary crossing over channels or streams using spanning structures;

8. retrofitting, redesign, routine cleaning, maintenance and repair of existing ditches, drainage, stormwater management, and water quality facilities and devices, installation of traversable

grates, and conversion of drop inlets to traversable designs. This does not include projects that seek to expand or extend such facilities. Activities may include stream diversion, temporary access, in-kind replacement of rip-rap, placement of construction matting, temporary crossing over channels or streams using spanning structures and other similar activities;

9. removal of salt, contaminated soil, and materials from median and shoulder;

10. routine building maintenance and infrastructure upgrades and maintenance of MDOT SHA owned facilities where no new ground disturbance is involved. Such projects activities may include, but are not limited to: mechanical, electrical and plumbing system upgrades including HVAC systems, fire protection/suppression systems, surveillance systems and in-kind septic systems; building upgrades including replacement of interior/exterior doors, replacement of garage doors, replacement of windows, replacement of gutters and roof alterations/replacement; replacement of restroom and kitchen fixtures; cleaning and painting including the debris removal and the removal of graffiti; and the replacement of hydraulic lifts (may include removal of contaminated soil under the lift) and other indoor industrial machinery; and

11. debris removal provided the efforts do not involve stabilization, excavation, or alterations to structures.

APPENDIX 2

APPENDIX 2: Minor Projects. Qualified MDOT SHA cultural resources professionals will determine whether a particular project meets the following exemption categories:

1. minor bridge and small structure rehabilitation, deck replacement, bridge rails, or substructure alterations where the work is confined to the bridge itself, and
   a) bridges are no older than 50 years at the date of MDOT SHA's project review, or
   b) the bridge has been determined ineligible for the National Register of Historic Places;

2. construction of bicycle and pedestrian lanes, trails, paths and facilities and amenities;

3. landscaping not specified in Appendix 1;

4. water quality activities including but not limited to: stream stabilization and restoration (including removal of natural waterway obstructing debris or sediment), and installation of stormwater management facilities, bioretention facilities, infiltration trenches, and fish weirs;

5. construction of or improvements to rest areas, truck weigh stations, park and ride lots, composting facilities, and other highway related maintenance, storage, and office facilities; or park/recreational facility-related amenities,

6. modernization of an existing highway by widening less than a travel lane or adding lanes, provided such widening does not extend beyond the limits of existing improved right-of-way;

7. correcting substandard roadway geometrics and intersections (i.e., spot improvements and roundabouts), provided such corrections do not extend beyond the limits of existing improved right-of-way;

8. minor safety related drainage improvements, including but not limited to: installation, replacement or removal of culverts and headwalls; installation, replacement and extensions of pipes; addition of pipe end sections; and installation, replacement, or repairs of storm drains and inlets;

9. fencing installation and repair, including safety fencing on bridges;

10. repair or construction of erosion control and protection measures including but not limited to: slope stabilization, slide repair, rip rap, or retaining walls;

11. noise barrier installation;

12. installation of new lighting, traffic barriers, guardrails, traffic signals, curbs, gutters, sidewalks, hazard identification beacons, and variable message signs;

13. the disposal of excess properties that do not contain structures more than 50 years of age, or have previously been determined not eligible, are not within an historic district, and have no previously determined NRHP eligible archaeological resources and/or limited potential to contain NRHP eligible archaeological resources;

14. installation, repair, or replacement of underground cable not specified in Appendix 1;

15. reforestation activities;

16. wetland mitigation and/or enhancement activities;

17. invasive preliminary engineering activities:
    a) soil borings/investigations
    b) utility test pitting/identification
    c) geotechnical investigations
    d) field surveys for preliminary engineering and right of way plat development

    Should these preliminary engineering activities be linked with or result in a subsequent defined undertaking requiring additional consultation, MDOT SHA will include documentation of the preliminary review in any subsequent consultation.

18. sidewalk retrofit activities when the following conditions are met:
    a) project area does not contain NRHP listed or eligible structures, districts, or archaeological resources and has limited potential to contain NRHP eligible archaeological resources; and
    b) activities will not impact existing historic streetscape materials and/or features (such as brick walkways, stone curbs, markers, mounting blocks, etc.).

    Work items may include placement of concrete sidewalks and/or replacement of existing concrete sidewalks; curb ramp placement and replacement; concrete curb and gutter placement and replacement; concrete and asphalt entrances and/or driveways; and upgrading existing pedestrian signals to accessible pedestrian signals. Existing sidewalks may be widened from three feet to five feet to meet ADA requirements.

19. full-delivery projects, defined as those projects where MDOT SHA or MDTA expends federal or state funds to purchase completed projects or implement completely designed projects from a third party proponent; provided effects to historic properties have already undergone review with MD SHPO under Section 106 of the NHPA or the Maryland Historical Trust Act of 1985 as amended, State Finance and Procurement Article §§5A-325 and 5A-326 of the Annotated Code of Maryland, and no changes potentially affecting historic properties have been made to the full-delivery project subsequent to previous review.

APPENDIX 3
Inadvertent Discovery Plan

A. Unanticipated Impacts to Standing Structure Historic Properties: if the undertaking causes unanticipated impacts to any National Register of Historic Places (NRHP) eligible, listed, or contributing buildings, sites, structures, or objects of the built environment, the contractor must notify the engineer and immediately cease any activity causing ongoing damage until consultation occurs. The MDOT SHA, and MDTA where applicable, shall, in consultation with the MD SHPO, determine if adverse effects have occurred to the property/properties and develop a plan for the protection of the historic property, and minimization or mitigation of impacts. If mitigation is identified, FHWA, MDOT SHA, MD SHPO, and other signatories as necessary will execute a Memorandum of Agreement or amend an existing Memorandum of Agreement for the project to record the identified mitigation. MDOT SHA may hold its contractor liable for any or all costs resulting from this process following appropriate processes identified in its contract instruments.

B. Unanticipated Damage to Known Archaeological Resources: if unauthorized excavation occurs outside the approved limits of disturbance or other approved boundaries designed to protect archaeological resources and thereby causes impacts to known, NRHP-eligible archaeological resources, MDOT SHA and/or MDTA will require its contractor to cease any activity causing ongoing damage until consultation occurs. MDOT SHA and/or MDTA shall conduct a damage assessment consistent with the model used for such assessments under the Archaeological Resources Protection Act (https://www.nps.gov/archeology/pubs/techbr/tchBrf20.pdf). MDOT SHA will use the results of the assessment in consultation with the MD SHPO to determine if the resource has been adversely affected and determine appropriate mitigation. If the resource is of known or suspected Native American affiliation, MDOT SHA and/or FHWA shall consult with federally recognized Indian Tribes as appropriate. If mitigation is identified, FHWA, MDOT SHA, MD SHPO, and other signatories as necessary will execute a Memorandum of Agreement or amend an existing Memorandum of Agreement for the project to record the identified mitigation. MDOT SHA and/or MDTA may hold its contractor liable for any or all costs resulting from this process following appropriate processes identified in its contract instruments.

C. Unanticipated Discovery of Human Remains: Should any burials, interments, or human remains (hereafter, "remains") be encountered during construction, all applicable construction work in the vicinity of the remains will be immediately stopped to prevent damage to the remains, or to any additional remains that might be present in the vicinity. A minimum 100-foot buffer around identified remains should be established free of disturbance, to be adjusted as appropriate for the site conditions. Construction may occur outside the buffer unless evidence of additional remains is found. If remains are suspected to be human but not confirmed, MDOT SHA will ensure that such confirmation is made by a qualified professional. Human remains will at all times be treated respectfully and access and visibility limited to the site of discovery to authorized personnel only. Pursuant to State of Maryland Criminal Code § 10-402, the State's Attorney must authorize movement or removal of any remains until determined to be archaeological. If the remains are determined to be archaeological, MDOT SHA and MD SHPO will consult to determine treatment of the remains and any other necessary treatment such as work needed to define extent of remains in the most expeditious manner feasible. If the remains are determined archaeological and suspected to be of Native American origin, MDOT SHA, in coordination with FHWA, shall provide notification to tribal governments in accordance with any expressed tribal consultation preferences within 24 hours or as soon as practicable. MDOT

SHA and/or FHWA will consult with affected federally recognized Indian Tribes, the Maryland Commission on Indian Affairs and relevant Maryland Indian groups as appropriate regarding treatment of the remains. MDOT SHA and/or MDTA will accommodate tribal cultural preferences to the extent practicable during such an event.

In consultation with the MD SHPO, Federally Recognized Indian Tribes, and FHWA as appropriate, the MDOT SHA shall develop a plan for the treatment or disposition of the remains. The MDOT SHA and/or MDTA shall implement the provisions of the agreed Treatment Plan.

Should the remains be associated with, or constitute an intact archaeological resource, provision **D** below is also applicable.

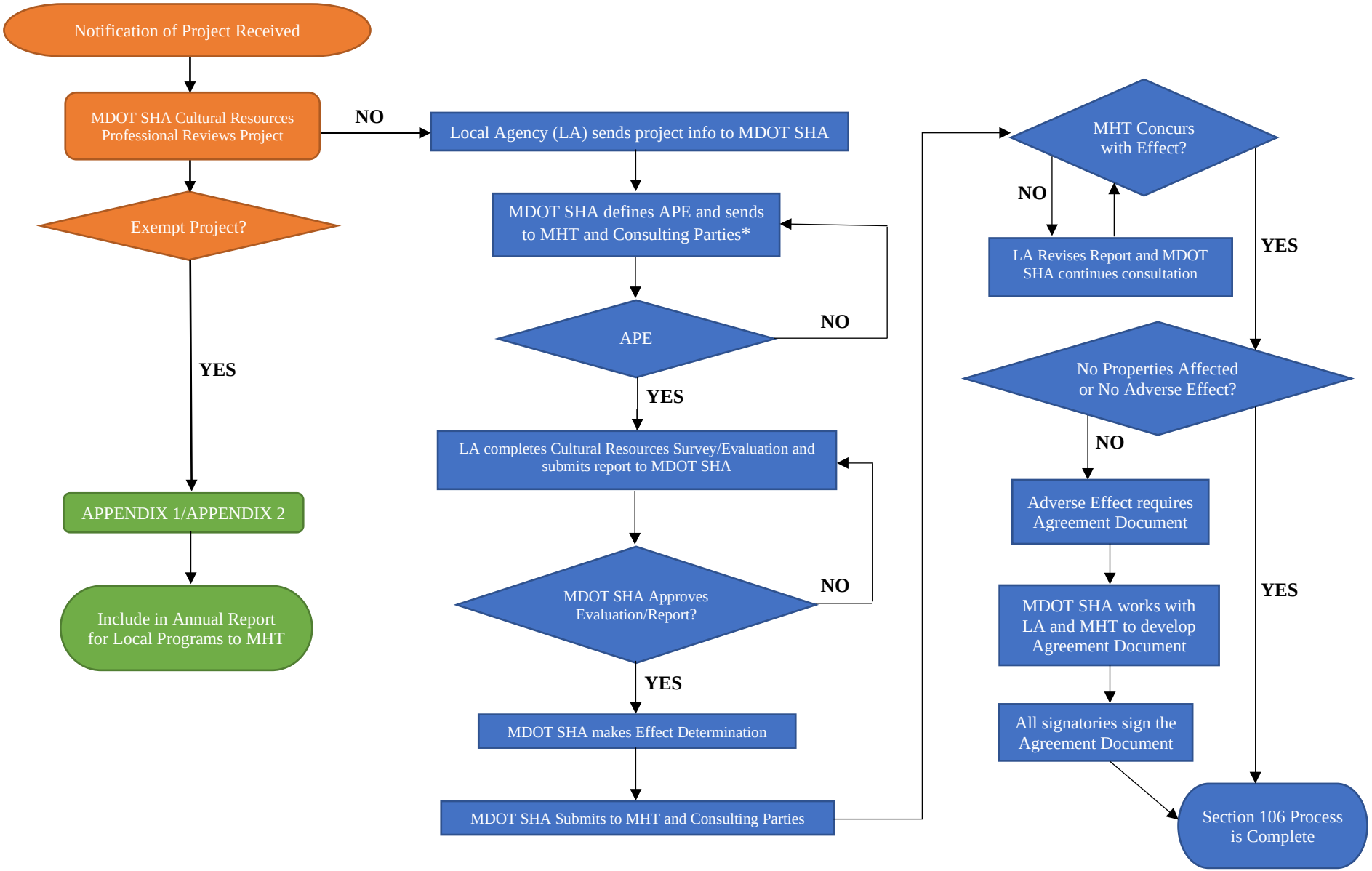
D. Unanticipated Discovery of Archaeological Resources: If previously unidentified archaeological features, artifacts, or other materials (hereafter, "resource") are discovered during construction, all ground-disturbing work in the vicinity of the resource shall be temporarily suspended or modified to prevent further damage to the resource, and provide a reasonable buffer for extent of the resource that may not be exposed.

The MDOT SHA archaeologist shall perform a preliminary inspection to identify the resource and evaluate its NRHP eligibility. Following this inspection, construction may resume in the vicinity of but outside the boundary of the archaeological resource as defined by the MDOT SHA archaeologist. If the resource is potentially eligible for the NRHP, MDOT SHA will consult with MD SHPO on an eligibility determination and, if determined eligible for the NRHP, every effort shall be made to minimize impacts through redesign or modification of construction methods. If the resource is of known or suspected Native American affiliation, MDOT SHA and/or FHWA shall consult with federally recognized Indian Tribes as appropriate.

In consultation with the MD SHPO, the MDOT SHA archaeologist shall develop a plan for the treatment of any resource determined eligible. MDOT SHA shall describe actions proposed to avoid, minimize, or mitigate adverse effects, and request the MD SHPO and tribal comments as appropriate within two (2) working days.

MDOT SHA, and/or MDTA as appropriate, shall then implement the provisions of the agreed-upon plan.

Attachment 1: MDOT SHA Local Programs Cultural Resources and Section 106 Flowchart



*For smaller projects, APE and Cultural Resources Evaluation may be combined where appropriate.

ATTACHMENT 2
Inadvertent Discovery Plan
For the (Local Agency Name) (Project Name)

The (Local Agency) plans to construct the (Project) project, located in (County), Maryland. The purpose of this project is to (Purpose).
Approval and funding of this project is conditioned on review of effects to historic properties under Section 106 of the National Historic Preservation Act and/or the Maryland Historical Trust Act of 1985 (MHT Act). As a condition of this approval, in the event of inadvertent discovery of previously unknown and potentially significant cultural resources, or unforeseen effects to historic properties, the following procedure must be implemented.

--Failure to follow the Inadvertent Discovery Plan (IDP) risks violation of state and federal law and loss of project funding--

If an inadvertent discovery is determined by the MDOT SHA to require further evaluation and consultation, MDOT SHA and FHWA will assume responsibility to consult to resolve the discovery and determine whether construction activities will have adverse effects on the resource, in accordance with the terms outlined in the *Amended Programmatic Agreement Among the Federal Highway Administration, the Maryland Department of Transportation State Highway Administration, Maryland Transportation Authority, the Maryland State Historic Preservation Officer, and the Advisory Council on Historic Preservation Implementing Section 106 of the National Historic Preservation Act for Federal Highway Administration Undertakings in Maryland* (PA). Further detail for all inadvertent discoveries is included in Appendix 3 of the PA, and can be found at this link: https://www.roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=729.

A. Recognizing Cultural Resources:

A cultural resource discovery could involve precontact (Native American) or historic period discoveries. These can include:

- Discovery of buried bone, concentrations of oyster shells, arrowheads, old bottles, or dark brown soil containing this type of material.
- Discovery of stone or brick walls, building foundations, cellars, cisterns, privies, wells, etc.
- Accidental damage to a known archaeological site (if indicated on plans as a restricted area) or to a historic building or structure.

B. On-Site Responsibilities:

STEP 1: STOP WORK. If at any point in the project a (Local Agency) employee, contractor, or subcontractor believes that they have uncovered any human skeletal remains, potential archaeological materials, or identifies damage to a standing structure, building, or known archaeological resource, heavy equipment operation is required to immediately **STOP** in the discovery area and a surrounding buffer (minimum 100 feet) must be established to protect the find. **Any reasonable suspicion that a discovery may be archaeological requires implementation of this procedure.** No media, agency (other than MDOT SHA), or other external contacts should be made until an archaeologist evaluates the discovery and provides additional direction.
STEP 2: NOTIFY ARCHAEOLOGICAL MONITOR. If an archaeological monitor is present at the project, notify them immediately. If there is a monitoring plan in place, the monitor will follow its provisions.
STEP 3. NOTIFY PROJECT MANAGEMENT AND MDOT SHA. Contact the (Local Agency) Project Manager and the Maryland Department of Transportation State Highway Administration (MDOT SHA) Cultural Resources Local Programs Lead. Contact information is provided at the end of this document. MDOT SHA will follow procedures identified in its statewide Programmatic Agreement or a project-specific agreement if applicable. MDOT SHA will work with the Federal Highway Administration (FHWA), Maryland Historical Trust, and other parties as required. The MDOT SHA Cultural Resources Local Programs Lead or other designate will serve as liaison to keep the (Local Agency) informed of the process and resolution.

C. (Local Agency) Project Manager's Responsibilities:

- **Protect the Discovery.** The Project Manager is responsible for taking appropriate measures to protect and secure the discovery site. All work at the location of the discovery must immediately stop, including a 100 foot buffer around the location of the discovery that allows the location to be secure, protected, and intact. Vehicles, equipment, and unauthorized personnel may not traverse the discovery site. Work in the immediate area of the discovery will not resume until treatment of

the discovery has been completed as set forth in this document. If additional discoveries are made outside the initial buffer zone, this procedure applies to each new discovery location.

- **Known Resources.** If the inadvertent discovery involves damage to a known resource (structure, building or archaeological site), the Project Manager must immediately stop any activity causing damage and take any appropriate immediate steps to stabilize or minimize further damage.
- **Direct Construction Elsewhere On-site.** The project manager may direct construction activities to other areas outside the buffer or affected resource, so that work may continue.
- **Contact MDOT SHA Cultural Resources Local Programs Lead.** If the MDOT SHA Cultural Resources Local Programs Lead has not yet been contacted, the Project Manager must do so.

D. MDOT SHA Cultural Resources Local Programs Lead Responsibilities:

- **Verify the Discovery.** The Cultural Resources Local Programs Lead will ensure that a qualified archaeologist is available immediately to provide guidance and ensure any work delays are minimized. The qualified archaeologist will identify and evaluate the discovery. If the MDOT SHA staff or designated qualified personnel determines the discovery requires no further evaluation or consultation, construction may immediately proceed.
- **Consultation.** If the MDOT SHA determines further consultation is required, the Cultural Resources Local Programs Lead will continue with the process of notification and resolution per MDOT SHA's PA requirements and continue to serve as liaison with the (Local Agency).
- **Human Remains.** If the discovery appears to be human remains or funerary objects, the Cultural Resources Local Programs Lead will ensure that a qualified individual examines the discovery to confirm if remains are human and assist with notifications required by law.
- **Communication.** MDOT SHA will conduct all required notifications and consultation pursuant to state and federal law, including tribal notifications. (Local Agency) may follow any county or local requirements that are not obligations of MDOT SHA. The Cultural Resources Local Programs Lead will keep the (Local Agency) informed of next steps during this process.

E. Proceeding with Construction

Project construction outside the discovery site, affected resource and/or the buffer zone(s) may continue while inadvertent discoveries are being addressed.

Construction at the discovery site or affected resource may continue after the inadvertent discovery and effects have been resolved in accordance with the terms of the PA, and MDOT SHA and FHWA have determined that compliance with state and federal laws is complete. MDOT SHA will provide written notice of this compliance to the (Local Agency).

(Local Agency) Contact Information

(Local Agency) Project Manager
(Name)
(Phone Number); (Email)

Alternate Contact:
(Title)
(Name)
(Phone Number); (Email)

MDOT SHA Contact Information

Call down list until connecting **directly** with MDOT SHA personnel to complete notification requirements. Email should only be used as a secondary means of notification.

Cultural Resources Local Programs Lead
Office (Phone Number); Cell (Phone Number) (Email)

Cultural Resources Team Leader
Office (Phone Number); Cell (Phone Number) (Email)

Assistant Division Chief and Chief Archaeologist
Office (Phone Number); Cell (Phone Number); (Email)

From: Nell Ziehl -MDP-
To: Nell Ziehl -MDP-
Subject: bills of possible interest in the General Assembly
Date: Friday, February 13, 2026 5:57:35 PM

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.

CLGs,

We wanted to make you aware of some legislation moving through the General Assembly which may impact local planning and cultural resource protection. We will try to keep you posted as these bills progress but encourage you to track those of interest.

Note: the "Maryland Register of Historic Properties" is a statutory term that means "properties listed in the National Register of Historic Places or determined eligible for listing by the MHT Director." At this time there is no official list or map of all properties included in the "Maryland Register."

Feel free to message me if you have questions.

Best,
Nell

HB778
https://mgaleg.maryland.gov/2026RS/bills/hb/hb0778F.pdf

This bill requires local governments to create opportunities for housing and to evaluate the suitability of vacant, unused, or underutilized commercial or industrial land for housing. The bill prohibits local governments from imposing unreasonable limitations affecting the creation of middle housing (defined in the bill) but stipulates that this does not apply to a restriction on use on historic property that is listed in or determined eligible for inclusion in the "Maryland Register of Historic Properties."

HB1236
https://mgaleg.maryland.gov/2026RS/bills/hb/hb1236F.pdf

This bill permits a prohibition on accessory dwelling units on historic property listed in or determined eligible for the "Maryland Register" or on property located within a locally designated historic district.

SB829/HB1137
https://mgaleg.maryland.gov/2026RS/bills/sb/sb0829F.pdf

These bills are intended to encourage the creation of multi-family and mixed use developments by prohibiting local governments from placing restrictions on this type of use. However, the bill permits restrictions on this type of use on historic property that is listed in or determined eligible for the "Maryland Register."

SB836
https://mgaleg.maryland.gov/2026RS/bills/sb/sb0836F.pdf

Breaks Carroll County in various zoning districts with their own planning commissions.

SB0952
https://mgaleg.maryland.gov/2026RS/bills/sb/sb0952f.pdf

This bill would create a Waldorf Urban Redevelopment Corridor Authority in Charles County and exempt its actions from various reviews, including under the Maryland Historical Trust Act.

--

Nell Ziehl
Chief, Office of Planning, Education and Outreach
Maryland Historical Trust
Maryland Department of Planning



(410) 697-9592
she, her, hers

mht.maryland.gov
Planning.Maryland.gov
MD TWO FIFTY: Maryland's Story is America's Story

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Carl & Leslie Rutherford
17423 Da Wrong Lane
Hagerstown MD 21740

Appellant: Carl & Leslie Rutherford
17423 Da Wrong Lane
Hagerstown MD 21740

Property Location: 17423 Da Wrong Lane
Hagerstown, MD 21740

Docket No: AP2026-009
Tax ID No: 02007754
Zoning: A(R)
RB Overlay: No
Zoning Overlay:
Filed Date: 03/02/2026
Hearing Date: 04/01/2026

Description Of Appeal: Variance from the required 50 ft. setback to 15 ft. for proposed detached garage.

Appellant's Legal Interest In Above Property:
Owner: Yes
Lessee: No
Other:
Contract to Rent/Lease: No
Contract to Purchase: No

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Article 5A Section 5A.7 Special Provisions 4.

Reason For Hardship: Location would make turn around area and access to barn difficult. Location of utilities is next to existing barn. To remove trees and rocks from the wooded area beside barn would be costly.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Residential/Agricultural
Proposed Use: Detached Garage

Previous Use Ceased For At Least 6 Months:
Date Ceased:

Area Devoted To Non-Conforming Use -
Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 2 day of March, 2026.

Nov 7, 2029
My Commission Expires

Notary Public

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-009

State of Maryland Washington County, To Wit:

On 3/2/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Carl & Leslie Rutherford and made oath in due form of law as follows:

Carl & Leslie Rutherford will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 04/01/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 03/17/2026 and will remain until after the above hearing date.

Carl & Leslie Rutherford

Sworn and subscribed before me the day and year first above written.

Notary Public

Seal

Nov. 7, 2029

My Commission Expires

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.

To: Board of Zoning
From: Carl & Leslie Rutherford
17423 PA Wron
Hagerstown, MD 21740

2 Car garage 30W x 32D 960 square feet

Request 15 feet from
Property Boundary
Instead of 50 feet which would be blocking (safety) Access to and from Home and to BARN. We would have no turn around ~~since~~ for farm equipment and vehicles. ~~Area next~~ Left Front corner of Barn is underground Utilities.

Entrance Lane is raised with Woods on Left side & Farmed Land on Right. Do not want to take trees down due to Habitat & Land is very filled with Rock Veins.

FIELD LOCATION SURVEY
FOR
LESLIE A. AND CARL M. RUTHERFORD
LOCATED AT
17423 DA WRONG LANE
HAGERSTOWN, MD

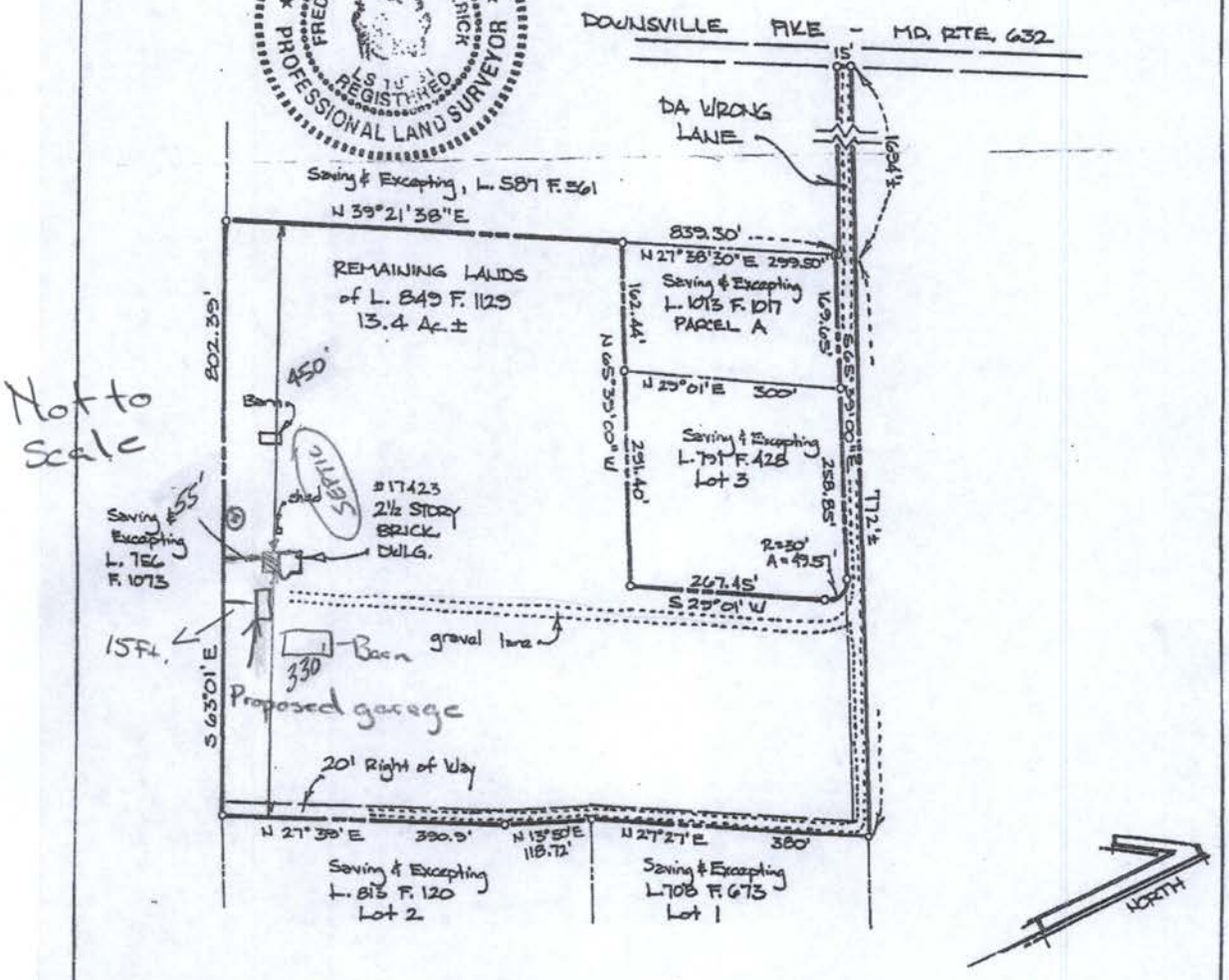
NOTE: Dwelling does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 240070 0155A, dated May 1, 1978, Flood Zone C.

SURVEYOR'S CERTIFICATION

I hereby certify that the dwelling and/or improvements shown hereon are within the metes and bounds of the lands conveyed to Francis J. Licari and Debra S. Licari, his wife by Kathryn L. Kershner by deed dated June 29, 1987 and recorded in the Land Records of Washington County, Maryland in Liber 849, folio 1129 and that the improvements shown hereon were located by accepted field practices and include permanent visible structures and surface encroachments if any that exist on the subject property at the date of survey dated July 2, 1996. This plat is not for determining property lines, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto at this time of settlement and as to them I warrant the accuracy of this plat. No title report furnished.

JUL 0 3 1996

STATE OF MARYLAND
FREDERIC MARK FREDERICK
LS 10731
REGISTERED
PROFESSIONAL LAND SURVEYOR



THIS DOCUMENT IS FOR THE SOLE BENEFIT AND USE OF THE PARTIES NAMED HEREIN AND IS NOT TO BE PUBLISHED OR RECORDED WITHOUT THE EXPRESS WRITTEN CONSENT OF FREDERICK, SEIBERT AND ASSOCIATES, INC.

