

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

October 1, 2025

Regular Meeting - 6:00 p.m.

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

CALL TO ORDER AND ROLL CALL

MINUTES

1. Minutes of August 6, 2025, Regular Meeting *
2. Minutes of September 3, 2025, Regular Meeting *

NEW BUSINESS

1. **Residential New Construction Permits (2025-03538 and 2025-04306) - 25609 Military Road (WA-IV-057, Highfield Rural Village)-**
(Discussion/Approval) - 2,616 sq. ft. finished space two story single family replacement dwelling on full unfinished weller exit basement, gas fireplace in living room, covered front porch, uncovered rear and left stoops, frame construction, pre-engineered roof trusses **AND** 624 sq. ft. detached one story two car garage on concrete slab, pre-engineered roof trusses *
2. **Residential Addition/Alteration - (2025-#TBD) - 4504 Main Street (WA-III-141 and WA-III-025, Rohrsersville Rural Village) - (Discussion/Approval) -**
restoration and stabilization of the structure *

OTHER BUSINESS

1. **Staff Report**
 - a. Staff Reviews *
 - b. Letter of support to the Board of County Commissioners for Legislative Priorities *
 - c. Update on Town adoption of MOU's for Tax Credit

ADJOURNMENT

UPCOMING MEETING

1. Wednesday, November 5, 2025, 6:00 p.m.

*attachments

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

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**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
August 6, 2025**

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, August 6, 2025 at 6:00 p.m. in the Washington County Administrative Complex, 100 W. Washington Street, Room 2001, Hagerstown, Maryland

CALL TO ORDER AND ROLL CALL

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

Commission members present were: Lloyd Yavener, Chairman; Ann Aldrich, Justin Bedard, Tyler Milam, Greg Smith and Brianna Candelaria (arrived at 6:36). Staff members present were: Washington County Department of Planning & Zoning: Meghan Jenkins, GIS Coordinator and HDC Staff member.

MINUTES

Motion and Vote: Ms. Aldrich made a motion to approve the minutes of the July 2, 2025 meeting as presented. The motion was seconded by Mr. Bedard and unanimously approved.

NEW BUSINESS

HTC-25-001 – 32 E Baltimore Street, Funkstown – WA-I-639

Ms. Jenkins explained that we are waiting for the MOU to be signed by the Town of Funkstown giving the HDC the authority to review tax credit applications within the Town. A tax credit application for property located at 32 E. Baltimore Street in Funkstown has been submitted for review. Mr. Byron, the property owner, is currently in the process of making improvements to the home; therefore, staff did not want to delay the progress of the improvements so the application is being reviewed by the Commission this evening. Ms. Jenkins noted that the County's Tax Credit Ordinance requires approval prior to the work being performed. In this case, Mr. Byron has already started the work but has tried to separate the work already completed from what is being proposed within Part 2 of his application. An addition is also being proposed on the structure and a preliminary drawing was included in the agenda packet.

The structure is located next to Town Hall in Funkstown and was used as a hospital during the Civil War. Ms. Jenkins showed a slide presentation of the structure while explaining the proposed changes. Mr. Byron was present at the meeting and provided additional information on the improvements currently underway and a brief history of the structure

OTHER BUSINESS

Staff Report

- A written report of staff reviews for July was provided to members in the agenda packet.
- **Town MOU for Historic Properties Tax Credit Update** – Ms. Jenkins provided a spreadsheet to members tracking the progress of the MOU process. She reported all Towns have been contacted with varying success. The Town of Smithsburg intends to present the MOU to its Town Council in September. The Town of Keedysville would like to have a formal presentation; however, they meet at the same time as the HDC. Ms. Jenkins stated she sent all the materials to the Town of Boonsboro again.
- **Comprehensive Plan Update** – The Comprehensive Plan will go before the Board of County Commissioners on August 26th. Ms. Jenkins will provide a time to members when it has been set.

ADJOURNMENT

Ms. Aldrich made a motion to adjourn the meeting at 6:45 pm. The motion was seconded by Mr. Bedard and so ordered by the Chairman.

Respectfully submitted,

Lloyd Yavener, Chairman

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

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, September 3, 2025 at 6:00 p.m. in the Washington County Administrative Complex, 100 W. Washington Street, Room 2001, Hagerstown, Maryland

CALL TO ORDER AND ROLL CALL

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

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

NEW BUSINESS

Residential Addition-Alteration (2025-03697) – 17827 Spielman Road

Ms. Jenkins presented a permit application for property located at 17827 Spielman Road (WA-II-277, Fairplay Rural Village). The applicant is proposing to install 33 – 13.20 kW roof mounted solar panels on the dwelling. The majority of the panels would be installed on the side of the roof that does not face the right-of-way. The panels facing the right-of-way would be on a portion of the dwelling that was added to the original structure. Staff recommends approval of the application.

Motion and Vote: Ms. Aldrich made a motion to approve the permit application as presented. The motion was seconded by Mr. Smith and unanimously approved.

HTC-25-002 – 817 The Terrace, WA-HAG-146 (Oak Hill Historic District)

Ms. Jenkins presented a tax credit application for several proposed projects on property located at 817 The Terrace. Ms. Jenkins presented pictures of the property as well as a description of each proposed project with a cost estimation. The first project is the colonnade (work already in progress). Phase 2 includes the replacement of windows, storm windows, scraping, painting, etc. at an approximate cost of \$60,000. Phase 3 will include the dismantling of existing stairs and walkway, pouring of concrete, replacement of flagstone, etc. at an estimated cost of \$85,000. No formal action is required at this time.

OLD BUSINESS

HTC-25-001 – 32 E Baltimore Street, Funkstown – WA-I-639

Ms. Jenkins reminded members that this property was reviewed during the August meeting. Staff visited the site on August 21, 2025 to discuss details of the project at the request of the owner. The property owner would like the Commission's advice on replacing the basement glass windows with a vertical wood grille backed by a solid backing and making the opening slightly smaller to bring the sill above-grade. He also would like the Commission to comment on the stoop he is proposing at the back of the attached kitchen. The proposed stoop would be similar in construction to the one on Chance Regained as found in the "*Washington County Historic Treasures*" book but adjusted for the scale of the building. This includes a shed-style roof, no guttering, with simple wood columns. There was a discussion that the door opening on the kitchen was likely added later and the previously attached shed sheltered the opening. Adding the shed roof stoop would protect the opening. Members noted these changes would improve the longevity

of both the windows in the basement and the door on the kitchen. They had no additional comments on the updates to the project.

OTHER BUSINESS

Correspondence

- Section 106 Consultation: I-70 Bridge Nos. 2111503 and 2111504 over MD 632 – A letter was received from MDOT regarding the replacement of these dual bridges over MD 632. MDOT has determined that no historic properties will be affected by the project. No formal action is required.
- HTC-24-002 – Williamson Status Update to Withdrawn – Ms. Jenkins reminded members that Mr. Williamson proposed a gutter project for his home and was proposing to apply for State and County tax credits. Mr. Williamson has withdrawn his application due to issues with the contractor.
- Rohrsersville Cell Tower – Ms. Jenkins stated that a letter was received asking if the HDC would like to be a consulting party in the review process. She stated that a 199-foot monopole is proposed on MD 67 next to the Boonsboro Ambulance facility. In preliminary research, it appears the proposed tower would be visible from the Appalachian Trail and Crampton's Gap which are both on the National Register of Historic Places. There are several other National Register eligible resources that would be affected by the placement of this cell tower. Ms. Jenkins responded that the HDC would like to be a consulting party for this proposed project.

Staff Report

- A written report was provided to members in the agenda packet.
- Legislative Priorities Update – Last year the HDC set three priorities: update the tax credits, begin a grant program (County Attorney believes language in State Law is required to enact such a program) and begin a yearly credit program similar to the ag district program. The grant program and yearly credit program are potential candidates for this year's legislative session. Priorities are determined by the Board of County Commissioners.
- City of Hagerstown Outreach, Tax Credits – Ms. Jenkins reported that she received a phone call from someone who wanted to apply for a tax credit; however, the project was already fully completed. Unfortunately, the City did not instruct the property owner to apply for the tax credit prior to work beginning. Ms. Jenkins has reached out to City staff to make sure they inform people if they are interested in the tax credits they must apply prior to work starting. She also sent them copies of the tax credit brochure.
- Comprehensive Plan Status – Ms. Jenkins announced that the Comprehensive Plan Update has been adopted by the Board of County Commissioners. A few revisions are required and then the document will be available on our website.

ADJOURNMENT

Mr. Bedard made a motion to adjourn the meeting at 7:00 pm. The motion was seconded by Ms. Candelaria and so ordered by the Chairman.

Respectfully submitted,

Lloyd Yavener, Chairman



HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission
From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff
Date: September 22, 2025
Subj: Residential New Construction Permit/Stick Built Home, 2025-03538 &
Residential New Construction Permit/Garage-Carport, 2025-04306

Staff Report and Analysis

Property Owner: BREWBAKER NICHOLAS ALISTAIR,
Applicant: Nicholas Brewbaker
Location: 25609 MILITARY Road
Tax Account ID: 14008896
Map/Grid/Parcel/Lot: 14/22/409/
Legal Description: PAR A 105X195 .46AC 25609 MILITARY ROAD
Zoning: Rural Village
Rural Village: Highfield (MHT-C) Historic Rural Village
Project Description: 2,616 sq. ft. finished space two-story single-family replacement dwelling on full unfinished weller exit basement, gas fireplace in living room, covered front porch, uncovered rear and left stoops, frame construction, pre-engineered roof trusses **AND** 624 sq. ft. detached one story two car garage on concrete slab, pre-engineered roof trusses John Lee Chapman, Parcel A

Applicable Law and Review Criteria:

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

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

1. The application shall be approved by the HDC if it is consistent with the following criteria:



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

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

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

Secretary of Interior Standards which may be applicable to this project review include:

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



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would be unimpaired.

Washington County Design Guidelines for Historic Structures which may be applicable to this project review include:

Guidelines for New Construction and Accessory Buildings (Page 71)

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

Staff Report:

The subject property is located in the Highfield/Cascade Rural Village in the northeastern portion of Washington County. The rural village is situated primarily along Military Road (MD 550) and is comprised of approximately 70 acres and 60 dwellings constructed between the late 19th century to early 20th century. The architectural styles of the village vary and include examples of Queen Anne, Colonial Revival, Craftsman style and more. The community developed as a resort community with vacation homes and transitioned in the 1940's to the rural residential community it is today. The typical construction materials include wood frame on stone foundations. There are varied roof types including gabled or hipped roofs as well as gambrel. Many structures have broad porches covering several elevations. The setbacks in the district vary depending on lot size and topography but many lots include lawns and mature trees.

In January of 2024 the previous structure on this property was significantly damaged by a building fire. The structure was demolished, and the lot is currently vacant ahead of the proposed construction. The previous structure was contributing to the district and described as "8. two-story vernacular building of wood construction with multiple-pitched roof; windows are flat-topped exterior shutters; single-story bay window (c. 1900)" – Maryland Inventory of Historic Properties (MIHP) WA-IV-057. There is an accompanying photo on page 107 of the MIHP documentation which is included in the attachments of this report for reference. The previous structure was setback from Military Rd. approximately 100 feet.

The projects associated with this review propose a 2,616 sq. ft., two-story single-family dwelling on full unfinished basement with a covered front porch, an uncovered rear stoop and left stoop using frame construction (2025-03538). There is an accompanying 624 sq. ft. detached one story two car garage on



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concrete slab also proposed (2025-04306). The proposed structures are set back approximately 75 feet from Military Road with the garage proposed to the east or left side of the main house and slightly setback from the main house while its depth puts the structures in line at the rear elevations. The materials to be used for the structures include fiberglass/asphalt shingles, with vinyl siding and wood porches/stoops for the house and the garage proposes a concrete exterior.

Staff Analysis:

The proposed structures exterior appearance does not conflict with the existing structures in the rural village in terms of the materials, styles, mass and other factors as listed in Section [5D.5 Architectural Review](#) of the Zoning Ordinance. The buildings size and orientation within the property are consistent with the existing structures in the village as well. The structures will be slightly closer to the road than the neighboring contributing structure but only by about 25 feet. The setbacks proposed by the project do not conflict with the varying setbacks that are present in the rural village. The accessory garage is setback from the main house with construction that does not conflict with other existing structures. The construction proposed does not conflict with the County Design Guidelines or the Secretary of Interior Guidelines which are applicable to this construction type. The characteristics detailed in this application have been reviewed against the characteristics listed in [Section 5D.5 Architectural Review](#) of the Zoning Ordinance and do not appear to detract from the rural village.

Staff Recommendation:

Recommend approval of the new construction permits 2025-03538 and 2025-04306, in the Highfield/Cascade Historic Rural Village, due to the proposed constructions consistency with the County's Design Guidelines for Historic Structures, Secretary of Interior Standards for Rehabilitation and Section 5D.5 Architectural Review as listed in the County's Zoning Ordinance based on the details provided in the Staff Analysis of the project.

Respectfully Submitted,

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos provided by Staff
- Permit Submission Packet



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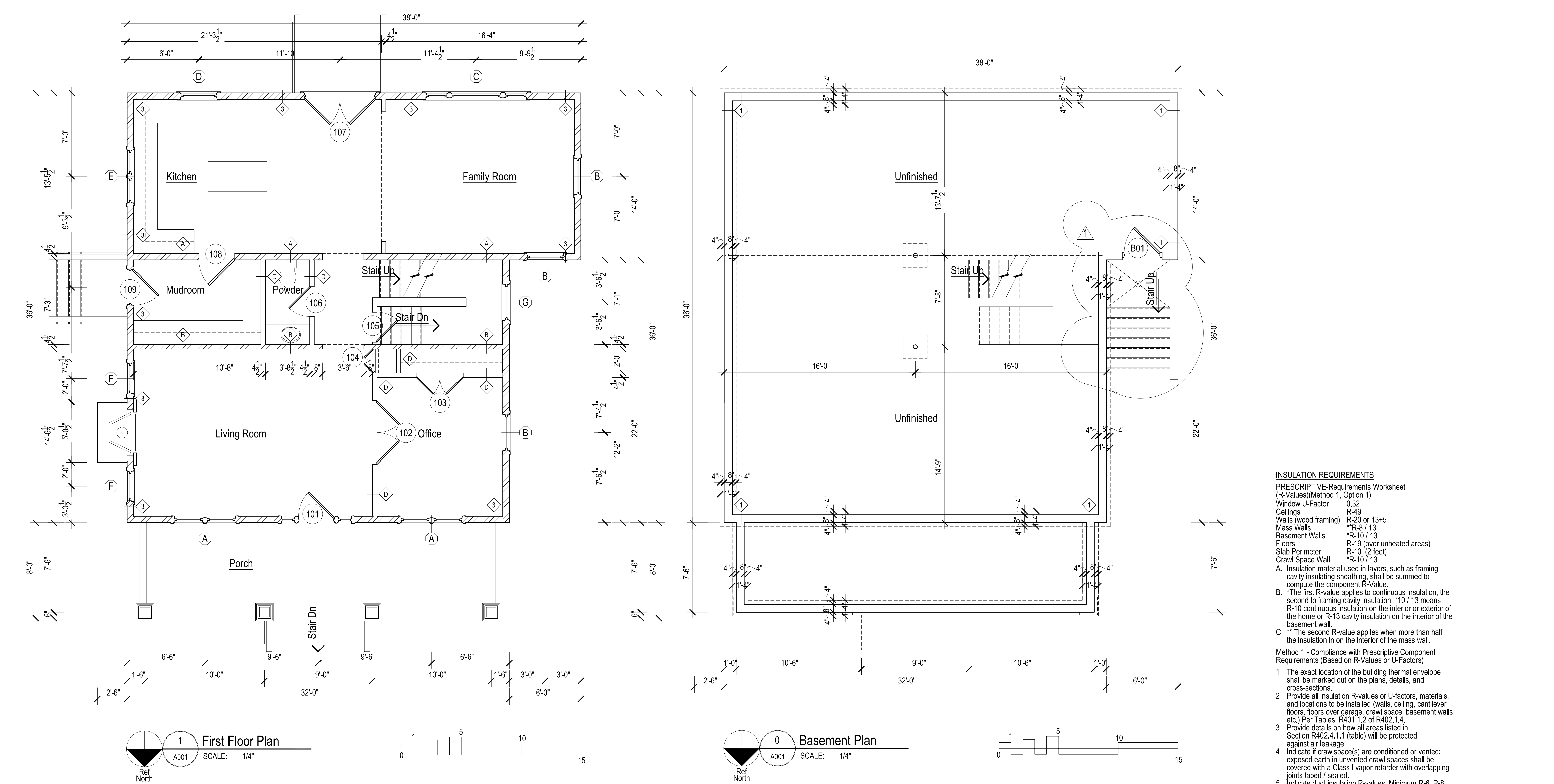
Previous Structure – Image Credit: MIHP WA-IV-057



