

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

July 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 June 3, 2026, meeting *

NEW BUSINESS

1. **Residential New Construction Permit - 2026-02372 - 22335 Old Georgetown Road, Smithsburg** (Discussion/Approval) - 440 sq. ft. one story detached garage on concrete slab to rear of dwelling, pole construction, pre-engineered roof trusses *

OLD BUSINESS

1. **Historic Properties Grant**
 - a. County budget considerations for FY28
2. **Legislative Priorities**

OTHER BUSINESS

1. **Correspondence**
 - a. **Request for Comment** - Telecommunications Tower - 10944 White Hall Road Smithsburg, MD - Trileaf #770617 *
 - i. **Note:** Staff submitted requested updates based on the GIS Viewshed. Consultant has responded. Awaiting MHT direction. Discuss in-house GIS options.
 - b. **Request for Comment** - Proposed Telecommunications Tower - 3417/3413 Rohrersville Rd., Rohrersville, MD - Trileaf #771285 (no attachments)
 - i. **Note:** Section 106 process is continuing next meeting 6/23/26, SP-25-029, local site plan, approved, Zoning appeals granted; Appeal case to court c-21-cv-26-000318
2. **Staff Report**
 - a. Staff Reviews *
 - b. Review of information shared at the Building Code/Ruins workshop
 - c. Preservation Maryland visit Price's Bridge July 29

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.

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

CLOSED SESSION

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

ADJOURNMENT

UPCOMING MEETING

1. Wednesday, August 5, 2026, 6:00 p.m.

***attachments**

**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
June 3, 2026**

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, June 3, 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 (arrived at 6:06 pm), Ann Aldrich, Michael Lushbaugh, Greg Smith, Brianna Candelaria, and Ex-officio County Commissioner Randy Leatherman. Staff member present was: Washington County Department of Planning & Zoning: Meghan Jenkins, GIS Coordinator and HDC Staff member.

Also present was Heather Holman from the Historic Advisory Committee.

MINUTES

Motion and Vote: Ms. Aldrich made a motion to approve the minutes of the May 6, 2026 regular meeting as presented. The motion was seconded by Mr. Lushbaugh and unanimously approved.

NEW BUSINESS

Historic Advisory Committee Merger

Mr. Yavener expressed the Commission's desire to continue enthusiasm and energy for historic preservation. He also acknowledged the importance of the continuation of the John Frye awards. There was a brief discussion regarding subcommittees for special events such as the Frye awards. There was a discussion regarding membership, attendance of meetings, length of meetings, etc. Members discussed the duties and responsibilities of each group.

OTHER BUSINESS

Staff Report

- **Staff Reviews** - A written report was provided to members in the agenda packet.
- **Preservation Month 2026 Recap:**
 - A social media summary was provided. Ms. Aldrich's photo was the most viewed photo this year.
 - Media post topics this year included: the Bikle tax credits, ordinary maintenance, and deconstruction of historic buildings
 - "Where Is It" Wednesdays did not go as well as anticipated.
 - The Preservation Maryland workshop for discussion of architectural styles went well. Ms. Jenkins would like to research ways to cross-promote this event to boost attendance.
 - Ms. Aldrich stated that the windows workshop went well also.
- Ms. Jenkins shared the draft inventory for 2353 Harpers Ferry Road prepared by RK&K.
- Ms. Jenkins announced that the HDC budget has been given \$15,000 for FY2027. We are exploring the possibility of applying for a grant and using these funds for other inventories.

- The Ditto Farm located near Regional Park is currently owned by the County and was recently sold to a private individual. Ms. Jenkins requested that the Historic Preservation zoning overlay be applied to the property prior to transfer from the County's ownership. This application will be brought before the HDC as well as the Planning Commission in the near future. This would allow the new owners to apply for County tax credits.
- A GIS Viewshed was received today for the proposed cell tower on White Hall Road that the applicant claimed was unable to be seen from historic resources. The viewshed analysis revealed that the tower will be seen. Ms. Jenkins will submit comments that there are historic resources that will be impacted by the cell tower. Mr. Bedard asked that comments be included regarding the continued poor assessment of the adverse effects on historic resources by this applicant.

Mr. Bedard made a motion to adjourn to Closed Session at 6:55 p.m. and so ordered by the Chairman.

CLOSED SESSION

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

Mr. Bedard made a motion to adjourn to Open Session at 7:05 p.m. and so ordered by the Chairman.

Motion and Vote: Ms. Aldrich made a motion to forward the recommended candidate to the Board of County Commissioners for appointment to the HDC. The motion was seconded by Mr. Bedard and unanimously approved.