Drawing No:	1 of 1
Tax Map:	57-19-2
District:	2
Drawn By: DHH	Date: 7-3-96
Checked By: DHH	Date: 7-3-96
Scale:	1" = 200'

Carl Rutherford 7-15-96
Leslie Rutherford

FREDERICK, SEIBERT & ASSOCIATES, INC.
Civil Engineers ▪ Surveyors ▪ Landscape Architects ▪ Land Planners
128 South Potomac Street, Hagerstown, Maryland 21740
(301) 791-3650 (301) 416-7478 Fax (301) 739-4956
10 West Baltimore Street, Greencastle, Pennsylvania 17225
(717) 597-1017

FSA-2146-HL2.0


BARN
Garage
15 Feet



Utilities drawn on picture

FOR
LESLIE A. AND CARL M. RUTHERFORD
LOCATED AT
17423 DA WRONG LANE
HAGERSTOWN, MD

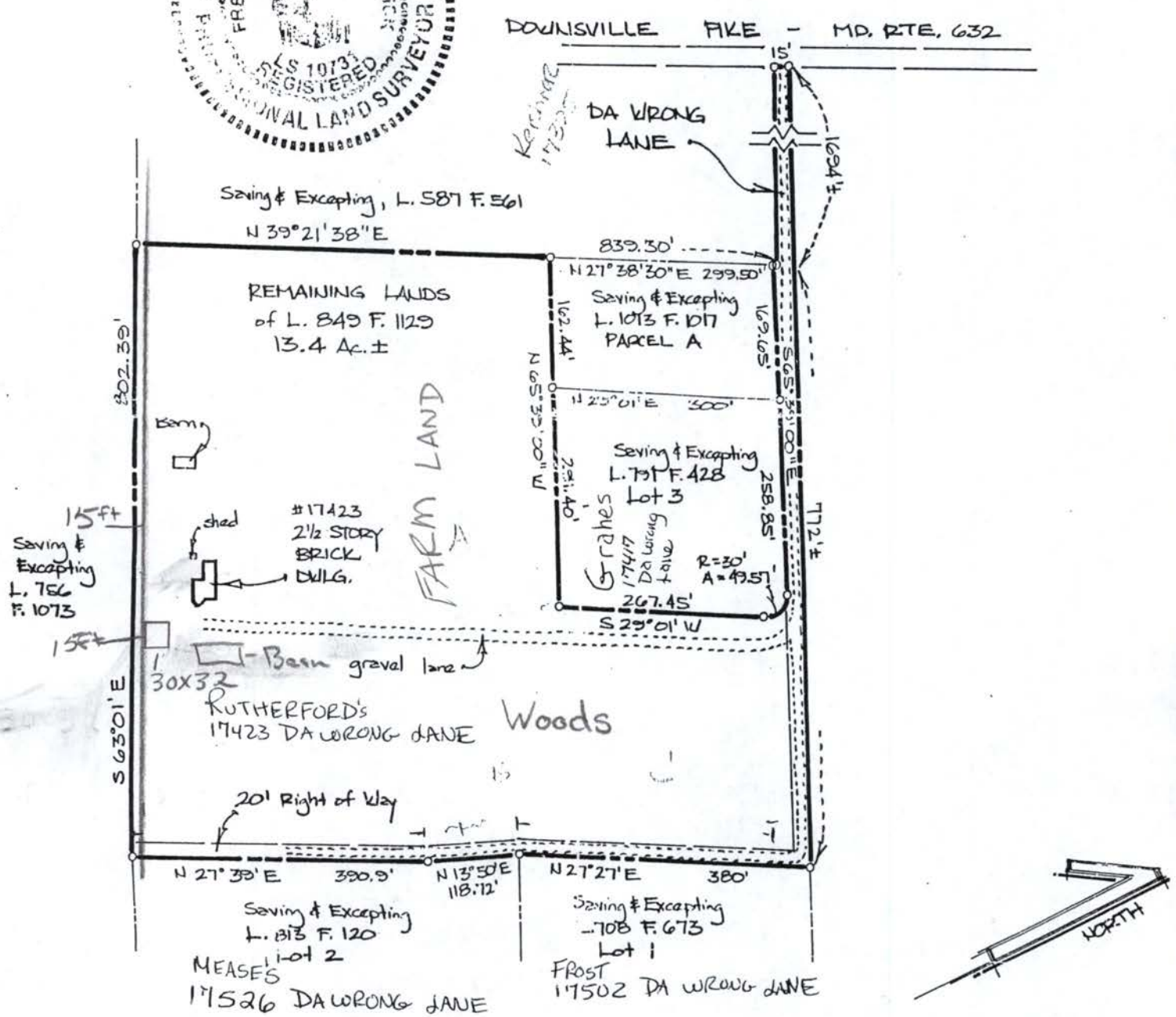
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JUL 0 3 1996

STATE OF MARYLAND
FREDERIC MILTON SEIBERT
No. 10731
REGISTERED
PROFESSIONAL LAND SURVEYOR
FREDERICK



THIS DOCUMENT IS FOR THE SOLE BENEFIT AND USE OF THE PARTIES NAMED HEREIN AND IS NOT TO BE PUBLISHED OR RECORDED WITHOUT THE EXPRESS WRITTEN CONSENT OF FREDERICK, SEIBERT AND ASSOCIATES, INC.

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

Michael Lushbaugh
Tyler Milam
Gregory Smith
Randal Leatherman,
BOCC Rep

HISTORIC DISTRICT COMMISSION OF WASHINGTON COUNTY, MARYLAND

DATE: March 17, 2026

TO: Board of Zoning Appeals
c/o Katie Rathvon
747 Northern Avenue
Hagerstown, MD 21742

FROM: Meghan Jenkins, HDC Staff

SUBJ: AP2026-009, 17423 Da Wrong Lane

The subject property does contain resources identified in the Washington County Historic Sites Survey/Maryland Inventory of Historic Properties **#WA-I-424, Kathyrn Kershner House**. The main house is a 2-story brick structure on fieldstone foundation dated to 1893. The site survey includes mention of the barn to the east of the main house and the smokehouse to the west of the main house. The continued use of the property as a residence with supporting structures is consistent with its use historically. The requested change in setbacks will ensure the existing resources are minimally impacted by having the garage subordinate to the main house. The applicant should note that the Historic District Commission would strongly recommend reviewing the **Design Guidelines for Historic Structures for Washington County** prior to exterior work or property grading to ensure any work will not negatively impact the resources.

Thank you for the opportunity to comment on this application.

Sincerely,

Meghan Jenkins

Meghan Jenkins

Att: 1, WA-I-424 documentation

WA-I-424

Kathryn Kershner House

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
DETERMINATION OF ELIGIBILITY FORM

Property Name: Kathryn Kershner House Inventory Number: WA-I-424

Address: Downsville Pike (east side, north of St. James College) Historic district: yes X no

City: Hagerstown vicinity Zip Code: County: Washington

USGS Quadrangle(s): Williamsport

Property Owner: Tax Account ID Number:

Tax Map Parcel Number(s): Tax Map Number:

Project: Agency:

Agency Prepared By: Richard Willson/HUD/CD

Preparer's Name: Date Prepared: 8/14/1981

Documentation is presented in: MHT Files WA-I-424

Preparer's Eligibility Recommendation: X Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property:

Inventory Number: Eligible: yes Listed: yes

Site visit by MHT Staff yes X no Name: Date:

Description of Property and Justification: *(Please attach map and photo)*

This turn of the century complex provides a little-altered picture of farm construction of the period. The house, a brick structure dated 1893, displays typical late 19th century and early 20th century characteristics popular to the Cumberland Valley.

The house is a two-story, three-bay brick structure with a small frame addition. A one-story, three sided projecting bay also of brick protrudes from the south end wall. The house rest on fieldstone foundations. The bricks forming its walls are laid in common bond at all elevations with five courses of headers between stretcher rows. Segmental arches of upright bricks are present above windows and doors. All windows have two over two pane double hung sashes. A porch with a low hipped roof supported by turned posts extends along the front elevation. Brick chimneys are located inside each gable end.

Immediately west of the house is a brick smoke house. The barn, a large frame structure with a crude wooden cupola, stands southwest of the house.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X **Eligibility not recommended**

Criteria: A B C D **Considerations:** A B C D E F G

MHT Comments: The Kathryn Kershner House was Federally nominated for the National Register of Historic Places.

Reviewer, Office of Preservation Services **Date**

Susan Minogue Wednesday, August 19, 1981

Reviewer, National Register Program **Date**

ABSTRACT
WA-I-424 1893
Late 19th Century Brick House
Hagerstown Vicinity
private

This turn of the century complex provides a little-altered picture of farm construction of the period. The house, a brick structure dated 1893, displays typical late 19th and early 20th century characteristics popular in the Cumberland Valley.

WA-I-424

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON
Kershner, Kathryn House

2 LOCATION

STREET & NUMBER
East of Downsville Pike, North of St. James College

CITY, TOWN
X VICINITY OF Hagerstown

CONGRESSIONAL DISTRICT
6

STATE
Maryland

COUNTY
Washington

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	X PUBLIC	OCCUPIED	AGRICULTURE	MUSEUM
X BUILDING(S)	PRIVATE	UNOCCUPIED	COMMERCIAL	PARK
STRUCTURE	BOTH	WORK IN PROGRESS	EDUCATIONAL	X PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	X YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	OTHER

4 OWNER OF PROPERTY

NAME
Katherine L. Kershner

Telephone #: 582-2362

STREET & NUMBER
Route#3, Box 142-A

CITY, TOWN
Hagerstown,
VICINITY OF

STATE
Maryland, 21740 zip code

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 690
Folio #: 681

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Washington County Court House

STREET & NUMBER
West Washington Street

CITY, TOWN
Hagerstown,

STATE
Maryland 21740

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Paula Stoner Dickey, Consultant - Washington County Historical Sites Survey

DATE
December 1977

FEDERAL STATE X COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS
Planning Department

CITY, TOWN
Hagerstown

STATE
Maryland

WA-I-424

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED 50%	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This farm group is located at the end of a long private lane which leads in an easterly direction from Maryland Route 632, the Downsville Pike, in Washington County. The buildings are situated on a relatively level area of farmland north of St. James and face south.

The house is a two story, three bay brick structure with a small fram addition. A one story, three sided projecting bay also of brick protrudes from the south end wall. Dated 1893, the house rests on fieldstone foundations. The bricks forming its walls are laid in common bond at all elevations with five courses of headers between stretcher rows. Segmental arches of upright bricks are present above windows and doors.

All windows have two over two pane double hung sashes. Hinge pins for shutters remain in the frames. Wooden rounded segments between the upper sashes and the brick arches have applied wooden trim. Doors are located in the first and second bay from the south end of the front elevation. Both are treated similarly with framing and trim matching that of the windows. The center door has a three light transom while the other has a single pane transom. Both doors have two lower panels below single large panes of glass. A porch with a low hipped roof supported by turned posts extends along the front elevation.

The roof is sheathed with corrugated sheet metal and terminates several inches beyond the end walls. Brick chimneys are located inside each gable end. Found on the house was the date 1893. The name Slifer and date 1915 was also found.

Immediately west of the house is a brick smoke house. The barn, a large frame sturcture with a crude wooden cupola, stands southwest of the house. The property contains 59.84 acres.

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	X AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This turn of the century complex provides a little-altered picture of farm construction of the period. The house, a brick structure dated 1893, displays typical late 19th and early 20th century characteristics popular in the Cumberland Valley.

CONTINUE ON SEPARATE SHEET IF NECESSARY

WA-I-424

9 MAJOR BIBLIOGRAPHICAL REFERENCES

NONE KNOWN

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 59.84 acres

VERBAL BOUNDARY DESCRIPTION

See attached map showing present boundary of Kershner property outlined in Red as derived from property assessment maps superimposed on the Williamsport quadrangle map.

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

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE
Richard Willson, Rehab Specialist

ORGANIZATION
Washington County Commissioners, Housing & Community Development

DATE
7/23/81

STREET & NUMBER
33 W. Washington, Rm. 212

TELEPHONE

CITY OR TOWN
Hagerstown, MD 21740

STATE

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

Copy II

MARYLAND HISTORICAL TRUST

WA-I-424
District 2
Map 57
Parcel 2
MAGI # 2206475635

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON
Late 19th Century Brick House

2 LOCATION

STREET & NUMBER
East of Downsville Pike, North of St. James College

CITY, TOWN
X VICINITY OF Hagerstown

CONGRESSIONAL DISTRICT
6

STATE
Maryland

COUNTY
Washington

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CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
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X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Marvin R. Kershner

Telephone #:

STREET & NUMBER
Route # 3, Box 142-A

CITY, TOWN
Hagerstown

__ VICINITY OF

STATE, zip code
Maryland 21740

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 630
Folio #: 400

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Washington County Court House

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

WA-I-424

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	X ORIGINAL SITE
X GOOD	_RUINS	X ALTERED < 50%	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This farm group is located at the end of a long private lane which leads in an easterly direction from Maryland Route 632, the Downsville Pike, in Washington County. The buildings are situated on a relatively level area of farmland north of St. James and face south.

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CONTINUE ON SEPARATE SHEET IF NECESSARY

WA-I-424

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	X__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X__ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1893 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This turn of the century complex provides a little-altered picture of a farm construction of the period. The house, a brick structure dated 1893, displays typical late 19th and early 20th century characteristics popular in the Cumberland Valley.

CONTINUE ON SEPARATE SHEET IF NECESSARY

WA-I-424

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 59.84 acres

VERBAL BOUNDARY DESCRIPTION

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

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

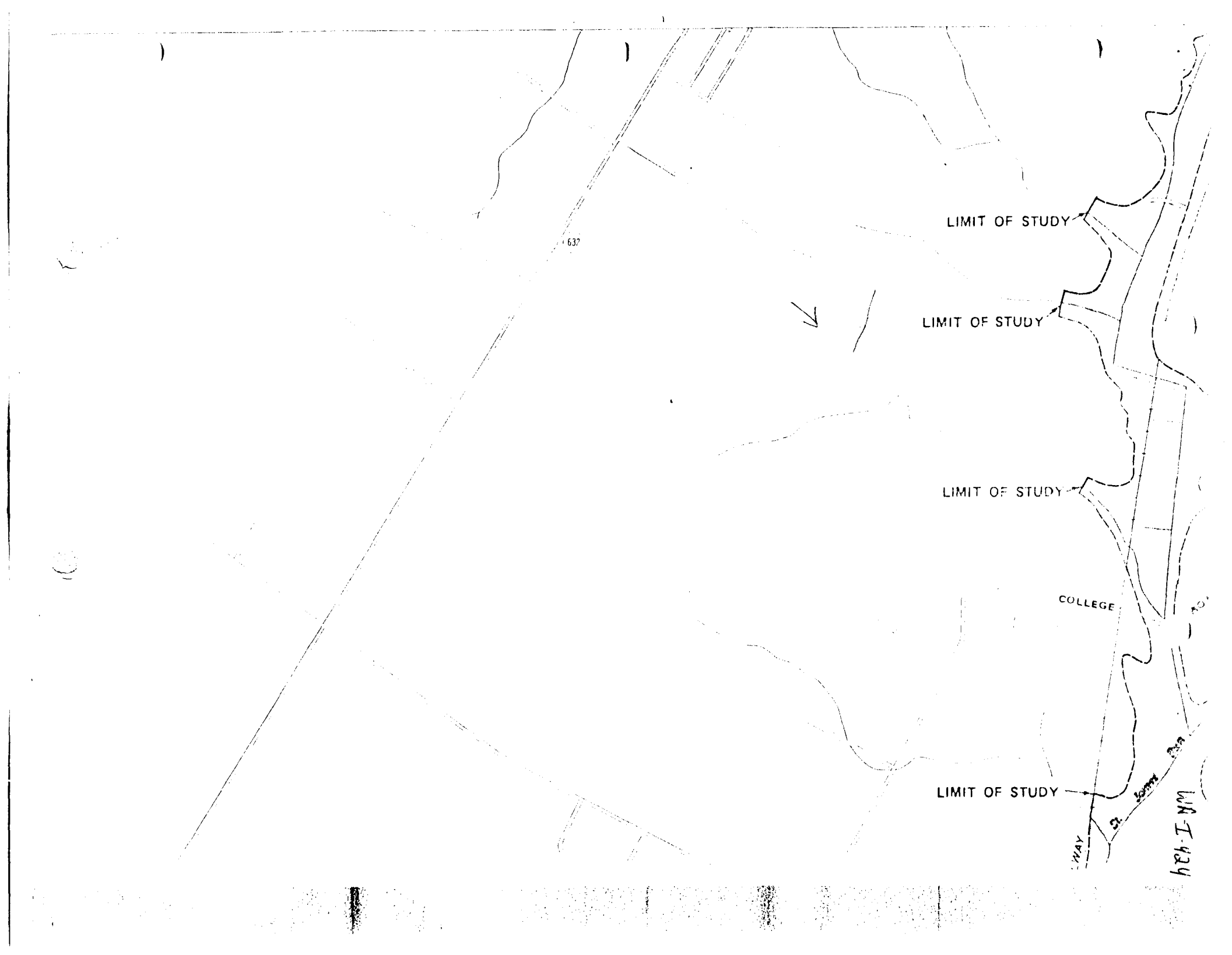
NAME / TITLE
Paula Stoner Dickey, Consultant

ORGANIZATION	DATE
Washington County Historical Sites Survey	**December 1977**
STREET & NUMBER	TELEPHONE
County Office Building, 33 West Washington Street	**791-3065**
CITY OR TOWN	STATE
Hagerstown	**Maryland 21740**

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


LIMIT OF STUDY
LIMIT OF STUDY
LIMIT OF STUDY
COLLEGE
LIMIT OF STUDY
I-494

WILLIAMSPORT QUADRANGLE

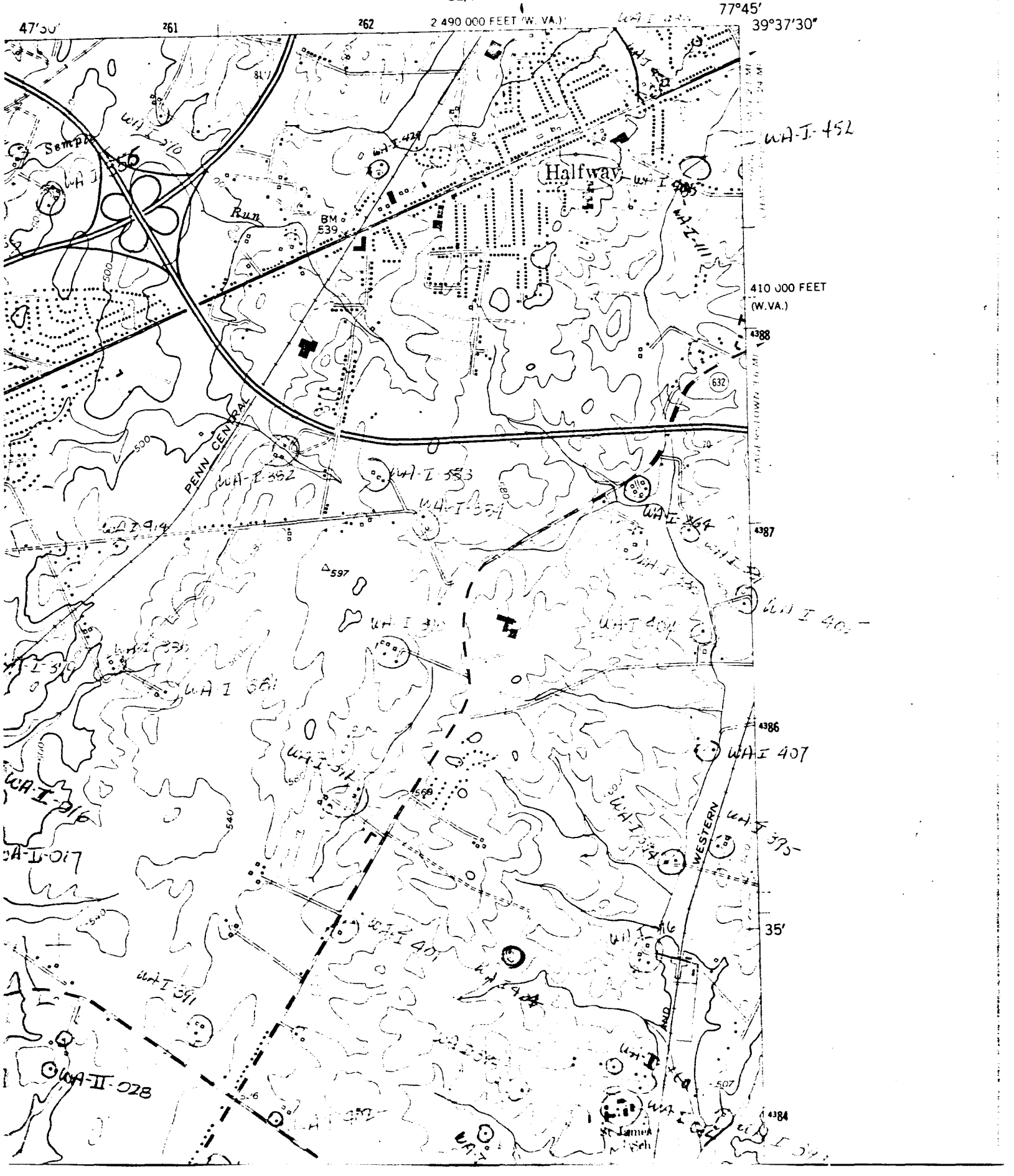
MARYLAND—WEST VIRGINIA

7.5 MINUTE SERIES (TOPOGRAPHIC)

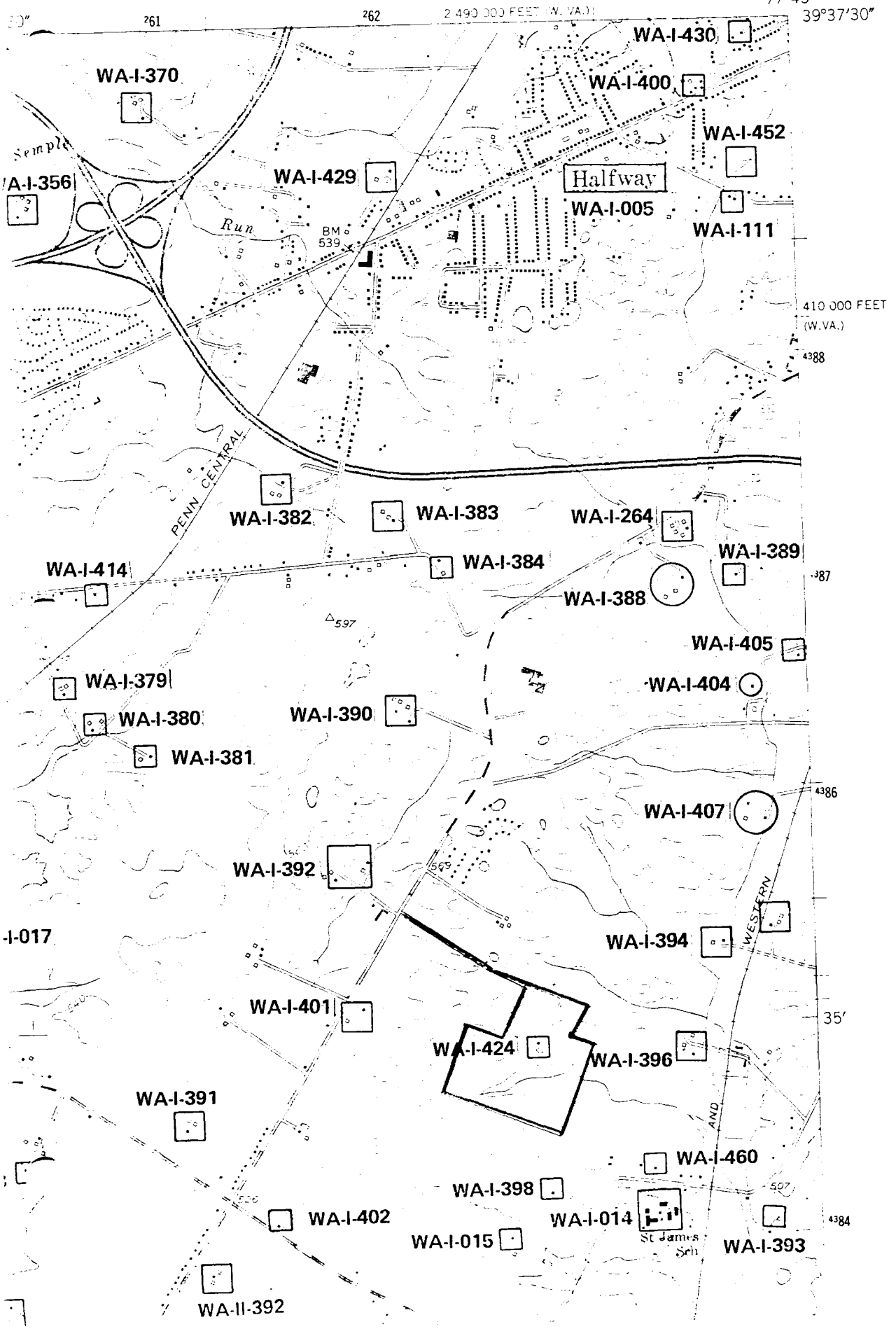
SE/4 WILLIAMSPORT 15' QUADRANGLE

5463 (I NW (HAGERSTOWN)

WA-I-424



WILLIAMSPORT QUADRANGLE
MARYLAND—WEST VIRGINIA
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 WILLIAMSPORT 15' QUADRANGLE



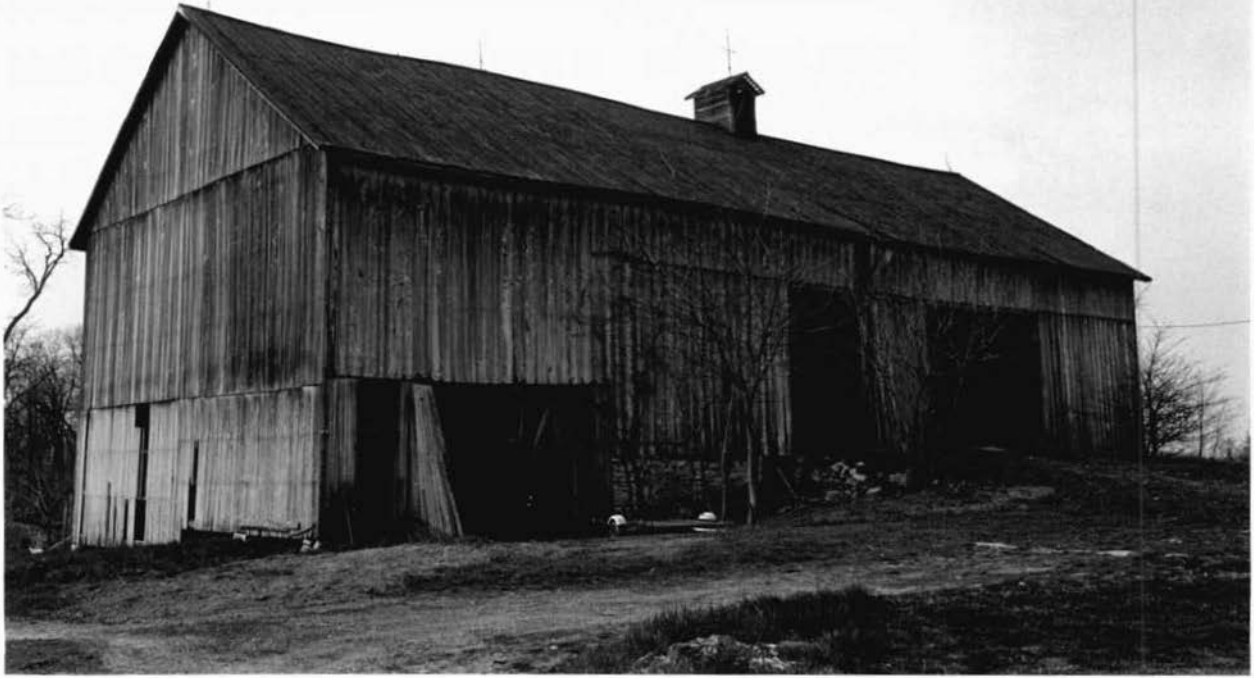


Late 19th Century Brick House

E. of Downsville Pk. No of St.
James

Hagerstown Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



Late 19th Century Brick House

E. of Downsville Pk. N. of St. James

Hagerstown Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON
HISTORICAL

TRILEAF
environmental architecture engineering
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,

McKayla Ordak

McKayla Ordak
Senior Project Scientist



Site Location & Surrounding Properties



Site Location Easement

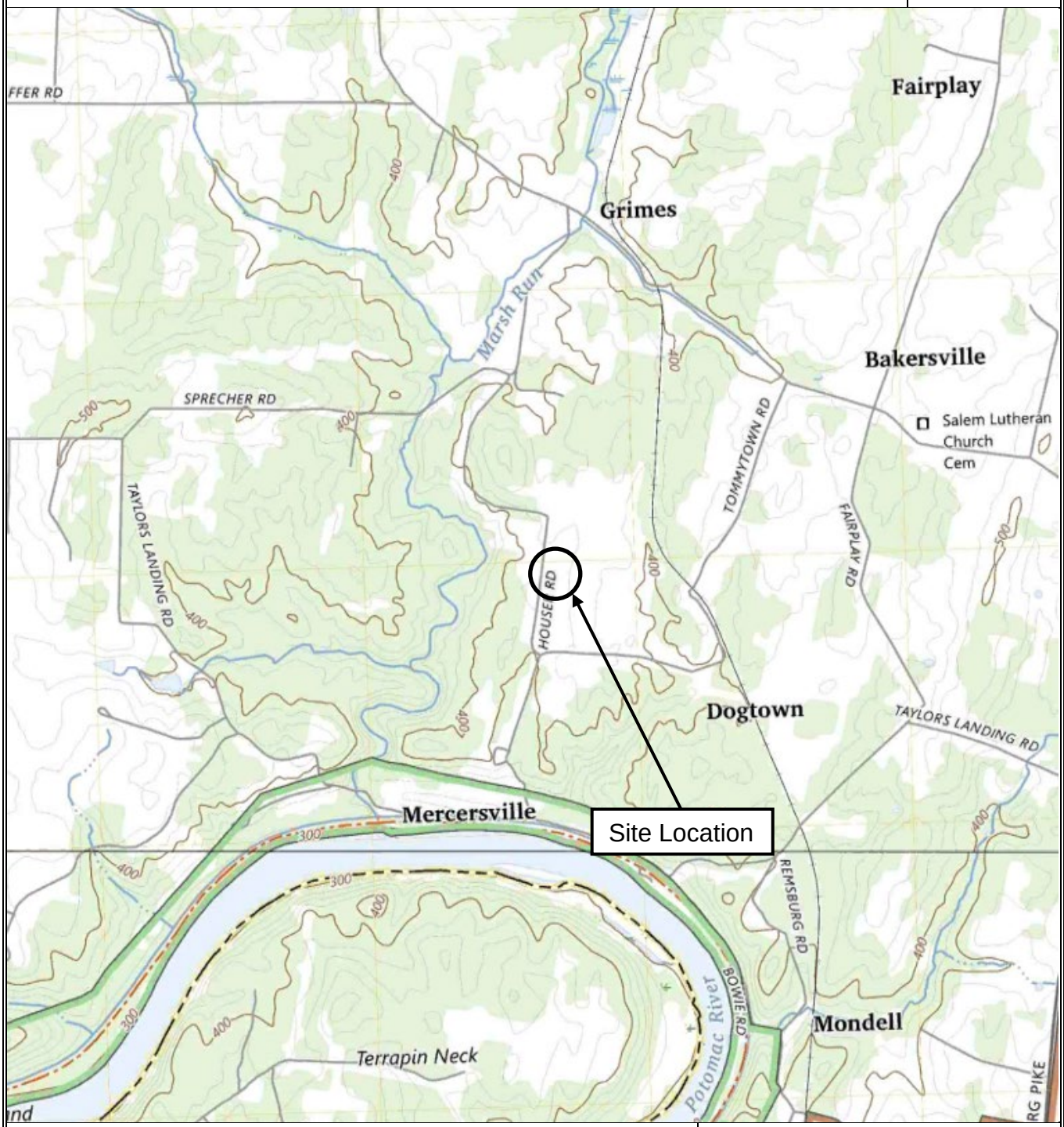
Aerial Photographs (2025)

Milestone Towers – Bakersville
7116 Houser Road
Sharpsburg, MD 21782

TRILEAF
environmental architecture engineering

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

Milestone Towers

verizon

BAKERSVILLE
7116 HOUSER ROAD
SHARPSBURG, MD 21782

NEW 145' MONOPOLE

entrex communication services, inc.
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

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'

TRUE NORTH

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

SEAL:

STATE OF MARYLAND
CAMILLE F. SHABSHAB
No. 17641
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

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

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 AQUISITION		
CONSTRUCTION MANAGER		
ZONING		
RF ENGINEER		

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

811 Know what's below. Call 811 before you dig.

PROJECT NO:	1050.478
DESIGNER:	C.S.
ENGINEER:	M.A.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP

SCALE: 1" = 1,500'

TRUE NORTH

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 ±50' HORIZONTAL AND ±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-SOUTHWEST (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.