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Existing Conditions (Sept 2024) Image Credit: Google Street View



INSULATION REQUIREMENTS
PRESCRIPTIVE-Requirements Worksheet
(R-Values)(Method 1, Option 1)
Window U-Factor 0.32
Ceilings R-49
Walls (wood framing) R-20 or 13+5
Mass Walls **R-8 / 13
Basement Walls **R-10 / 13
Floors R-19 (over unheated areas)
Slab Perimeter R-10 (2 feet)
Crawl Space Wall **R-10 / 13
A. Insulation material used in layers, such as framing cavity insulating sheathing, shall be summed to compute the component R-value.
B. *The first R-value applies to continuous insulation, the second to framing cavity insulation, *10 / 13 means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall.
C. ** The second R-value applies when more than half the insulation in on the interior of the mass wall.
Method 1 - Compliance with Prescriptive Component Requirements (Based on R-Values or U-Factors)
1. The exact location of the building thermal envelope shall be marked out on the plans, details, and cross-sections.
2. Provide all insulation R-values or U-factors, materials, and locations to be installed (walls, ceiling, cantilever floors, floors over garage, crawl space, basement walls etc.) Per Tables: R401.1.2 of R402.1.4.
3. Provide details on how all areas listed in Section R402.4.1.1 (table) will be protected against air leakage.
4. Indicate if crawlspace(s) are conditioned or vented: exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped / sealed.
5. Indicate duct insulation R-values, Minimum R-6, R-8 in attics. Insulation not required if ductwork is completely within the building thermal envelope.
6. Indicate duct sealing methods per IRC M1601.4.1.

Window Schedule				Door Schedule				R-Values	Partition Types	Finish Schedule					Window and Door Openings					
Type	Size	Type	Notes	Door #	Size	Type	Notes	See Section N on 001 - Cover Sheet For Prescriptive Insulation Requirements (R-Values)(Method 1, Option 1) Window U-Factor 0.35 Ceilings R-49 Walls (wood framing) R-20 or 13+5 Mass Walls **R-8 / 13 Basement Walls *R-10 / 13 Floors R-19 (over unheated areas) Slab Perimeter R-10 (2 feet) *R-10 / 13	Exterior Wall Types	Interior Wall Types	Room Name	Base		Floor Type	Wall Finish	Ceiling Finish	<div>1. Must be double studs. 2. Must have double headers. 3. All headers must be set on top of the studs, and must be set on edge. 4. For all single window and door openings, not exceeding 48 inches, the headers shall not be less than double 2x4 supporting one floor or roof. 5. For all twin openings not exceeding 72 in., the headers shall not be less than double 2x6 supporting one floor or roof. 6. All triple openings not exceeding 8 feet, the headers shall not be less than double 2x8, and not exceeding 10 feet, not less than double 2x10 supporting one floor or roof. All headers must be braced at the top. 7. At least one window in each sleeping room must have a min. net clear opening of 5.7 sq. ft. The min. net clear opening height dim. shall be 24 in. The min. clear opening width dim. shall be 20 in. Maximum sill height shall be 44 inches. Grade floor windows may have only 5 square feet min. net clear opening.</div>			
													Type	Finish						
A	DH 3'-0" x 5'-2"	Twin	As selected by Owner	B01	3'-0" x 6'-8"	Entry	Insulated Lock and Deadbolt		1 Exterior Wall Type '1' 8" Concrete with stuccoed exterior surface. See IRC for reinforcing sch. Provide Insulation as required	A Bearing Wall Wall Type 'A'- 2x6 wood stud, 16" o.c. with 1/2" gyp bd both sides	Basement	Unfinished								
B	DH 3'-0" x 5'-2"	Single	As selected by Owner	101	3'-0" x 6'-8"	Entry	Insulated Lock and Deadbolt		2 Exterior Wall Type '2' 2x6 Wood Studs at 16" o.c. w/ 6" Batt Insulation 1/2" Gyp bd on the interior 1/2" OSB or plywd exterior with Tyvek. Provide Siding System to match existing.	B Bearing Wall Wall Type 'B'-2x4 wood stud, 16" o.c. with 1/2" gyp bd both sides	Porch	*1	*1	*1	Painted	Painted				
C	DH 2'-0" x 5'-2" Fixed 4'-0" x 5'-2"	Picture	As selected by Owner	102	PR 2'-6" x 6'-8"	Pair	As selected by Owner		3 Exterior Wall Type '3' 2x6 Wood Studs at 16" o.c. w/ 6" Batt Insulation Interior 1/2" weather proof panel. Exterior prefinished James Hardi Type Panels	C Non-Bearing Wall Wall Type 'C'-2x6 wood stud, at 24" o.c. with 1/2" gyp bd both sides	Living Room	*1	*1	*1	Painted	Painted				
D	DH 3'-0" x 3'-2"	Single	As selected by Owner	103	PR 3'-0" x 6'-8"	Pair Closet	As selected by Owner		4 Exterior Wall Type '4' Existing Wood Studs w/ Insulation 1/2" Gyp and 1/2" weather prf panel	D Non-Bearing Wall Wall Type 'D'-2x4 wood stud at 24" o.c. with 1/2" gyp bd both sides	Office	*1	*1	*1	Painted	Painted				
E	DH 2'-4" x 3'-2"	Twin	As selected by Owner	104	PR 1'-0" x 6'-8"	Pair	As selected by Owner		5 Exterior Wall Type '5' Match Existing adjacent wall studs w/ 1/2" Gyp and 1/2" weather prf panel	E Non-Bearing Wall Wall Type 'E'-2x4 wood stud at 24" o.c. with 1/2" gyp bd one sides	Mudroom	*1	*1	*1	Painted	Painted				
F	DH 2'-4" x 5'-2"	Single	As selected by Owner	105	3'-0" x 6'-8"	Stair	As selected by Owner				Powder	*1	*1	*1	Painted	Painted				
G	DH 3'-0" x 4'-2"	Single	As selected by Owner	106	2'-0" x 6'-8"	Bath	As selected by Owner				Stair	*1	*1	*1	Painted	Painted				
NOTES: 1. All window finishes and styles to be selected by the owner. 2. Bottom Panel to 3'-0" AFF include 2"x2" structural mesh. 3. All glazing U Factor 0.32				107	PR 3'-0" x 6'-8"	Entry	Insulated Lock and Deadbolt				Family Room	*1	*1	*1	Painted	Painted				
				108	3'-0" x 6'-8"	Passage	As selected by Owner													
				109	3'-0" x 6'-8"	Entry	Insulated Lock and Deadbolt													
				NOTES: 1. All door finishes and styles to be selected by the owner. 2. All glazing U Factor 0.32																
								NOTES: 1. All finishes to be selected by the owner 2. Premium Paint finish to be selected by owner. 3. Floor type and finish to be selected by owner.												

Architect: Jonathan E. Sells, AIA
4991 Morning Star Drive
Dayton, MD 21036
(301)854-3761
jsellsmd@gmail.com

CERTIFICATION: I hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Maryland. License No. 8166R, Expiration Date: June 9, 2026

STATE OF MARYLAND
DEPARTMENT OF GENERAL SERVICES
DIVISION OF STATEWIDE INFORMATION SYSTEMS
OFFICE OF INFORMATION TECHNOLOGY
8166R
ARCHITECT

PROJECT: 25609 Military Rd., Highfield-Cascade, MD 21719

Residence

DRAWING TITLE: Plans Notes and Schedules

DATE: 8/5/25

DESIGNED: DRAWN:

JURISDICTION: Washington Co.
PERMIT NUMBER

REVISION: DATE:
Egress stairs from basement

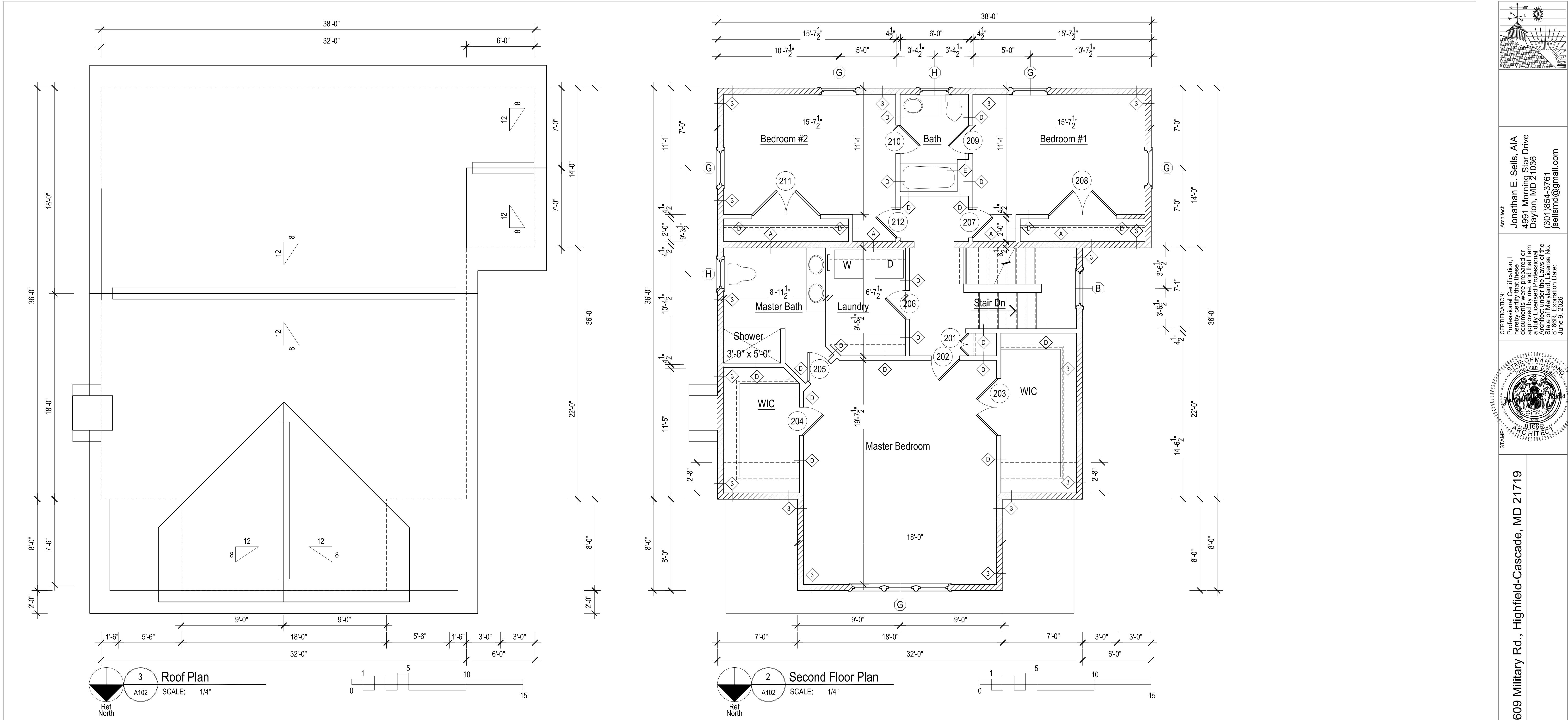
SCALE: 1/8" = 1'-0"

DRAWING NUMBER: A001

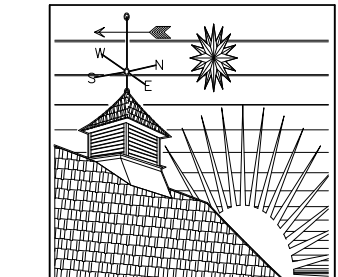
PAGE NUMBER: Page 3 of 11

PROJECT NUMBER: WJC-2025-55.01

Plot adjustment factor = 96.5




Braced wall panel construction methods	Window Schedule				Door Schedule				R-Values	Partition Types		Finish Schedule							
<div>R602.10.3 Braced wall panel construction methods.</div> <div>The construction of braced wall panels shall be in accordance with one of the following methods:</div> <div>1. Nominal 1 inch by 4 inch continuous diagonal braces let in to the top and bottom plates and the intervening studs or approved metal strap devices installed in accordance with the manufacturer's specifications. The let-in bracing shall be placed at an angle not more than 60 degrees or less than 45 degrees from the horizontal.</div> <div>2. Wood boards of 5/8 inch net min. thickness applied diagonally on studs spaced a max. of 24 inches. Diagonal boards shall be attached to studs in accordance with Table R602.3(1).</div> <div>3. Wood structural panel sheathing with a thickness not less than 5/16 inch for 16 inch stud spacing and not less than 3/8 inch for 24 inch spacing. Wood structural panels shall be installed in accordance with R602.3(3).</div> <div>R602.10.4 Length of braced panels.</div> <div>For Methods 2, 3, 4, 6, 7 and 8 above, each braced wall panel shall be at least 48 inches in length, covering a min. of three stud spaces where studs are spaced 16 inches on center and covering a min. of two stud spaces where studs are spaced 24 inches on center.</div>	Type	Size	Type	Notes	Door #	Size	Type	Notes	<div>See Section N on 001 - Cover Sheet For Prescriptive Insulation Requirements</div> <div>(R-Values)(Method 1, Option 1)</div> <div>Window U-Factor 0.35</div> <div>Ceilings R-49</div> <div>Walls (wood framing) R-20 or 13+5</div> <div>Mass Walls **R-8 / 13</div> <div>Basement Walls *R-10 / 13</div> <div>Floors R-19 (over unheated areas)</div> <div>Slab Perimeter R-10 (2 feet)</div> <div>*R-10 / 13</div>	Exterior Wall Types		Interior Wall Types		Room Name	Base		Floor Type	Wall Finish	Ceiling Finish
			Type	Finish	Type	Finish													
	(B)	DH 3'-0" x 5'-2"	Single	As selected by Owner	201	PR 1'-0" x 6'-8"	Entry	As selected by Owner		1	Exterior Wall Type '1'	A	Bearing Wall	Stair Dn	*1	*1	*1	Painted	Painted
	(G)	DH 3'-0" x 4'-2"	Single	As selected by Owner	202	2'-6" x 6'-8"	Bedroom	As selected by Owner		2	Exterior Wall Type '2'	B	Bearing Wall	WIC	*1	*1	*1	Painted	Painted
	(H)	DH 3'-0" x 3'-2"	Single	As selected by Owner	203	PR 2'-6" x 6'-8"	Pair Closet	As selected by Owner		3	Exterior Wall Type '3'	C	Non-Bearing Wall	Master Bath	*1	*1	*1	Painted	Painted
					204	2'-6" x 6'-8"	Closet	As selected by Owner		4	Exterior Wall Type '4'	D	Non-Bearing Wall	Laundry	*1	*1	*1	Painted	Painted
					205	2'-6" x 6'-8"	Bath	As selected by Owner		5	Exterior Wall Type '5'	E	Non-Bearing Wall	Bedroom #1	*1	*1	*1	Painted	Painted
					206	6'-0" x 6'-8"	Laundry	As selected by Owner						Bath	*1	*1	*1	Painted	Painted
					207	2'-6" x 6'-8"	Entry	As selected by Owner						Bedroom #2	*1	*1	*1	Painted	Painted
					208	PR 2'-6" x 6'-8"	Closet	As selected by Owner											
					209	2'-6" x 6'-8"	Bath	As selected by Owner											
					210	2'-6" x 6'-8"	Bath	As selected by Owner											
				211	PR 2'-6" x 6'-8"	Closet	As selected by Owner												
				212	2'-6" x 6'-8"	Bedroom	As selected by Owner												
1. All door finishes and styles to be selected by the owner. 2. All glazing U Factor 0.32																			