UPCOMING MEETINGS

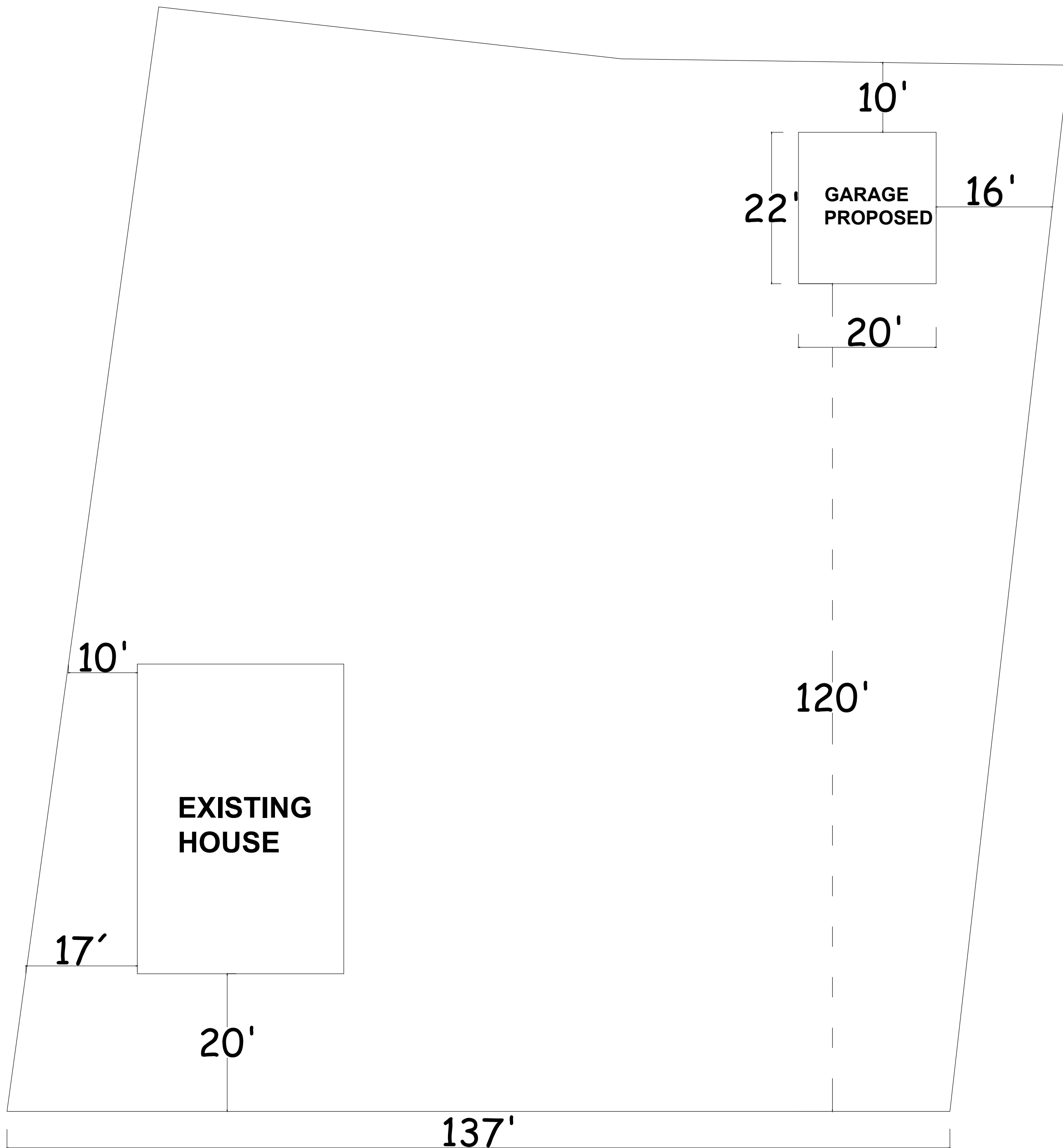
1. Monday, June 8, 2026, 11:00 a.m. (Workshop for Building Codes/Historic Resources)
2. Wednesday, July 1, 2026, 6:00 p.m.