MONOPOLE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (WEST)	145.0'	145.0'
REAR YARD (EAST)	145.0'	800.6'
SIDE YARD (NORTH)	145.0'	1,534.6'
SIDE YARD (SOUTH)	145.0'	881.5'
CLOSEST HOUSE	290.0'	458.4' (WEST)

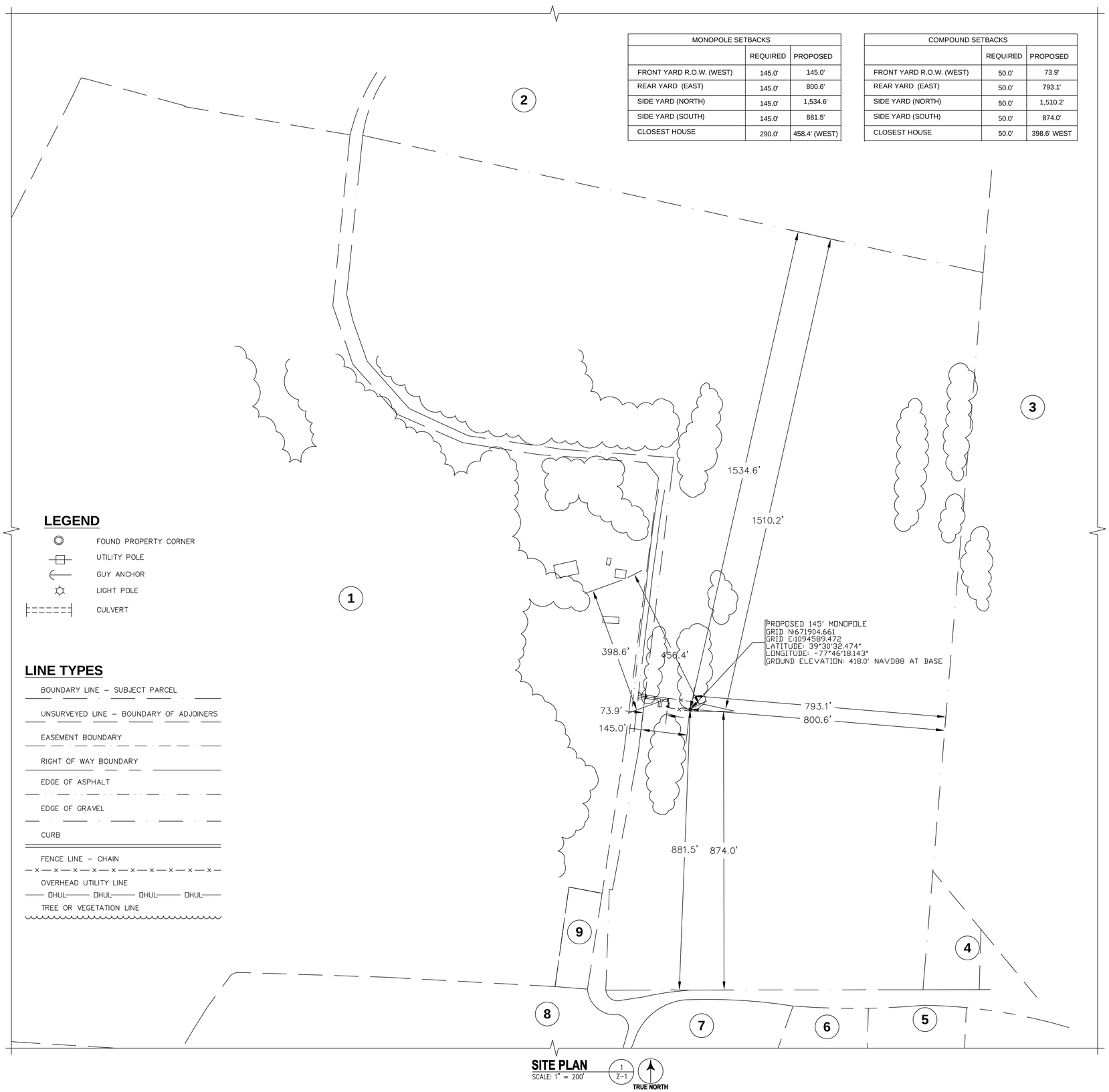
COMPOUND SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (WEST)	50.0'	73.9'
REAR YARD (EAST)	50.0'	793.1'
SIDE YARD (NORTH)	50.0'	1,510.2'
SIDE YARD (SOUTH)	50.0'	874.0'
CLOSEST HOUSE	50.0'	398.6' WEST

LEGEND

- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- CULVERT

LINE TYPES

- BOUNDARY LINE – SUBJECT PARCEL
- UNSURVEYED LINE – BOUNDARY OF ADJOINERS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE – CHAIN
- OVERHEAD UTILITY LINE — OHUL —
- TREE OR VEGETATION LINE



SITE PLAN

SCALE: 1" = 200'

1 Z-1

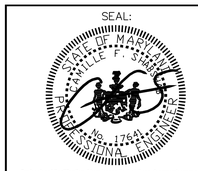
TRUE NORTH

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

Milestone Towers

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

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
08-27-2025	ZONING PLAN REVIEW	A
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

GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

Z-1

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
DUFIEF, 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

entrex
communication services, inc.
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

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
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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
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)

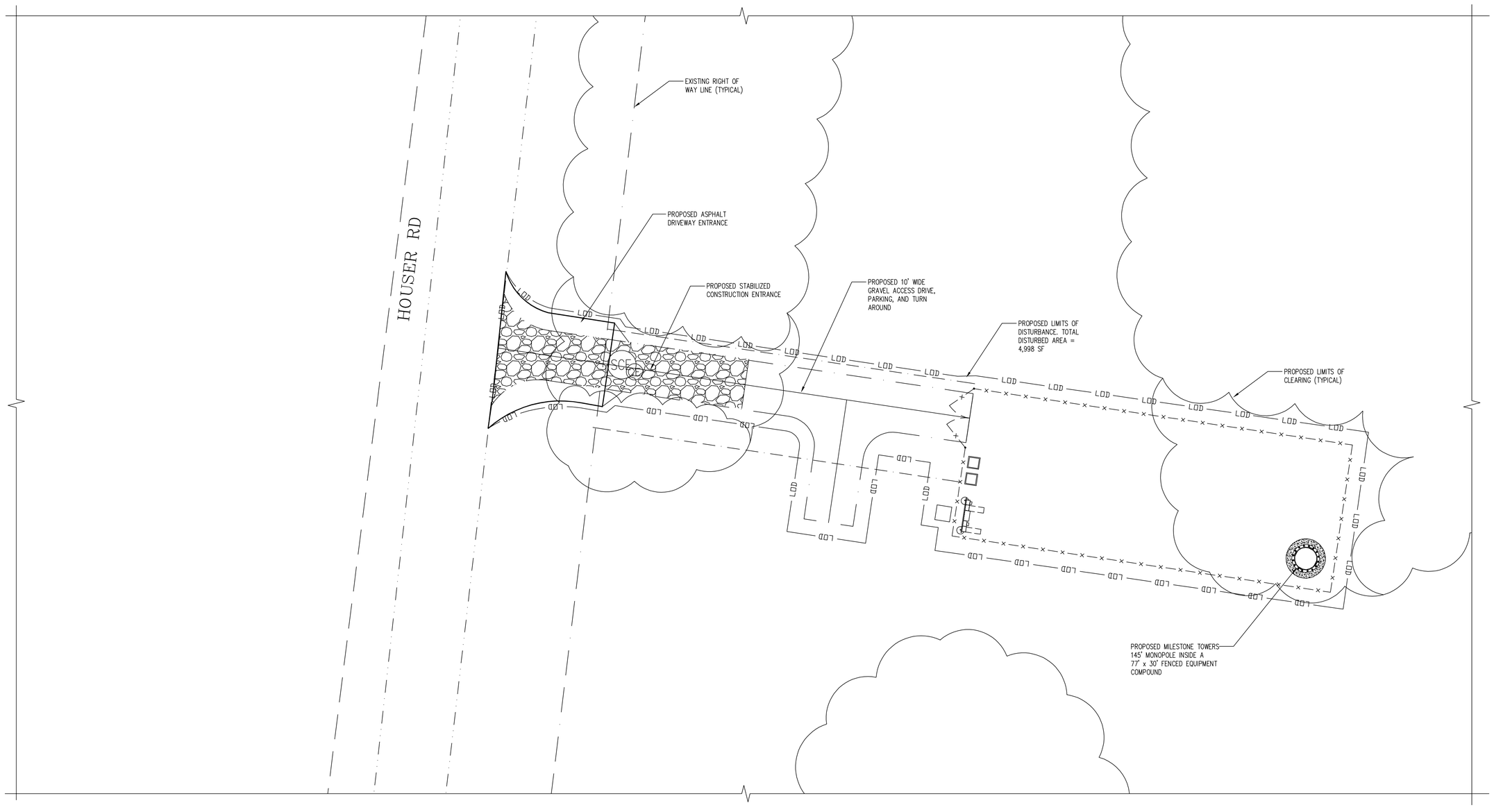
SPOIL AND/OR BORROW NOTE
ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

LEGEND

- FOUND PROPERTY CORNER
- BENCH MARKS
- UTILITY POLE
- SIGN
- LIGHT POLE
- TELEPHONE PEDESTAL
- INDIVIDUAL TREE – DECIDUOUS
- TEMPORARY STONE CONSTRUCTION ENTRANCE
- 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'

1 / Z-3

TRUE NORTH

entrex
communication services, inc.
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

SEAL:

STATE OF MARYLAND · CHARLES F. SMITH · No. 17641 · PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
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PROJECT NO: 1050.478
DESIGNER: R.S.
ENGINEER: C.S.

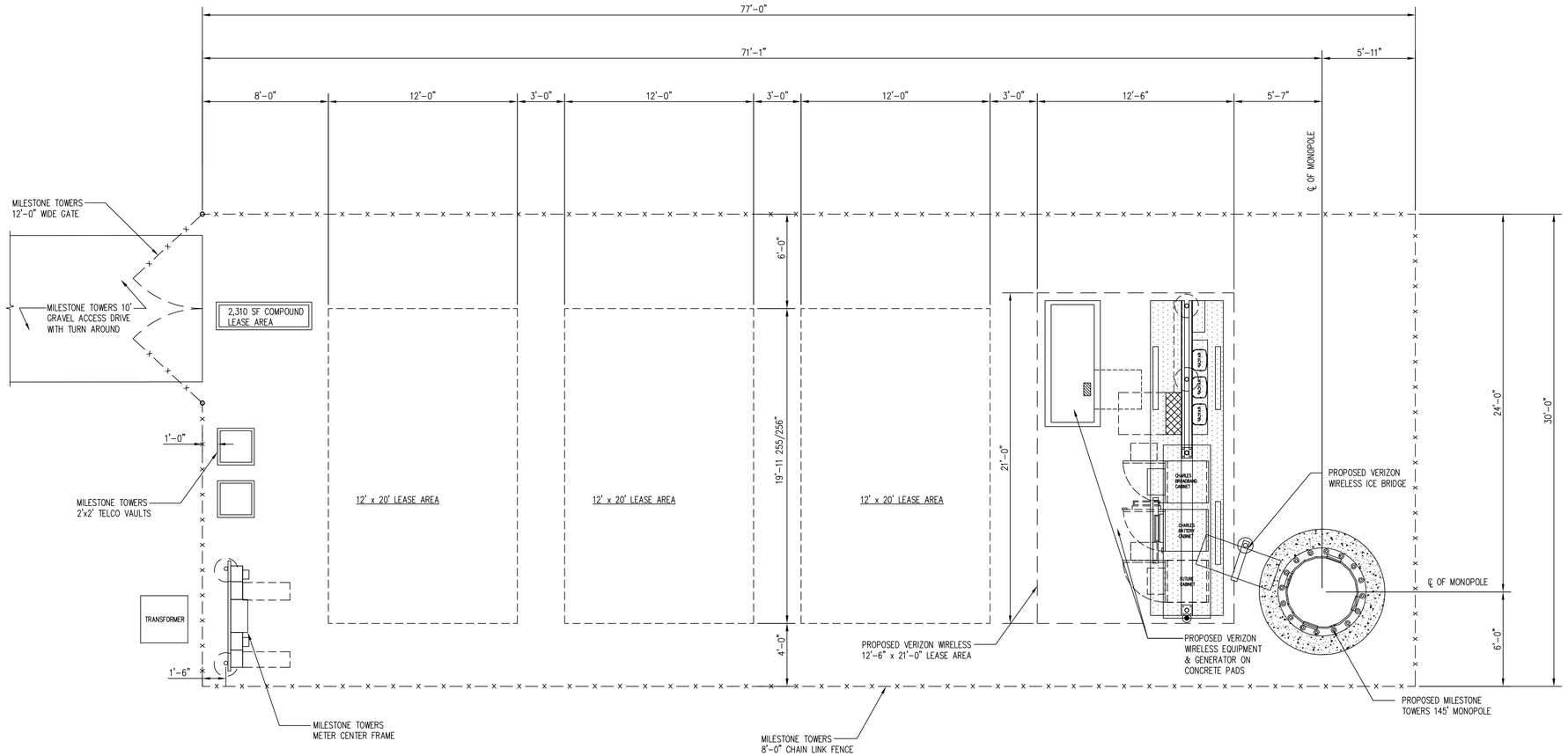
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

Z-3



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

1 / Z-4

TRUE NORTH

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

Milestone
Towers

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

SEAL:

STATE OF MARYLAND
CAMILLE F. SMITH
No. 17641
ENGINEER
PROFESSIONAL

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

SUBMITTALS

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

PROJECT NO: 1050.478
DESIGNER: R.S.
ENGINEER: C.S.

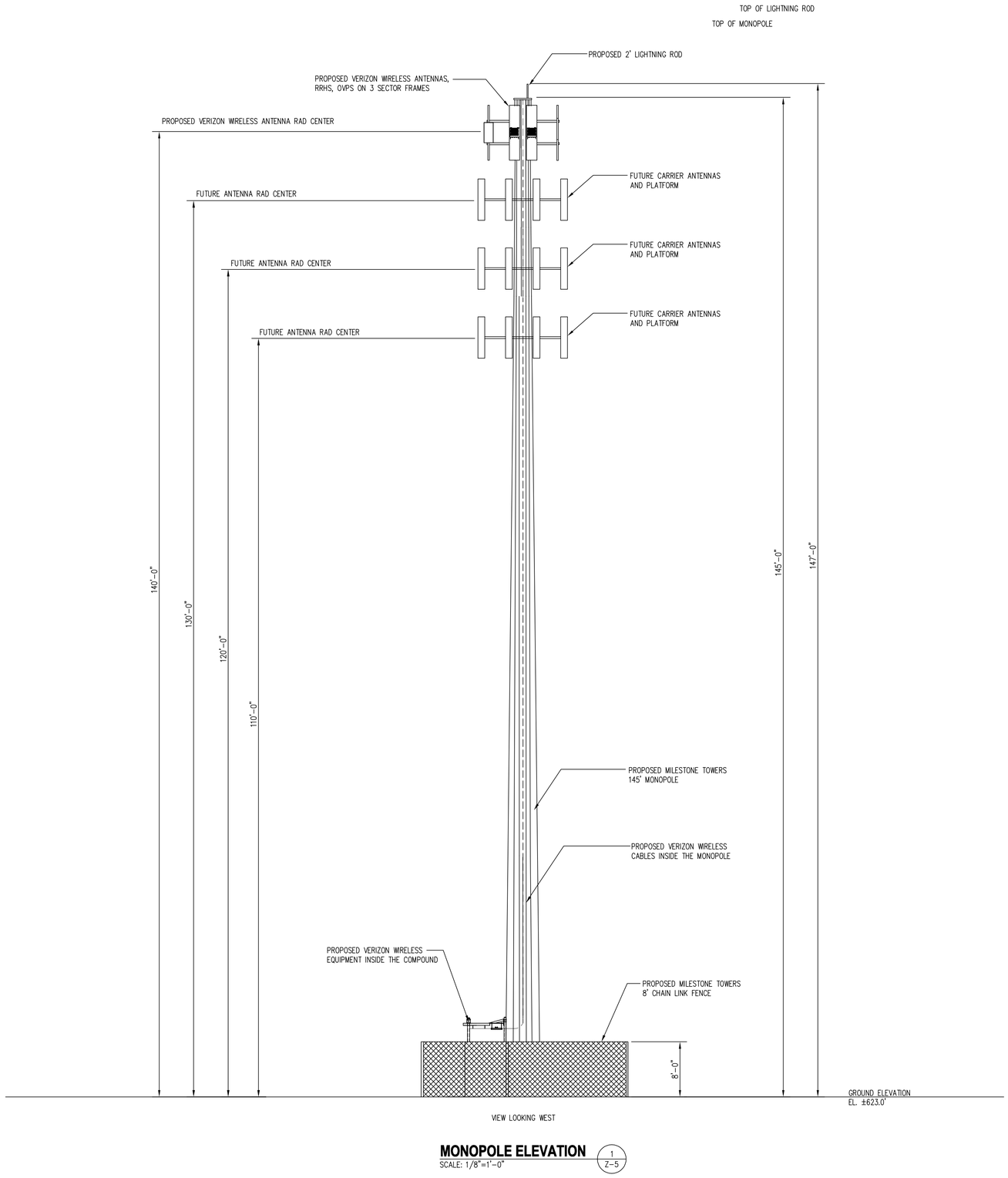
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:

Z-4



MONOPOLE ELEVATION (1 / Z-5)
SCALE: 1/8"=1'-0"

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.

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

Milestone Towers

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7116 HOUSER ROAD
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PROJECT NO:	1050.478
DESIGNER:	R.S.
ENGINEER:	C.S.

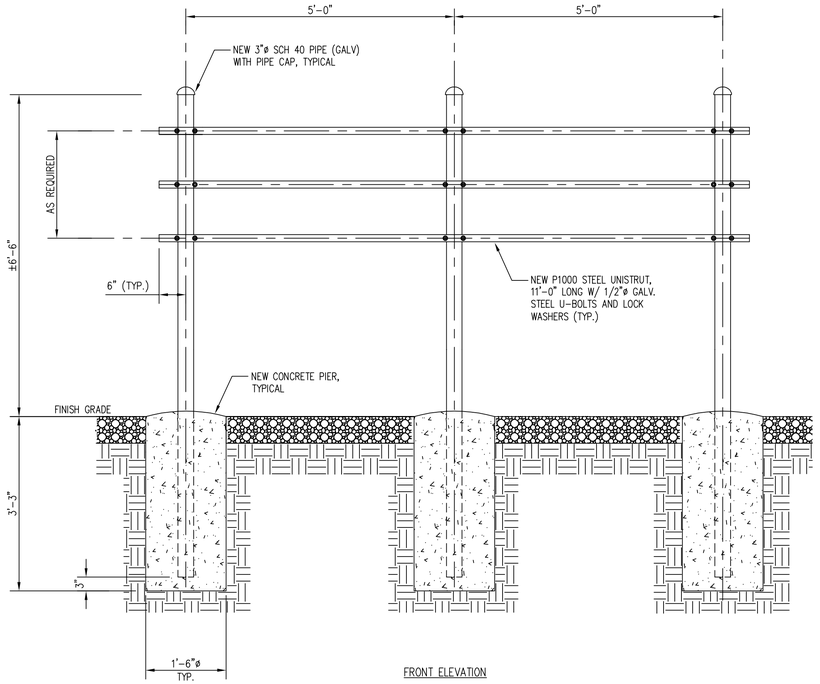
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

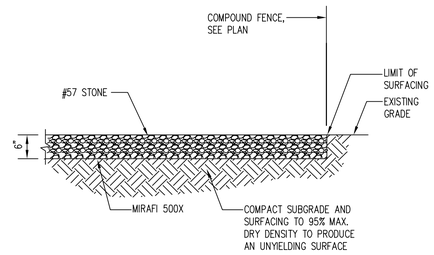
MONOPOLE ELEVATION

SHEET NUMBER:

Z-5

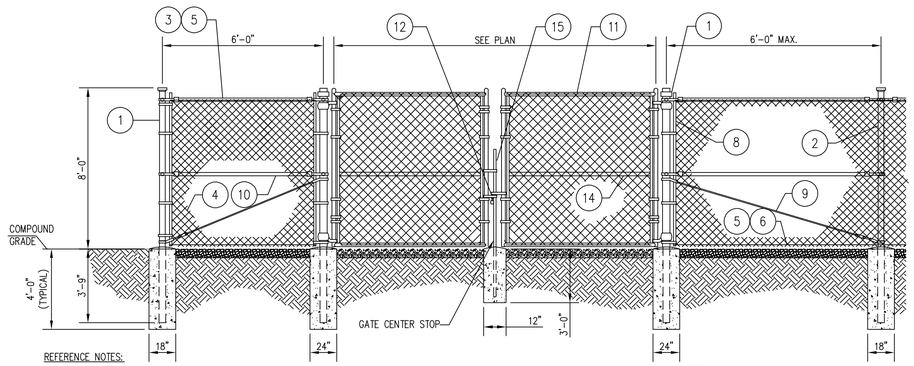


UTILITY FRAME DETAIL (1 / Z-6)
SCALE: 3/4"=1'-0"



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 (2 / Z-6)
SCALE: 1"=1'-0"



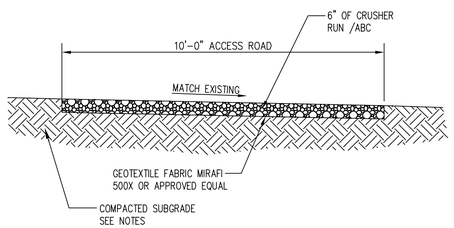
REFERENCE NOTES:

1. GATE POST: 6" NOMINAL SCHEDULE 40 PIPE. CORNER, END OR PULL POST: 4" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 3" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 6'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
5. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL.
7. NOT USED
8. STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
11. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
12. STYMIE MULTI-LOCKING DEVICE W/ KNOX PAD LOCK
13. NOT USED
14. GATE FRAME BRACE: 1 5/8" DIAMETER.
15. CENTER GATE STOP

GENERAL NOTES:

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

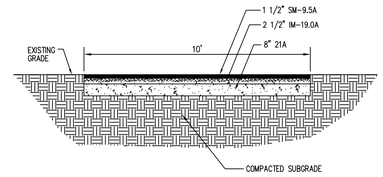
GALVANIZED STEEL FENCE AND GATE DETAIL (4 / Z-6)
SCALE: NTS



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 (5 / Z-6)
SCALE: N.T.S.



ASPHALT WALKWAY NOTES:

1. TOPSOIL, LARGE ROCKS, AND OTHER LOW QUALITY SOILS SHALL BE REMOVED AND REPLACED.
2. 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 BE COMPACTED TO THE 95% OF THE DRY WEIGHT DENSITY PER AASHTO T99.
3. THE SUBGRADE SHALL BE TREATED WITH AN APPROVED HERBICIDE PRIOR TO PLACING THE BASE COURSE.
4. THE TOP COARSE AND BASE COURSE THICKNESS SHALL BE THE COMPACTED THICKNESS.
5. THE ROAD SURFACE SHALL BE SLOPED A MINIMUM OF 1.5%/FT OR HAVE A CROWN IN THE MIDDLE.
6. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

ASPHALT DRIVEWAY DETAIL (6 / Z-6)
SCALE: N.T.S.

entrex
communication services, inc.
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

SEAL:
STATE OF MARYLAND · CAMILLE F. SMITH · No. 17641 · PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

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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
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE DETAILS

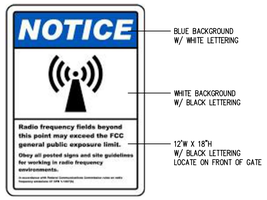
SHEET NUMBER:

Z-6

SITE SIGNAGE DETAILS



MARKETING / ID SIGN (1 / S-7)
SCALE: N.T.S.



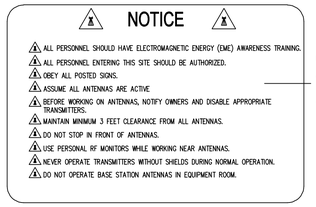
RF NOTICE SIGN (3 / S-7)
SCALE: N.T.S.



RF WARNING SIGN (5 / S-7)
SCALE: N.T.S.

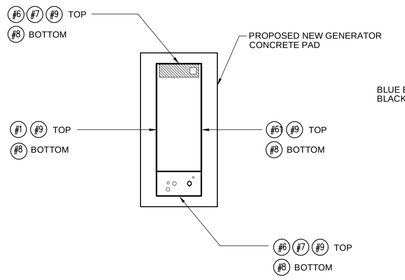


NO TRESPASSING SIGN (2 / S-7)
SCALE: N.T.S.

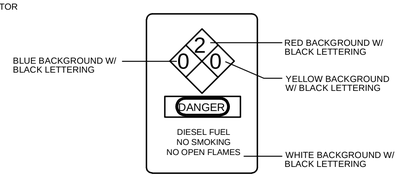


RF NOTICE SIGN 2 (4 / S-7)
SCALE: N.T.S.

GENERATOR SIGNAGE DETAILS

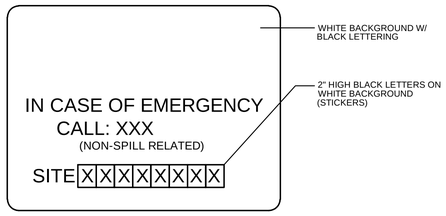


SIGN KEY PLAN
SCALE: N.T.S.



SIGN DIMENSIONS: 4" WIDE X 14" HIGH

DANGER - DIESEL FUEL - SIGN #1 (6 / S-7)
SCALE: N.T.S.



SIGN DIMENSIONS: 20" WIDE X 14" HIGH

SITE ID - SIGN #2 (7 / S-7)
SCALE: N.T.S.



SIGN DIMENSIONS: 30" WIDE X 12" HIGH

FUEL TANK - SIGN #3 (8 / S-7)
SCALE: N.T.S.



SIGN DIMENSIONS: 8" WIDE X 4" HIGH

EMERGENCY RESPONSE - SIGN #4 (9 / S-7)
SCALE: N.T.S.

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communication services, inc.
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

SEAL:

STATE OF MARYLAND · CAMILLE F. SHAW · No. 17641 · REGISTERED PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025

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PROJECT NO: 1050.478
DESIGNER: R.S.
ENGINEER: C.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"
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
P: (240) 313-2439 | F: (240) 313-2431
www.washco-md.net
(Pronouns: she/her/hers)

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not the intended recipient of this email or if you received this e-mail in error, please immediately notify the sender by reply email and delete this e-mail and any attachments from your system. Thank you.