Architect:
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(301)854-3761
jsellsmd@gmail.com

CERTIFICATION:
I hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Maryland License No. 8166R, Expiration Date: June 9, 2026



STAMP
8166R
ARCHITECT

PROJECT: **Residence** 25609 Military Rd., Highfield-Cascade, MD 21719

DRAWING TITLE: **Plans Notes and Schedules**

DATE: 7/7/25

DESIGNED: DRAWN:

JURISDICTION: **Washington Co.**

PERMIT NUMBER

REVISION: DATE:

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

DRAWING NUMBER: **A002**

PAGE NUMBER: Page 4 of 11

PROJECT NUMBER: WC-2025-55.01

Plot adjustment factor = 96.5



Architect:
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CERTIFICATION: I hereby certify that these drawings were prepared or approved by me, and that I am a duly Licensed Professional Architect under the laws of the State of Maryland, License No. 8166R, Expiration Date: June 9, 2026

PROJECT: 25609 Military Rd., Highfield-Cascade, MD 21719

DRAWING TITLE: Residence Elevations

DATE: 7/7/25

DESIGNED: DRAWN:

JURISDICTION: Washington Co.
PERMIT NUMBER:

REVISION: DATE:

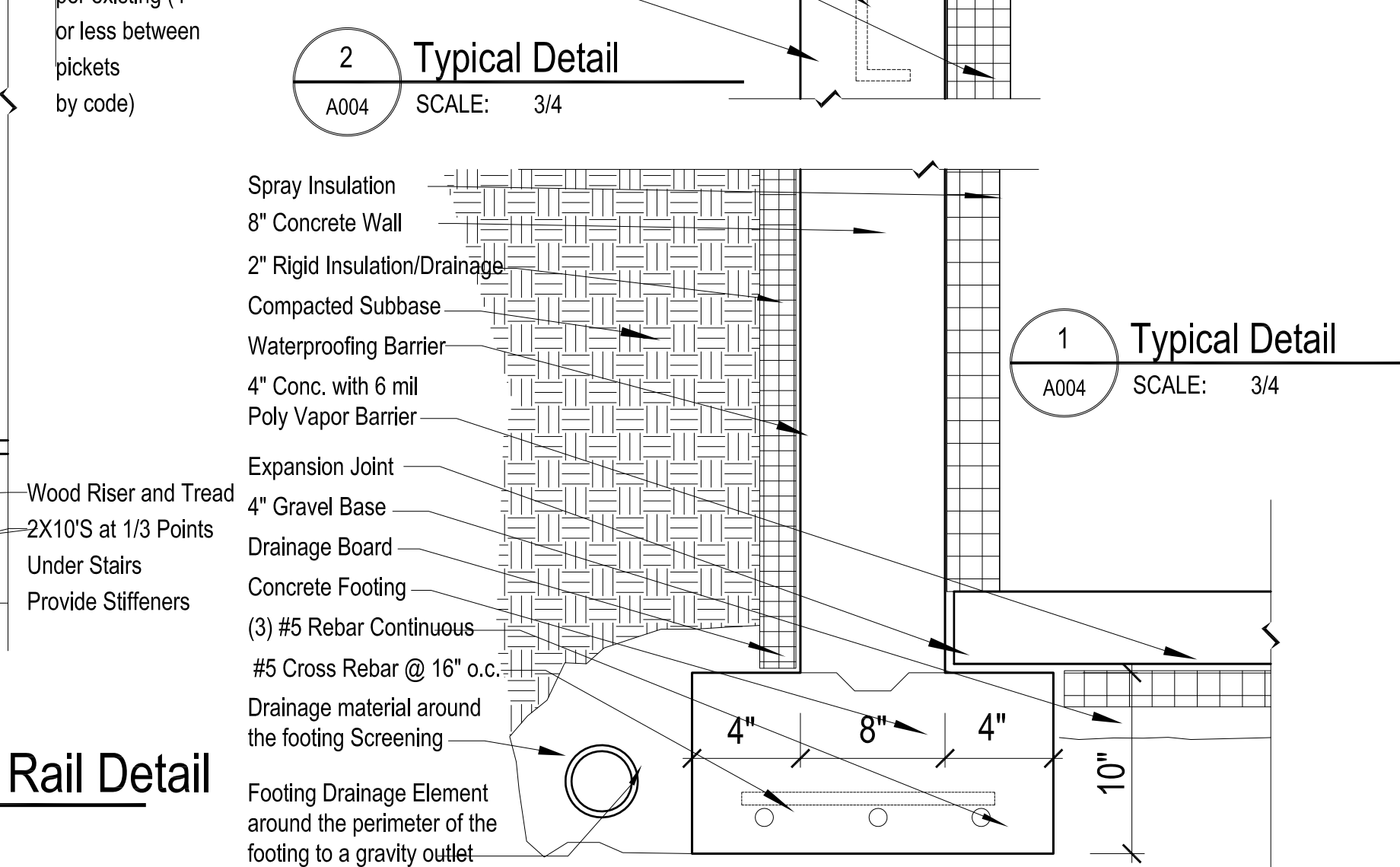
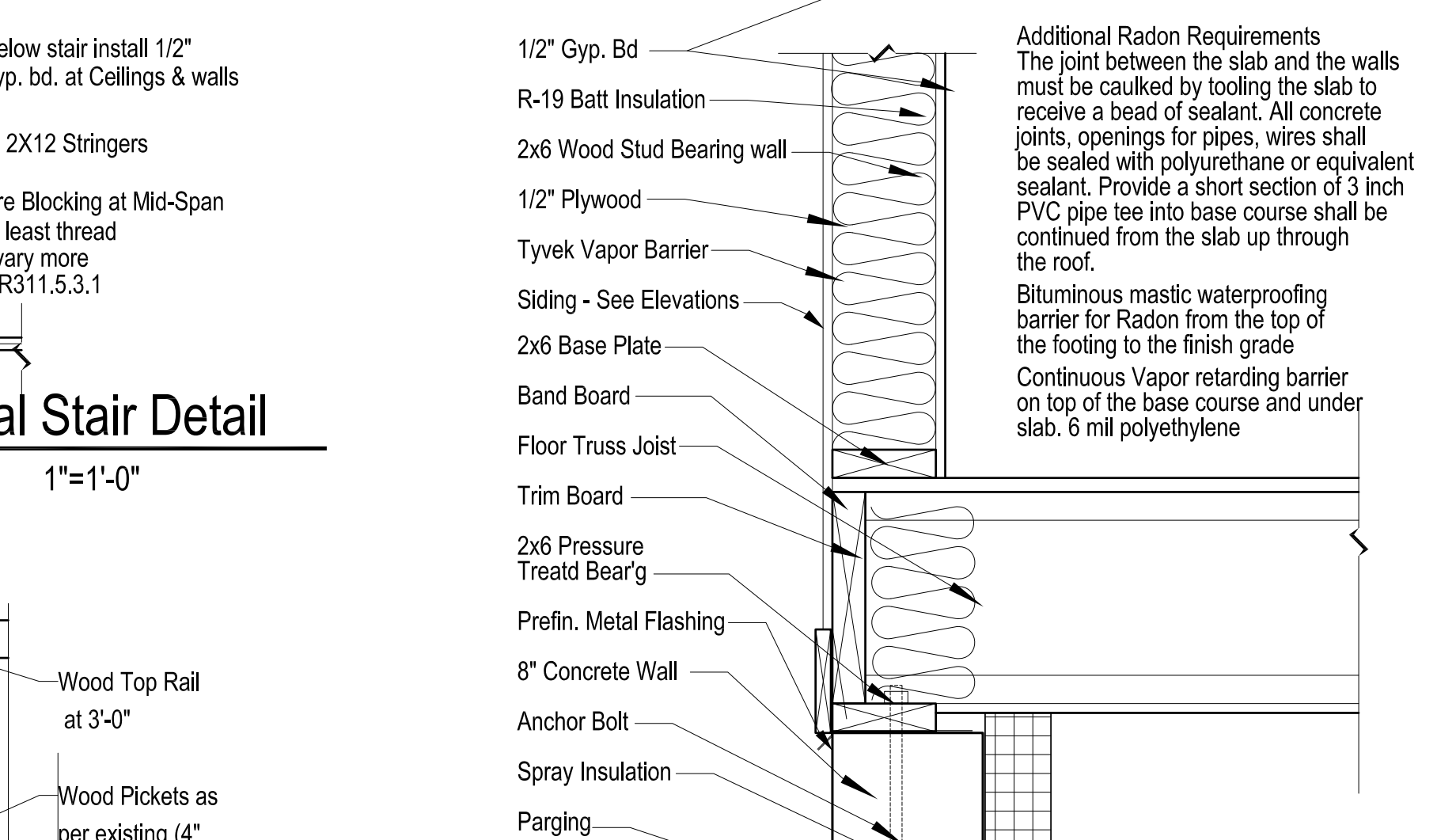
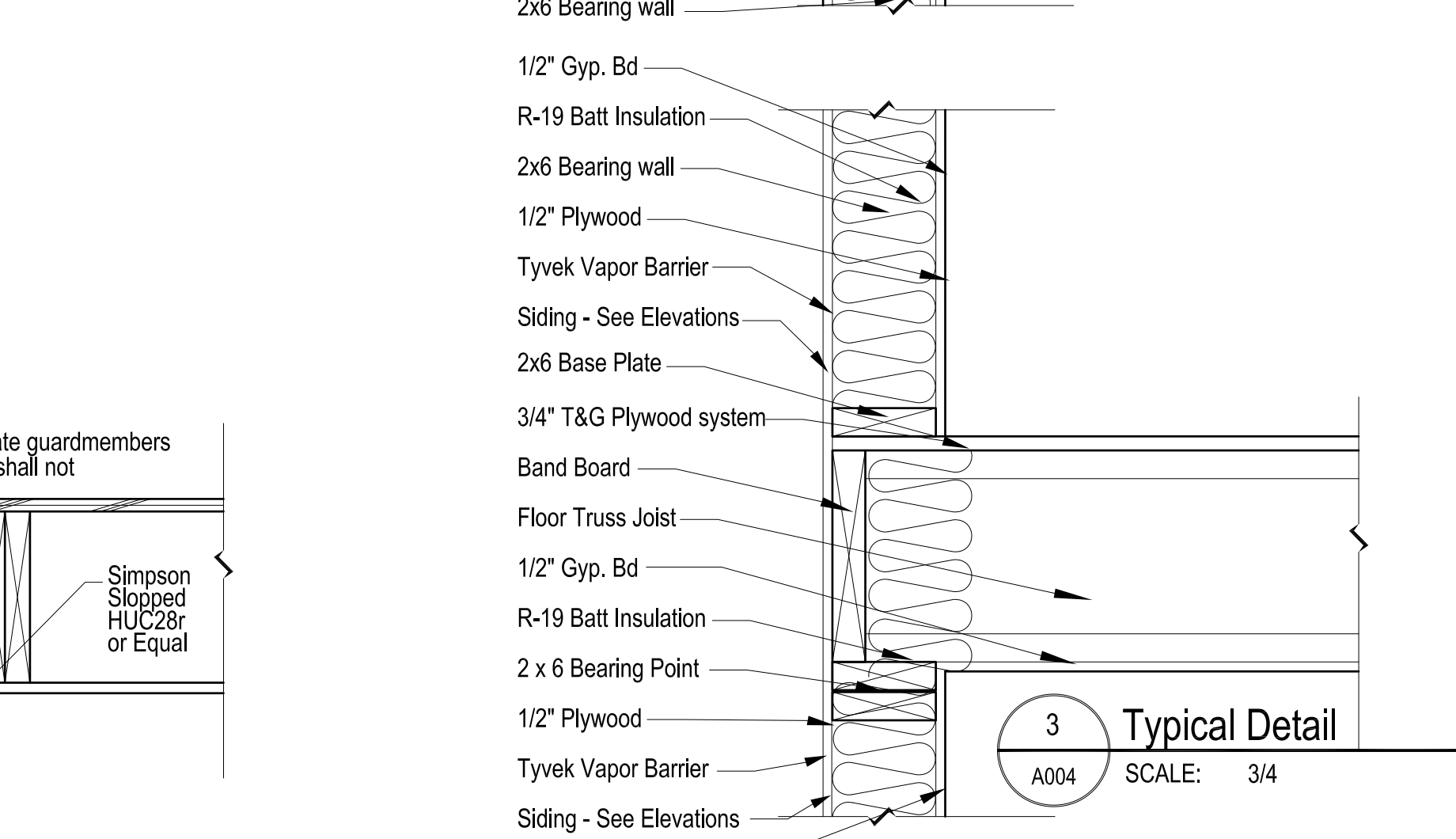
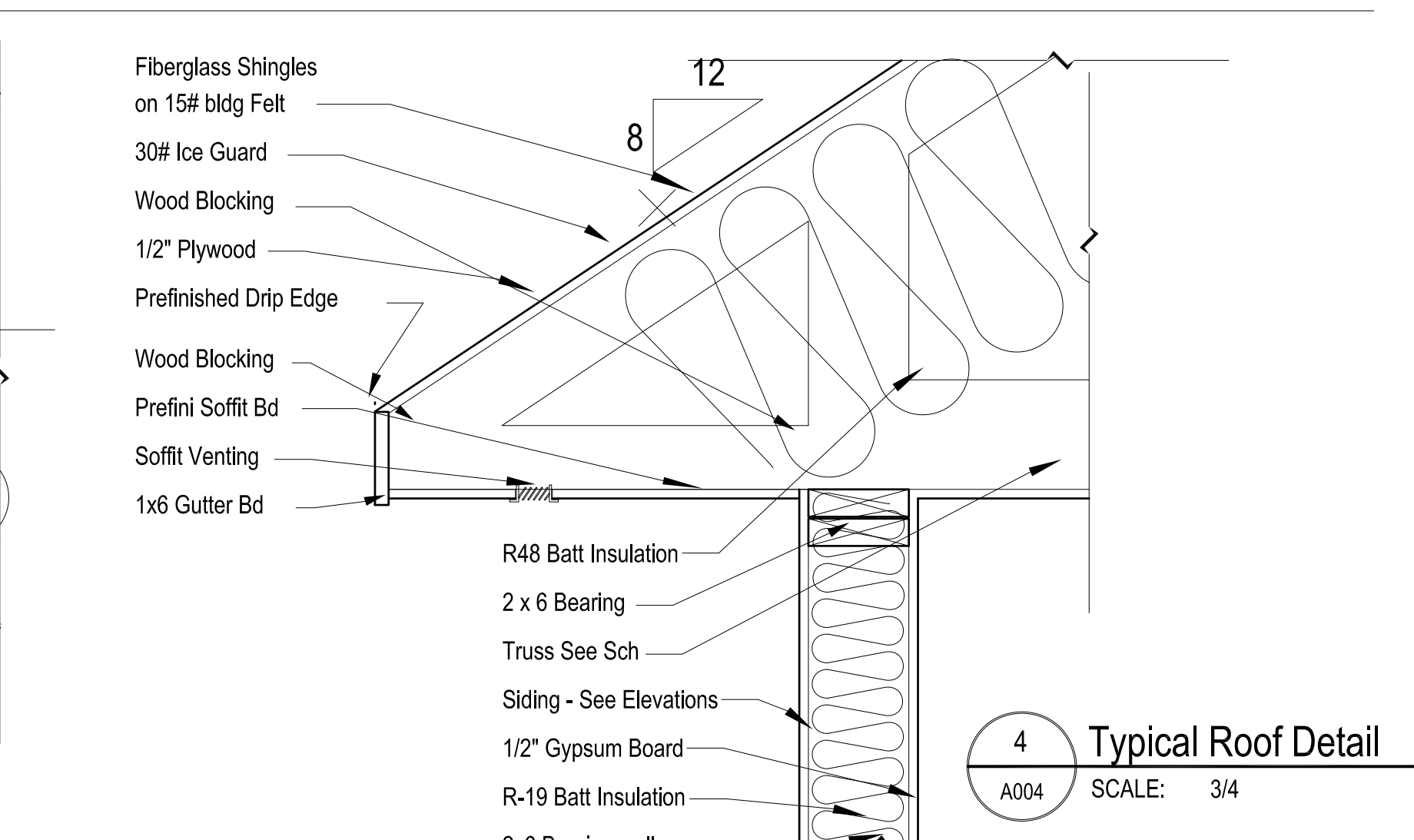
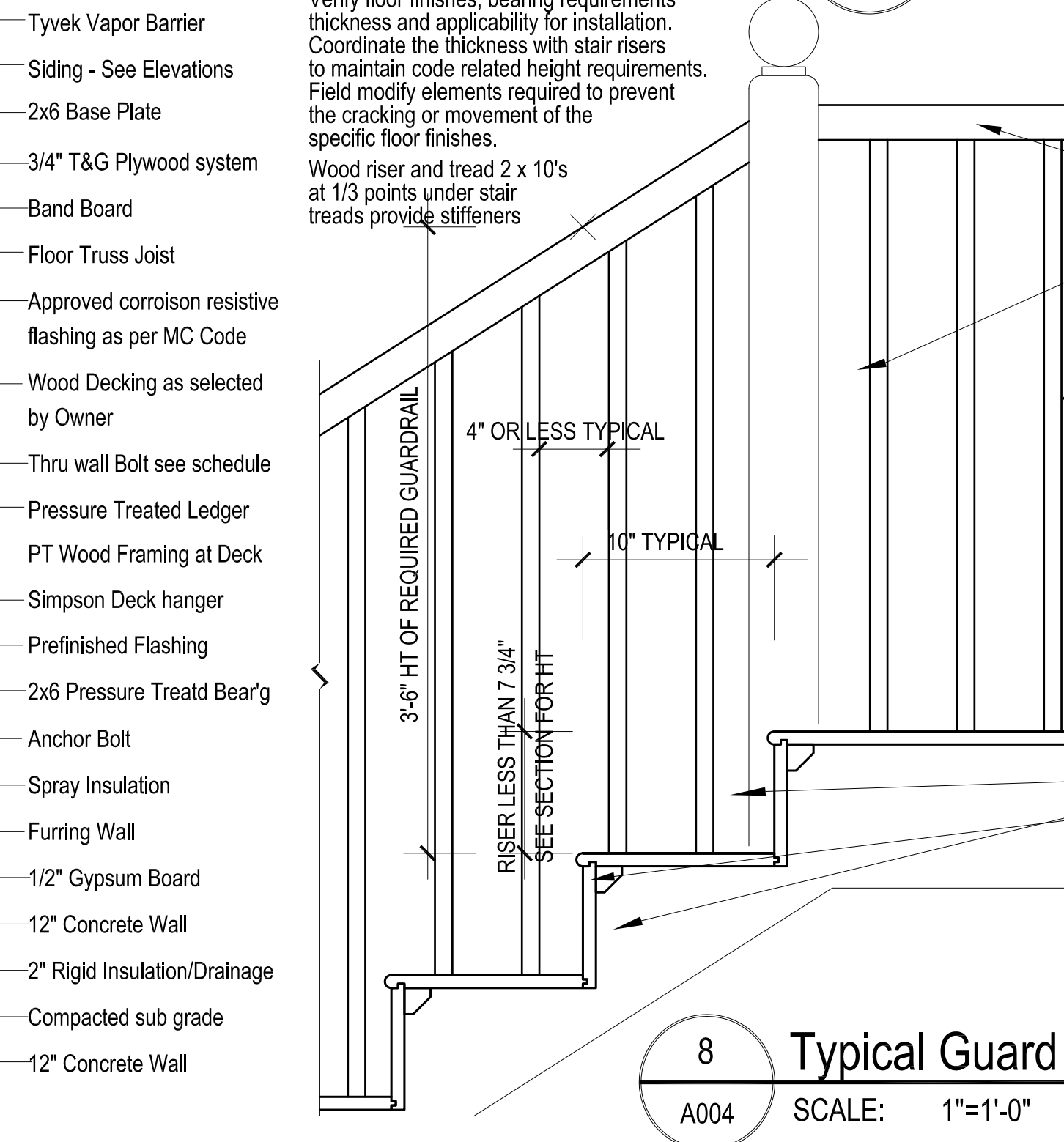
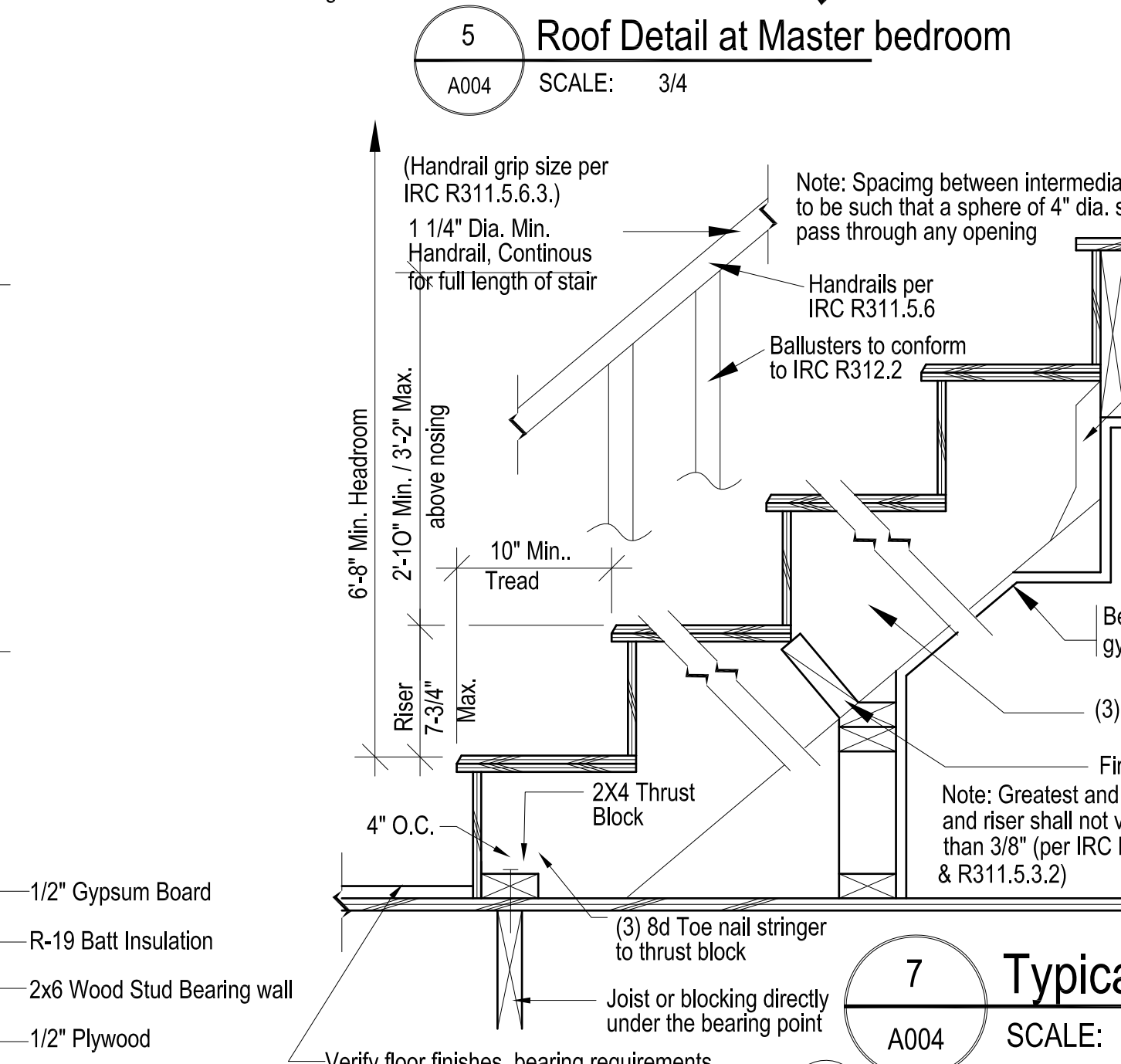
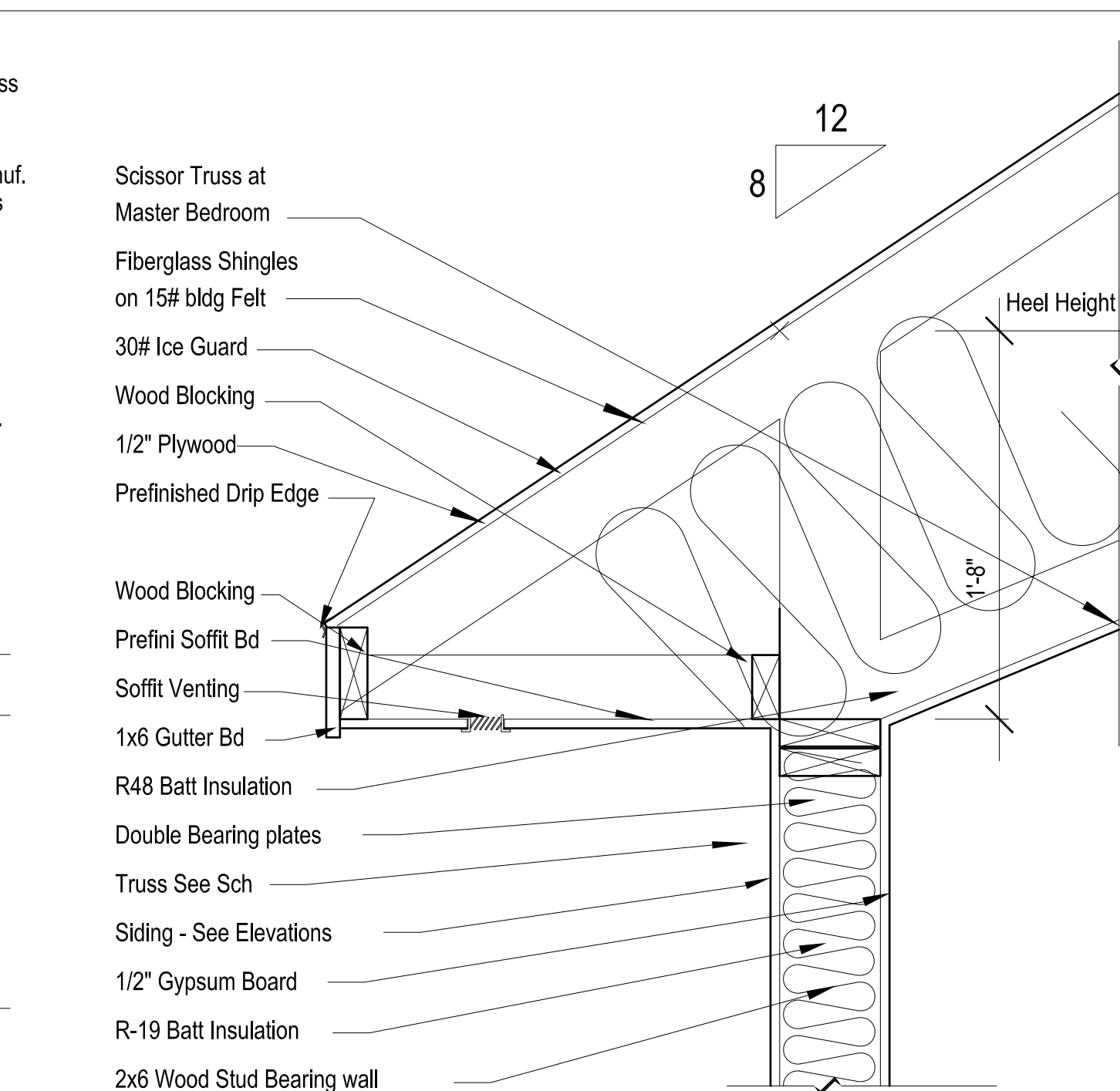
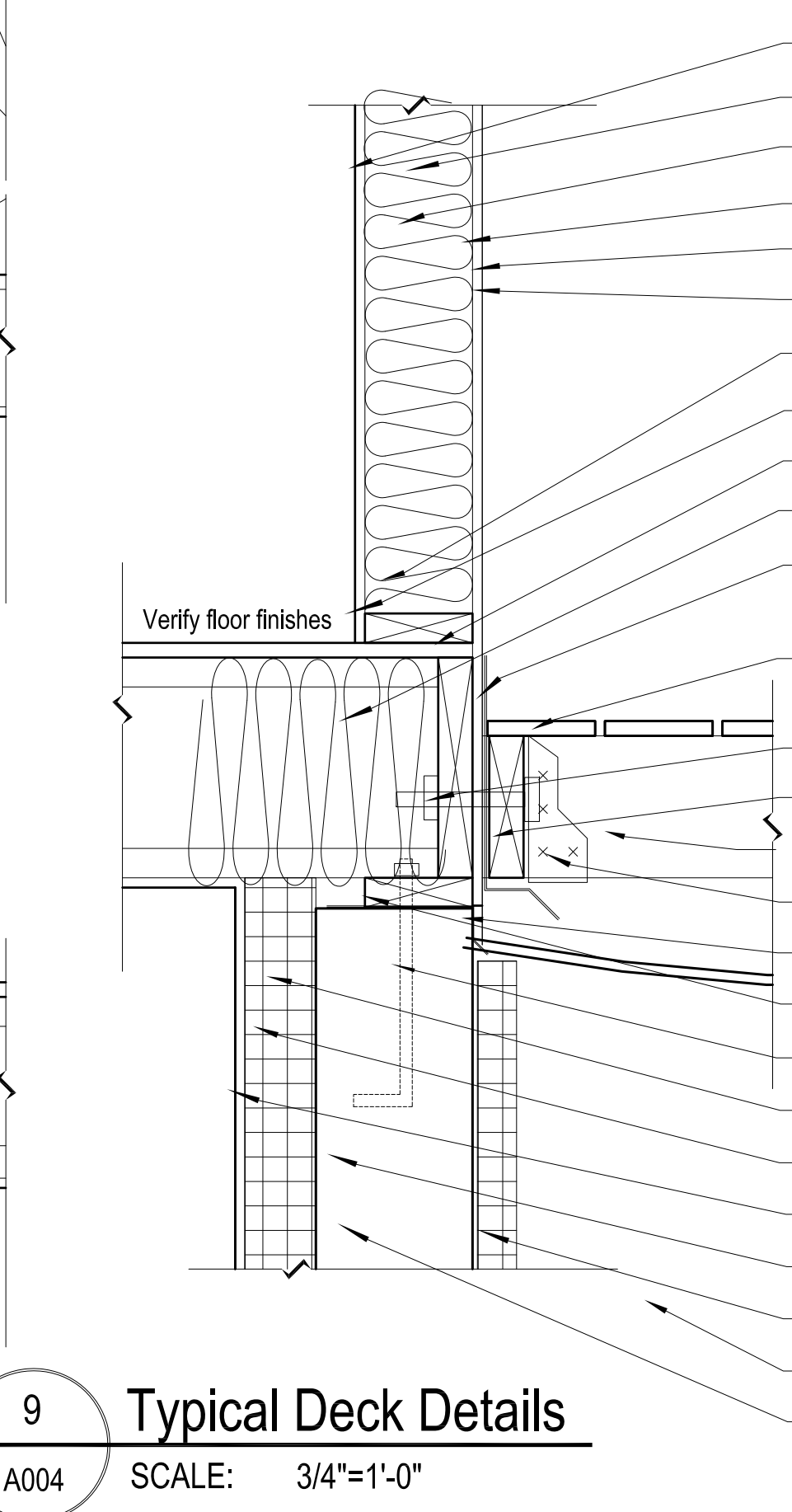
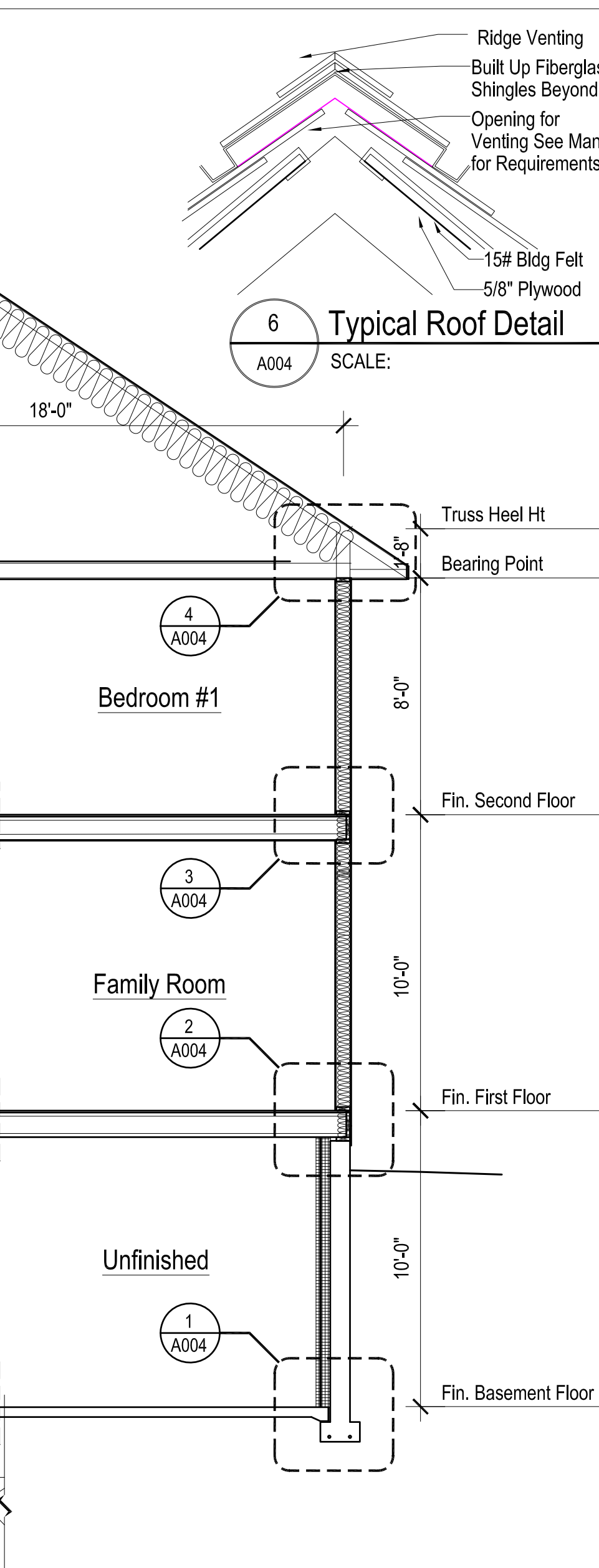
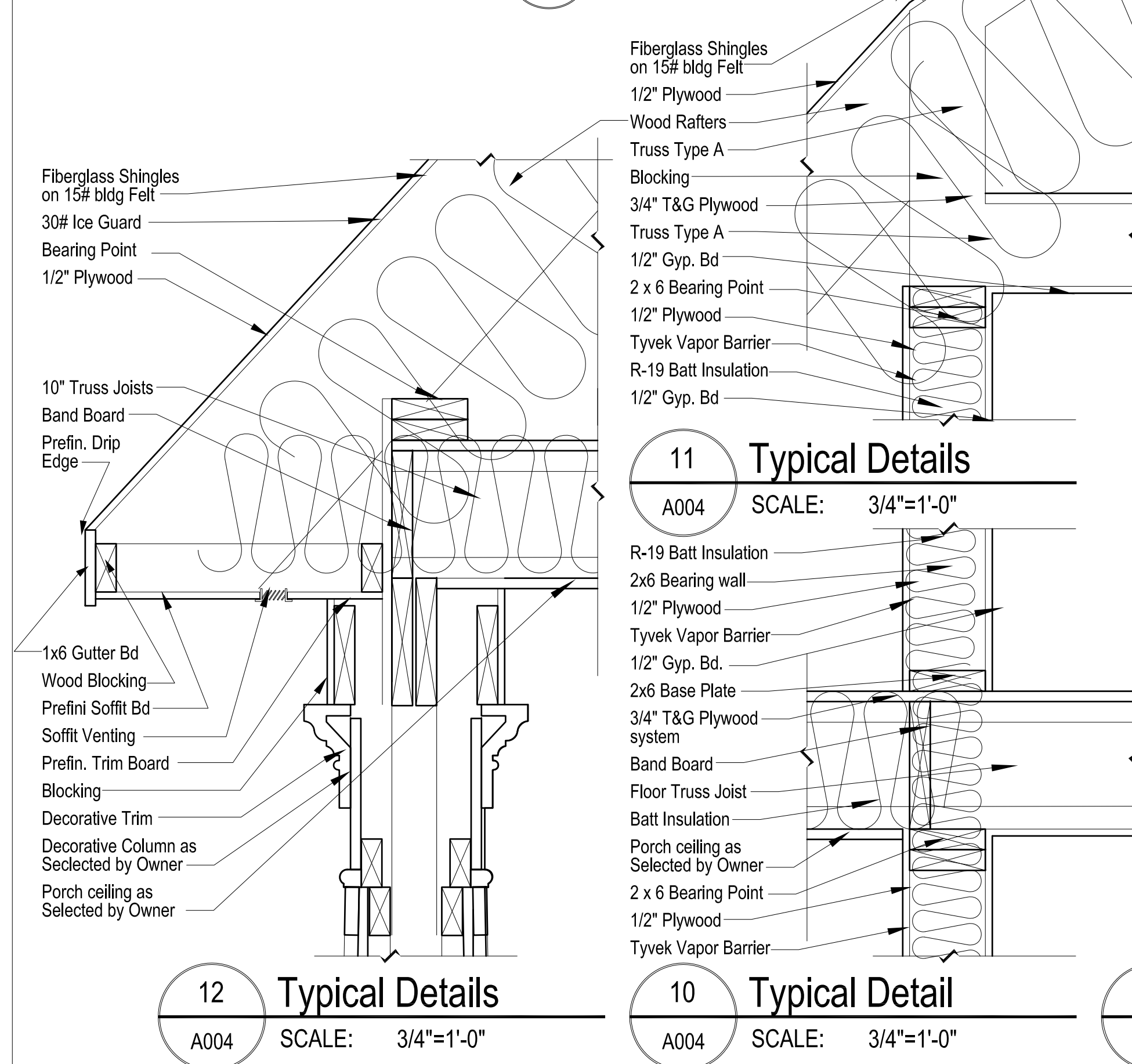
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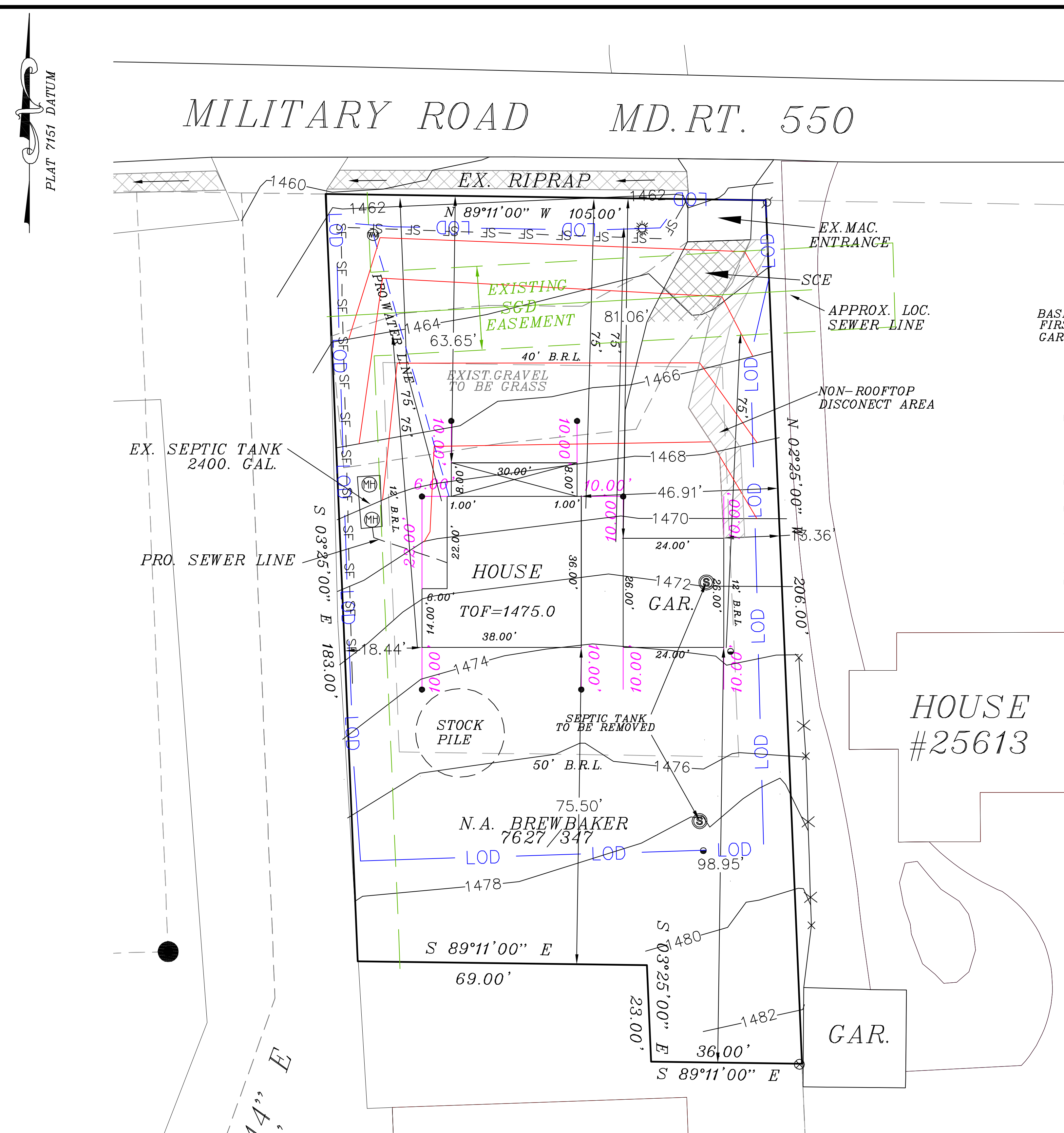
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PAGE NUMBER: Page 5 of 11