ADJOURNMENT

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

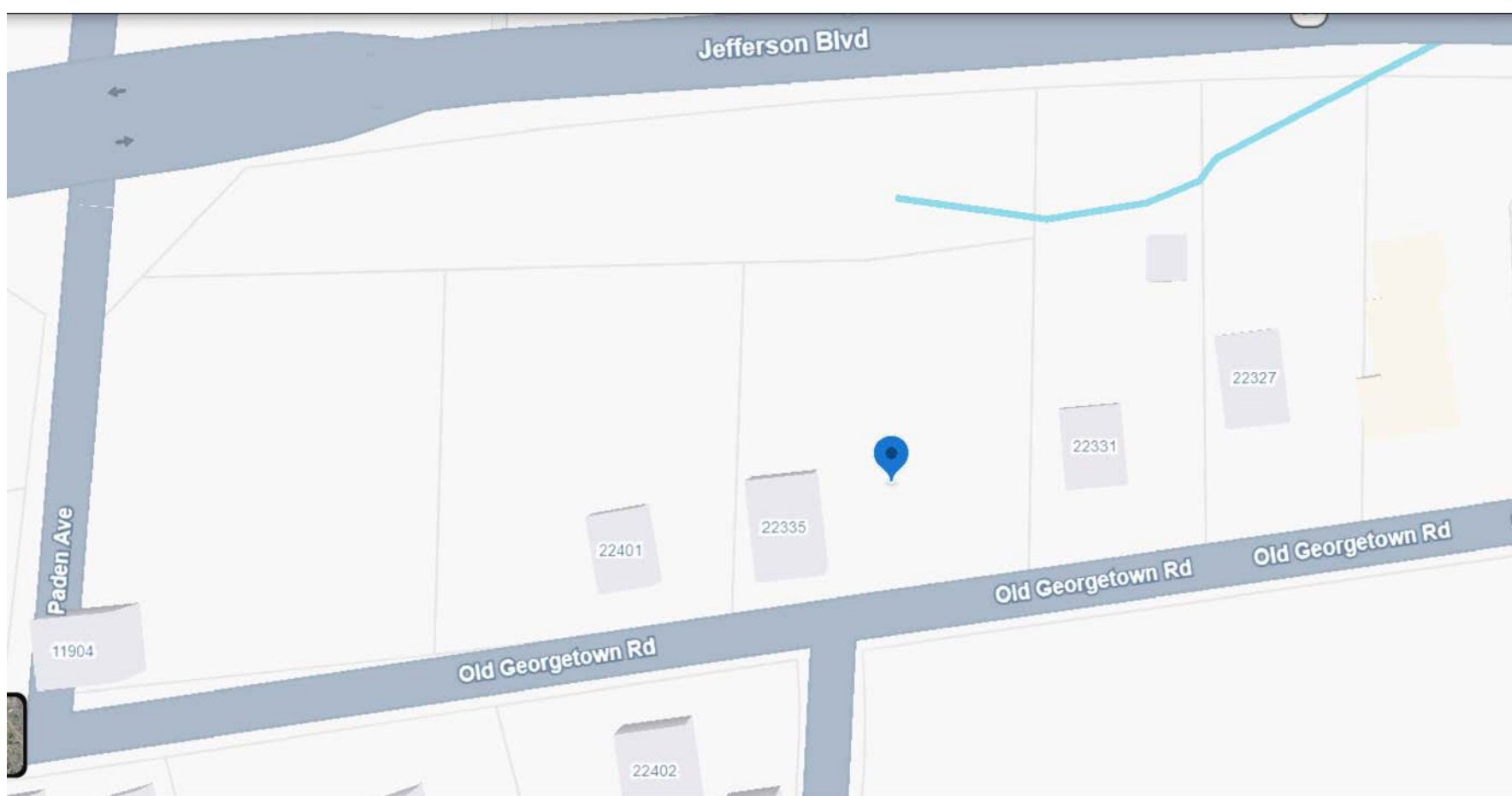
Respectfully submitted,

Lloyd Yavener, Chairman



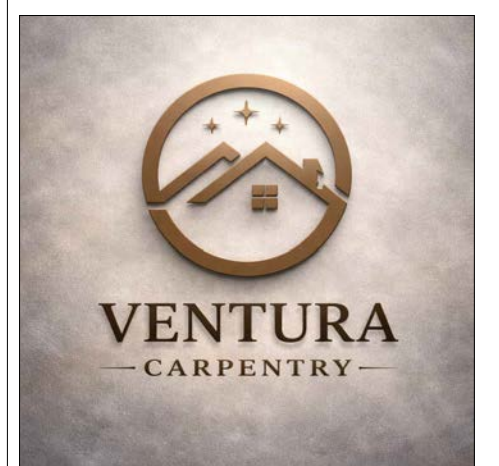
OLD GEORGETOWN RD.

1 PLOT PLAN
A-1 SCALE: 1:4 1/4" = 1'



RESIDENCE FOR:
22335 OLD GEORGETOWN RD,
SMITHSBURG MD 21783

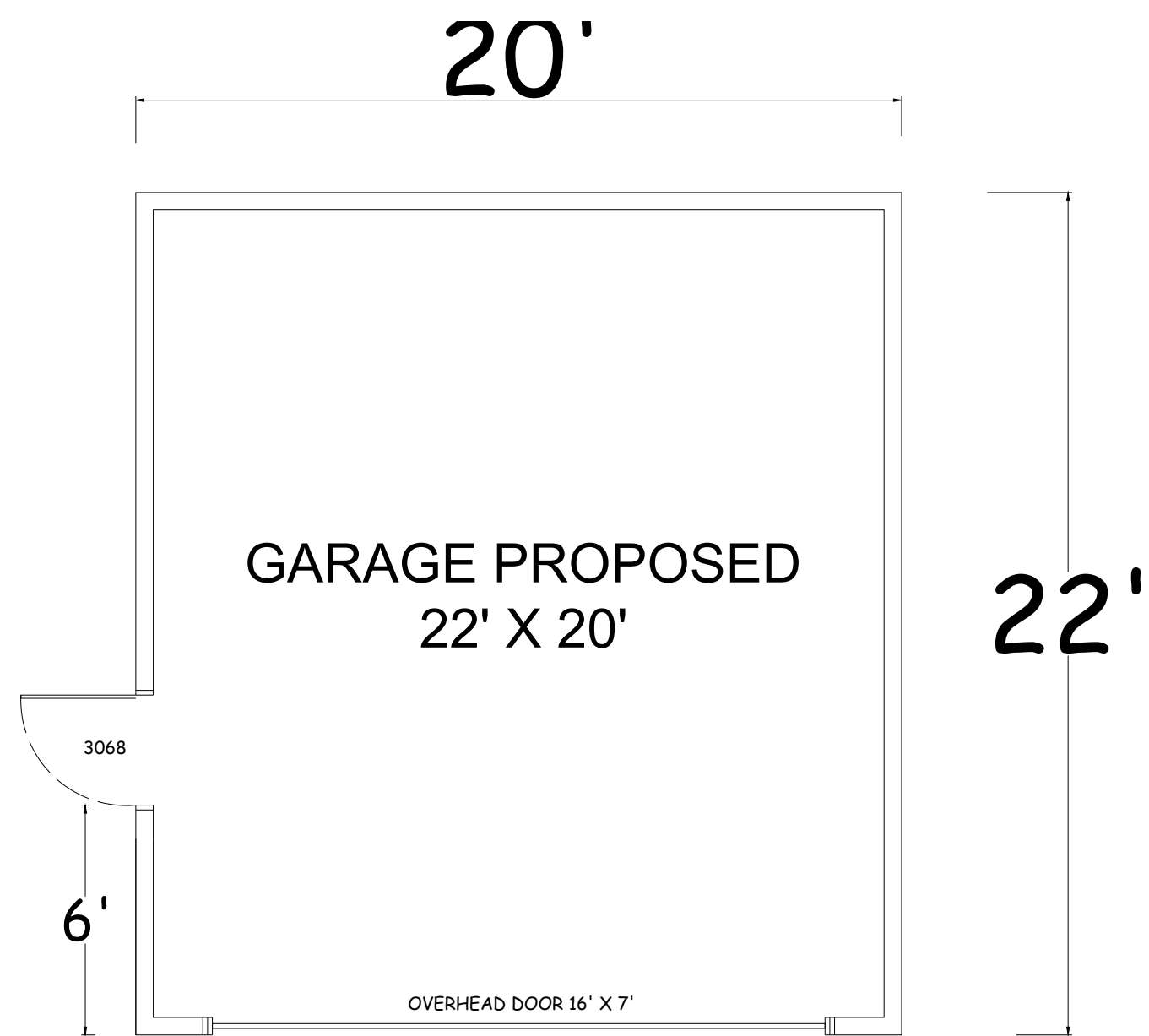
DWN: JAFET PAREDES LAZO	CHECKED: JOSE B. PADILLA	REV:	REV:
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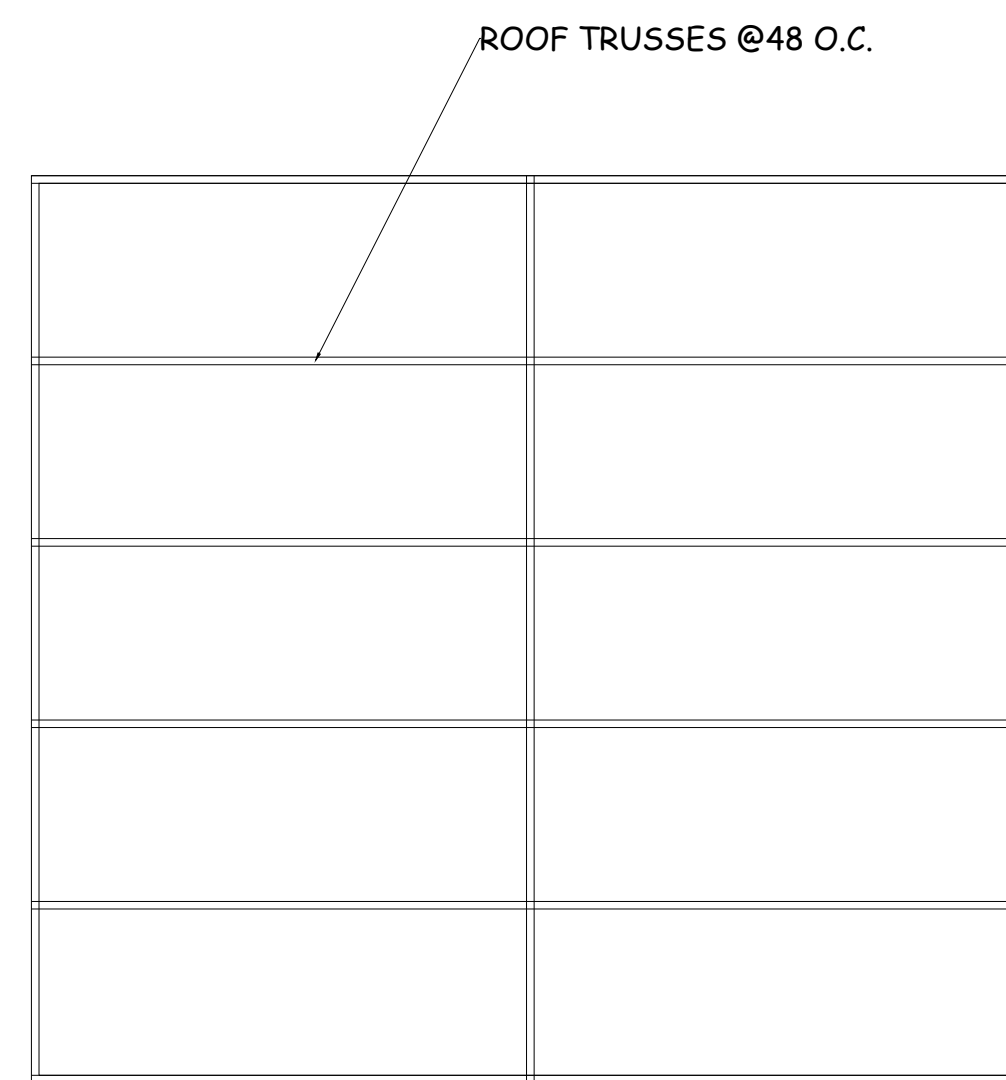
SHEET:

OF: 1

DATE:



2 FLOOR PLAN
A-2 SCALE: 1:2 1/2" = 1'



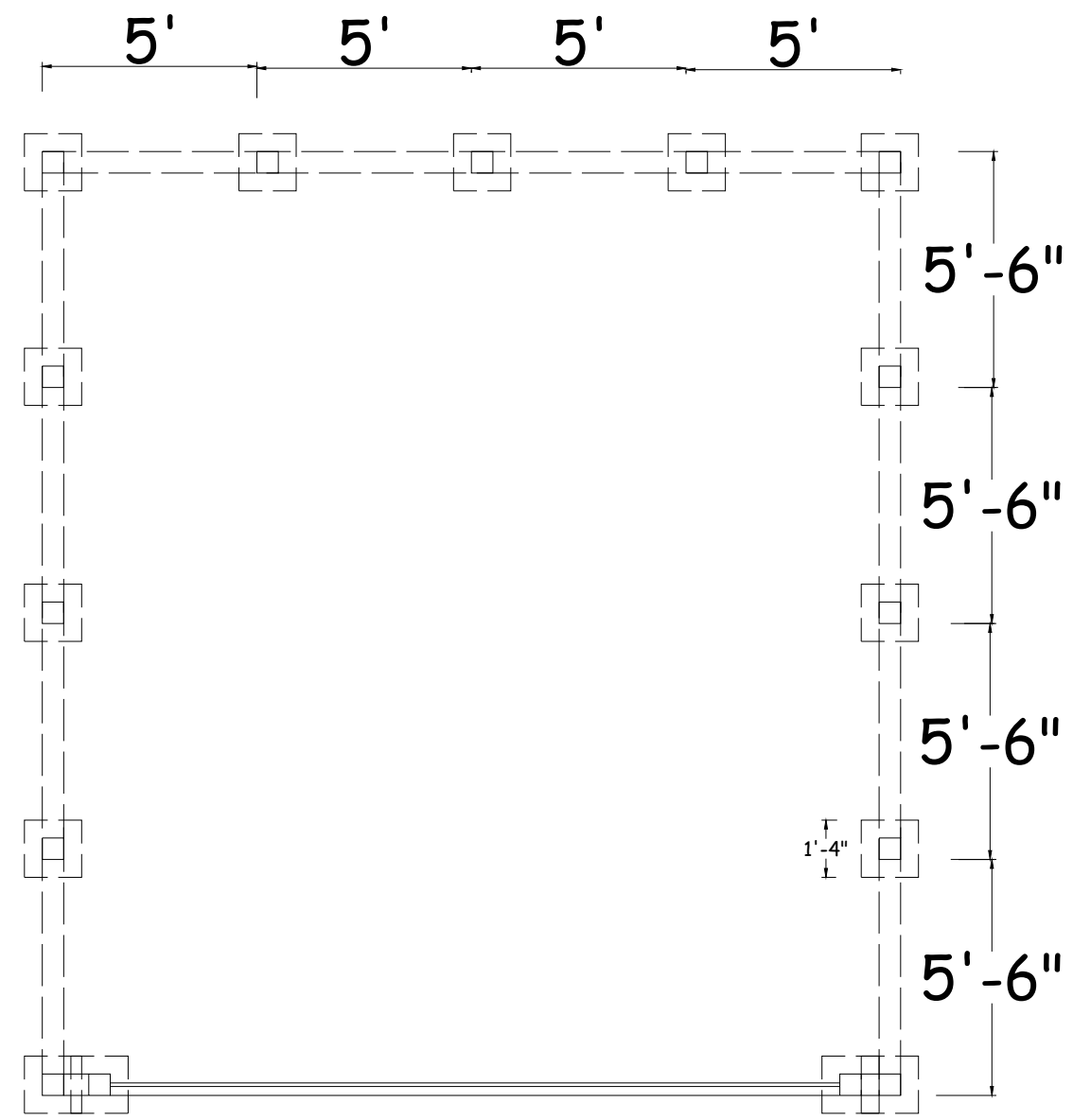
3 ROOF FRAMING
A-2 SCALE: 1:2 1/2" = 1'