Book time to meet with me

From: 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)
747 Northern Avenue
Hagerstown, MD 21742
P: (240) 313-2439 | F: (240) 313-2431
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(Pronouns: she/her/hers)

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Book time to meet with me

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)

You don't often get email from m.grasham@trileaf.com. Learn why this is important

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

Hello,

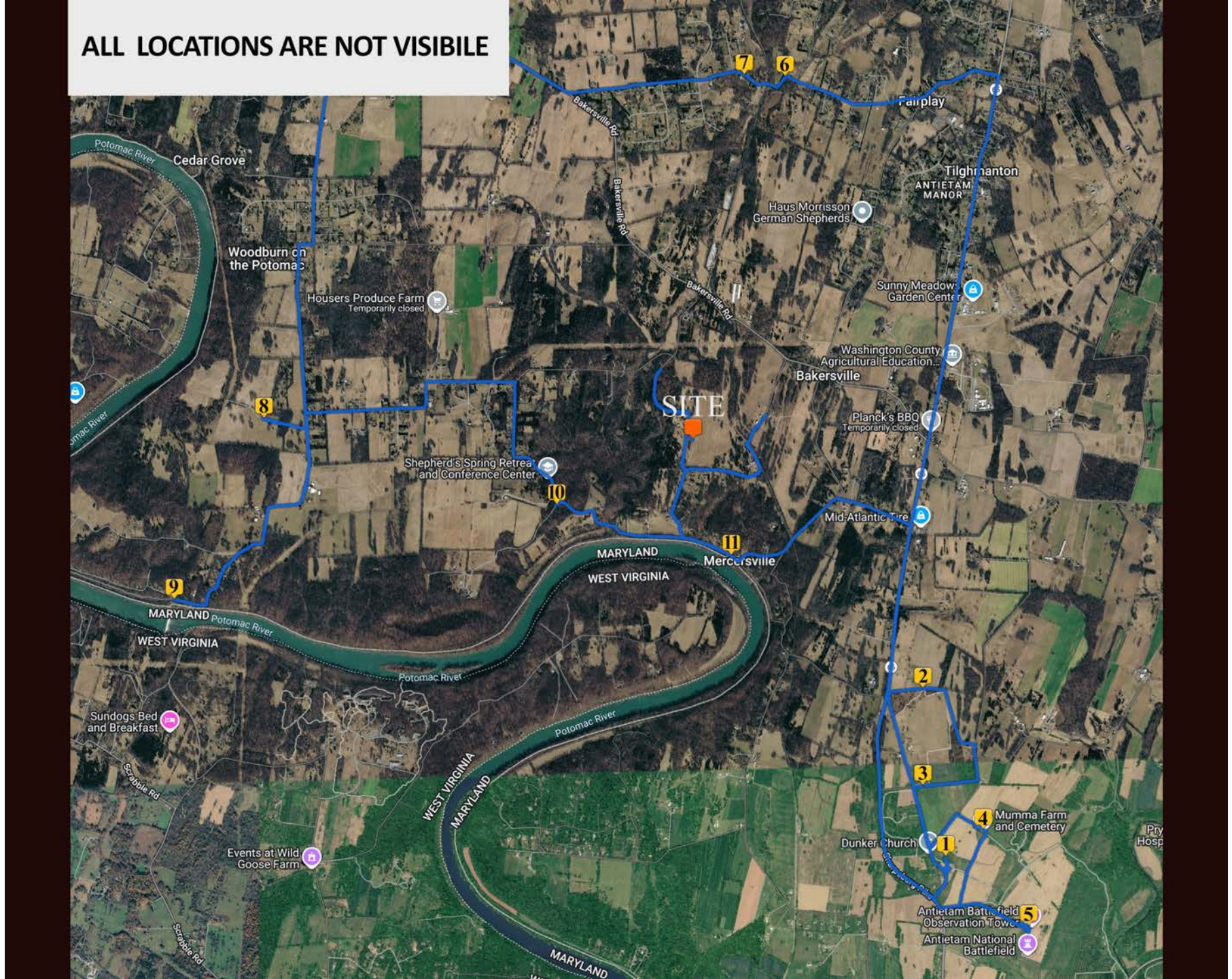
Please see the attached documents pertaining to the proposed telecommunications project in Sharpsburg, MD. As part of our property consultation, we invite a local government association to comment, if desired, on the potential effects the project may have on historic properties.

Let me know if you have any questions.

McKayla Ordak
Assistant Project Manager

TRILEAF
environmental architecture engineering

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


ALL LOCATIONS ARE NOT VISIBILE
SITE
Cedar Grove
Woodburn on the Potomac
Housers Produce Farm
Temporarily closed
Haus Morrisson German Shepherds
Tilghmanton
ANTIETAM MANOR
Sunny Meadows Garden Center
Washington County Agricultural Education...
Bakersville
Planck's BBQ
Temporarily closed
Shepherd's Spring Retreat and Conference Center
Mid-Atlantic Tire
Mercersville
MARYLAND
WEST VIRGINIA
Potomac River
Sundogs Bed and Breakfast
Scrabble Rd
Events at Wild Goose Farm
Mumma Farm and Cemetery
Dunker Church
Antietam Battlefield Observation Tower
Antietam National Battlefield
1
2
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11



001_Milestone_Bakersville



002_Milestone_Bakersville



003_Milestone_Bakersville



004_Milestone_Bakersville



005_Milestone_Bakersville



006_Milestone_Bakersville



007_Milestone_Bakersville



008_Milestone_Bakersville



009_Milestone_Bakersville



010_Milestone_Bakersville



011_Milestone_Bakersville

Date: January 29, 2026

To: Alexis Price
DHS

Project Name: ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown
County: Washington County
Agency: Department of Homeland Security
Second Agency: -- Not noted --
MHT Log #: 202600142

MHT Response: Thank you for providing the Maryland Historical Trust the opportunity to comment on the above-referenced undertaking using the MHT e106 system. The Maryland Historical Trust has reviewed the submitted project for its effects on historic and archeological resources, pursuant to Section 106 of the National Historic Preservation Act of 1966 and/or the Maryland Historical Trust Act of 1985. We offer the following comments and/or concurrence with the agency's findings:

The undertaking will have no effect on historic properties. Additional consultation with our office may be required if there are any significant changes in project scope or location.

Thank you for your cooperation in this review process. Since the MHT response is now complete, this response will appear in the Completed section of your project dashboard. No hard copy of this response or attachments will be sent. If you have questions, please contact the following MHT project reviewers:

Liz Casso liz.casso@maryland.gov

Brian Snyder brian.snyder@maryland.gov

Maryland Historical Trust
Project Review and Compliance
100 Community Place
Crownsville, MD 21032
mht.section106@maryland.gov

MHT.Maryland.gov
Planning.Maryland.gov

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

TO: Department of Homeland Security
c/o Alexis Price
PH: 443.635.4661
Email: alexis.t.price@associates.ice.dhs.gov

FROM: Meghan Jenkins, GISP
GIS Coordinator/Historic District Commission Staff
Department of Planning and Zoning
747 Northern Avenue
Hagerstown, MD 21742

DATE: February 5, 2026

SUBJ: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740

Thank you for providing the Washington County Historic District Commission (HDC) the opportunity to comment on the referenced undertaking. The HDC reviewed the documentation provided at their February 4, 2026 meeting for its effects on historic and archaeological resources, pursuant to Section 106 of the National Historic Preservation Act of 1966. The HDC concurs that the undertaking will have no effect on historic properties. If any significant changes in project scope or location occur, additional consultation may be needed.

Should you have any additional questions, please feel free to contact our office.

Sincerely,

Meghan Jenkins

Meghan Jenkins, GISP
Historic District Commission Staff

February 10, 2026

Ms. Alexis Price
Solv
8201 Greensboro Drive, Suite 700
McLean, VA 22102

Sent via email to: Alexis.T.Price@associates.ice.dhs.gov

Re: MHT Review of Proposed ICE Baltimore Processing Facility, 10900 Hopewell Rd, Hagerstown
Washington County, Maryland

Dear Ms. Price:

Thank you for providing the Maryland Historical Trust (MHT) with information regarding the above-referenced project on behalf of the U.S. Department of Homeland Security (DHS). MHT received the project submittal for review on January 14, 2026. In response to your request, MHT's Project Review & Compliance unit reviewed the proposed work to assess potential effects on historic properties in accordance with Section 106 of the National Historic Preservation Act. Following our review of the project's Area of Potential Effects (APE) as defined by the DHS in Figure 5 of the project submittal, MHT concurred that the proposed rehabilitation of the existing 53.74-acre warehouse would have no effect on historic properties. Our "no effect" recommendation was provided to you via our online e106 system on January 29, 2026. As we noted in our concurrence, that recommendation was based on the information you provided and that "[a]dditional consultation with our office may be required if there are any significant changes in project scope or location."

Beginning on February 3, 2026, MHT was contacted by several Washington County residents who provided additional information about the undertaking's potential impacts on historic properties. These communications suggest that MHT has not been provided with complete information about the project, that the APE may be larger than the area that was shown in the original project submittal, and that the APE should include the proposed impact areas associated with the Wright Road Relocation project.

Following our review of the information provided with these public comments, we are requesting additional information from the DHS to determine if we need to consider a larger APE for this undertaking. Specifically, we request information as to how the Wright Road Relocation project relates to the ICE Baltimore Processing Facility.

If the Wright Road Relocation project is, in fact, an ancillary activity that is part of, or functionally related to, the ICE Baltimore Processing Facility project, then DHS should provide detailed site plans illustrating the location and boundaries of all proposed ground disturbing activities and impact areas associated with the road's relocation (including access roads and staging areas) so that we may assess the project's potential impacts on historic properties - including potential archaeologically sensitive areas. The plans should clearly indicate where grading and other ground-disturbing activities will be taking place and to what depth these areas will be graded. It would

also be helpful if you could provide information regarding the level of any past ground disturbance that has taken place within the study area for the road-relocation. Upon our review of this additional information, we will be able to provide informed and updated findings regarding the complete project's effects on historic properties and what, if any, cultural resources investigations may be necessary prior to construction.

If the Wright Road Relocation project is not an ancillary activity associated with the ICE Baltimore Processing Facility project, then please provide MHT with clear information to that effect so that we may include it in our project file.

We look forward to receiving the information requested above and to further coordination as project planning proceeds. If you have any questions or we may be of assistance, please do not hesitate to contact me at dixie.henry@maryland.gov. Thank you again for providing us with an opportunity to comment.

Sincerely,

Dixie Henry (signed electronically)
Dr. Dixie Henry
Administrator, Project Review and Compliance

DLH/ 202600142

U.S. Department of Homeland Security
Office of Chief Readiness
Support Officer
Springfield, VA 20598-0075

March 17, 2026

Mr. Lloyd Yavener, Chairperson
Historic District Commission
Washington County Planning and Zoning Department
747 Northern Ave.
Hagerstown, MD 21742
Phone: (240) 313-2430
Email: askplanning@washco-md.net

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740; Continued Consultation and Finding of No Historic Properties Affected

Dear Mr. Yavener:

This letter is provided to continue consultation regarding a proposed Department of Homeland Security (DHS) U.S. Immigration and Customs Enforcement (ICE) undertaking subject to Section 106 of the National Historic Preservation Act (NHPA) in Hagerstown, Maryland (Figures 1–4). To summarize the scope of our undertaking from previous correspondence, ICE is proposing to purchase, occupy, and rehabilitate a 53.74-acre warehouse property in support of ICE operations. The property is located at 10900 Hopewell Road and is legally described by the Maryland Department of Assessments and Taxation as Map: 48, Grid: 21, Parcel: 57, Neighborhood 30000.22.

As part of ICE's undertaking, proposed site improvements may include, but are not limited to, installing, upgrading, or rehabilitating existing parking areas, fencing, site lighting, landscaping, utilities, drainage/stormwater, recreation areas, and security cameras (Attachment C, Figure 1 - Site Concept Plan). A prefabricated guard shack will also be installed, consisting of a small, modular, security structure. No site improvements are expected to be taller than the existing warehouse structure or expand beyond the current site boundaries, and all work and construction staging will occur within the previously developed parcel (Figure 4).

ICE will also conduct exterior and interior modifications to the existing warehouse facility. Exterior upgrades may include, but are not limited to, painting or sealing the exterior of the structure; installing, removing, or modifying bays (e.g., truck bays, window bays, or doors); repairing or replacing the existing roof or cladding materials; adding security equipment; or adding exterior personnel/guest access controls. The interior of the structure may be renovated or rebuilt to support ICE operational requirements, which may include, but is not limited to, construction of holding and processing spaces, office space, public-facing visitor spaces, and installation of amenities, such as cafeterias, bathrooms, and health care spaces.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740

In response to consulting party requests for additional information regarding ground disturbing activities associated with the proposed undertaking, ICE's contractor has developed detail sheets for proposed ground disturbance. Detailed site plans and civil engineering specifications representing the current project design are provided Attachments A, B, and C, respectively. We have included plan sheets for each element in Attachment C (Civil Utility Design) of this submittal package and referenced corresponding figures throughout this letter.

As part of the proposed undertaking, ground disturbance will occur for waterline, sanitary sewer, and utility improvements, fiber-optic and telecommunication cabling, installation of new freestanding light poles, installation of a new generator, pier installation for recreational area awnings and basketball hoops, perimeter security fence installation, and installation of a prefabricated guard shack.

Modifications related to the water main construction will prioritize structural stability, protection from contamination, and long-term serviceability during trenching operations. Trenches will be excavated to provide uniform, stable bedding that supports the full length of the pipe barrel, preventing point loading and settlement. Bedding materials utilized will be suitable for site soil conditions and properly compacted to avoid differential settlement or pipe deflection. Adequate horizontal and vertical separation will be maintained from sewers, drains, and other potential contamination sources during trenching, with special construction controls in place at crossings. In the case where hydraulic forces could cause pipe movement (such as at bends, tees, hydrants, and dead ends), blocking, anchoring, and thrust restraints will be utilized. Proper backfill and compaction procedures will be followed to preserve trench integrity and protect adjacent infrastructure. Please see Attachment C, Figure 2 (Waterline/Utility Details).

Ground disturbance associated with sewer improvements for the undertaking would be temporary, localized, and linear in nature, consisting of trenching for the in-kind replacement of the existing line in the same location or for minor connection upgrades. Installation activities are not expected to result in changes to land use, long-term drainage patterns, or water quality. Please see Attachment C, Figure 2 (Waterline/Utility Details). ICE will design and implement sewer improvements in a manner that complies with applicable floodplain management requirements and does not increase flood risk within the 100-year floodplain. Upon completion of construction, all disturbed areas would be backfilled and restored to pre-construction conditions.

Accommodating frost conditions will also be considered in the construction of interior and exterior modifications to the existing warehouse facility. Water mains will be installed with sufficient earth cover to protect against frost penetration, with burial depth determined by the local frost conditions and regulatory authority requirements. In situations where achieving adequate depth is impractical (such as at stream crossings, utility conflicts, and/or shallow bedrock), alternative methods including but not limited to insulation, rerouting, or encasement will be submitted for approval by the reviewing authority.

The Project would require the installation of new fiber-optic and communications cabling to serve the building and support facility operations. New telecommunications lines would be extended from existing off-site or on-site service points and routed into the building using available utility corridors where practicable. Ground disturbance associated with the installation would be limited, localized, and linear in nature, and would occur within previously disturbed areas or existing rights-of-way. Please see Attachment C, Figure 3 (Electrical/Telecommunications Data Trench Detail).

Five new light poles will be installed as part of this undertaking, and each new light pole will be consistent in size with the existing light poles on-site (see Figures 12 and 13, below). Installation of lighting fixtures, camera mounts, and associated electrical and data connections would require only minor ground disturbance, such as limited trenching (Attachment C, Figure 3 (Electrical/Telecommunications Data Trench Detail) or small equipment footings (Attachment C, Figure 4 (Support Concrete Pier Detail), within previously disturbed areas. Any new or repair work will be backfilled, and ground or pavement returned to pre-construction conditions.

The existing generator on site will need to be replaced to support ICE operations. The existing generator and concrete slab will be removed, and a new slab will be poured. Work associated with generator replacement would be limited to equipment removal and installation, minor electrical and mechanical connections, and foundation or pad modifications, if required. Ground disturbance associated with generator replacement would be minimal and localized and would occur within previously disturbed areas (Figure 6). Please see Attachment C, Figure 5 (Generator Support Pad Detail). No expansion of the facility footprint or changes to land use are anticipated.

As part of the undertaking, six recreation courts will be installed on site in existing truck loading bays (see Figure 4 and Figure 6). Each court would be approximately 80 feet by 60 feet and will be placed within the existing asphalt parking area. Improvement activities would be limited to surface preparation, installation of court features (basketball hoops, etc.), shade awnings, and line striping. Excavation or disturbance of the existing paved areas would be limited to the installation of concrete piers to support an awning system and basketball hoop. Each pier would be approximately 10 inches in diameter and installed to a depth of four feet below grade. Ground disturbance associated with the piers would be localized and limited to the immediate footprint of each pier. All disturbed areas would be backfilled and restored upon completion. Please see Attachment C, Figure 4 (Support Concrete Pier Detail).

Ground disturbance associated with this undertaking will also include fencing upgrades. ICE will install approximately 5,800 linear feet of replacement perimeter fencing. Perimeter fencing is anticipated to be roughly 10-12 feet tall and metal. Footers for fencing sections will be laid every eight feet, with a 40-inch wide and 36-48-inch-deep area of disturbance. Please see Attachment C, Figure 6 (Fence Support Post Detail). Ground disturbance related to fencing system installation would be localized and linear. This disturbance would be limited to post footings associated with new fencing areas along the existing fence line. Ground disturbance related

to fencing system installation would be localized and linear. This disturbance would be limited to post footings associated with new fencing areas along the existing fence line.

In addition to new fencing, gate sections of the same size with the same method and size of ground disturbance will be installed for access control measures, as will other physical security measures, such as card readers, etc. Similar to other site improvements, once footers are laid, the areas will be backfilled and returned to their pre-existing condition post installation. A small 150-square foot guard building will be installed by the gate area, which may also require limited ground disturbance not to exceed two feet in depth. Please see Attachment C, Figure 7 (Guard Building Footer).

As noted in our earlier correspondence, as part of the previous development of the property, the ground has been extensively disturbed to accommodate utilities, parking, and warehouse size requirements. Potential ground disturbing work will be consistent in depth and method of disturbance with past modifications to the site. Maximum ground disturbance to construct piers and fence posts are anticipated to be no more than four feet in depth. Due to the substantial past disturbance, ICE finds the potential for encountering intact archaeological resources is low, and ICE does not recommend any further archaeological investigations at the property.

ICE has determined that the Area of Potential Effects (APE) for this undertaking consists of the subject property and adjacent resources with a potential viewshed of the proposed undertaking (Figure 5). The APE includes the geographic areas or areas within which the undertaking may directly or indirectly affect historic properties, presuming such properties are present. As part of our effort to establish the APE, ICE has weighed the undertakings potential to cause direct, indirect, and cumulative effects, and has included any effects to the larger area associated with a potential increase in noise, potential for connected actions, and potential vehicular impacts to historic properties in the larger area. Based on ICE's environmental analyses conducted concurrently with Section 106 consultation, ICE has determined that there will be no perceivable increase in noise as a result of this undertaking. Similarly, because the warehouse was originally constructed to be a distribution center, there will not be an increase in traffic from its original constructed use as a distribution center. Nor will the proposed undertaking introduce any connected actions with reasonably foreseeable effects that would occur later in time or be farther removed in distance that would impact historic properties.

Structures within the APE consist of the subject property, a modern industrial warehouse constructed in 2022, and adjacent buildings within the northern portion of the APE, which consists primarily of similar industrial resources constructed in the 1990s and early 2000s (see Figures 5, 12, and 13, below). The subject property and adjacent modern industrial resources do not rise to the level of exceptional importance under Criteria Consideration G, per National Register Bulletin 15, and are recommended Ineligible for the National Register of Historic Place (NRHP) under all criteria.

In accordance with 36 CFR Part 800.4, ICE has made a reasonable and good faith effort to identify historic properties within the APE. Resources to the east and south of the subject property consist of several mid-twentieth century residences (see Figure 5). Based on aerial photographs, these resources along Rauch and Hopewell Roads appear to have been built primarily between 1952 and 1974. None of the structures have been evaluated for inclusion on the NRHP. Historic property identification is located in Appendix D.

ICE has evaluated the 11 resources along Hopewell and Wright Roads for inclusion on the NRHP, both individually and as a group. Excluding WA-I-368 and WA-I-022, these resources are all common examples of their shape or form, and most resources lack elements of integrity. None of the resources represent a planned group, nor present common architectural trends, a shared history, or other architectural/historic elements that would be requisite elements of a historic district. Based on the results of the survey, ICE has determined that the properties at 10841-11028 Hopewell Road, excluding 10901, 10903, and11019 Hopewell Road, do not meet the criteria for inclusion on the NRHP. Due to access limitations, ICE has left 10901, 10903, and 11019 Hopewell Road NRHP eligibility as undetermined. Regardless of eligibility, the proposed undertaking will not affect these resources' integrity or ability to be included on the NRHP.

The remaining resources within the APE are WA-I-368/16246 Wright Road, a two-story residence and associated farm complex that was originally surveyed in 1967 and resurveyed in 1975 (Figure 14; see below), WA-I-022, the Milestone Farm, and a segment of the Virginia Path/Warrior Path (see below), which passes northwest of the Project site. Three other previously recorded above-ground resources are situated near but outside the designated APE, including, WA-I-356/Hopewell Hereford Farm/11159 Hopewell Road, WA-I-357/Sprecher's Mill House/11119 Hopewell Road, WA-I-364/Salisbury Mill Site and House/11120 Hopewell Road, and the Seneca Path.

In order to assess potential alterations to the viewsheds of these properties that might be caused by the proposed development of the project site, a viewshed analysis was conducted using ESRI's ArcPro 3.6 Desktop software (Figure 15). The modeling performed to produce this viewshed utilized NOAA's LiDAR 1-meter national elevation data, as well as the height of the proposed structure. The purpose of this viewshed is to act as a representation of how visible the structure would be to the surrounding landforms. Data from Maryland's SHPO GIS database, called "Medusa", was used to digitize these properties.

The maximum viewshed extent was set at one mile from the warehouse structure (Figure 15). The results of the viewshed study reveal that there will be little to no impact on most of these properties, except for WA-I-368/16246 Wright Road. That resource is closest to the project site, and since the area has previously been cleared of trees, it falls directly within the line of sight for the warehouse. The southwestern portion of WA-I-022/Milestone Farm/10702 Hopewell Road is also visible from the warehouse, and a small segment of the Virginia Path/Warrior Path may be visible as well. The other previously recorded resources along Hopewell Road (WA-I-356/Hopewell Hereford Farm/11159 Hopewell Road, WA-I-357/Sprecher's Mill House, and

WA-I-364/Salisbury Mill Site and House) and further to the east (Seneca Path) will not have visibility to the proposed undertaking (see Figure 15).

WA-I-368/16246 Wright Road. As examined in 1975, WA-I-368/16246 Wright Road was a tripartite house, two stories high and totally sheathed with asbestos shingles (Figure 16). WA-I-368 likely originally consisted of a log frame building before expanding into its current tripartite form. Its original survey form notes that the structure was constructed no later than 1820 when its owner, Matthew Van Lear, passed and left it to his family. Research indicates that the Van Lear family, owner of nearby Mount Tammany, a NRHP-listed Georgian residence built in 1780, had extensive influence in this region. It is possible that the log, and later, encapsulated log and frame structure was built in the 1790s during the farming boom, catapulting Williamsport to national importance. Though owned by Matthew Van Lear, it is also possible the house served as a residence for a sibling or child, given Matthew Van Lear's ownership of Mount Tammany during this period.

Expanded over the years, the structure retains many of its original ornamentation elements, including its 6/6 windows, orientation, and general symmetry of design, which date the structure to no later than roughly 1790–1810. Also present on the lot are the foundation of a barn and a well-preserved springhouse (Figure 17), both of which date to c. 1887. Though the auxiliary springhouse remains in good condition (Figure 18), the roof of the residence has partially burned and completely collapsed, as has one of its porches and the rear of the structure (Figures 19–21). Due to the severe structural condition and development of the adjacent area, the residence has lost integrity of design, workmanship, setting, feeling, and association.

ICE has evaluated the current condition and integrity of WA-I-368 and determined that the main residence of WA-I-368 is Ineligible for the NRHP under Criterions A-C. ICE has withheld commenting on the extant stone foundation and stone springhouse due to a lack of information on the structures. It is possible that, were the springhouse evaluated as part of a multiple property documentation form survey of masonry auxiliary resources in the county or Williamsport, the springhouse could be determined Contributing under Criterions A or C. Further research would be necessary to determine the information potential of the stone foundation. It is beyond the scope of this undertaking to conduct an archaeological survey on a site not physically impacted by the proposed undertaking, and similarly, it is beyond the scope of the undertaking to conduct a multiple property survey of stone auxiliary resources in Williamsport or in Washington County. ICE notes that, regardless of the eligibility of part or all of WA-I-368, the proposed undertaking will not impact any aspects of integrity that remain, and no effects to WA-I-368 will occur.

WA-I-022/Milestone Farm/10702 Hopewell Road. As recorded in 2019, Milestone Farm is a single-family residence and farm complex bounded by Hopewell Road to the south, Interstate 81 to the east, Greencastle Pike to the west, and Wright Road to the north (Figure 22). The principal structure is a two-story, five-bay dwelling (Figure 23). The main block of the house was likely constructed between 1830 and 1850, while bays to the east and the west were constructed ca.

1900 and ca. 1985, respectively. Outbuildings on the property include a rental house (ca. 1950), a one-bay horse barn (ca. 1950), "Garage A" (ca. 1950), "Workshop A" (ca. 1950), a ca. 1850 multi-bay stone horse barn (Figure 24), "Garage B" (ca. 1980), "Workshop B" (ca. 1980), "Garage C" (ca. 1950), and "Workshop C" (ca. 1995). The farm complex totals 116.28 acres. As of 2019, WA-I-022 has been recommended Ineligible for the NRHP by the Maryland Historical Trust (MHT).

ICE concurs with the MHT's recommendation that WA-I-022/Milestone Farm is not eligible for the NRHP. In addition, ICE notes that those small portions of WA-I-022 that have potential sight lines to the Project site are generally situated to the west of the structure complex on the property. Although minor changes to the setting of this property will occur, the setting was already altered when the existing warehouse was constructed. The proposed undertaking is not anticipated to impact the complexes use or integrity of design, location, association, workmanship, feeling, or materials, nor impact the resource's ability to be included on the NRHP. Regardless of eligibility, the proposed undertaking will not impact WA-I-022.

Virginia Path. The Virginia Path/Warrior Path is a portion of a Native American trail that ran from the vicinity of present-day Harrisburg, Pennsylvania, through Williamsport, Maryland, to Winchester, Virginia. According to a 2021 summary (Crowl et al. 2024:88), it was likely used primarily by Iroquoian Indians to reach areas to the south. The path generally follows the route of present-day Greencastle Pike (MD 63) and crosses the APE northwest of the project site. This path is not known to have been formally recorded with the MHT or assessed for NRHP eligibility.

Although a small portion of the approximate route of the Virginia Path/Warrior Path may be within view of the Project site (Figure 16), in this vicinity the sightlines from the route of the path (which has not been precisely mapped or identified on the ground) are extremely fragmented due to modern landscape changes and construction. Although minor changes to the setting of this property may occur, the setting was already altered by other landscape changes when the existing warehouse was constructed. The proposed undertaking is not anticipated to impact the integrity of design, location, association, workmanship, feeling, or materials of this structure, nor impact the resource's ability to be included on the NRHP. Regardless of eligibility, the proposed undertaking will not impact the Virginia Path/Warrior Path.

Based on these determinations, and pursuant to 36 CFR 800.5(b), ICE has determined that the undertaking will result in a finding of **No Historic Properties Affected.**

In accordance with 36 CFR 800.3, ICE has identified parties with a potential demonstrated interest in the proposed undertaking and invited a member of the public, the Hagerstown Planning Department, the Washington County Historic Preservation Commission, and the Piscataway Conoy Tribe, and Piscataway Indian Nation, both Maryland state-recognized tribes, to participate in consultation for this undertaking. ICE has also invited the Delaware Nation, Oklahoma; Absentee-Shawnee of Oklahoma; Eastern Shawnee; Shawnee; Delaware Tribe of

Indians; Stockbridge-Munsee; Cayuga; Oneida Indian Nation; Oneida Nation; Onondaga; Saint Regis Mohawk; and the Seneca-Cayuga Nation to participate in consultation. ICE has received comments from the consulting parties and one Tribe requesting additional information on the proposed undertaking. This submittal addresses comments received during continued consultation.

Please provide any comments on the undertaking and ICE's finding within 30 calendar days of the date of receipt of this letter. ICE will be reaching out in the near future to schedule a consulting party meeting. Questions and written correspondence for this undertaking may be submitted to ICE Environmental staff via e-mail at ICESustainability@ice.dhs.gov. Thank you for your cooperation on this undertaking.

Sincerely,

Gabrielle Fernandez
Environmental Protection Specialist
Office of the Chief Readiness Support Officer
Department of Homeland Security
Gabrielle.Fernandez@hq.dhs.gov

Encl: Attachment A: Site Architectural Detail
Attachment B: Site ALTA Survey
Attachment C: Civil Utility Design
Attachment D: Historic Property Identification

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740



Figure 1. Project site location map.