PROJECT NUMBER: WC-2025-55.01

Plot adjustment factor = 96.5



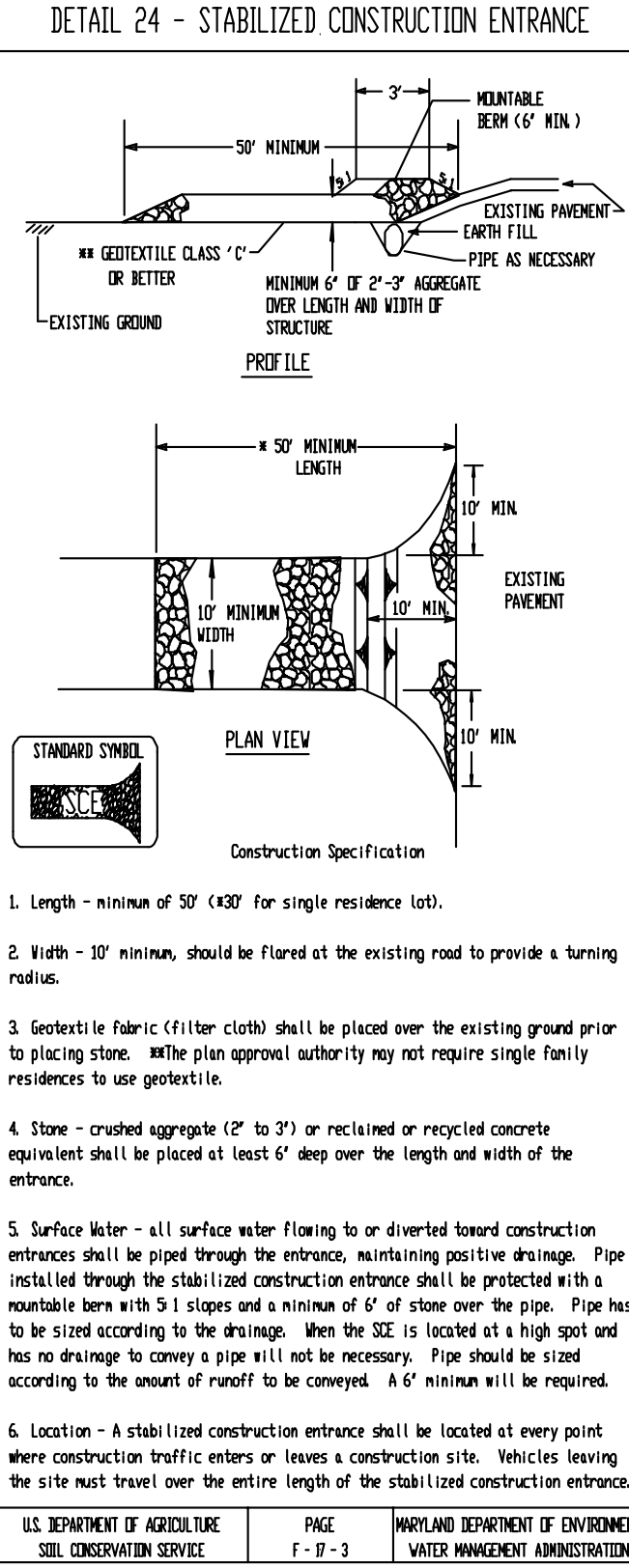
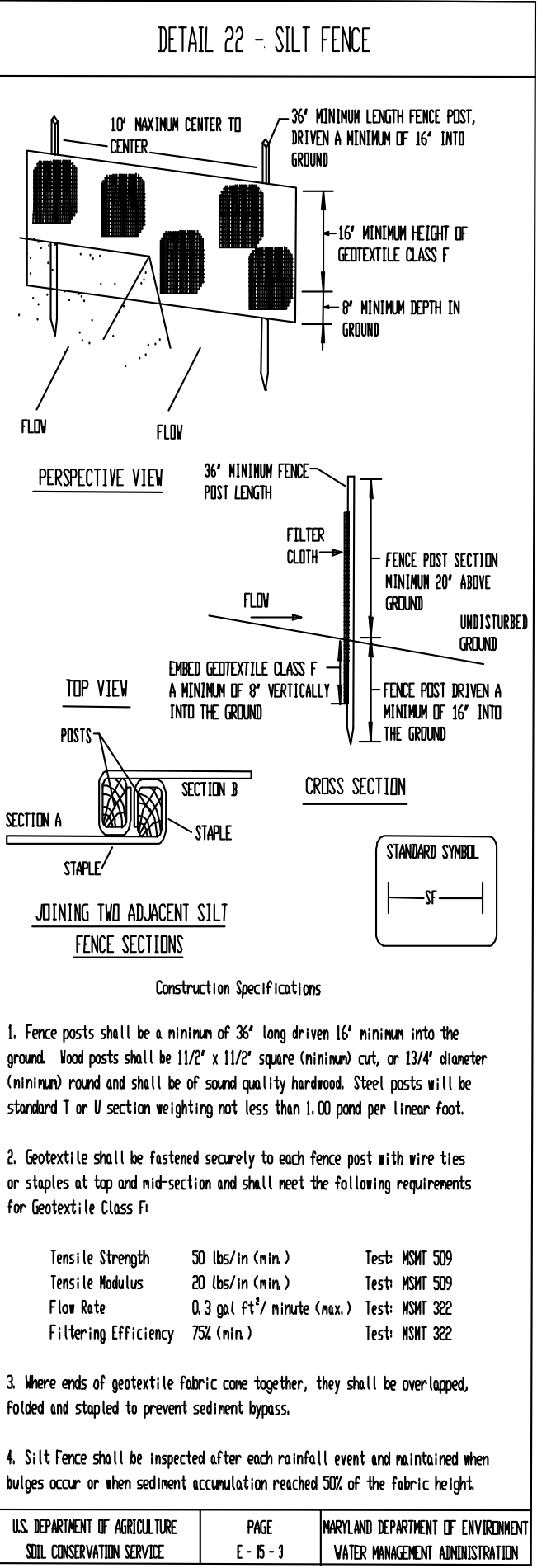