RESIDENCE FOR:
 22335 OLD GEORGETOWN RD,
 SMITHSBURG MD 21783

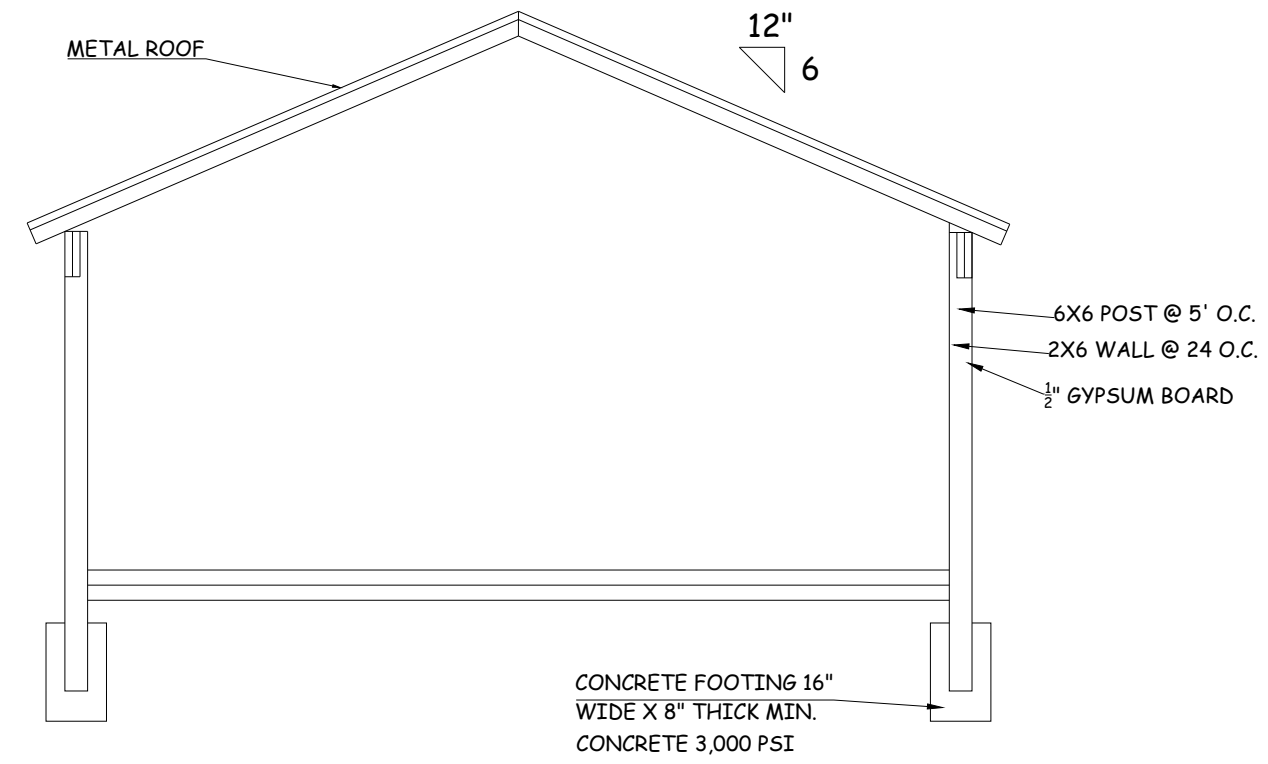
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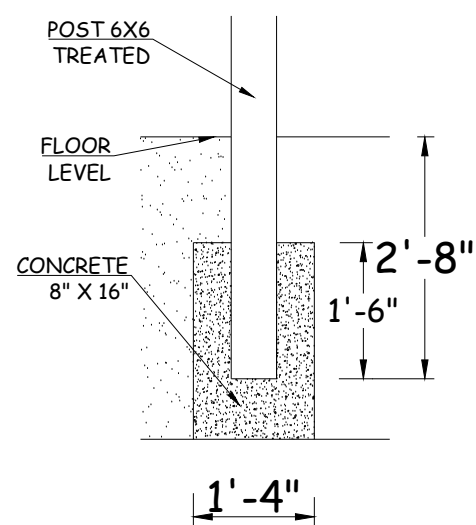
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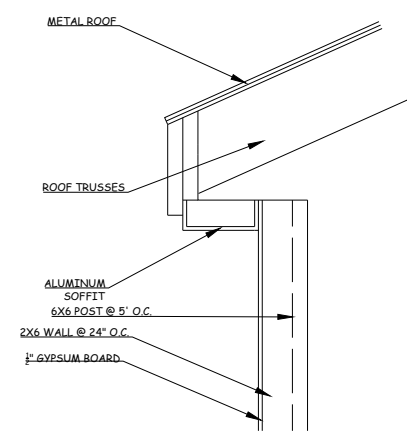
4 GARAGE FURING
A-3 SCALE: 1:2 1/2" = 1'