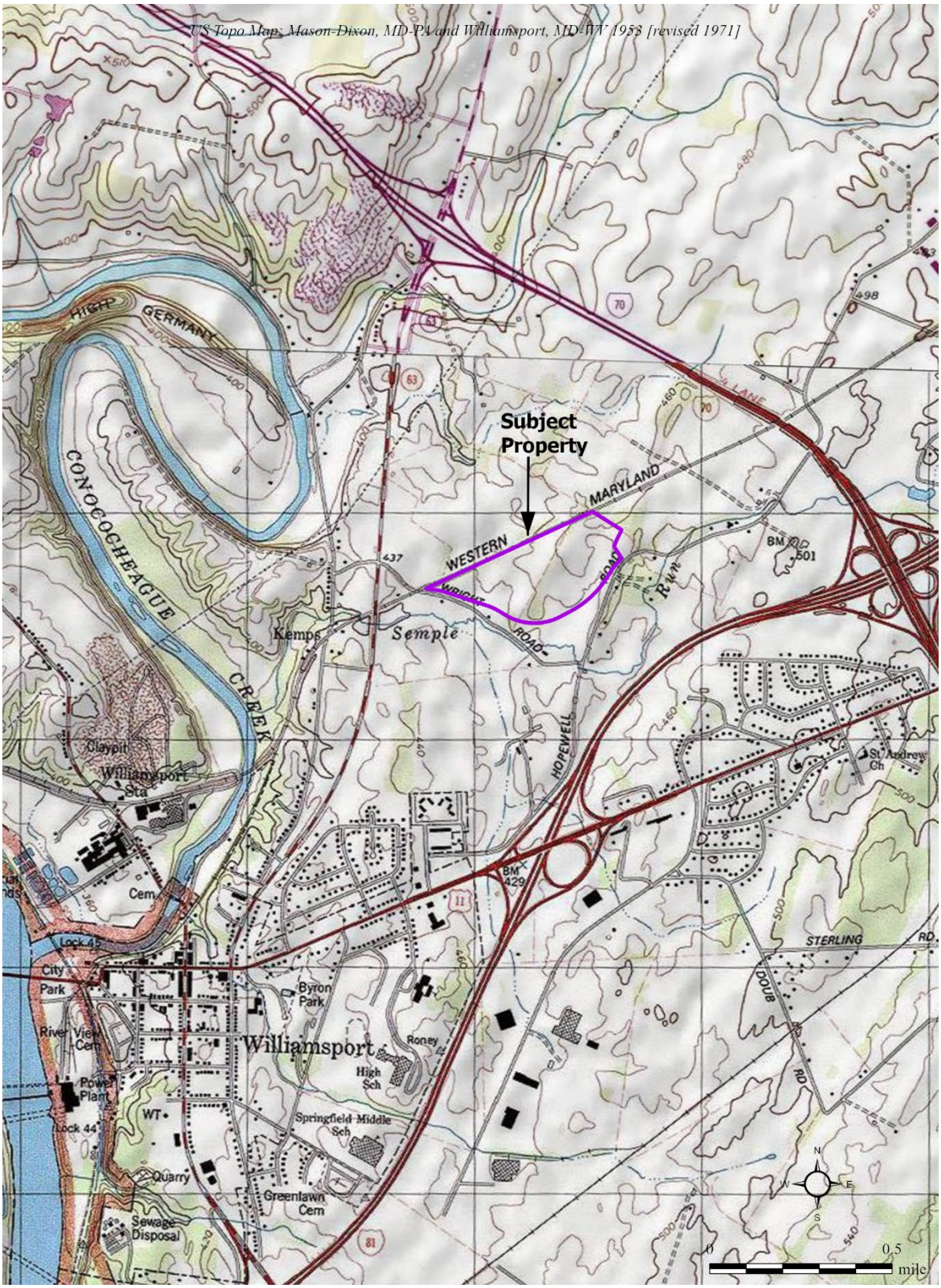


Figure 2. Project site on USGS topographic map.

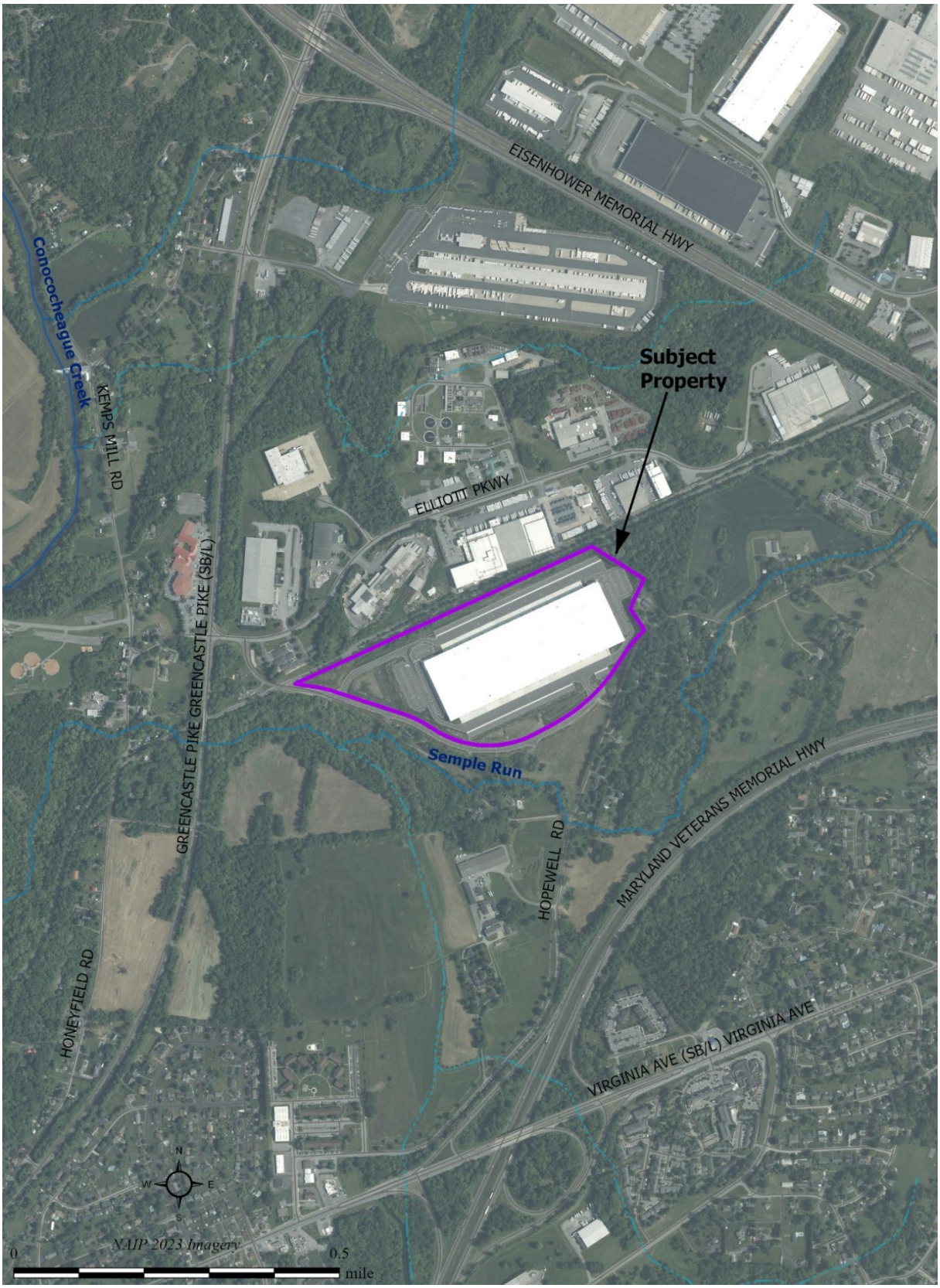


Figure 3. Aerial view of project site.

Re: New ICE Baltimore Processing Facility, 10900 Hopewell Road, Hagerstown, Maryland 21740

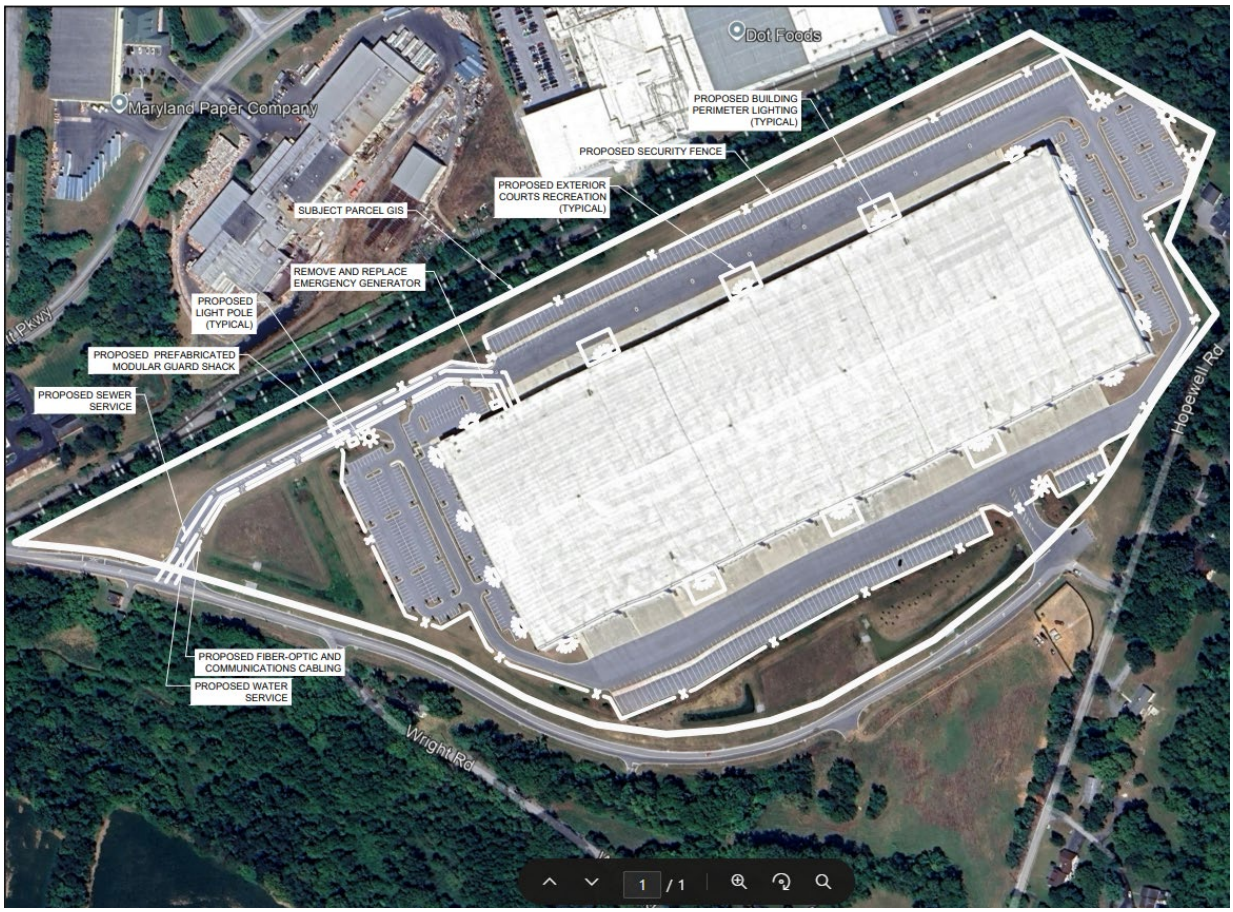


Figure 4. Proposed project site plan.

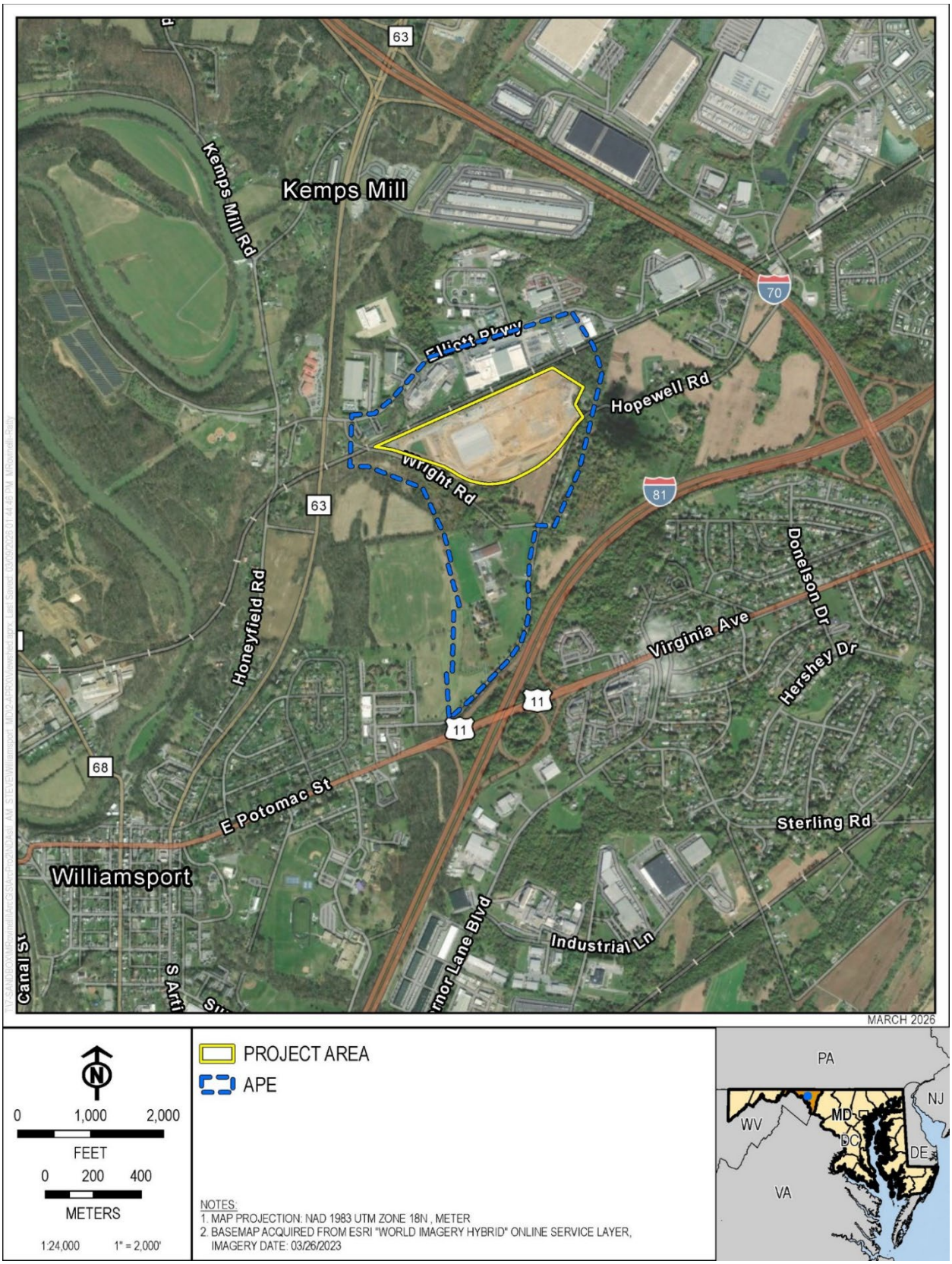


Figure 5. Area of Potential Effects (APE) for cultural resources.



Figure 6. North elevation.



6

Figure 7. East elevation.



Figure 8. West elevation.



Figure 9. South elevation.

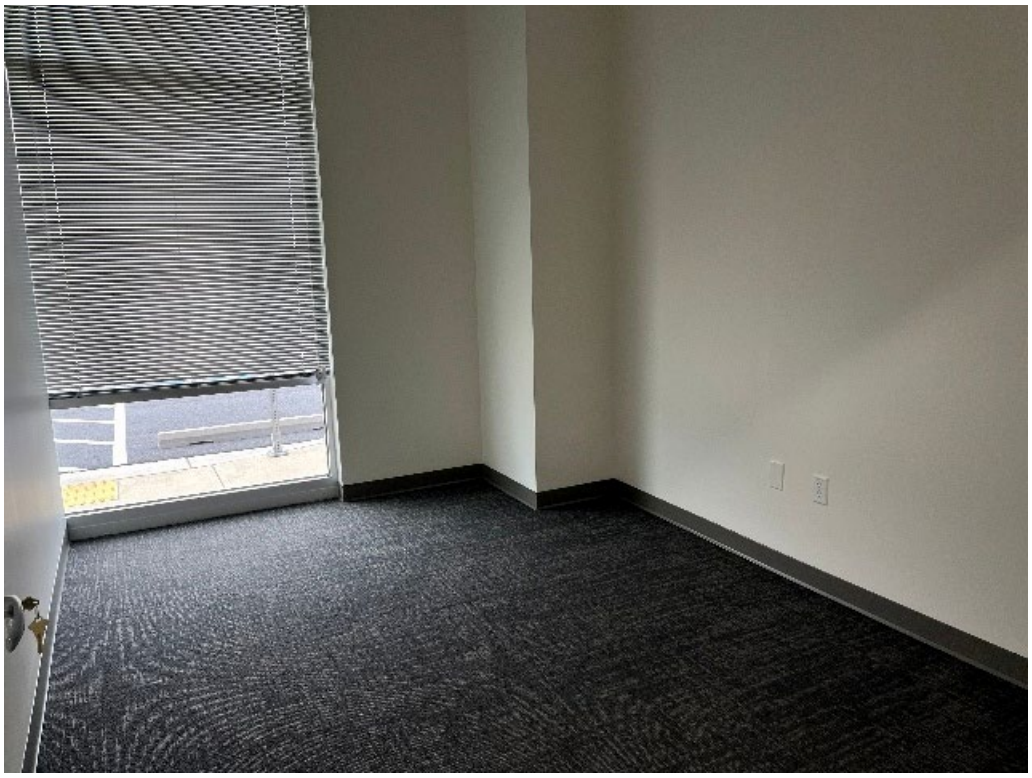


Figure 10. Interior of office space.

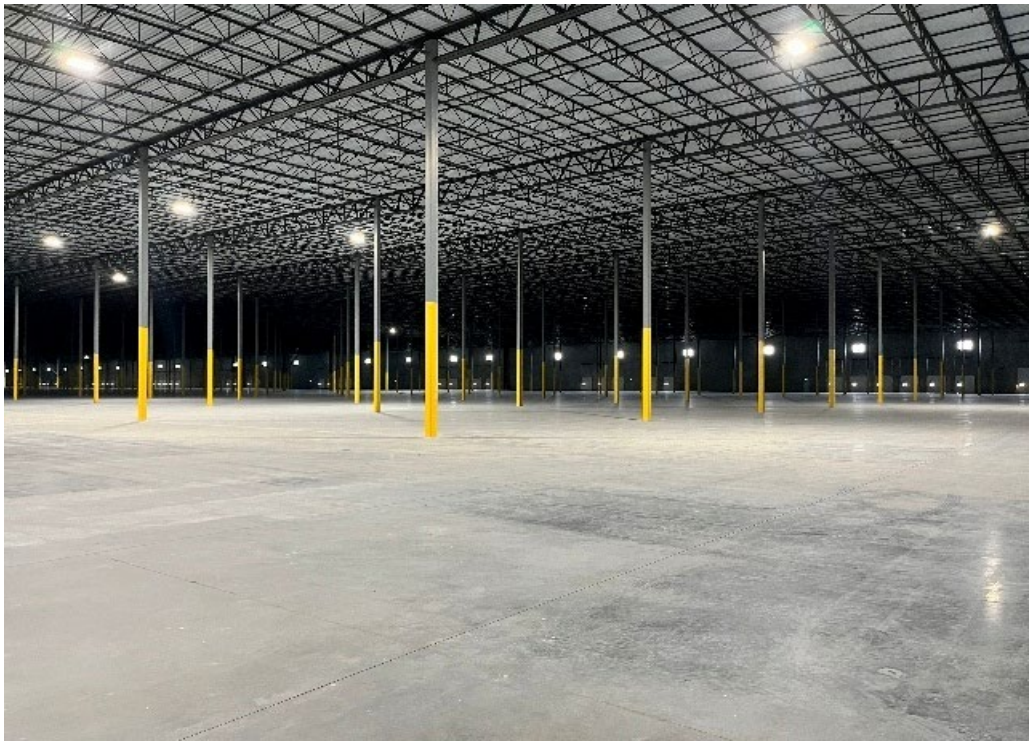


Figure 11. Interior of warehouse.



Figure 12. North adjoining property.

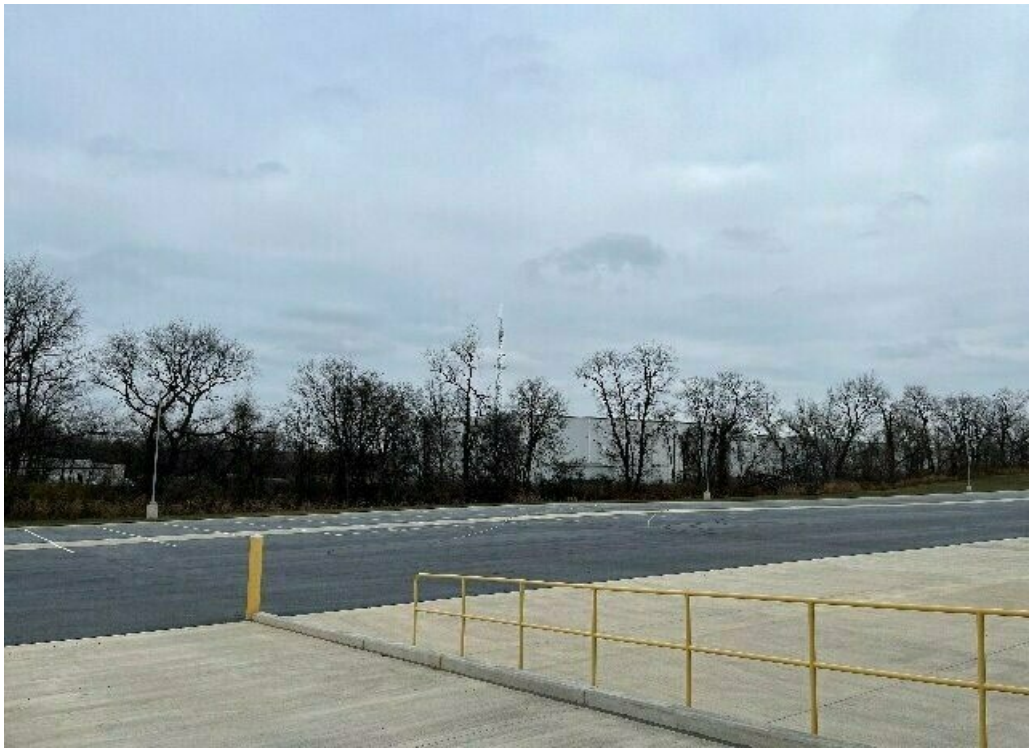


Figure 13. North adjoining property.



Figure 14. Southwest adjoining property, depicting Resource WA-I-368.

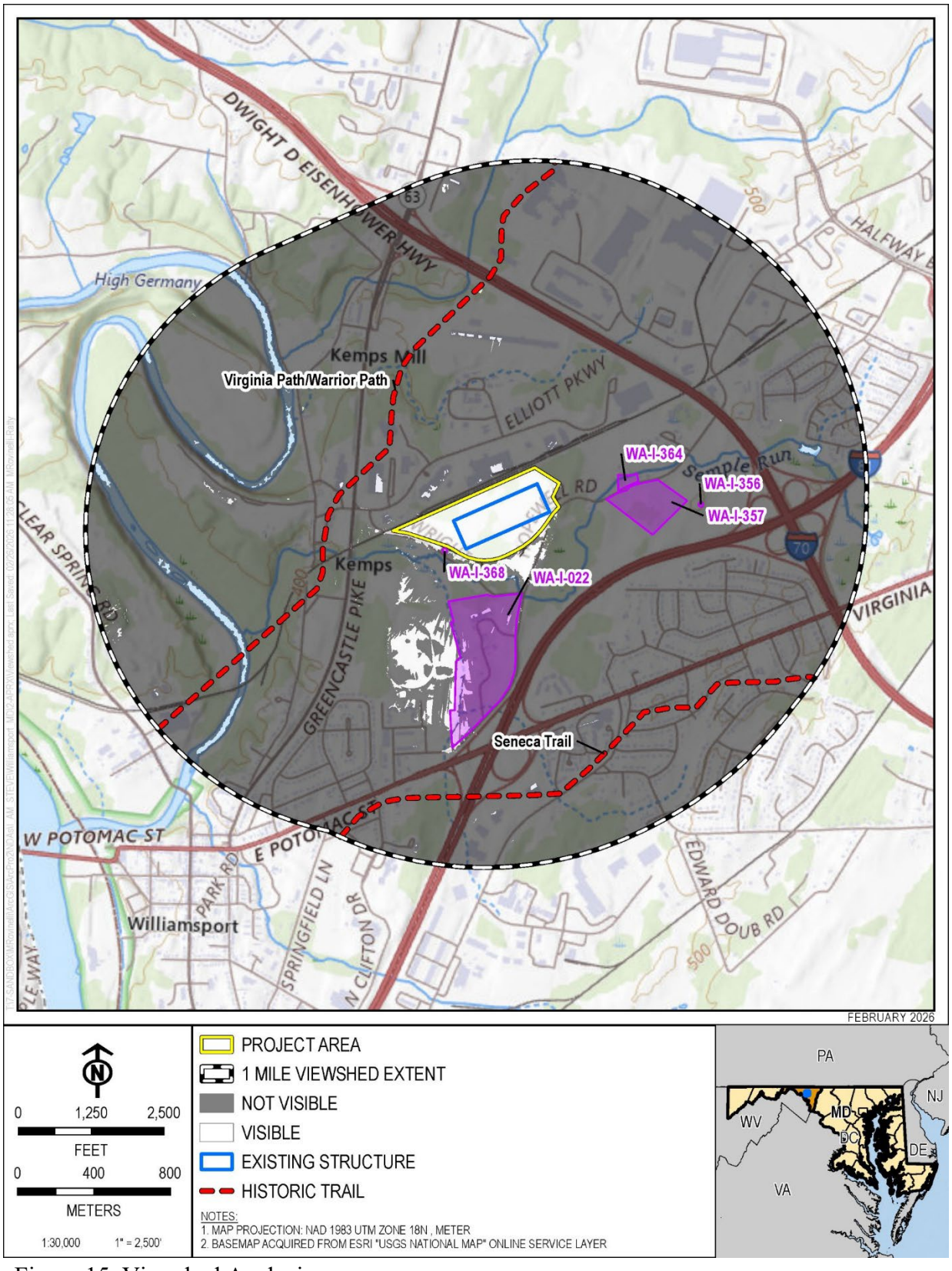


Figure 15. Viewshed Analysis.



Figure 16. Resource WA-I-368 as it appeared in 1975, facing east.



Figure 17. Springhouse at Resource WA-I-368 as it appeared in 1975, facing northeast.



Figure 18. Google Earth Streetview of springhouse at Resource WA-I-368 in 2025, facing northeast.



Figure 19. GoogleEarth Streetview of western portion of residence at Resource WA-I-368 from Wright Road in 2025, facing northeast.



Figure 20. GoogleEarth Streetview of eastern portion of residence at Resource WA-I-368 from (Old) Wright Road in 2025, facing northeast.



Figure 21 GoogleEarth Streetview of western portion of residence at Resource WA-I-368 from (Old) Wright Road in 2025, facing southwest.

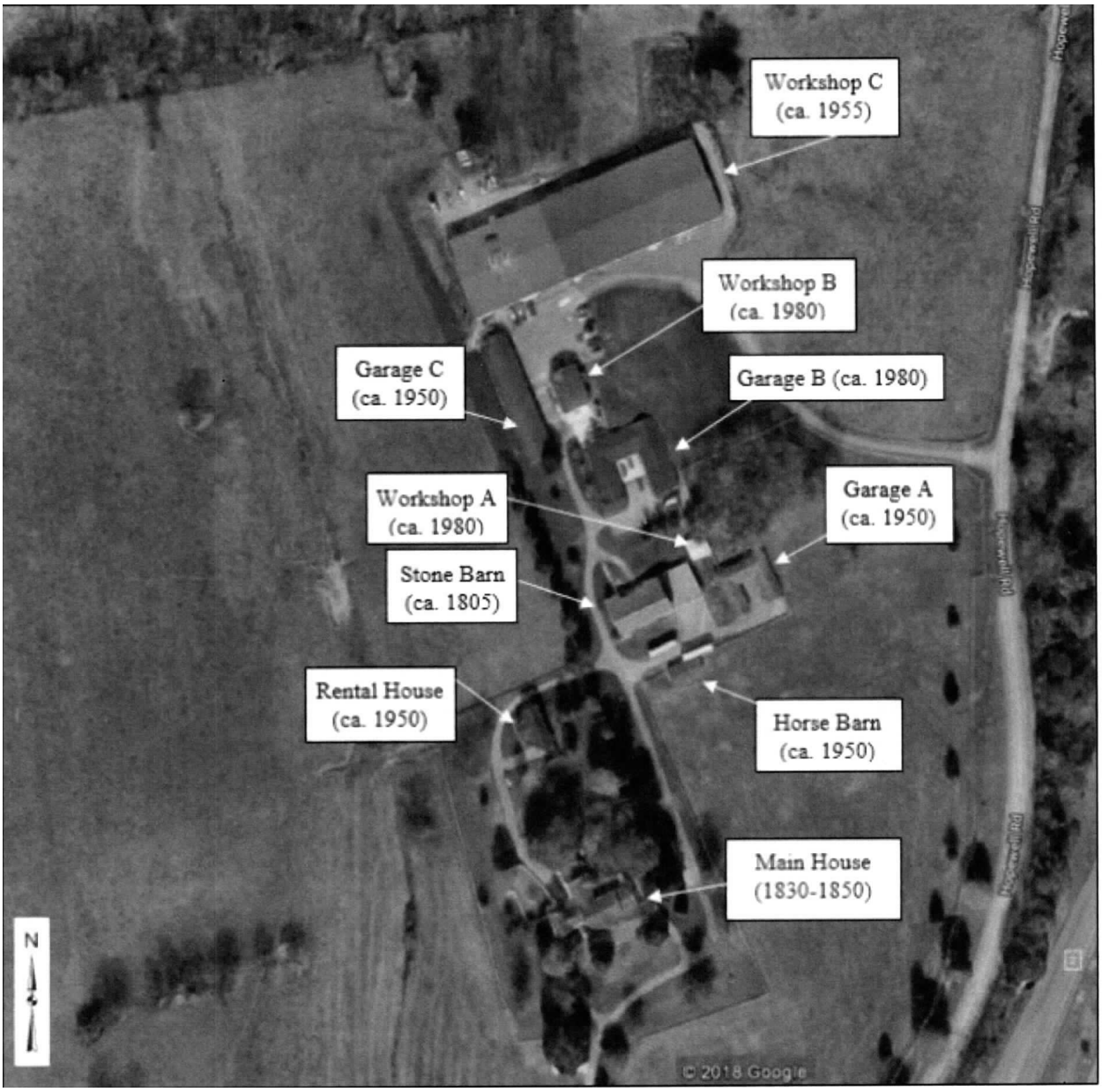


Figure 22. Layout of Milestone Farm (WA-I-022) as of 2016.