BASMENT FLOOR 1467.0
FIRST FLOOR 1476.0
GARAGE FLOOR 1472.0

- FOR UTILITY WORK ONLY OR FOR OFF-SITE UTILITY WORK
1. DISTURBANCE OUTSIDE OF LODA CAN NOT EXCEED 5000 SQ.FT.
 2. PLACE ALL EXCAVATED MATERIAL ON HIGH SIDE OF TRENCH.
 3. ONLY DO AS MUCH WORK AS CAN BE DONE IN ONE DAY SO BACKFILLING, FINAL GRADING, SEEDING AND MULCHING CAN OCCUR.
 4. ANY SEDIMENT CONTROL MEASURES DISTURBED BY CONSTRUCTION WILL BE REPAIRED THE SAME DAY.

- STOCKPILE NOTES
1. NO STOCKPILING ALLOWED ON ASPHALT.
 2. ALL STOCKPILES LEFT AT THE END OF THE DAY NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

- SF — SILT FENCE
— LOD — LIMITS OF DISTURBANCE
— — EXISTING CONTOUR
— — PROPOSED CONTOUR
— SCE — STANDARD CONSTRUCTION ENTRANCE
— RCP — REINFORCED CONCRETE PIPE
397.71 — EXISTING ELEVATION



- SEDIMENT & EROSION CONTROL NOTES:
1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AS APPROVED BY THE COUNTY.
 2. ALL DISTURBED AREAS TO BE SEEDED WITHIN 14 DAYS OF INITIAL GRADING. FOR TEMPORARY SEEDING SPECIFICATIONS, SEE SECTION G-20-1, 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICES, AND THE STATE SOIL CONSERVATION COMMITTEE.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AT THE INITIATION OF GRADING.
 4. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF INITIAL BACKFILL.
 5. ELECTRIC POWER, TELEPHONE AND GAS LINES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS OF INITIAL BACKFILL.
 6. ALL EARTH BERMS AND SEDIMENT DAMS ARE TO MULCHED AND SEEDED (SEE SECTION G-20-1 OF ABOVE REFERENCE) WITHIN 7 DAYS AFTER GRADING. ALL SOIL STOCKPILES ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS.
 7. DURING CONSTRUCTION, ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IF NECESSARY. SEDIMENT TO BE REMOVED TO A SUITABLE DISPOSAL AREA AND STABILIZED WITH PERMANENT VEGETATIVE COVER. (SEE SECTION G-20-1 OF 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE).
 8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL DISTURBED AREAS ARE STABILIZED.
 9. AFTER FINE GRADING, ALL DISTURBED AREAS ARE TO BE PERMANENTLY MULCHED AND SEEDED (SEE SECTION G-20-1).
 10. NO SLOPE SHALL BE GREATER THAN 2:1.
 11. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THIS DOES NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO INSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."

- SEQUENCE OF CONSTRUCTION:
1. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION. PRE CONSTRUCTION MRG. CITY 301-695-2803 X3 COUNTY 301-600-3507
 2. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
 3. INSTALL PERIMETER CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PRECEEDING FURTHER.
 4. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
 5. COMPLETE ROUGH GRADING FOR REMAINDER OF SITE.
 6. COMPLETE FINAL GRADING, STABILIZATION, AND TOP SOIL & SEEDING.
 8. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THIS PLAN HAS BEEN DETERMINED TO BE APPROXIMATELY 14,840. SQ.FT. 0.63 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THIS PLAN HAS BEEN COMPUTED TO BE APPROXIMATELY 250 CU.YDS. OF EXCAVATION AND APPROXIMATELY 250 CU.YDS. OF FILL.

JAMES E. GAUSS L.S.#446 10 JUNE, 2025 DATE

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07 AND 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

10 JUNE, 2025
DATE JAMES GAUSS REG. NO. #446

SURVEY & PLAT BY
R.F. GAUSS & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
103 E. MAIN ST., P.O. BOX 128
EMMITSBURG, MARYLAND 21727
301-447-2222 FAX 301-447-3158



OWNERS / DEVELOPERS CERTIFICATION

I / WE HEREBY CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN SPECIFICATIONS AS SPELLED OUT IN THI PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/WE ALSO AUTHORIZE PERIODIC ON-SITE EVALUATION BY THE FREDERICK SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

SIGNATURE OF OWNER / DEVELOPER DATE
10 JUNE, 2025
DATE JAMES E. GAUSS P.L.S. # 446

Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances

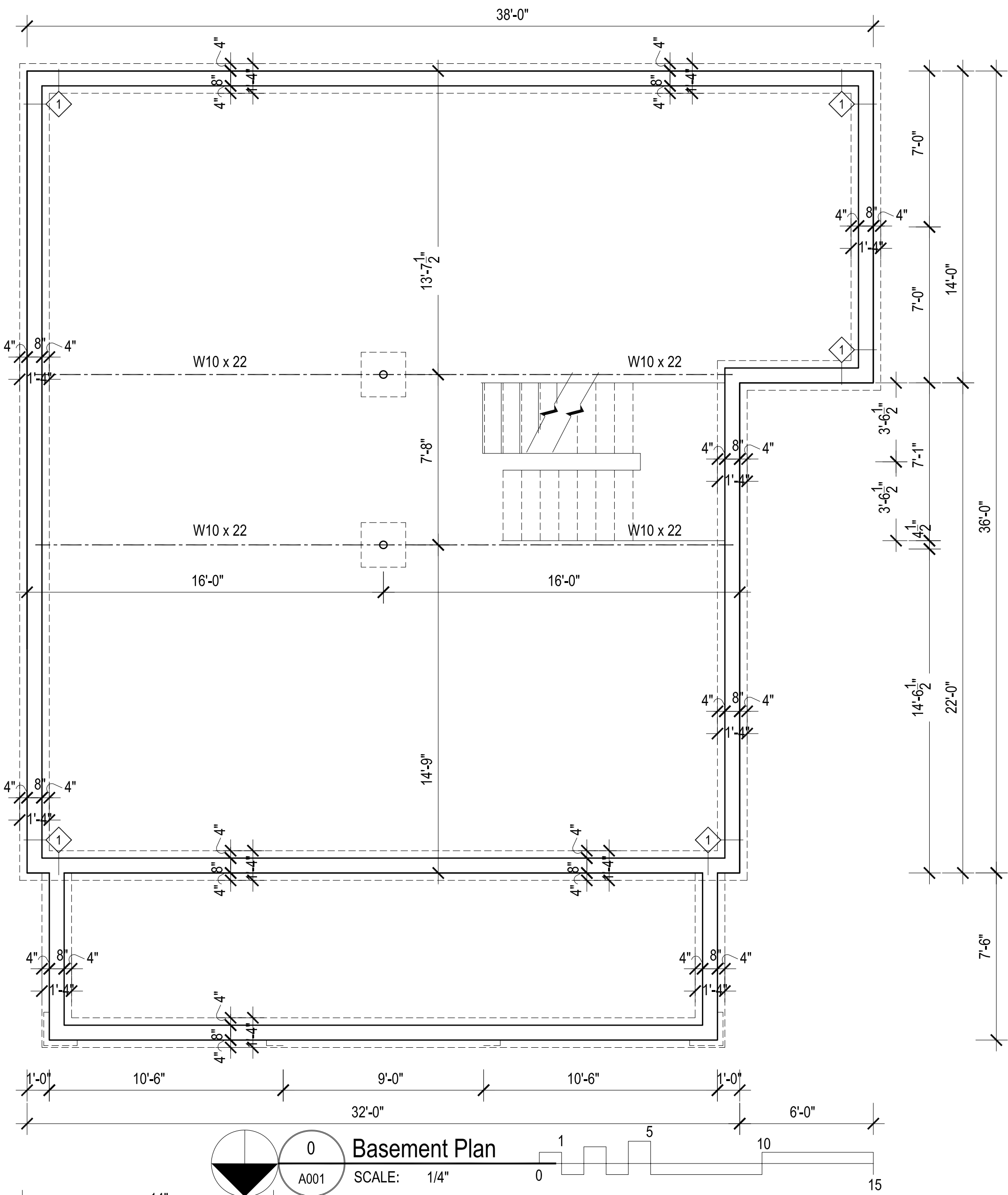
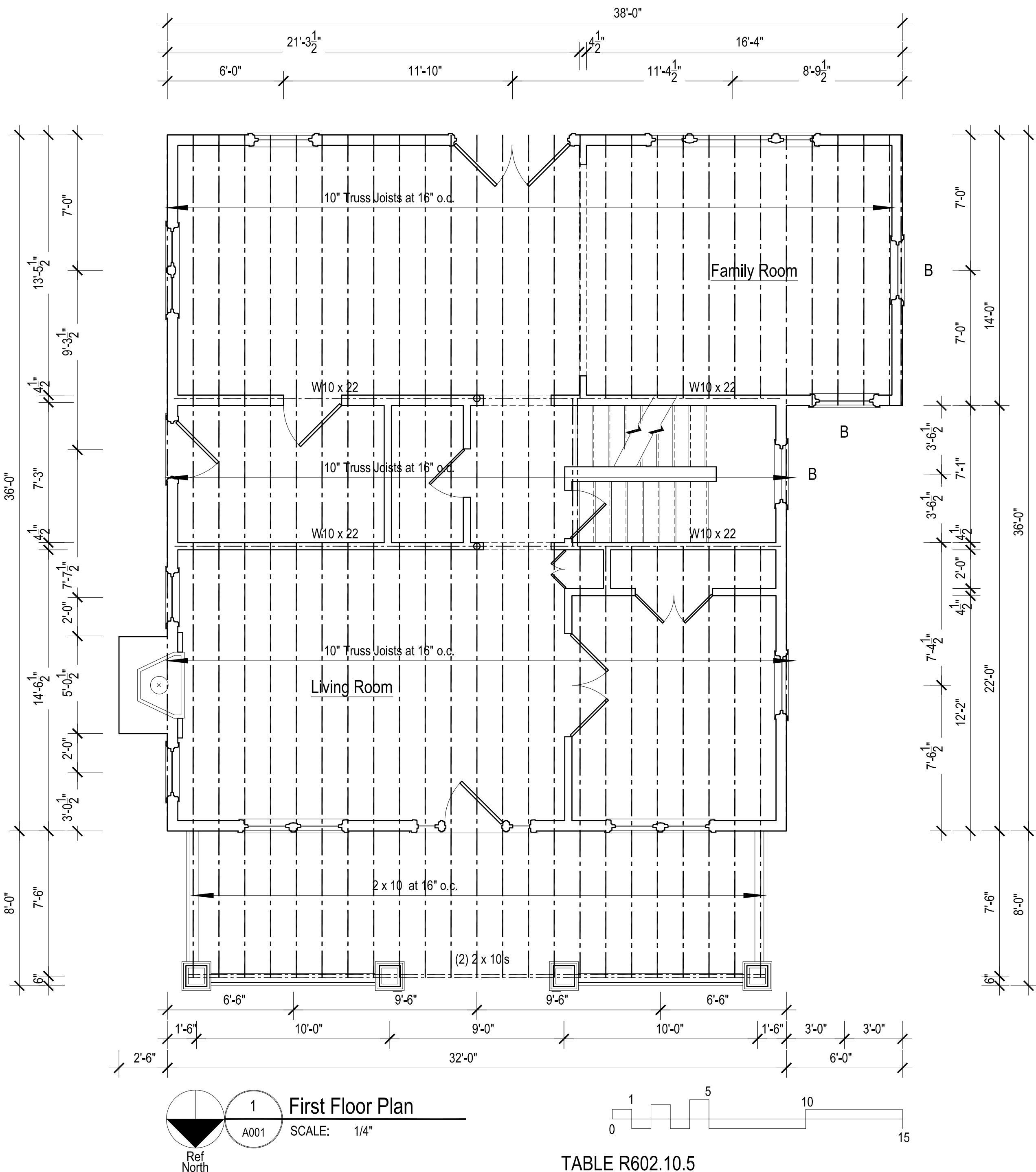
t. Note stating: "No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement or drainage easement either shown or described on a final plat or easement plat."

u. Note stating: "All grading on lot/parcel, either before or after the construction of a dwelling, or appurtenances, shall be the full responsibility of the lot/parcel owner."

v. Note stating: "Any modifications of the approved Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances shall be reviewed and approved by the Division and the District prior to construction."

SITE PLAN AND
SEDIMENT CONTROL PLAN
ON THE
NICHOLAS BREWBAKER PROPERTY
SITUATED AT #25609 MILITARY ROAD
ELECTION DISTRICT # 14
WASHINGTON COUNTY, MARYLAND

DATE: 10 JUNE, 2025 SCALE: 1" = 15'
PLAT NO. WC14 P-409 ACCT# 14-008896



Structural Design Loads

R301.3 Dead Load - The actual weights of materials and construction shall be used for determining dead load with consideration for the dead load of fixed service equipment. See TABLE R301.4 for Minimum Uniformly Distributed Live Loads (in pounds per square foot)

Use	Live Load	Dead Load	Design Loads
Exterior balconies	60	10	70
Decks *f	40	10	50
Fire Escapes	40	10	50
Passenger vehicle garages *a	50 *a	Not Applicable	50
Attics without storage *b, *e	30*g	10	40
Attics with storage *b, *e	30*g	15	45
Rooms other than sleeping rooms	40	15	55
Sleeping rooms	30	15	45
Stairs	40 *c	15	55
Guardrails and handrails *d	200	10	210

*a. Elevated garage floors shall be capable of supporting a 2, 000 pound load applied over a 20 square inch area.
*b. No storage with roof slope not over 3 units in 12 units.
*c. Individual stair treads shall be designed for the uniformly distributed live load or a 300 pound concentrated load acting over an area of 4 sq. in., whichever produces the greater stresses.
*d. A single concentrated load applied in any direction at any point along the top.
*e. Attics constructed with wood trusses shall be designed in accordance with Section R802.10.1.
*f. See Section R502.2.1 for decks attached to exterior walls.
*g. IRC Section R301.6 Live Load or Snow Load Table R301.6 whichever is greater.