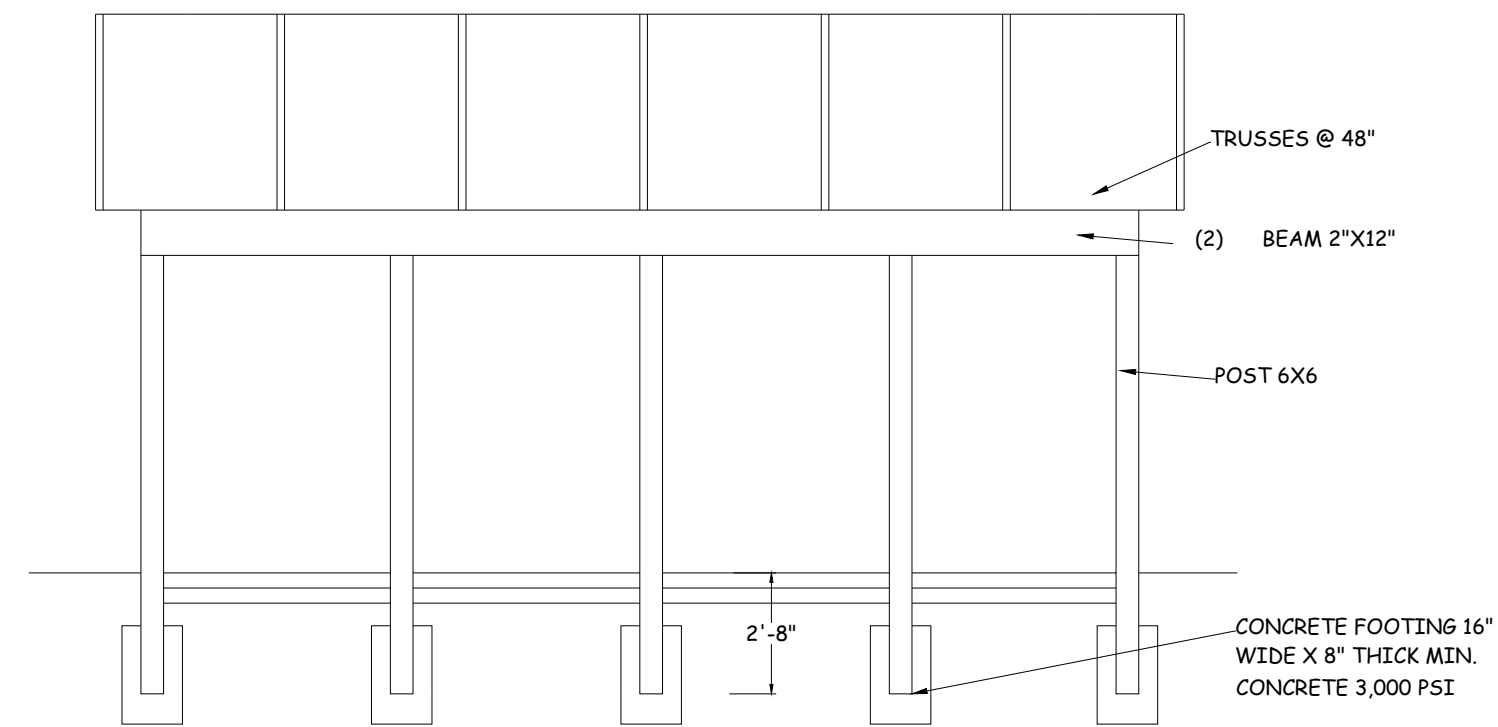
6 SECTION A
A-3 SCALE: 1:2 1/2" = 1'



5 POST DETAIL
A-3 SCALE: 1:1 1" = 1'



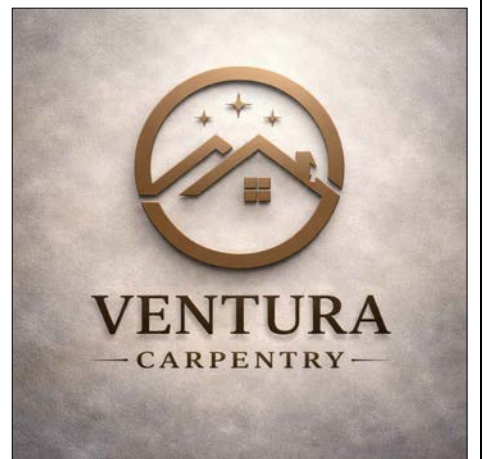
7 ROOF DETAIL
A-3 SCALE: 1:1 1" = 1'



6 SECTION B
A-3 SCALE: 1:2 1/2" = 1'

RESIDENCE FOR:
 22335 OLD GEORGETOWN RD,
 SMITHSBURG MD 21783

DWN:	JAFET PAREDES LAZO
CHECKED:	JOSE B. PADILLA
REV:	
REV:	