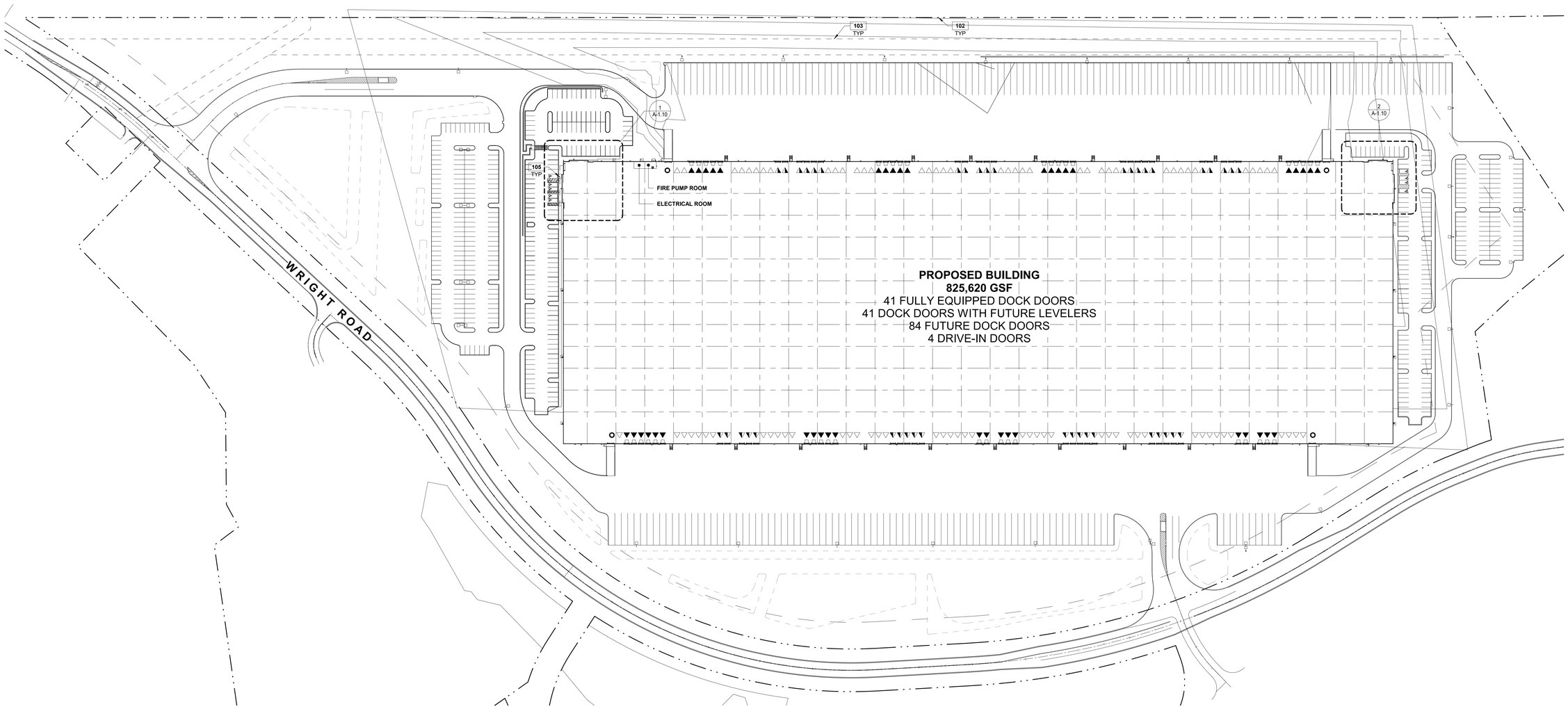


Figure 23. Principal Residence at Milestone Farm (WA-I-022) as of 2016.



Figure 24. Stone Barn at Milestone Farm (WA-I-022) as of 2016.

Attachment A: Site Architectural Detail



1"=80'

0 40' 80' 160' 400'

ARCHITECTURAL SITE PLAN

SCALE: 1" = 80'-0"

1

NOTES

SEE SHEET G-0.02 FOR GENERAL NOTES, SYMBOLS & ABBREVIATIONS

102 PROPERTY LINE, SEE CIVIL DRAWINGS.
103 EASEMENT LINE, SEE CIVIL DRAWINGS.
105 ACCESSIBLE PATH OF TRAVEL, SEE CIVIL DRAWINGS.

LEGEND

- ACCESSIBLE PATH OF TRAVEL.
- PROPERTY LINE.
- FULLY EQUIPPED DOCK HIGH TRUCK DOOR
- DOCK HIGH TRUCK DOOR W/FUTURE LEVELER
- KNOCKOUT (FUTURE DOCK HIGH TRUCK DOOR)
- GRADE LEVEL TRUCK DOOR

SITE NOTES

- **CONTRACTORS TO VERIFY GRADE ELEVATIONS COMPLY WITH ADA REQUIREMENTS.**
- **PAINTED PARKING AND ADDITIONAL STRIPING TO BE PER CITY STANDARDS, SEE CIVIL DRAWINGS**
- **ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR DETAILED SITE PLAN SCOPE.**

PM 10/8/2021 1:00:05 PM
PLOTTED ARCH D 24" x 36" (1:1)

DESIGNER / BUILDER

ARCO DESIGN/BUILD INDUSTRIAL

5950 SYMPHONY WOODS ROAD, SUITE 609
COLUMBIA, MD 21044
P: 443.917.4900 F: 443.917.4901

ADBI | DESIGN SERVICES

PROJECT TITLE

TAYLOR FARM LOGISTICS CENTER

16220 WRIGHT RD, WILLIAMSPORT, MD 21795

ARCHITECT
ADBI / DESIGN SERVICES LLC
44 SOUTH BROADWAY, SUITE 1003
WHITE PLAINS, NY 10601

CIVIL ENGINEER
FREDERICK, SIEBERT & ASSOCIATES
128 S POTOMAC STREET
HAGERSTOWN, MD 21740

STRUCTURAL ENGINEER
SMITH, ROBERTS & ASSOCIATES
6501 BLUFF ROAD
INDIANAPOLIS, IN 46217

MECHANICAL ENGINEER
NATIONAL DESIGN BUILD SERVICES
11840 BORMAN DRIVE
MARYLAND HEIGHTS, M0 63146

ELECTRICAL ENGINEER
CHERAN INC
3552 GETTYSBURG ROAD, SUITE 101
CAMP HILL, PA 17011

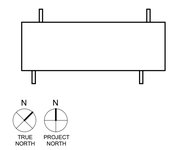
PLUMBING ENGINEER
MCCARTHY ENGINEERING
555 VAN REED ROAD
WYOMISSING, PA 19610

FIRE PROTECTION ENGINEER
FE MORAN, INC
9204 BOND STREET
OVERLAND PARK, KS 66214

SEAL

JOSEPH V. DIGIORGIO | MD: 20253

KEY PLAN



SUBMITTALS

NO.	DATE	DESCRIPTION
0	06.11.2021	ISSUE FOR PERMIT
1	09.08.2021	REVISION 1 (INTERNAL USE)

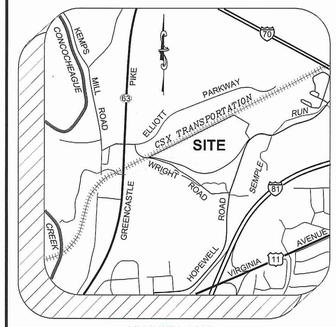
PROJECT NO. AS239-21 | MA123
DRAWN BY KS

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NO.

A-1.00

Attachment B: Site ALTA Survey



VICINITY MAP
SCALE: 1"=2,000'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C–1	36.80'	540.00'	3° 54' 15"	S 43° 56' 57" W	36.79'	18.40'
C–2	139.08'	896.07'	8° 53' 34"	S 36° 21' 54" W	138.94'	69.68'
C–3	683.06'	1360.00'	28° 46' 36"	S 46° 18' 26" W	675.90'	348.89'
C–4	847.71'	810.00'	59° 57' 48"	N 89° 19' 22" W	809.55'	467.31'
C–5	215.67'	890.00'	13° 53' 03"	N 66° 16' 59" W	215.14'	108.36'
C–6	176.34'	1040.00'	9° 42' 54"	N 78° 04' 57" W	176.13'	88.38'

LINE TABLE		
LINE#	BEARING	LENGTH
L–1	S 41° 59' 49" W	58.91'

F.E.M.A. DELINEATED FLOODWAY MAPPING LEGEND

SPECIAL FLOOD HAZARD AREAS, ZONE AE (MAPPED 100–YEAR FLOOD PLAIN)

SYMBOLS LEGEND	
○	BOLLARD
℄	CENTERLINE
C&P	CHESAPEAKE & POTOMAC
▫	CONCRETE MONUMENT
DS	DOWN SPOUT
GM	ELECTRIC METER
⊠	FENCE POST
—x—	FENCE LINE
FH	FIRE HYDRANT
FM	FORCEMAIN METER
GM	GAS LINE MARKER
>—	GUY (ANCHOR) WIRE
HBD	ELECTRIC HAND–BOX
HT.	HEIGHT OF BUILDING
◉	IRON PIPE & SURVEYOR'S CAP SET
☼	LIGHT POLE
—OHW—	OVERHEAD UTILITY WIRES
GM	NATURAL GAS METER
GV	NATURAL GAS VALVE
MAG	MAG NAIL
⊙	PLANTED STONE
P.E.	POTOMAC EDISON
◔	RAILROAD SPIKE
SC	SANITARY SEWER CLEANOUT
Ⓢ	SANITARY SEWER MANHOLE
—•—	SIGN (SINGLE POST)
○	SOLID IRON BAR OR REBAR FOUND
Ⓓ	STORM DRAIN MANHOLE
	TREE, DECIDUOUS
⌀	UTILITY POLE
VZ	VERIZON UTILITY POLE
WV	WATER VALVE

GENERAL NOTES:

1. THE LAND DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT NO. NTS–204239–MD–1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 2, 2025 AT 8:00 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
2. HORIZONTAL DATUM IS NAD83(2007) MARYLAND STATE PLANE COORDINATE SYSTEM DERIVED FROM GPS OBSERVATIONS ON WASHINGTON COUNTY SURVEY CONTROL MONUMENTS "SOFT" AND "BALL".
   PUBLISHED SURVEY DATA (US SURVEY FEET)
   DESIGNATION: SOFT
   NORTHING: 711,384.8496
   EASTING: 1,082,492.8978
   ELEVATION: 430.30
   DESIGNATION: BALL
   NORTHING: 710,726.5796
   EASTING: 1,082,024.7429
   ELEVATION: 437.19
3. NO EVIDENCE OF CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE OBSERVED AS OF THE DATE OF FIELD WORK COMPLETION.
4. SEE, "NOTES PERTAINING TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER ALTA/NSPS MINIMUM STANDARDS" FOR MORE INFORMATION REGARDING THE SURVEYED PROPERTY.
5. REFERENCE IS HEREBY MADE TO PLATS ENTITLED, "REPLAT OF LOT 2, PRELIMINARY/FINAL SUBDIVISION OF LOT 3, DEVELOPMENT PLAT PARCEL 57, RIGHT OF WAY DEDICATION FOR WRIGHT ROAD, FOR TAYLOR FARM I, LLC AND TAYLOR FARM II, LLC" AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AS PLAT NUMBERS 11196 – 11198.
6. AS SHOWN ON THE ABOVE REFERENCED PLAT, SEPTIC AREAS TO BE ABANDONED AND CONNECTION TO PUBLIC SEWER MUST BE MADE. THIS IS TO OCCUR WHEN WRIGHT ROAD OWNERSHIP IS ACCEPTED BY WASHINGTON COUNTY OR DEVELOPMENT OF PARCEL 57 COMMENCES.
7. AS SHOWN ON THE ABOVE REFERENCED PLAT, A PORTION OF THE EXISTING SANITARY SEWER EASEMENT PER LIBER 501, FOLIO 114 IS TO BE ABANDONED AND THE ASSOCIATED SANITARY SEWER MANHOLES ARE TO BE REMOVED. AT THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND MEETING HELD SEPTEMBER 22, 2020, THE COUNTY COMMISSIONERS OFFICIALLY APPROVED THE ABANDONMENT OF THE SANITARY SEWER EASEMENT. THE ASSOCIATED LINES AND MANHOLES HAVE BEEN ABANDONED IN PLACE AND THE MANHOLES ARE TO BE REMOVED AS A PART OF DEVELOPMENT OF THE PROPERTY.
8. THE NEWLY CONFIGURED RIGHT OF WAY FOR WRIGHT ROAD HAS BEEN DEDICATED TO PUBLIC USE PER AFOREMENTIONED PLAT NUMBERS 11196 – 11198, PER THE "DEDICATION FOR INDIVIDUALS" ON SAID PLAT, SAID DEDICATION SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF: FUNDRISE; FRIND–HOPEWELL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; GS ASL LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH ITS SUCCESSORS, AFFILIATES AND/OR ASSIGNS, AS AGENT FOR GOLDMAN SACHS BANK USA, A NEW YORK STATE–CHARTERED BANK, AND SUCH OTHER LENDERS AND CO–LENDERS MAY EXIST FROM TIME TO TIME, COLLECTIVELY, THE LENDER, TOGETHER WITH EACH OF THEIR RESPECTIVE SUCCESSORS, AFFILIATES AND/OR ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY; AND NEWMARK TITLE SERVICES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19, AND 20(a) (SHOW WETLANDS PURSUANT TO CURRENT U.S. FISH AND WILDLIFE MAPS AND/OR LOCAL MUNICIPALITY MAPS) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 2, 2025.

06/23/2025
DATE OF PLAT OR MAP

RONALD D. BIDLE, JR.
MD REGISTRATION NO. 21517
EXPIRES: 7/13/2025

STATE OF MARYLAND · RONALD DELANO BIDLE JR. · 21517 · REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY PREPARED BY:
TRIAD ENGINEERING, INC.
RONALD D. BIDLE, Jr., MD
REGISTRATION No. 21517
rbidle@triadeng.com

SURVEY PREPARED FOR:
FUNDRISE
11 DUPONT CIRCLE
SUITE 900
WASHINGTON, DC 20007

TRIAD ENGINEERING, INC.
1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740
PH: 301.797.6400 FAX: 301.797.2424
OFFICE LOCATIONS
MARYLAND ○ OHIO ○ PENNSYLVANIA ○ VIRGINIA ○ WEST VIRGINIA

REV. #	DATE	DESCRIPTION	BY

DRAWN BY: C.W.J.
CHECKED BY: R.D.B.
DATE: 06/23/2025

OWNER:
FRIND–HOPEWELL, LLC
11 DUPONT CIRCLE
SUITE 900
WASHINGTON, DC 20036

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NTS-204239-MD-1

ALTA / NSPS LAND TITLE SURVEY
THE LANDS OF
FRIND–HOPEWELL, LLC
LIBER 7042, FOLIO 287

SITUATED AT 16220 WRIGHT ROAD IN WILLIAMSPORT
WASHINGTON COUNTY, MARYLAND

ELECTION DISTRICT: 02 | TAX MAP: 0048 | GRID: 0021 | PARCEL: 0057

SCALE: 1"=100'

TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER:
1 OF 2
1
JOB NO.: 03-25-0486

Y:\EAST_HG_03\2025_4_ 03-25-0486 ALTA-HAGERSTOWN CROSSROADS\CAD\03250486PRODUCTION DRAWING\03250486-ALTA.DWG

TITLE NOTES:

THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B – PART II –EXCEPTIONS OF TITLE COMMITMENT No. NTS-204239-MD-1 WITH A COMMITMENT DATE OF MAY 2, 2025 AT 8:00 A.M.

LIBER 7042, FOLIO 287

ITEM NUMBER	LIBER/PLAT NUMBER	FOLIO/PAGE	DESCRIPTION/LOCATION	NOTES
1	N/A	N/A	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.	NOT A SURVEY MATTER.
2	N/A	N/A	ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
3	N/A	N/A	DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. THE COVERAGE AFFORDED BY COVERED MATTER 2(C) OF THE ALTA 2021 POLICY IS HEREBY DELETED. AS TO ISSUANCE OF THE ALTA HOMEOWNER'S POLICY, THIS EXCEPTION DOES NOT LIMIT THE COVERAGE AFFORDED IN ITEMS 12, 18, 19, 21, 23, AND 24 OF COVERED RISKS	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
4	N/A	N/A	ANY LIEN OR RIGHT TO A LIEN, FOR SERVICE, LABOR OR MATERIAL THERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	NOT A SURVEY MATTER.
5	N/A	N/A	ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED–IN LANDS.	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
6	N/A	N/A	REAL ESTATE TAXES, MUNICIPAL CHARGES AND OTHER PUBLIC CHARGES, TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND ALL SUBSEQUENT YEARS, NOT DUE AND PAYABLE AT DATE OF POLICY.	NOT A SURVEY MATTER.
7	N/A	N/A	ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
8	N/A	N/A	TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).	NONE DISCLOSED OR DISCOVERED DURING THE COURSE OF THE SURVEY.
9	210	117	TERMS AND CONDITIONS CONTAINED IN DEED OF RIGHT OF WAY BETWEEN THE STATE ROADS COMMISSION OF MARYLAND AND AARON W. BENCHOFF, LAURA G. BENCHOFF, J. MILTON LONG, AND NANNIE T. LONG RECORDED JULY 20, 1939 IN...	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
10	211	577	TERMS AND CONDITIONS CONTAINED IN DEED BETWEEN MARY E. SHIRLEY AND NELLIE S. WICK RECORDED MARCH 9, 1940 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
11	310	494	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN THE POTOMAC EDISON COMPANY AND HALLIE AND PAULINE PRICE RECORDED MAY 17, 1956 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
12	220	513	TERMS AND CONDITIONS CONTAINED IN EASEMENT BETWEEN THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY AND THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF BALTIMORE CITY RECORDED SEPTEMBER 29, 1942 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
13	262	551	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY BETWEEN CRYSTAL B. HERSHEY AND THE POTOMAC EDISON COMPANY RECORDED MARCH 28, 1951 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
14	436	88	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN THE POTOMAC EDISON COMPANY AND HALLIE AND PAULINE PRICE RECORDED FEBRUARY 10, 1966 IN...	LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
15	497	84	TERMS AND CONDITIONS CONTAINED IN DEED AND RIGHT OF WAY BETWEEN THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND AND W. WALLACE TAYLOR AND CATHERINE S. TAYLOR RECORDED OCTOBER 17, 1969 IN...	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
16	501	114	TERMS AND CONDITIONS CONTAINED IN SEWER LINE EASEMENT AGREEMENT – WASHINGTON COUNTY SANITARY DISTRICT BETWEEN WASHINGTON COUNTY SANITARY DISTRICT AND W. WALLACE TAYLOR AND CATHERINE S. TAYLOR RECORDED FEBRUARY 2, 1970 IN...	SHOWN HEREON.
17	681 580	680 113	TERMS AND CONDITIONS CONTAINED IN THE DEED OF EASEMENT RECORDED MAY 18, 1979 IN..., SUBJECT TO THE RIGHTS OF THE WASHINGTON COUNTY SANITARY COMMISSION IN THE AFORESAID INSTRUMENT AND IN DEED RECORDED JUNE 17, 1974 IN... AND AS APPROXIMATELY SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY ENTITLED "WRIGHT ROAD INDUSTRIAL LLC, LIBER 6495, FOLIO 454" BY RONALD D. BIDLE, JR., MD REGISTRATION NO. 21517, FOR TRIAD ENGINEERING, INC., JOB NO. 03–22–0450, DATED MAY 25, 2022, LAST REVISED JUNE 16, 2022 (THE "SURVEY").	SHOWN HEREON.
18	691	577	TERMS AND CONDITIONS CONTAINED IN SEWER LINE EASEMENT AGREEMENT BETWEEN WASHINGTON COUNTY SANITARY DISTRICT AND W. WALLACE TAYLOR AND CATHERINE S. TAYLOR RECORDED OCTOBER 26, 1979 IN...	SHOWN HEREON, IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
19	844	554	TERMS AND CONDITIONS CONTAIN IN RIGHT OF WAY EASEMENT BETWEEN THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND AND W. WALLACE TAYLOR AND CATHERINE S. TAYLOR RECORDED MAY 13, 1987 IN...	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.

LIBER 7042, FOLIO 278

ITEM NUMBER	LIBER/PLAT NUMBER	FOLIO/PAGE	DESCRIPTION/LOCATION	NOTES
20	878	785	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY BETWEEN COLUMBIA GAS OF MARYLAND, INC., A DELAWARE CORPORATION AND W. WALLACE TAYLOR AND CATHERINE TAYLOR RECORDED JUNE 9, 1988 IN... AND AS APPROXIMATELY SHOWN ON THE SURVEY.	SHOWN HEREON
21	878	790	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY BETWEEN COLUMBIA GAS OF MARYLAND, INC., A DELAWARE CORPORATION AND W. WALLACE TAYLOR AND CATHERINE TAYLOR RECORDED JUNE 9, 1988 IN...	SHOWN HEREON.
22	878	795	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY BETWEEN COLUMBIA GAS OF MARYLAND, INC., A DELAWARE CORPORATION AND W. WALLACE TAYLOR AND CATHERINE TAYLOR RECORDED JUNE 9, 1988 IN...	SHOWN HEREON
23	1240	419	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN CATHERINE S. TAYLOR AND THE POTOMAC EDISON COMPANY RECORDED NOVEMBER 16, 1995 IN...	SHOWN HEREON.
24	1617	926	TERMS AND CONDITIONS CONTAIN IN PERPETUAL SEWER LINE EASEMENT BETWEEN WILLIAM W. TAYLOR, JR., TRUSTEE OF THE TAYLOR REALTY TRUST AND BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND RECORDED DECEMBER 18, 2000 IN... AND AS APPROXIMATELY SHOWN ON THE SURVEY	SHOWN HEREON
25	7388		COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE PLAT RECORDED SEPTEMBER 2, 2003, IN PLAT NO. 7388. WE DELETE ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604©.	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
26	2852	617	TERMS AND CONDITIONS CONTAINED IN AGREEMENT BETWEEN TAYLOR FARM I, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND THE MAYOR AND CITY COUNCIL OF HAGERSTOWN, MUNICIPAL CORPORATION RECORDED NOVEMBER 21, 2005 IN	AGREEMENT TO BE ANNEXED INTO THE CITY OF HAGERSTOWN AND RECEIVE CITY WATER SERVICE ONCE PROPERTY BECOMES CONTIGUOUS WITH THE CITY BOUNDARY.
27	2973	583	DECLARATION OF COVENANTS FOR ELDERLY HOUSING IN THE TAYLOR'S RUN DEVELOPMENT BY TAYLOR FARM I, LLC, A MARYLAND LIMITED LIABILITY COMPANY DATED MARCH 31, 2006 AND RECORDED APRIL 10, 2006 IN	NOT A SURVEY MATTER.
28	5181	316	TERMS AND CONDITIONS CONTAINED WITHIN RELEASE OF THROUGH HIGHWAY CONTROLS BETWEEN STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION AND TAYLOR FARM III, LLC, A MARYLAND LIMITED LIABILITY COMPANY RECORDED MARCH 14, 2016 IN...	IT IS NOT ON OR DOES NOT TOUCH THE SUBJECT PROPERTY.
29	11196–11198		COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE PLAT RECORDED DECEMBER 18, 2020, IN... WE DELETE ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604©.	MATTERS WITHIN THE SURVEYED PROPERTY SHOWN HEREON TO THE EXTENT POSSIBLE.
30	6600	171	INSPECTION AND MAINTENANCE AGREEMENT OF STORMWATER MANAGEMENT FACILITIES BETWEEN WRIGHT ROAD INDUSTRIAL, LLC AND THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND RECORDED APRIL 26, 2021 IN BOOK 6600 PAGE 171 AND AS APPROXIMATELY SHOWN ON THE SURVEY...	SHOWN HEREON.
31	6940	479	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN WRIGHT ROAD INDUSTRIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE POTOMAC EDISON COMPANY RECORDED MARCH 2, 2022 IN... AND AS APPROXIMATELY SHOWN ON THE SURVEY	SHOWN HEREON BASED ON DOCUMENT. 10' WIDE EASEMENT IS CENTERED ON INSTALLED ELECTRIC LINE WHICH WAS NOT DESIGNATED IN THE FIELD
32	6940	483	TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY AGREEMENT BETWEEN WRIGHT ROAD INDUSTRIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE POTOMAC EDISON COMPANY RECORDED MARCH 2, 2022 IN... AND AS APPROXIMATELY SHOWN ON THE SURVEY	SHOWN HEREON.
33	7808		COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE PLAT RECORDED JUNE 25, 2024, I.... WE DELETE ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604©.	IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
34			MATTERS DISCLOSED ON THAT ALTA/NSPS LAND TITLE SURVEY ENTITLED "WRIGHT ROAD INDUSTRIAL LLC, LIBER 6495, FOLIO 454" BY RONALD D. BIDLE, JR., MD REGISTRATION NO. 21517, FOR TRIAD ENGINEERING, INC., JOB NO. 03–22–0450, DATED MAY 25, 2022, LAST REVISED JUNE 16, 2022 (THE "SURVEY"): A. RAILROAD TRACKS AND THE RIGHTS OF OTHERS TO USE SAID TRACKS B. WIRE FENCE MEANDERS ON BOTH SIDES OF BOUNDARY LINE C. RIGHTS OF OTHERS TO THE RIGHT OF WAY OF WRIGHT ROAD AND HOPEWELL ROAD AS THE PROPERTY LIES IN THE RIGHTS OF WAY	MATTERS WITHIN THE SURVEYED PROPERTY SHOWN HEREON TO THE EXTENT POSSIBLE. A. SHOWN HEREON

ADDITIONAL NOTES

1. THE PROPERTY DESCRIBED IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'X' OTHER AREAS OF FLOOD HAZARD (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 24043C0281D, WITH A DATE OF IDENTIFICATION OF AUGUST 15, 2017, FOR COMMUNITY NO. 24043C0281D, IN WASHINGTON COUNTY, STATE OF MARYLAND, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
2. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO WRIGHT ROAD, A DEDICATED PUBLIC STREET PER PLAT NUMBERS 11196 THROUGH 11198 AS RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.
3. THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 488, INCLUDING 9 DESIGNATED AS HANDICAPPED SPACES, ADDITIONALLY 212 TRAILER PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY.
4. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NTS–204239–MD–1 WITH AN EFFECTIVE DATE OF MAY 2, 2025 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
5. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MARYLAND.