TABLE R602.10.5
Length Requirements for Braced wall panels

Length of Braced Wall Panel (Inches)			Max. Opening Height next to the braced wall panel (% of wall height)
8-Foot wall	9 foot wall	10 foot wall	One story
48	54	60	100%
32	36	40	85%
24	27	30	65%

Notes:
1 pound per square foot = 0.0479 kN/M2,
a. Linear interpolation shall be permitted.
Full-height sheathed wall segments to either side of garage openings that support light frame roofs with roof covering dead loads of 3 psi or less shall be permitted to have a 4:1 aspect ratio.

LUMBER - Continued
plywood sheathing nailed or screwed to studs in accordance with applicable code fastener schedules. Where multiple trusses, rafters, or joists are indicated on the drawings, they must be mechanically fastened to each other in a manner as to share all superimposed loads including loads from headers framing into the member. Wood columns and posts shall be framed to true end bearings and shall be positively anchored to foundation with approved metal post bases. Columns & posts of treated wood may be placed directly on concrete or masonry, use treated wood for all floor joists & beams which are exposed or within 18" of the ground, or in permanent contact with earth. All beams, joists, rafters, and trusses shall bear on 4" minimum continuous wood plates. Floor joist, ceiling joists and roof rafters shall have 4" nominal bearing on wd wall plates or wood plates mechanically fastened to steel members or masonry.

Nail	Description	Shear Values
10d	10 Penny Common Nail - 9 Ga x 3" Long	118
16d	16 Penny Common Nail - 8 Ga x 3 1/2" Long	134
10dx1 1/2	9 Ga x 1 1/2" Long	118
16dx2 1/2	8 Ga x 2 1/2" Long	134
N20A	.192 x 1 3/4" Long Annular Ring Shank Nail	174
N20AN	.192 x 2 1/8" Long Annular Ring Shank Nail	174

STEEL LINTEL SCHEDULE
MEMBER SIZE
3 1/2" x 3 1/2" x 1/4" Steel Angle
4" x 3 1/2" x 1/4" Steel Angle
5" x 3 1/2" x 5/16" Steel Angle
SPAN
UP TO 4'-0"
4'-0" TO 6'-0"
6'-1" TO 8'-0"

LUMBER
Lumber shall comply w/ req. of American Institute of Timber Construction & National Forest Products Association's National Design Spec. for Wood Construction, all framing shall be:
Species / grade: hem / fir #2
Extreme fiber bending stress (fb): 1150 psi
Horizontal shear (v): 75 psi
Compression perpendicular to grain (fc): 245 psi
Compression parallel to grain (fc): 875 psi
Modulus of elasticity (e): 1,400,000 psi
Maximum moisture content: 15%
Other species/grades may be substituted provided that they meet or exceed all of the above criteria. Plywood shall be exterior grade identified with the APA grade-trademark of the American Plywood Ass. and shall be installed in accordance with manufacturer's instructions and code fastening schedule. Wood stud bearing walls, interior & exterior stud walls shall be continuously bridged w/ wood blocking. at 4'-0" o.c. max. brace exterior building corners in stud walls with 18 ga diagonal metal "T" straps or

PRECAST LINTEL SCHEDULE
Precast Lintel / Bond Beam Requirements for up to 5'-0" span
4" wall: 4"x8"
6" wall: 6"x8"
8" wall: 8"x8"
2-#5 Top & Bottom
Min Bearing for concrete lintels 8" each side

Typical Stepped Footing Detail
SCALE: 1/4"

Design temperatures isolines

Design temperatures based upon Figure R301.2(1)

Seismic design categories

R301.2.2 SEISMIC PROVISIONS LESS THAN 'C' - EXEMPT FROM REQUIREMENTS
Detached one and two family dwellings located in Seismic Design Category C are exempt from the seismic requirements of this code

Weathering probability for concrete

Weathering probability for concrete based upon figure R301.2(3) is Severe

Basic wind speeds for 50 year mean recurrence interval

R301.2(4) Basic wind speed for 50 year mean recurrence Interval is 90 mph

Ground snow loads pg in lbs/ft2

R301.2(5) Ground snow loads for area 25 lbs per sq. ft

Termite infestation probability map

R301.2(6) Termite infestation probability Moderate to Heavy

Decay probability map

R301.2(7) Decay probability slight to moderate

Component and cladding pressure zones

R301.2(8) Component and cladding pressure zones see Gable Roof Below 10° < 0 < 45°

TABLE R602.10.5

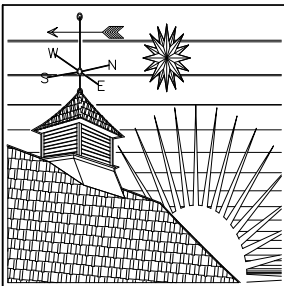
Minimum Length of Braced Wall Panels

METHOD (See Table R602.10.4)	Minimum Length (Inches)		
	Wall Height		
	8 Ft.	9 Ft.	10 Ft.
CS-G	24	27	30
CS-PF	16	18	20
CS-WSP CS-SFB	Adjacent Clear Opening Ht (Inches)		
	< 64	24	27
	68	26	27
	72	27	27
	76	30	29
	80	32	30
	84	35	32
	88	38	35
	92	43	37
	96	48	41
	100	—	44
	104	—	49
	108	—	54
	112	—	—
	116	—	—
	120	—	—

Reinforced Concrete and Masonry foundation walls 8-inch nominal wall thickness

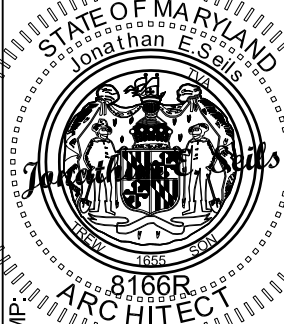
Maximum Wall Height (feet)	Maximum Unbalanced Backfill Height (feet)	Minimum Vertical Reinforcement size and spacing for 8 inch nominal wall thickness		
		Soil classes (b)		
		GW, GP, SW & SP Soils	GM, GC SM, SM-SC and ML soils	SC, MH, ML-CL and inorganic CL soils
6	5	#4 at 48" o.c.	#4 at 48" o.c.	#4 at 48" o.c.
	6	#4 at 48" o.c.	#4 at 40" o.c.	#5 at 48" o.c.
7	4	#4 at 48" o.c.	#4 at 48" o.c.	#4 at 48" o.c.
	5	#4 at 48" o.c.	#4 at 48" o.c.	#4 at 40" o.c.
	6	#4 at 48" o.c.	#5 at 48" o.c.	#5 at 40" o.c.
8	7	#4 at 40" o.c.	#5 at 40" o.c.	#6 at 48" o.c.
	5	#4 at 48" o.c.	#4 at 48" o.c.	#4 at 40" o.c.
	6	#4 at 48" o.c.	#5 at 48" o.c.	#5 at 40" o.c.
9	7	#5 at 48" o.c.	#6 at 48" o.c.	#6 at 40" o.c.
	8	#5 at 40" o.c.	#6 at 40" o.c.	#6 at 24" o.c.
	7	#5 at 48" o.c.	#4 at 48" o.c.	#5 at 48" o.c.
	6	#4 at 48" o.c.	#4 at 48" o.c.	#5 at 48" o.c.
	7	#5 at 48" o.c.	#6 at 48" o.c.	#6 at 32" o.c.
	8	#5 at 40" o.c.	#6 at 32" o.c.	#6 at 24" o.c.

Notes:
For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kN/M2
a. Mortar shall be Type M or S and masonry shall be laid in running bond.
b. Alternate reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per linear foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.
Vertical reinforcement shall be grade 60 minimum. The distance from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 5 inches.



Architect:
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jsellsmd@gmail.com

CERTIFICATION:
I hereby certify that these drawings were prepared by me or approved by me, and that I am a duly Licensed Professional Engineer in the State of Maryland License No. 8166R, Expiration Date: June 9, 2026



PROJECT: **25609 Military Rd., Highfield-Cascade, MD 21719**
DRAWING TITLE: **Foundation and First Floor Framing Plan**
DATE: **7/7/25**
DESIGNED: **Residence**
DRAWN:
JURISDICTION: **Washington Co.**
PERMIT NUMBER:
REVISION:
DATE:
SCALE: **1/4" = 1'-0"**
DRAWING NUMBER: **S001**
PAGE NUMBER: **Page 9 of 11**
PROJECT NUMBER: **WC-2025-55.01**
Plot adjustment factor = 96.5

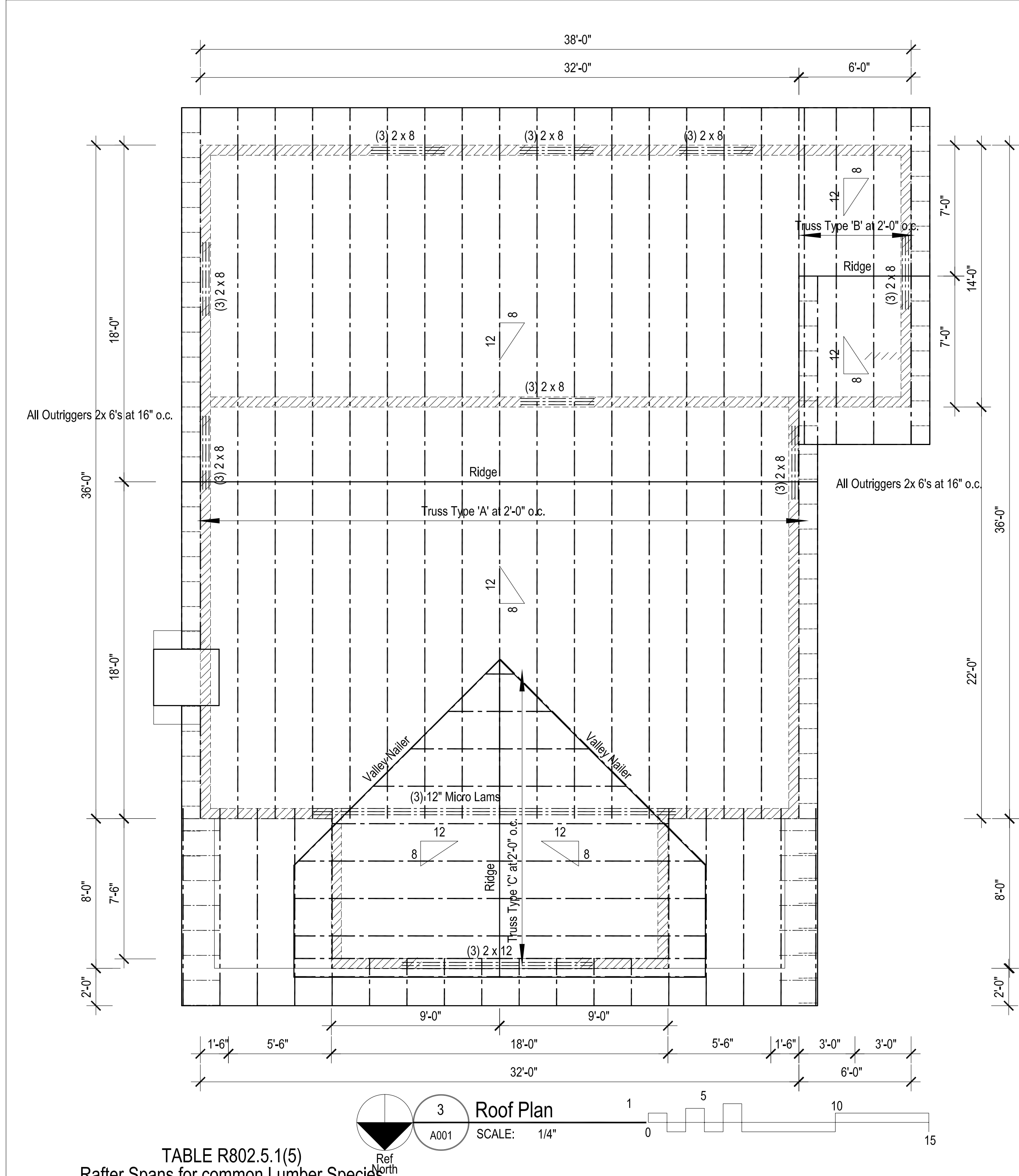


TABLE R802.5.1(5)
Rafter Spans for common Lumber Species
(Ground snow load=50 psf, ceiling attached to Rafters, L/Δ=240)
Dead Load = 20 psf

	Species	Grade	Maximum rafter Spans (See note a)				
			2 x 4	2 x 6	2 x 8	2 x 10	2 x 12
			Maximum rafter Spans (See note a)				
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
Rafter Spacing 24 inches	Douglas Fir-larch	SS	7-3	11-3	14-2	17-4	20-1
	Douglas Fir-larch	#1	6-4	9-4	11-9	14-5	16-8
	Douglas Fir-larch	#2	5-11	8-8	11-0	13-6	15-7
	Douglas Fir-larch	#3	4-6	6-7	8-4	10-2	11-10
	Hem-fir	SS	6-10	10-9	13-11	17-0	19-9
	Hem-fir	#1	6-2	9-1	11-6	14-0	16-3
	Hem-fir	#2	5-10	8-7	10-10	13-3	15-5
	Hem-fir	#3	4-6	6-7	8-4	10-2	11-10
	Southern pine	SS	7-1	11-1	14-8	18-9	22-10
	Southern pine	#1	7-0	10-6	13-2	15-8	18-8
	Southern pine	#2	6-4	9-2	11-9	14-1	16-6
	Southern pine	#3	4-9	7-1	9-0	10-8	12-8
	Spruce-pine-fir	SS	6-8	10-5	13-2	16-1	18-8
	Spruce-pine-fir	#1	5-11	8-8	11-0	13-6	15-7
	Spruce-pine-fir	#2	5-11	8-8	11-0	13-6	15-7
	Spruce-pine-fir	#3	4-6	6-7	8-4	10-2	11-10

Structural Notes

R802.3 Framing Details:
Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2 inch nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25 percent slope), structural members that support rafters and ceiling joists, such as ridge beams, horizontal (25 percent slope), structural members that support rafters and ceiling joists, hips and valleys, shall be designed as beams.

R802.6 Bearing:
The ends of each rafter or ceiling joist shall have not less than 1 1/2 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete.

R802.8.1 Bridging:
Rafters and ceiling joists having a depth-to-thickness ratio exceeding 6 to 1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bridging (wood or metal) or a continuous 1 inch by 3 inch wood strip nailed across the rafters or ceiling joists at intervals not exceeding 8 feet.