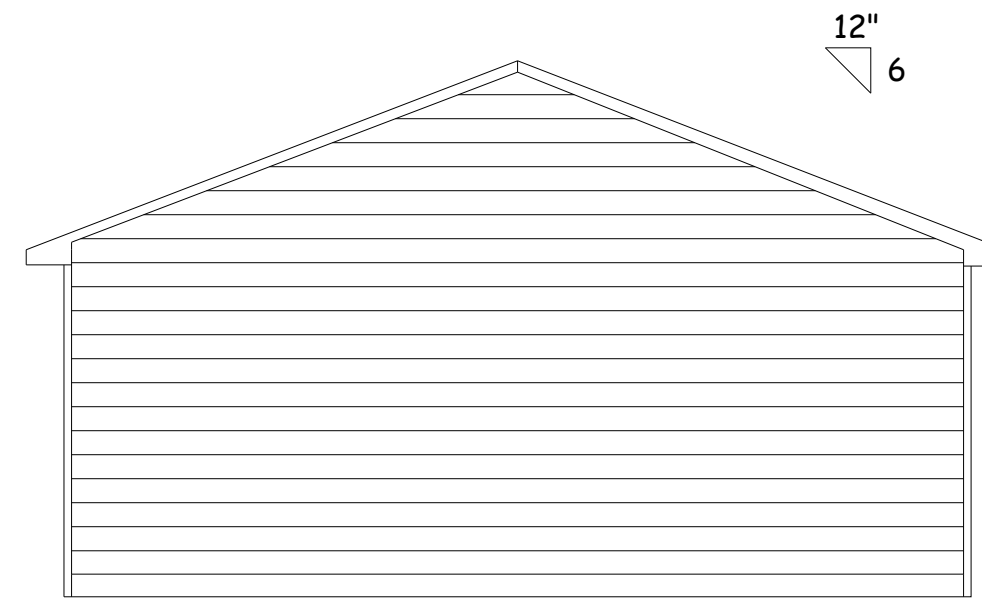
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OF: 1

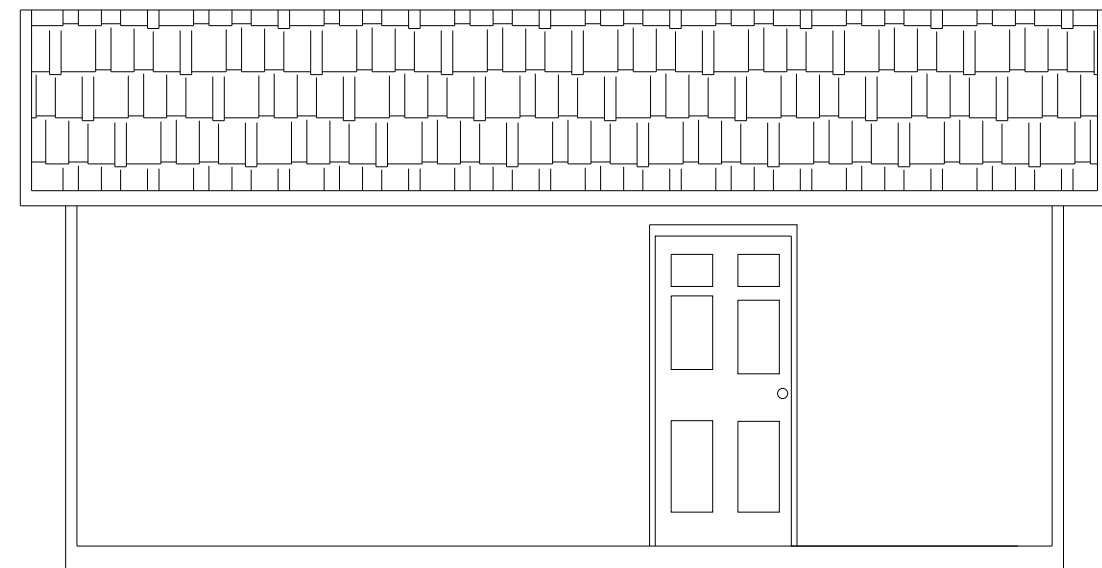
DATE:



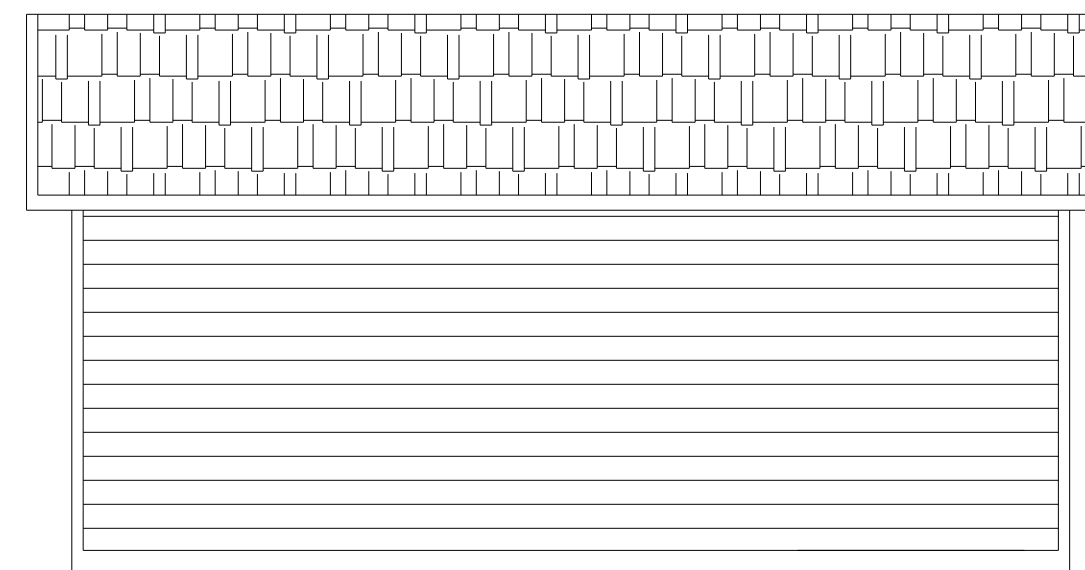
8 FRONT ELEVATION
A-4 SCALE: 1:2 1/2" = 1'