NOTES PERTAINING TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER ALTA/NSPS MINIMUM STANDARDS

1. ITEM 1 OF TABLE A: MONUMENTS HAVE BEEN FOUND OR SET ALONG THE PERIMETER OF THE SUBJECT PROPERTY AS INDICATED HEREON.
2. ITEM 2 OF TABLE A: THE CURRENT ADDRESS OF THE PROPERTY IS 16220 WRIGHT ROAD. ALSO KNOWN AS TAX MAP 0048, GRID 0021, PARCEL 0057 PER THE MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION.
3. ITEM 3 OF TABLE A: A PORTION OF THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS OF FLOOD HAZARD (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.) THE REMAINDER OF THE SUBJECT PROPERTY LIES IN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 24043C0281D WHICH BEARS AN EFFECTIVE DATE OF AUGUST 15, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. THE FLOOD HAZARD AREA LINE DELINEATED HEREON ARE PER FEMA G.I.S. DATA FOR WASHINGTON COUNTY, MARYLAND.
4. ITEM 4 OF TABLE A: THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 53.52 ACRES±.
5. ITEM 6(A) OF TABLE A: A ZONING AND SITE REQUIREMENTS SUMMARY DATED JUNE 9, 2025 ISSUED BY THE PLANNING & ZONING RESOURCE COMPANY WAS PROVIDED BY THE CLIENT.
   SETBACK AND BUILDING HEIGHT REQUIREMENTS PER THE PLANNING & ZONING RESOURCE COMPANY SUMMARY:
   - FRONT = 50 FEET SIDE
   - SIDE = 25 FEET*
   - REAR = 25 FEET*
   - HEIGHT = 100 FEET
   - NO BUILDING DENSITY REGULATIONS SPECIFIED

   *SIDE/REAR = 100 FEET IF ABUTTING RT, RM, RU, RS, OR RR DISTRICTS
   THE ZONING AND SITE REQUIREMENTS SUMMARY HAS THE FOLLOWING PROPOSED BUILDING SETBACK REQUIREMENTS
   - FRONT = 75 FEET
   - SIDE = 175 FEET
   - REAR = 275 FEET

   THE ZONING AND SITE REQUIREMENTS SUMMARY STATES A PARKING VARIANCE AP2020–016 HAS BEEN APPROVED TO REDUCE THE NUMBER OF PARKING SPACES REQUIRED 656 TO 492.
6. ITEM 6(B) OF TABLE A: THE ZONING SETBACK REQUIREMENTS SHOWN HEREON ARE PER "IG" – INDUSTRIAL, GENERAL DISTRICT ZONING REQUIREMENTS AND SET FORTH IN A ZONING AND SITE REQUIREMENTS SUMMARY DATED JUNE 9, 2025 ISSUED BY THE PLANNING & ZONING RESOURCE COMPANY THAT WAS PROVIDED BY THE CLIENT.
7. ITEM 7(A) AND 7(B)(1) OF TABLE A: BUILDING DIMENSIONS AND AREAS SHOWN HEREON ARE PER FIELD MEASUREMENTS BUT SHOULD BE CONSIDERED APPROXIMATE DUE TO INCONSISTENCIES IN CONSTRUCTION MATERIALS. BUILDING DIMENSIONS AND AREAS ARE OF THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
8. ITEM 7(C) OF TABLE A: LOCATIONS OF MEASURED HEIGHTS OF BUILDING ABOVE GRADE SHOWN HEREON.
9. ITEM 8 OF TABLE A: THE SUBSTANTIAL FEATURES EXISTING WITHIN THE SUBJECT PROPERTY AS OBSERVED ON THE DATE OF FIELD WORK COMPLETION, SHOWN HEREON.
10. ITEM 9 OF TABLE A: THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 488, INCLUDING 9 DESIGNATED AS HANDICAPPED SPACES. ADDITIONALLY 212 TRAILER PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY.
11. ITEM 13 OF TABLE A: THE NAMES OF ADJOINING LAND OWNERS AS SHOWN HEREON ARE CURRENT PER THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION AS OF THE DATE OF FIELD WORK COMPLETION.
12. ITEM 14 OF TABLE A: THE NEAREST INTERSECTING STREET IS HOPEWELL ROAD WITH WRIGHT ROAD AS SHOWN HEREON.
13. ITEM 16 OF TABLE A: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED, AS OF THE DATE OF FIELDWORK COMPLETION.
14. ITEM 17 OF TABLE A: NO INFORMATION RELATED TO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AS OF THE DATE OF FIELD WORK COMPLETION.
    WRIGHT ROAD'S DEDICATED RIGHT OF WAY HAS CHANGED FROM 50' TO 80' AND LOCATION HAS BE RECONFIGURED PER PLATS ENTITLED, "REPLAT OF LOT 2, PRELIMINARY/FINAL SUBDIVISION OF LOT 3, DEVELOPMENT PLAT PARCEL 57, RIGHT OF WAY DEDICATION FOR WRIGHT ROAD, FOR TAYLOR FARM I, LLC AND TAYLOR FARM II, LLC" AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AS PLAT NUMBERS 11196 – 11198.
15. ITEM 18 OF TABLE A: NO DOCUMENTS WERE PROVIDED BY THE CLIENT DISCLOSING ANY PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES. KNOWN OFFSITE EASEMENTS ARE SHOWN HEREON.
16. ITEM 19 OF TABLE A: PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT REQUESTED IS IN EFFECT AND WILL REMAIN THROUGHOUT THE CONTRACT TERM.
17. ITEM 20 OF TABLE A: NO WETLANDS ARE DEPICTED ON THE CURRENT U.S. FISH AND WILD ONLINE G.I.S. WETLAND MAPPER.

TITLE COMMITMENT DESCRIPTION EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHINGTON, STATE OF MARYLAND AND IS DESCRIBED AS FOLLOWS:

ALL THAT PIECE OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, LYING, BEING, AND SITUATE IN WASHINGTON COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 57, CONTAINING 53.52 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT ENTITLED, "REPLAT OF LOT 2, PRELIMINARY/FINAL SUBDIVISION OF LOT 3, DEVELOPMENT PLAT OF PARCEL 57, AND RIGHT OF WAY DEDICATION FOR WRIGHT ROAD FOR TAYLOR FARM I, LLC AND TAYLOR FARM II, LLC" AND RECORDED AS PLAT NOS. 11196–11198, AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

SURVEY PREPARED BY:
TRIAD ENGINEERING, INC.
RONALD D. BIDLE, Jr., MD
REGISTRATION No. 21517
rbidle@triadeng.com

SURVEY PREPARED FOR:
FUNDRISE
11 DUPONT CIRCLE
SUITE 900
WASHINGTON, DC 20007

TRIAD ENGINEERING, INC.
1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740
PH: 301.797.6400 FAX: 301.797.2424
OFFICE LOCATIONS
MARYLAND :: OHIO :: PENNSYLVANIA :: VIRGINIA :: WEST VIRGINIA

REV #	DATE	DESCRIPTION	BY

DRAWN BY: C.W.J. | CHECKED BY: R.D.B. | DATE: 06/23/2025

OWNER:
FRIND–HOPEWELL, LLC
11 DUPONT CIRCLE
SUITE 900
WASHINGTON, DC 20036

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NTS-204239-MD-1

ALTA / NSPS LAND TITLE SURVEY
THE LANDS OF
FRIND–HOPEWELL, LLC
LIBER 7042, FOLIO 287

SITUATED AT 16220 WRIGHT ROAD IN WILLIAMSPORT
WASHINGTON COUNTY, MARYLAND

ELECTION DISTRICT: 02 | TAX MAP: 0048 | GRID: 0021 | PARCEL: 0057

SCALE: 1"=100'

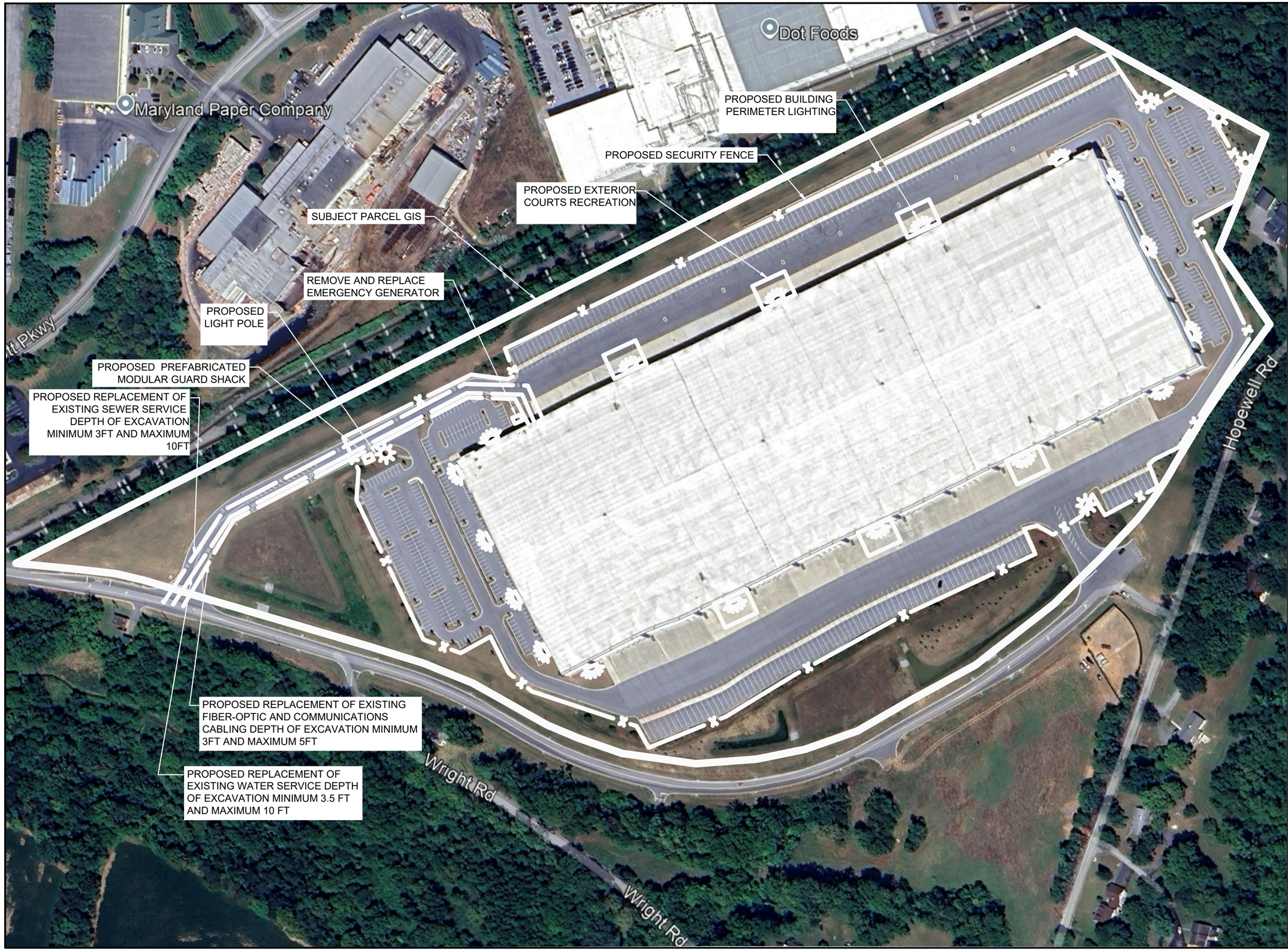
TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER:
2 OF 2
2

JOB NO.: 03-25-0486

Y:\EAST_HG_03\2025_4__03-25-0486 ALTA-HAGERSTOWN CROSSROADS\CAD\0325486PRODUCTION DRAWINGS\0325486-ALTA.DWG

Attachment C: Civil Utility Design



GENERAL NOTES

1. THE PROPERTY LINE SHOWN IS FROM GEOGRAPHICAL INFORMATION SYSTEM (GIS).
2. AERIAL BACKGROUND FROM 2025 MICROSOFT ONLINE BING AERIAL.
3. THIS FIGURE IS TO SUPPORT SITE LAYOUT INTENT THROUGH PERMITTING PROCESS.

CONSTRUCTION NOTES

1. REFER TO CONSTRUCTION DETAILS FOR TRENCH EXCAVATION DETAILS IN ACCORDANCE WITH LOCAL REGULATIONS.

N

0 100' 200'

SCALE: 1" = 200'

PROJECT:

CONFIDENTIAL LAND ACQUISITION

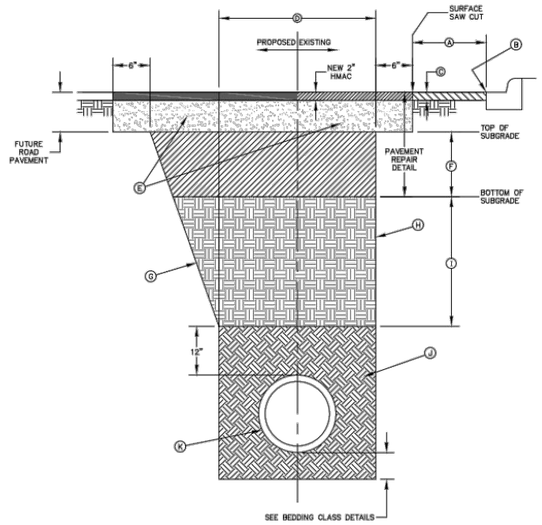
10900 HOPEWELL ROAD, HAGERSTOWN, MARYLAND

SHEET TITLE:

SITE UTILITY LAYOUT MAP

SHEET:

Attachment C - FIGURE 1. Site Concept Plan



CONSTRUCTION KEY NOTES:

A. DIMENSION VARIES. WHERE CUTTER FACE, ETC. IS WITHIN 3'-0" OF SAW CUT EDGE, CONTRACTOR SHALL REMOVE & REPLACE EXISTING H.M.A.C. IN THIS AREA.

B. EXISTING GUTTER FACE EDGE OF PAVEMENT OR BEGINNING OF SHOULDER.

C. EXISTING HMAC THICKNESS MAY VARY.

D. REFER TO SPECS FOR LIMIT OF PAVING WIDTH.

E. BASE COURSE: THICKNESS 8" STANDARD UNLESS OTHERWISE SPECIFIED. COMPACT TO 100% A.S.T.M. D-1557.

F. SUBGRADE LAYER THICKNESS 18" UNLESS OTHERWISE SPECIFIED. COMPACT TO A.S.T.M. D-1557: 90% IF COHESIVE SOIL, 95% IF NONCOHESIVE OR AS R.O.W. AGENCY/OWNER REQUIRES.

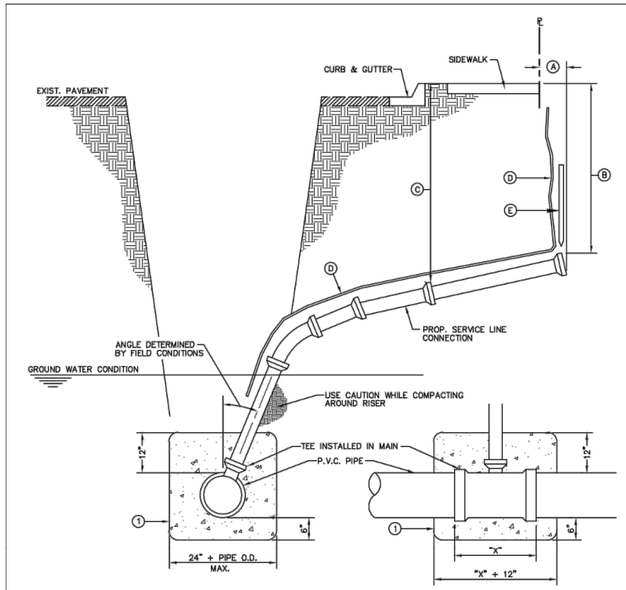
G. SLOPED TRENCH CONDITION.

H. VERTICAL TRENCH CONDITION.

I. DEPTH VARIES. MATERIAL AS SPECIFIED. COMPACT TO 85% PER A.S.T.M. D-1557 OR AS R.O.W. AGENCY/OWNER REQUIRES.

J.

STANDARD DETAIL	DATE: APR. 2005 REV: APR. 2017	TYPICAL TRENCH BACKFILL & PAVEMENT RESTORATION FOR PROPOSED OR EXISTING PAVED STREET SCALE: N.T.S.	Lower Valley WATER DISTRICT	DETAIL NO. 117



GENERAL NOTES:

1. IN GROUNDWATER CONDITIONS ONLY, P.V.C. SADDLES OR TEES ARE TO BE ENCASED WITH CLASS B CONCRETE.
2. UNDER CERTAIN CONDITIONS FIELD INVESTIGATIONS WILL BE REQUIRED TO DETERMINE THE ADEQUACY OF THE DEPTH ON THE LATERAL.
3. WHEN GROUND WATER IS ENCOUNTERED SERVICE RISER SHALL BE EXTENDED ABOVE ANTICIPATED WATER TABLE LEVEL.

CONSTRUCTION KEY NOTES:

A. CONTRACTOR TO INSTALL SEWER SERVICE LINE FROM THE MAIN TO A LOCATION 6" BEHIND THE CURB OR 18" BEYOND THE EDGE OF PAVEMENT, UNLESS CONDITIONS REQUIRE OTHERWISE

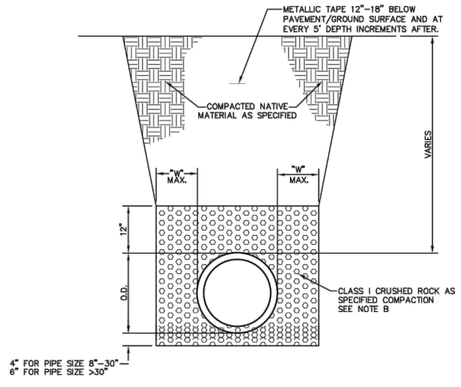
B. 42" FOR STANDARD SUBDIVISION, 42" FOR SUBDIVISIONS WITH ON-SITE PONDING OR FLAT TERRAIN.

C. RISERS OR LATERALS EXTENDING BEYOND EXISTING PAVING SHALL BE INSTALLED TO 3.5'MINIMUM TOP OF GROUP OR PAVEMENT, UNLESS CONDITIONS REQUIRE OTHERWISE.

D. PLASTIC METALLIC MARKING TAPE RISING TO WITHIN 6" OF GROUND SURFACE OR METALLIC DISK.

E. WOODEN STAKE (1"x2"x36") VERTICALLY PLACED AT PLUGGED END OF PROPOSED SERVICE LINE.

STANDARD DETAIL	DATE: APR. 2005 REV: APR. 2017	SEWER SERVICE RISER & SERVICE LINE CONNECTION SCALE: N.T.S.	Lower Valley WATER DISTRICT	DETAIL NO. 360



CONSTRUCTION KEY NOTES:

A. USE CLASS I CRUSHED ROCK MAXIMUM 1 1/2 INCH SIZE PER ASTM D-2321.

B. NO COMPACTION REQUIRED. USE MINIMAL TAMPING, RODDING OR HAUNCH SLICING CAREFULLY IN THE EMBEDMENT ZONE. IF REQUIRED BY THE ENGINEER, TEST PER ASTM D-4254 PERCENT OF RELATIVE DENSITY.

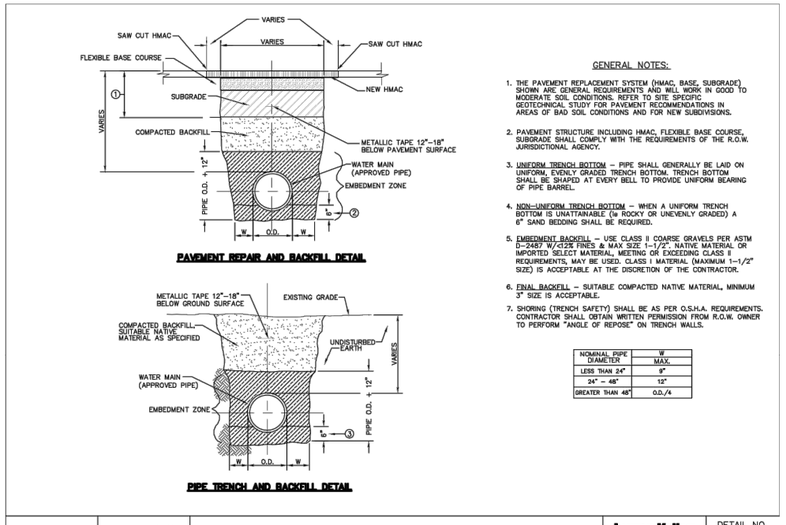
C. TRENCH DIMENSION "W" AS FOLLOWS FOR FLEXIBLE PIPE.

PIPE DIAMETER	"W" AS FOLLOWS
LESS THAN 24"	9"
24" - 48"	12"
GREATER THAN 48"	O.D./4

D. TRENCH DIMENSION "W" AS FOLLOWS FOR RIGID PIPE:

PIPE DIAMETER	"W" AS FOLLOWS
LESS THAN 18"	16"
18" - 24"	19"
27" - 39"	22"
42" & LARGER	1/2 PIPE O.D.

STANDARD DETAIL	DATE: APR. 2005 REV: APR. 2017	EMBEDMENT CLASS E1 FOR RIGID PIPE & FLEXIBLE PIPE SCALE: N.T.S.	Lower Valley WATER DISTRICT	DETAIL NO. 104



GENERAL NOTES:

1. THE PAVEMENT REPLACEMENT SYSTEM (HMAC, BASE, SUBGRADE) SHOWN ARE GENERAL REQUIREMENTS AND WILL WORK IN GOOD TO MODERATE SOIL CONDITIONS. REFER TO SITE SPECIFIC GEOTECHNICAL STUDY FOR PAVEMENT RECOMMENDATIONS IN AREAS OF BAD SOIL CONDITIONS AND FOR NEW SUBDIVISIONS.
2. PAVEMENT STRUCTURE INCLUDING HMAC, FLEXIBLE BASE COURSE, SUBGRADE SHALL COMPLY WITH THE REQUIREMENTS OF THE R.O.W. JURISDICTIONAL AGENCY.
3. UNIFORM TRENCH BOTTOM – PIPE SHALL GENERALLY BE LAID ON UNIFORM, EVENLY GRADED TRENCH BOTTOM. TRENCH BOTTOM SHALL BE SHAPED AT EVERY BELL TO PROVIDE UNIFORM BEARING OF PIPE BARREL.
4. NON-UNIFORM TRENCH BOTTOM – WHEN A UNIFORM TRENCH BOTTOM IS UNATTAINABLE (ie ROCKY OR UNEVENLY GRADED) A 6" SAND BEDDING SHALL BE REQUIRED.
5. EMBEDMENT BACKFILL – USE CLASS II COARSE GRAVELS PER ASTM D-2487 W/<12% FINES & MAX SIZE 1-1/2". NATIVE MATERIAL OR IMPORTED SELECT MATERIAL, MEETING OR EXCEEDING CLASS II REQUIREMENTS, MAY BE USED. CLASS I MATERIAL (MAXIMUM 1-1/2" SIZE) IS ACCEPTABLE AT THE DISCRETION OF THE CONTRACTOR.
6. FINAL BACKFILL – SUITABLE COMPACTED NATIVE MATERIAL, MINIMUM 3" SIZE IS ACCEPTABLE.
7. SHORING (TRENCH SAFETY) SHALL BE AS PER O.S.H.A. REQUIREMENTS. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM R.O.W. OWNER TO PERFORM "ANGLE OF REPOSE" ON TRENCH WALLS.

NOMINAL PIPE DIAMETER	W MAX.
LESS THAN 24"	9"
24" - 48"	12"
GREATER THAN 48"	O.D./4

STANDARD DETAIL	DATE: APR. 2005 REV: APR. 2017	TYPICAL PIPE TRENCH, EMBEDMENT AND BACKFILL SCALE: N.T.S.	Lower Valley WATER DISTRICT	DETAIL NO. 107

CONSTRUCTION NOTES

1. REFER TO CONSTRUCTION DETAILS FOR TRENCH EXCAVATION DETAILS IN ACCORDANCE WITH LOCAL REGULATIONS.

PROJECT:

CONFIDENTIAL LAND ACQUISITION

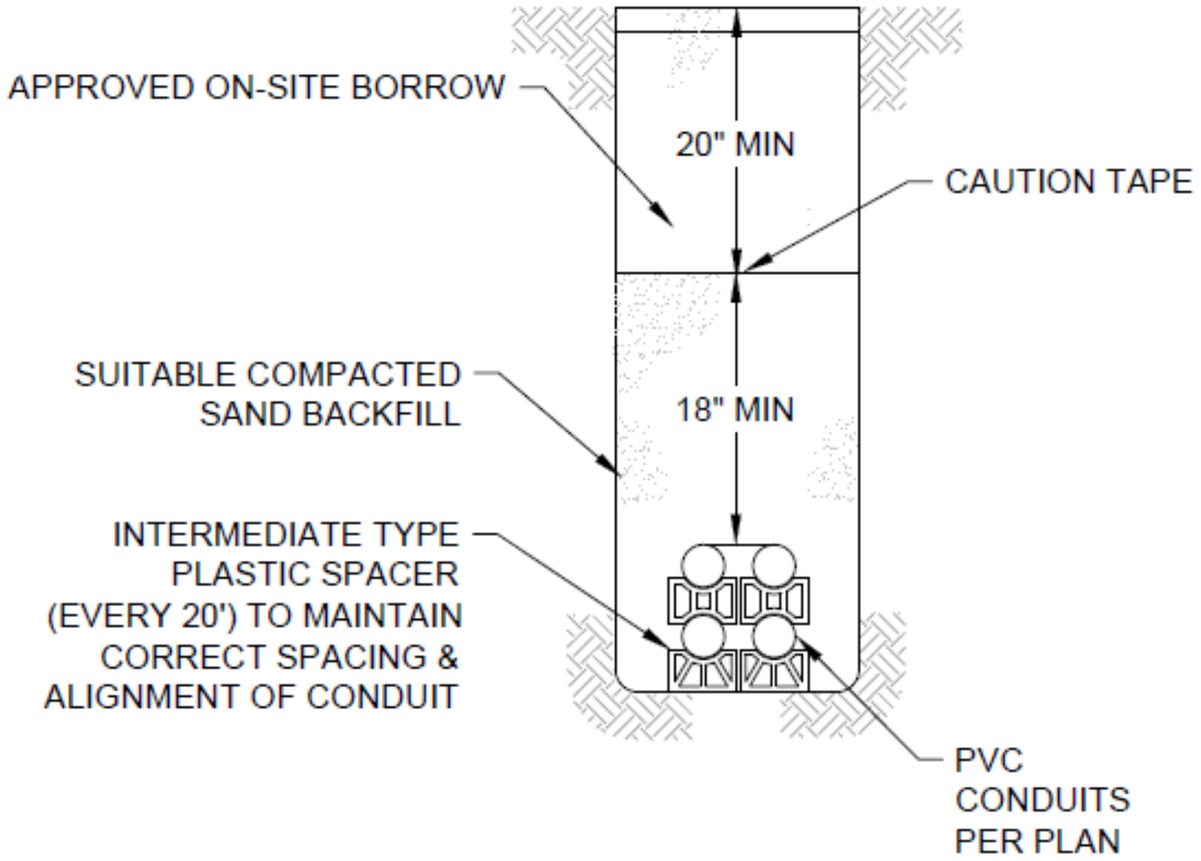
10900 HOPEWELL ROAD, HAGERSTOWN, MARYLAND

SHEET TITLE:

UTILITY CONSTRUCTION DETAILS

SHEET:

Attachment C - FIGURE 2.
WATERLINE/UTILITY DETAILS



ELECTRICAL/TEL DATA TRENCH DETAIL

NOT TO SCALE

CONSTRUCTION NOTES

1.FROST DEPTH VARIES MINIMUM OF 2FT TO MAXIMUM OF 4FT.

2.REFER TO CONSTRUCTION DETAILS FOR TRENCH EXCAVATION DETAILS IN ACCORDANCE WITH LOCAL REGULATIONS..

PROJECT:

CONFIDENTIAL LAND ACQUISITION

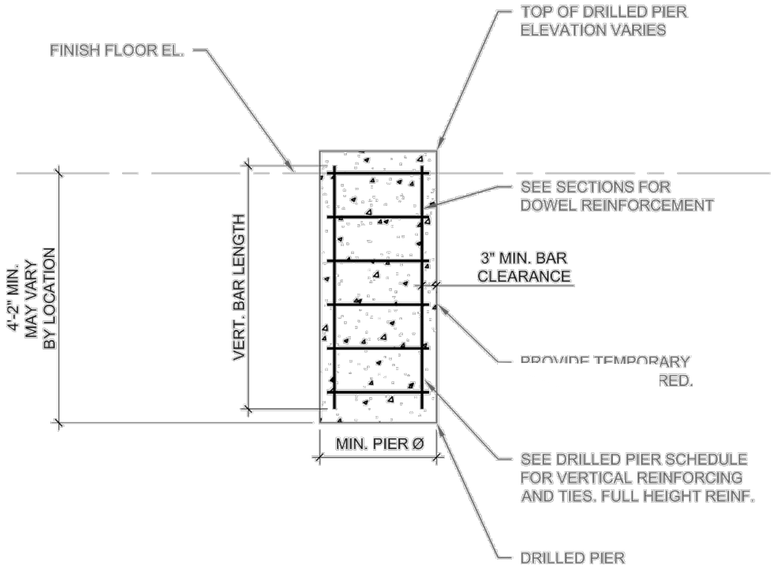
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UTILITY CONSTRUCTION DETAILS

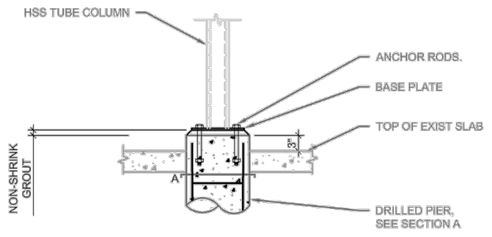
SHEET:

Attachment C - FIGURE 3.
ELECTRICAL / TELECOMMUNICATIONS DATA TRENCH DETAIL

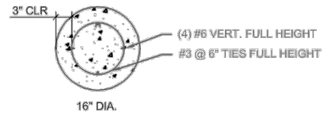


TYPICAL DRILLED PIER SECTION

MINIMUM DRILLED PIER DIAMETER SHALL BE REQUIRED WITHIN ROCK OR BEARING STRATA. OVERSIZED SHAFT MAY BE REQUIRED ABOVE TO ACHIEVE THIS.



TYPICAL COLUMN/DRILLED PIER DETAIL



SECTION A

CONSTRUCTION NOTES

1. CONCRETE SUPPORT PIERS WILL BE USED FOR LIGHTING, RECREATION YARD AWNING SUPPORTS, BASKETBALL HOOP SUPPORT

PROJECT:

CONFIDENTIAL LAND ACQUISITION

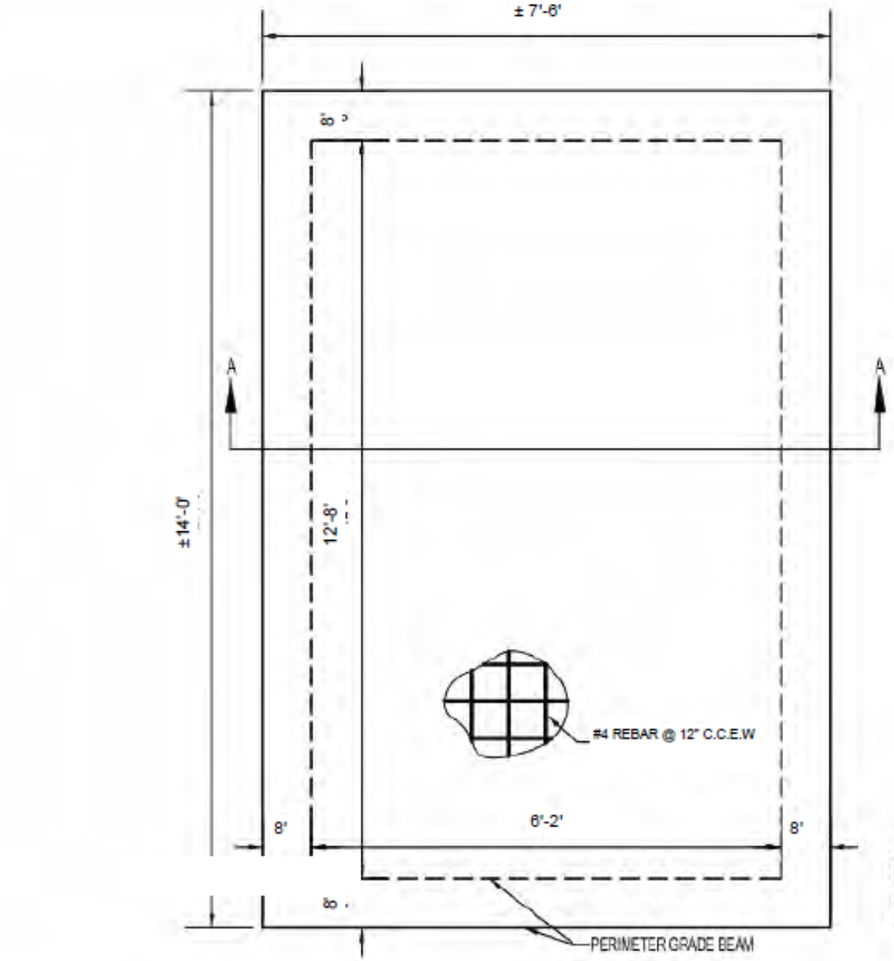
10900 HOPEWELL ROAD, HAGERSTOWN, MARYLAND

SHEET TITLE:

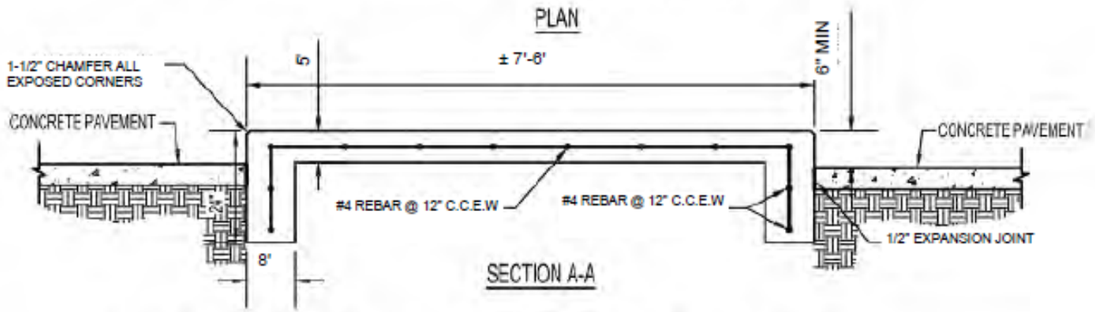
UTILITY CONSTRUCTION DETAILS

SHEET:

Attachment C - FIGURE 4. SUPPORT CONCRETE PIER DETAIL



PLAN



SECTION A-A

CONCRETE PAD DETAIL

SCALE: NOT TO SCALE

CONSTRUCTION NOTES

PROJECT:

CONFIDENTIAL LAND ACQUISITION

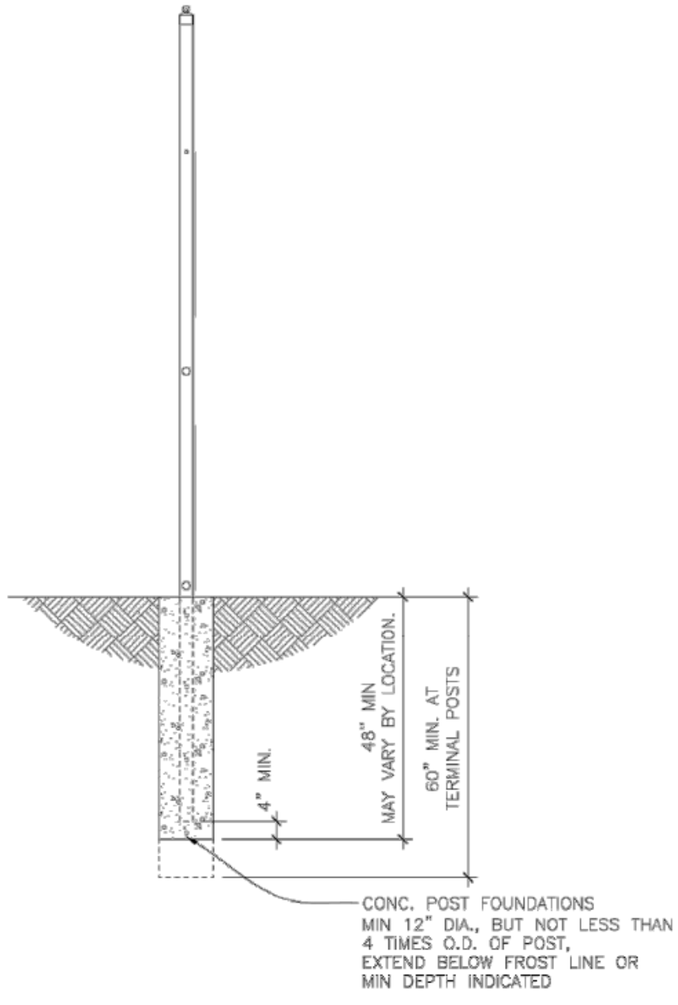
10900 HOPEWELL ROAD, HAGERSTOWN, MARYLAND

SHEET TITLE:

UTILITY CONSTRUCTION DETAILS

SHEET:

Attachment C - FIGURE 5. GENERATOR SUPPORT PAD DETAIL



TYPICAL MANAGEMENT FENCE

CONSTRUCTION NOTES

PROJECT:

CONFIDENTIAL LAND ACQUISITION

10900 HOPEWELL ROAD, HAGERSTOWN, MARYLAND

SHEET TITLE:

UTILITY CONSTRUCTION DETAILS

SHEET:

Attachment C - FIGURE 6. FENCE SUPPORT POST DETAIL

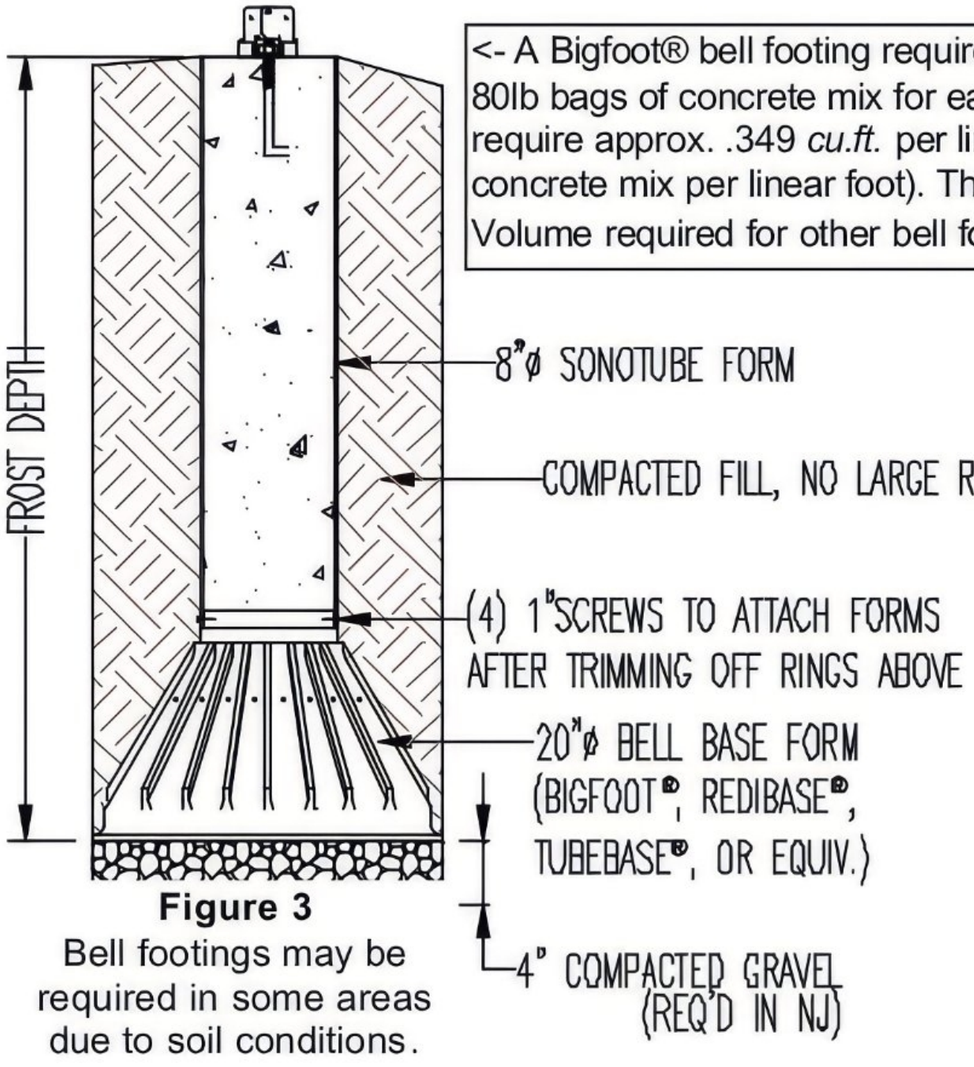


Figure 3
Bell footings may be required in some areas due to soil conditions.

<- A Bigfoot® bell footing requires approx. 1.75 *cu. ft.* each (2.9 80lb bags of concrete mix for each bell), and the 8" sonotubes require approx. .349 *cu.ft.* per linear foot. (.6 80lb bags of concrete mix per linear foot). This bell footing is 14" in height. Volume required for other bell footing forms may vary.

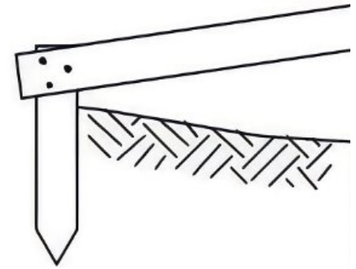


Figure 5
Bracing

CONSTRUCTION NOTES

1. FROST DEPTH VARIES MINIMUM OF 2FT TO MAXIMUM OF 4FT.
2. ANY OTHER FOUNDAITON TYPE WILL NOT EXCEED 4FT DEEP EXACAVATION.

PROJECT:

CONFIDENTIAL LAND ACQUISITION

10900 HOPEWELL ROAD, HAGERSTOWN, MARYLAND

SHEET TITLE:

UTILITY CONSTRUCTION DETAILS

SHEET:

Attachment C
- FIGURE 7.
Guard Building Footer

Attachment D: Historic Property Identification

Attachment D. Historic Property Identification

Address	Description	Assessment	Photo
10833 Hopewell Road	Single-family early 20th century vernacular residence constructed in 1913. The structure contains a recessed front porch, a stuccoed first story, and American Foursquare form. Three outbuildings are scattered on the property.	The structure is a common vernacular version of American Foursquare architecture and features three distinct additions – one to the cantilevered front porch and two to the rear of the property. ICE has determined it is **Ineligible** for the NRHP.	
10841 Hopewell Road	A modern single-story residence with an integrated garage constructed in 1995	10841 Hopewell Road is a common residence constructed less than 50 years ago. It does not contain exceptional significance nor meet Criteria Consideration G. ICE has determined it is **Ineligible** for the NRHP.	
10901 Hopewell Road	A single-family residence that was constructed in 1986 that is not visible from the right-of-way.	Due to the inability to assess this resource from the right-of-way, ICE has left the NRHP eligibility of this resource as **Undetermined**.	Not visible from the right-of-way

10903 Hopewell Road	A single-family residence that was constructed in 1966 that is not visible from the right-of-way.	Due to the inability to assess this resource from the right-of-way, ICE has left the NRHP eligibility of this resource as **Undetermined**.	Not visible from the right-of-way.
10911 Hopewell Road	A single-story brick veneer ranch that was constructed in 1962 with a side elevation greenhouse addition. A small outbuilding is located at the rear of the property.	10911 Hopewell Road is a common ranch residence with alterations that has diminished integrity of design, materials, and workmanship. ICE has determined it is **Ineligible** for the NRHP.	
10931 Hopewell Road	A single-story brick veneer ranch that was constructed in 1956. Based on historic aerials, the original ranch has been heavily modified on its side elevations to facilitate an expansion. Two small outbuildings are located at the rear of the property.	10931 Hopewell Road is a common ranch residence with no integrity of design, materials, or workmanship due to alterations. ICE has determined it is **Ineligible** for the NRHP.	

11003 Hopewell Road	A late single-story brick veneer residence constructed in 1982.	11003 Hopewell Road is a common ranch residence constructed less than 50 years ago. It does not contain exceptional significance nor meet Criteria Consideration G. ICE has determined it is **Ineligible** for the NRHP.	
11009 Hopewell Road	Based on historic aerials, the subject property is a heavily modified single-story residence constructed in 1943. The subject property may have originally been an American Small House or other vernacular midcentury residence but is unclear from the right-of-way. A small outbuilding is located at the rear of the property.	11009 Hopewell Road is a common midcentury residence with no clear original shape or form. It appears heavily modified and does not retain integrity of design, materials, or workmanship. ICE has determined it is **Ineligible** for the NRHP.	
11019 Hopewell Road	A single-family residence that was constructed in 1956 that is not visible from the right-of-way.	Due to the inability to assess this resource from the right-of-way, ICE has left the NRHP eligibility of this resource as **Undetermined.**	Not visible from the right-of-way.

11028 Hopewell Road	A single-story colonial revival residence that was constructed in 1966. Historic aerials show the property was drastically expanded in the early 2000s. A large garage is situated at the rear of the property.	11028 Hopewell Road is a common midcentury residence that roughly doubled in size in the early 2000s, destroying integrity of design, materials, and workmanship. ICE has determined it is **Ineligible** for the NRHP.	

Historic Review Activity 01/22/2026 thru 03/30/2026

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
								Folder Status	**Status Date**	**Task Name**	**Comments**
SP-25-013	Site Plan	III026	In Review	17-Apr-25	11-Mar-26	1055 VALLEY ROAD KNOXVILLE, MD 21758	MINOR SITE PLAN FOR A ENVIRONMENTAL CONSERVATION EDUCATION AND BANQUET/RECEPTION FACILITY	Approved	17-Mar-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**6**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2025-05780	Non-Residential Addition-Alteration Permit	II0055	Review	10-Dec-25	09-Jan-26	SP-25-045 8505 FAHRNEY CHURCH ROAD	DEMOLITION OF EXTERIOR BALCONIES AND FRONT COVERED PORCH, GUTTING ALL INTERIOR LEVELS OF STRUCTURE TO CREATE INDIVIDUAL SUITES, ASSOCIATED ROOMS, AND COMMUNITY USE ROOMS FOR THE PURPOSE OF YOUNG ADULT HOUSING AND STAFFING, 975 SQ. FT. THREE STORY ADDITION TO BE	Note	05-Feb-26	Historical Review	HDC reviewed at the 2/4 meeting and supported the demo permit but requested the owner salvage any feasible materials during the process.
								Approved	05-Feb-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**27**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2025-05881	Residential Addition-Alteration Permit		Approved	18-Dec-25	27-Jan-26	LOR 18634 AMANDA LANE	138 SQ. FT. METAL ROOF OVER EXISTING FREESTANDING DECK AND PORCH TO LEFT OF DWELLING AND 42 SQ. FT. COVERED DETACHED DECK, (2) SETS OF STAIRS TO GRADE TO RIGHT OF DWELLING, PRESSURE TREATED LUMBER DECKING AND RAILING, ROOF RAFTERS	Note	02-Feb-26	Historical Review	Not in a review area
								Passed - Info	02-Feb-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**6**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2025-05908	Residential New Construction Permit		Approved	21-Dec-25	30-Dec-25	LOR 21245 MOUNT LEAN ROAD	2,520 SQ. FT. ONE STORY POLE BUILDING ON CONCRETE SLAB TO REAR OF DWELLING TO BE USED AS A GARAGE, (7) OVERHEAD DOORS, METAL ROOF AND SIDES, PRE-ENGINEERED ROOF TRUSSES	Note	05-Feb-26	Historical Review	HDC Reviewed at their 2/4 meeting and voted for approval. Staff report is attached to the record.
								Approved	05-Feb-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**37**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2026-00054	Non-Residential Addition-Alteration Permit	I477	Approved	07-Jan-26	29-Jan-26	SP-16-023 19813 LETIERSBURG PIKE	INSTALLATION OF (91) ROOF MOUNTED SOLAR PANELS, SYSTEM SIZE 39.26 KW DC; 34.6 KW AC, (2) NEW INVERTERS AND ADDITIONAL ELECTRIC WORK TO TIE INTO EXISTING ROOF MOUNTED SOLAR PANELS VALLEY STORAGE COMPANY	Note	02-Feb-26	Historical Review	resource flagged was demo'd a long time ago. no review required.
								Passed - Info	02-Feb-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**4**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
SP-26-001	Site Plan		In Review	07-Jan-26	05-Feb-26	13705 RAILROAD STREET MAUGANSVILLE, MD 21767	PROPOSED BUILDING EXPANSION	Note	17-Feb-26	Historic District Commission	requested addition of Maugansville district note
								Revisions Required	17-Feb-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**12**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2026-00212	Residential Demolition Permit	I252	Approved	20-Jan-26	21-Jan-26	LOR 13511 MAUGANSVILLE ROAD	DEMOLITION OF 3,256 SQ. FT. DWELLING AND FOUNDATION	Note	05-Feb-26	Historical Review	HDC Reviewed at their 2/4 meeting and supported permit approval.
								Approved	05-Feb-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**15**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
SI-26-001	Simplified Plat	I318	Fees Due	21-Jan-26	17-Mar-26	13535 BROADFORDING CHURCH ROAD HAGERSTOWN, MD 21740	SIMPLIFIED PLAT ADDING PARCEL B FROM MELMARK INC. DBA ANITA LYNNE HOME INC UNTO BROADFORDING BIBLE BRETHREN CHURCH.	Revisions Required	02-Feb-26	Historic District Commission	Updated by Script from EPR.
								Approved	17-Mar-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**48**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
RZ-26-001	Zoning Ordinance Amendment		In Review	22-Jan-26	03-Feb-26		TEXT AMENDMENT - SMALL BOX VARIETY STORES - TABLE 3.3(1), CHAPTER 28A DEFINITIIONS	Comments Received	17-Mar-26	Historic District Commission	Comment letter attached in documents
								Days in Review:	**42**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2026-00353	Residential Addition-Alteration Permit		Approved	29-Jan-26	29-Jan-26	LOR 7902 SHARPSBURG PIKE	REPAIR FRONT RIGHT OF DWELLING INCLUDE STRUCTURAL MEMBERS OF LOG CABIN DUE TO CAR COLLIDING WITH DWELLING	Note	02-Feb-26	Historical Review	Partial reconstruction due to damage by car collision. Repair will be with modern materials to meet code. Appearance from the road will be unchanged. No HDC review required.
								Passed - Info	02-Feb-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**4**		

Historic Review Activity 01/22/2026 thru 03/30/2026

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
								Folder Status	**Status Date**	**Task Name**	**Comments**
S-26-004	Preliminary-Final Plat	I331	Revisions Required	29-Jan-26	04-Feb-26	17506 BROADFORDING ROAD HAGERSTOWN, MD 21740	.21 ACRE LOT BEING CREATED FOR AN UNDERGROUND SEWER PUMP STATION.	Revisions Required	17-Feb-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**12**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2026-00413	Residential New Construction Permit	I078	Review	03-Feb-26	10-Feb-26	S-25-005 21604 JEFFERSON BOULEVARD, LOT 1	3,755 SQ. FT. FINISHED SPACE TWO STORY SINGLE FAMILY DWELLING ON FULL UNFINISHED WALKOUT BASEMENT WITH ROUGH IN FOR FUTURE BATH, (504 SQ. FT.) POTATO STORAGE UNDER FRONT PORCH, PELLET STOVE IN FAMILY ROOM, (1,328 SQ. FT.) UNFINISHED SECOND FLOOR TO BE USED AS STORAGE, COVERED FRONT PORCH, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF	Note	17-Feb-26	Historical Review	nearby resource previously demo'd. new construction and not in a design review area
								Passed - Info	17-Feb-26	Historical Review	Updated by Script from EPR.
								Passed - Info	06-Mar-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**24**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2026-00469	Residential Addition-Alteration Permit		Approved	06-Feb-26	06-Feb-26	LOR 18619 AMANDA LANE	104 SQ. FT. OPEN FREESTANDING COMPOSITE DECK WITH STEPS TO GRADE ON EACH SIDE TO RIGHT OF DWELLING, PRESSURE TREATED RAILING	Note	17-Feb-26	Historical Review	Not a review area no resources remaining on property
								Passed - Info	17-Feb-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**11**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2026-00470	Non-Residential New Construction Permit	I392	Review	06-Feb-26	11-Mar-26	SP-23-011.R01 17137 BLACK STALLION LANE	INSTALL A NEW 104 SQ. FT. FREESTANDING INSTALLATION OF 2.80 MW SOLAR ENERGY GENERATING SYSTEM (SEGS) TO INCLUDE (2,072) LONGI 535W MODULES AND (3,136) ZNSHINE 540W MODULES, (14) SMA SUNNY HIGHPOWER PEAK3 150-US INVERTERS, (1) 242 SQ. FT. CONCRETE EQUIPMENT PAD, (1) 780 SQ. FT. CONCRETE EQUIPMENT PAD, INSTALLATION	Note	11-Mar-26	Historical Review	previously reviewed by hdc at site plan stage. no additional comments on permit.
								Passed - Info	11-Mar-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**0**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
SM2026-0001	Town of Smithsburg Residential Building Permit	IV099	Approved	10-Feb-26	11-Feb-26	LOR 12 WEST WATER STREET	1020 SQ. FT. FINISHED SPACE ONE-STORY REPLACEMENT DWELLING ON FULL UNFINISHED BASEMENT WITH AREAWAY EXIT AND ROUGH-IN FOR FUTURE BATH, COVERED FRONT PORCH, REAR BACK STOOP, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF TRUSSES	Note	17-Feb-26	Historical Review	No tax credit; not a review area for HDC
								Passed - Info	17-Feb-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**6**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
S-26-008	Preliminary-Final Plat	V005	Revisions Required	18-Feb-26	23-Feb-26	15229 NATIONAL PIKE HAGERSTOWN, MD 21740	CREATE ONE (3) ACRE LOT FOR AN IMMEDIATE FAMILY MEMBER	Revisions Required	02-Mar-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**6**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
WI2026-0002	Town of Williamsport Residential Building Permit	WIL186; WIL187; WIL072; WIL188; WIL189; WIL185	Review	26-Feb-26	11-Mar-26	122 W. POTOMAC STREET	1,673 SQ. FT. INTERIOR RENOVATIONS TO DWELLING USED FOR NPS STAFF TO INCLUDE CREATING NEW KITCHEN AND LAUNDRY AREA NEAR MUDROOM, ADD ADA FULL BATHROOM AND BEDROOM ON THE FIRST FLOOR, REPLACE STAIRS FROM BASEMENT TO FIRST FLOOR AND FROM FIRST FLOOR TO SECOND FLOOR, ADD	Note	17-Mar-26	Historical Review	HDC does not review in the town
								Passed - Info	17-Mar-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**6**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
SP-26-005	Site Plan		In Review	03-Mar-26	06-Mar-26	20142 NATIONAL PIKE HAGERSTOWN, MD 21740	THIS IS A CHANGE OF USE SITE PLAN FROM AN HVAC BUSINESS TO A PRIVATE SCHOOL (NURSING ACADEMY). THIS PLAN ALSO PROPOSES A BUILDING ADDITION AND PARKING LOT ADJUSTMENT.	Note	11-Mar-26	Historic District Commission	No historic resources on site. w/in Heritage Area but no outreach necessary for this use.
								Approved	11-Mar-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**5**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
SP-26-006	Site Plan		In Review	04-Mar-26	06-Mar-26	14880 COLONEL HENRY K DOUGLAS DRIVE HAGERSTOWN, MD 21740	THIS MINOR SITE PLAN IS FOR THE CONSTRUCTION OF AN OFFICE TRAILER AND ASSOCIATED PARKING AREA.	Note	11-Mar-26	Historic District Commission	w/in Heritage Area but no notification for this site use. No known resources on site.
								Approved	11-Mar-26	Historic District Commission	Updated by Script from EPR.
								Days in Review:	**5**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2026-00861	Residential Addition-Alteration Permit	VI014	Review	05-Mar-26	10-Mar-26	LOR 5419 CREEK ROAD	2,368 SQ. FT. ROOF REPLACEMENT TO INCLUDE, 19 SQUARES OF METAL SHINGLES, 8 SQUARES OF LOW-SLOPE MOD-BIT ROOFING, AND 17 SQUARES OF DECKING W/OSB ON SINGLE FAMILY DWELLING	Note	11-Mar-26	Historical Review	not in a review area. sent no review contact letter.
								Passed - Info	11-Mar-26	Historical Review	Updated by Script from EPR.

Historic Review Activity 01/22/2026 thru 03/30/2026

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
							FAMILY DWELLING	**Days in Review:**	**1**		
								Folder Status	**Status Date**	**Task Name**	**Comments**
2026-00911	Residential Demolition Permit		Approved	09-Mar-26	10-Mar-26	LOR 16503 SPIELMAN ROAD	PARTIAL DEMOLITION OF 354 SQ. FT. ENCLOSED REAR PORCH TO INCLUDE REMOVAL OF WALLS, KEEPING FOUNDATION, POSTS, AND ROOF, COMPLETE DEMOLITION OF 208 SQ. FT. SHED, NO EXISTING FOUNDATION	Note	11-Mar-26	Historical Review	Reviewed the description of this property against the requested demolition. The proposed demo area is a later addition and in very poor condition and under 400 sq.ft. Based on size, condition, visibility from the road and not being included in property description, not taking this to HDC.
								Passed - Info	11-Mar-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**1**		
							1,900 SQ. FT. FINISHED SPACE ONE STORY	**Folder Status**	**Status Date**	**Task Name**	**Comments**
2026-00986	Residential New Construction Permit		Review	13-Mar-26	16-Mar-26	S-22-031 WOODSTOCK LANE, LOT 2	SINGLE FAMILY DWELLING ON PARTIALLY FINISHED WALKOUT BASEMENT (1,186 SQ. FT.) TO BE USED AS (2) BEDROOMS, (1) FULL BATHROOM, AND RECREATION ROOM WITH WET BAR, GAS FIREPLACE IN LIVING ROOM, ATTACHED THREE CAR GARAGE, COVERED	Note	17-Mar-26	Historical Review	Not in a review area for new construction.
								Passed - Info	17-Mar-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**1**		
							1,080 SQ. FT. INTERIOR RENOVATIONS TO FIRST	**Folder Status**	**Status Date**	**Task Name**	**Comments**
WI2026-0005	Town of Williamsport Residential Building Permit	WIL035	Review	17-Mar-26	18-Mar-26	LOR 139 W. POTOMAC STREET	FLOOR TO INCLUDE REMOVAL OF NON-LOAD BEARING WALL, REPAIRS TO STAIRS AND RAILINGS, REPAIR HALF BATH/CLOSET WALLS AND ENLARGE DOOR, RENOVATIONS TO ATTIC TO INCLUDE REMOVING FULL BATH EQUIPMENT AND WALLS, MAKE REPAIRS TO	Note	19-Mar-26	Historical Review	Not a review property for HDC
								Passed - Info	19-Mar-26	Historical Review	Updated by Script from EPR.
								Days in Review:	**1**		
Activity Count:	23										

Review Activities Summary

Application Type	Application Number	Approved	Comments Received	Note	Passed - Info	Revisions Required	Total
Non-Residential Addition-Alteration Permit	Total	1	0	2	1	0	2
Non-Residential New Construction Permit	Total	0	0	1	1	0	1
Preliminary-Final Plat	Total	0	0	0	0	2	2
Residential Addition-Alteration Permit	Total	0	0	4	4	0	4
Residential Demolition Permit	Total	1	0	2	1	0	2
Residential New Construction Permit	Total	1	0	3	2	0	3
Simplified Plat	Total	1	0	0	0	1	1
Site Plan	Total	3	0	3	0	1	4
Town of Smithsburg Residential Building Permit	Total	0	0	1	1	0	1
Town of Williamsport Residential Building Permit	Total	0	0	2	2	0	2
Zoning Ordinance Amendment	Total	0	1	0	0	0	1
Total		7	1	18	12	4	23

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

Property Owner
Address 1
Address 2
City, State, Zip

Dear Property Owner,

Your property(PROPERTY INFORMATION) (PROPERTY INFORMATION) (PROPERTY INFORMATION) has a zoning overlay in addition to your underlying zoning called the Historic Preservation Overlay. This overlay offers the benefit of the ability to apply for County Property Tax Credits for qualifying exterior work completed on the structures within the overlay. In exchange, any required building permits which affect the exterior of the structures are subject to the review of the Historic District Commission (HDC). The HDC uses the Secretary of Interior (SOI) Standards and Guidelines for Rehabilitation and the County's Design Guidelines for Historic Structures when reviewing projects to ensure the property's unique features are retained.

The HDC wanted to reach out to all property owners with a current HP overlay to ensure updates are shared with HP overlay owners and contact with the HDC is open. The HDC's website includes the adopted Design Guidelines for Historic Structures (June 2022) as well as the Historic Properties Tax Credit Ordinance (May 2024) for reference. Additional information can be found on the customer resource page, as well as access to HDC Agendas, Minutes and Certified Local Government Annual Reporting.

Since your property contains a resource within the HP Overlay, the HDC also wanted to determine if there were any additional programs or assistance that could be provided to help with the retention of the resource. Please reach out with any suggestions or considerations that the HDC should undertake.

Thank you for your stewardship of a historic resource in Washington County. The HDC looks forward to working with you in the future.

Sincerely,

Meghan Jenkins

Meghan Jenkins
Historic District Commission Staff