9 REAR ELEVATION
A-4 SCALE: 1:2 1/2" = 1'



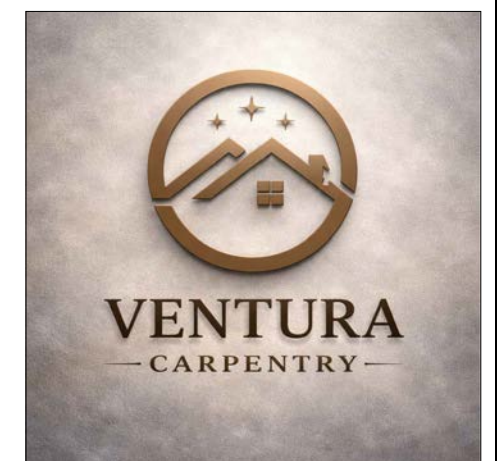
10 LEFT ELEVATION
A-4 SCALE: 1:2 1/2" = 1'



11 RIGHT ELEVATION
A-4 SCALE: 1:2 1/2" = 1'

RESIDENCE FOR:
 22335 OLD GEORGETOWN RD,
 SMITHSBURG MD 21783

DWN: JAFET PAREDES LAZO	CHECKED: JOSE B. PADILLA	REV:	REV:
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SHEET:

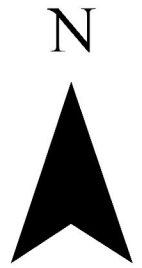
OF: 1

DATE:









Viewshed Analysis

Latitude: 39° 36' 51.686" N Longitude: 77° 38' 45.768" W



Legend

-  1/2 Mile APE-VE
-  Baseline
-  47.25 feet
-  94.5 Feet
-  141.75
-  189 Feet

Project Location

1/2 Mile APE-VE

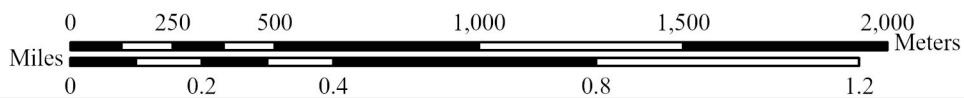
Vantor

Esri World Imagery

Arcola Towers- Whitehall

10944 White Hall Road, Smithsburg, MD 21783

Trileaf Project: 770617



Historic Review Activity 05/22/2026 thru 06/18/2026

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Folder Status	Status Date	Task Name	Workflow Info	Comments
SP-25-043	Site Plan	1471; 1866	In Review	22-Oct-25	05-Jun-26	13850 CRAYTON BOULEV, SUITE# A HAGERSTOWN, MD 21742	THIS SITE PLAN IS FOR THE CONSTRUCTION OF A CONVENIENCE STORE/GAS STATION WITH AUTO AND DIESEL FUELING ISLANDS. THE PROPOSED SITE DISTURBED AREA IS 9.8 ACRES, AND THE PROPOSED IMPERVIOUS	Approved	08-Jun-26	Historic District Commission	Updated by Script from EPR.	
								Days in Review:	3			
SP-26-001	Site Plan		In Review	07-Jan-26	15-Jun-26	13705 RAILROAD STREET MAUGANSVILLE, MD 21767	PROPOSED BUILDING EXPANSION	Approved	17-Jun-26	Historic District Commission	Updated by Script from EPR.	
								Days in Review:	2			
SP-26-014	Site Plan		Approved	09-Apr-26	21-May-26	14366 RECKORD AVENUE CASCADE, MD 21719	CHANGE IN USE SITE PLAN FROM COMMERCIAL RETAIL SALES TO A BARBER SHOP	Approved	29-May-26	Historic District Commission		
								Days in Review:	8			
SP-26-013	Site Plan		Approved	09-Apr-26	21-May-26	25009 LAKE WASTLER DRIVE CASCADE, MD 21719	CHANGE IN USE SITE PLAN FOR A BAKERY TO A TAVERN	Approved	29-May-26	Historic District Commission	Updated by Script from EPR.	
								Days in Review:	8			
S-26-020	Final Plat	1075; 1063	In Review	06-May-26	01-Jun-26		ARBORVIEW PHASE 1 SECTION 1 FINAL PLAT 72 SF & 44 SEMI DETACHED LOTS	Revisions Required	08-Jun-26	Historic District Commission	Updated by Script from EPR.	
								Days in Review:	6			
2026-02214	Residential New Construction Permit	IV072	Approved	28-May-26	29-May-26	LOR 12968 ROWE ROAD	CONSTRUCTION OF (3) TIERED SEGMENTED BLOCK RETAINING WALLS ON SOUTH SIDE OF HOUSE, EACH WILL BE 2FT - 9.5 FT. IN HEIGHT INCLUDING RAILING, STEPS TO GRADE IN THE MIDDLE OF WALL #1 JOEL & EVALINDA STRITE	Note	08-Jun-26	Historical Review	wall is adjacent to previous new construction dwelling. No hdc review required in this area.	
								Days in Review:	10			
2026-02251	Floodplain Permit	I123	Approved	01-Jun-26	02-Jun-26	SP-25-009 458 ANTIETAM DRIVE	FLOODPLAIN PERMIT FOR NEW WATER TRAIL PARK AT ANTIETAM DRIVE. 11 SPACE PARKING LOT, VIEWING PLATFORM AND CREEK ACCESSA ANTIETAM DRIVE WATER TRAIL PARK	Note	08-Jun-26	Historical Review	Not a review area/activity for HDC.	
								Days in Review:	6			
2026-02372	Residential New Construction Permit		Review	08-Jun-26	08-Jun-26	22335 OLD GEORGETOWN ROAD SMITHSBURG, MD 21783	440 SQ. FT. ONE STORY DETACHED GARAGE ON CONCRETE SLAB TO REAR OF DWELLING, POLE CONSTRUCTION, PRE-ENGINEERED ROOF TRUSSES	Note	08-Jun-26	Historical Review	For the July 1 HDC Agenda	
								Days in Review:	0			
Activity Count:	8											

Review Activities Summary

Application Type	Application Number	Approved	Note	Passed - Info	Revisions Required	Total
Final Plat	Total	0	0	0	1	1
Floodplain Permit	Total	0	1	1	0	1
Residential New Construction Permit	Total	0	2	1	0	2
Site Plan	Total	4	0	0	0	4
Total		4	3	2	1	8