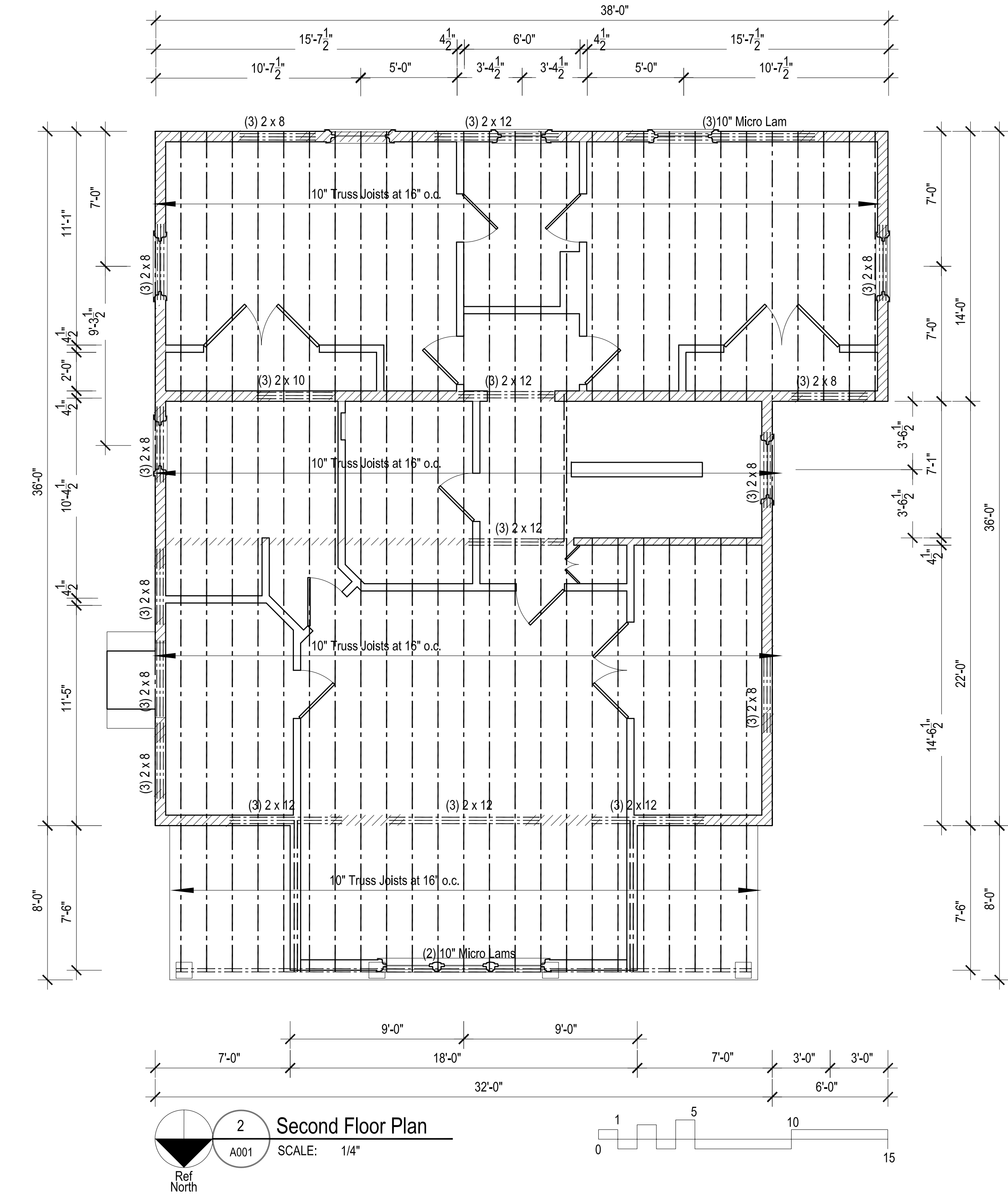
R802.9 Framing of openings:
Openings in roof and ceiling framing shall be framed with header and trimmer joists. When the header joist 4 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header joist that is located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and the header joist shall be doubled and of sufficient cross section to support the ceiling joists or rafter framing into the header. Approved hangers shall be used for the header joist to trimmer joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at header by framing anchors or on ledger strips not less than 2 inches by 2 inches.

Wood Truss or Rafter Tie down requirements

TABLE R802.11 Required strength of truss or rafter tie down connections to resist wind uplift forces					
Design Wind Load (psf)	Total Roof Width Including Overhang (feet)				
	24	28	32	36	40
20	192	224	256	288	320
30	432	504	576	648	720
40	672	784	896	1,008	1,120
50	912	1,064	1,216	1,368	1,520
60	1,152	1,344	1,536	1,728	1,920
a. Wind uplift forces are based on 24 inch spacing of roof trusses or rafters. For spacing other than 24 inches, forces shall be adjusted accordingly.					
b. Interpolation is permitted for intermediate values of wind uplift pressures and roof widths.					
c. The rated capacity of approved tie downs can include 60% increase for wind effects as per material.					
d. Figure R301.2(4) and Table R301.2(2) shall be used in determining the design wind load.					

Roof Sheathing Requirements

TABLE R803.1 Minimum thickness of lumber roof sheathing	
Rafter or beam spacing (inches)	Minimum Net Thickness (inches)
24	5/8"
48 (Min 270 Fb / 340,000 E.)	1 1/2 T & G



BACKFILL
Free draining granular backfill shall be used against all foundation walls unless the foundation has been designed to resist greater lateral earth pressures. No backfill shall be placed against walls until slabs on grade and framed floors are in place, with all concrete having reached its design strength and all wood floor diaphragms in place and properly braced. Maximum height of backfill against walls shall not exceed 7'-0" where required on both sides of walls, backfill both sides simultaneously in 6" lifts to 95% dry density, with the grade difference not to exceed 2'-0" at any time.

LATERAL LOADS ON FOUNDATION WALLS
Walls built to retain to support the lateral pressure of earth or water or other superimposed loads have been designed assuming pressure equivalent to that exerted by fluid weighing 40 pounds per cubic foot and having a depth equal to that of the retained earth.

FOUNDATIONS
Bottoms of all exterior footings shall be below the frost line, as determined by the building official. All footings shall be as shown on the foundation plans and bear on undisturbed, existing natural soil or engineered structural fill having allowable bearing capacity as recommended in "soil bearing" section footing size shall be subject to change if soil conditions are other than assumed.

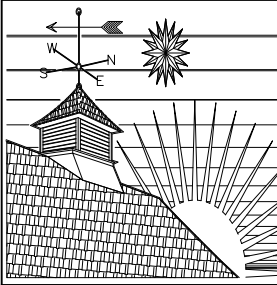
SLABS ON GRADE
Except where otherwise noted, all slabs shall be 4" thick, reinforced with 6x6, w1.4 x w1.4 welded wire mesh. Lap mesh 6" in each direction. Slabs shall be placed over a layer of 6 mil polyethylene sheeting over 4" layer of crushed stone. Refer to drawings for location of all below slab thermal insulation.

Vertical Load Transfer
All structural posts must be vertically aligned and blocked to provide continuous bearing to foundation. If a double top plate of less than (2) 2x6's or (2) 3x4's is used, joists and trusses must be centered directly over and below bearing studs or double studs at 12" o.c. must be used, unless certified by a structural engineer. Interior bearing walls: at least one side of all interior bearing walls supporting more than one floor must be sheathed with either 1/2" plywood fastened according to code. Recommendations or a diagonal metal "T" strap installed according to mauf, instructions prior to installation of all supported structure.

LUMBER
Lumber shall comply with the requirements of American Institute of Timber Construction and the National Forest Products Association's National Design Specification for Wood Construction. Unless otherwise noted, all framing shall be:
Species / Grade : Hem / Fir #2
Extreme Fiber Bending Stress (Fb): 1150 PSI
Horizontal Shear (V): 75 PSI
Compression Perpendicular to Grain (F c): 245 PSI
Compression Parallel to Grain (F c): 875 PSI
Modulus of Elasticity (E): 1,400,000 PSI
Maximum Moisture Content: 15%


Other species/grades may be substituted provided that they meet or exceed all of the above criteria. Plywood shall be exterior grade identified with the APA grade-trademark, of the American Plywood Association, and shall be installed in accordance with manufacturer's instructions and code fastening schedule. Wood stud bearing walls, interior and exterior stud walls shall be continuously bridged with wood blocking at 4'-0" o.c. max. brace exterior building corners in stud walls with 18 ga diagonal metal "T" straps or plywood sheathing nailed or screwed to studs in accordance with applicable code fastener schedules. Where multiple trusses, rafters, or joists are indicated on the drawings, they must be mechanically fastened to each other in a manner as to share all superimposed loads including loads from headers framing into the member. Wood columns and posts shall be framed to true end bearings, and shall be positively anchored to foundation with approved metal post bases. Columns and posts of treated wood may be placed directly on concrete or masonry, use treated wood for all floor joists and beams which are exposed or within 18" of the ground, or in permanent contact with earth.

All beams, joists, rafters, and trusses shall bear on 4" minimum continuous wood plates. Floor joist, ceiling joists and roof rafters shall have 4" nominal bearing on wood wall plates or wood plates mechanically fastened to steel members or masonry.



Architect:
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CERTIFICATION: I hereby certify that these drawings were prepared, designed, or approved by me, and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 8166R, Expiration Date: June 9, 2026



STAMP

PROJECT: **25609 Military Rd., Highfield-Cascade, MD 21719**

DRAWING TITLE: **Structural Second Floor and Roof Framing Plan**

DATE: **7/7/25**

DESIGNED: DRAWN:

JURISDICTION: **Washington Co.**

PERMIT NUMBER:

REVISION: DATE:

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

DRAWING NUMBER: **S002**

PAGE NUMBER: **Page 10 of 11**

PROJECT NUMBER: **WC-2025-55.01**

Plot adjustment factor = 96.5

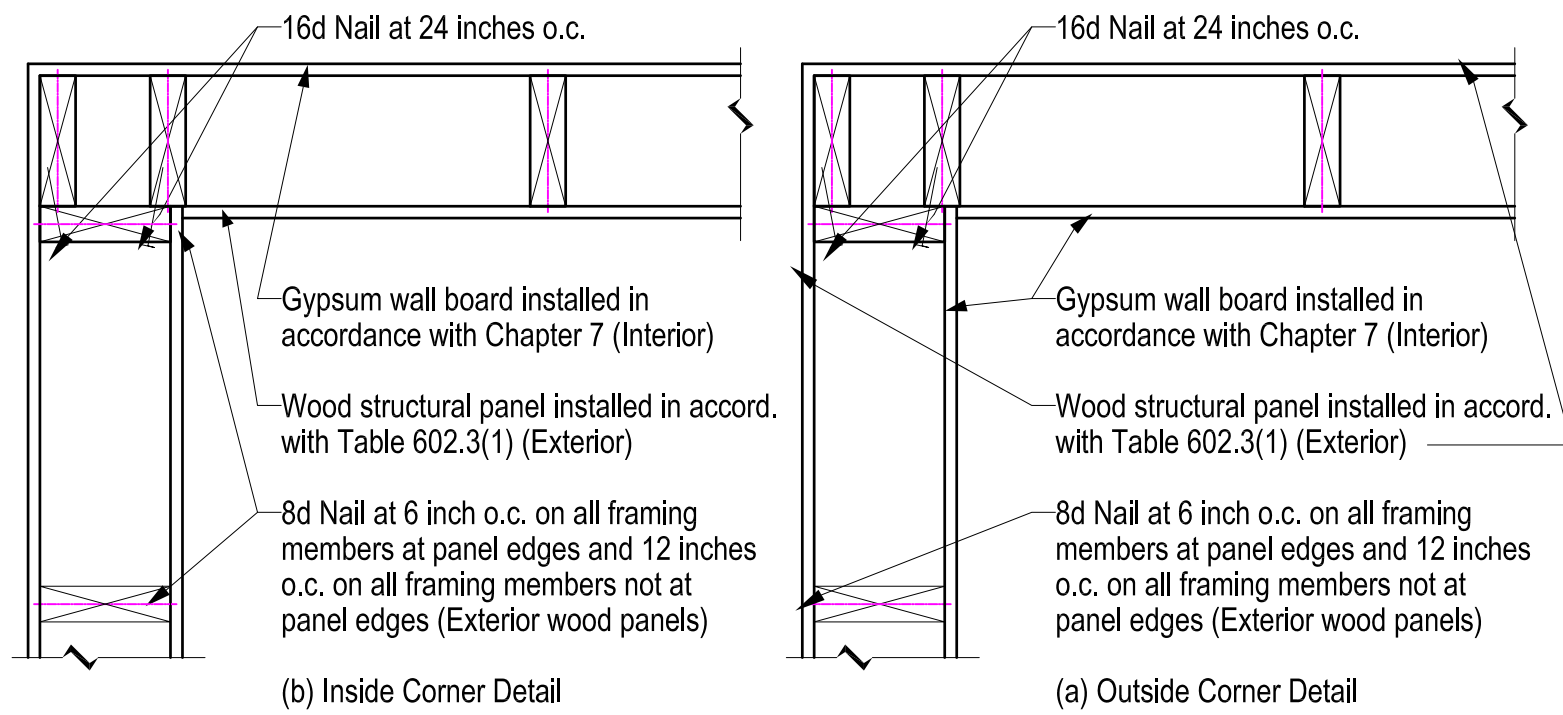
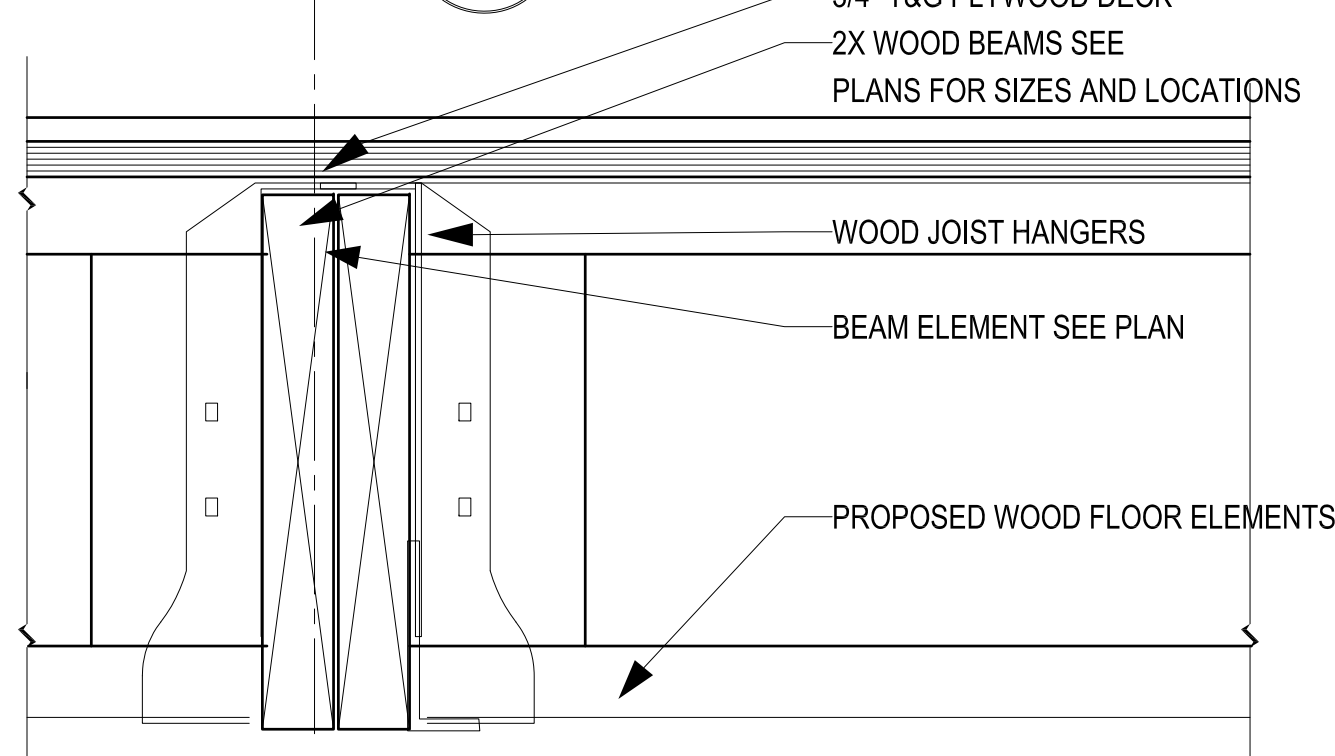


FIGURE R602.10.5

Typ. Exterior Corner Framing for cont. structural panel sheathing showing stud to stud nailing

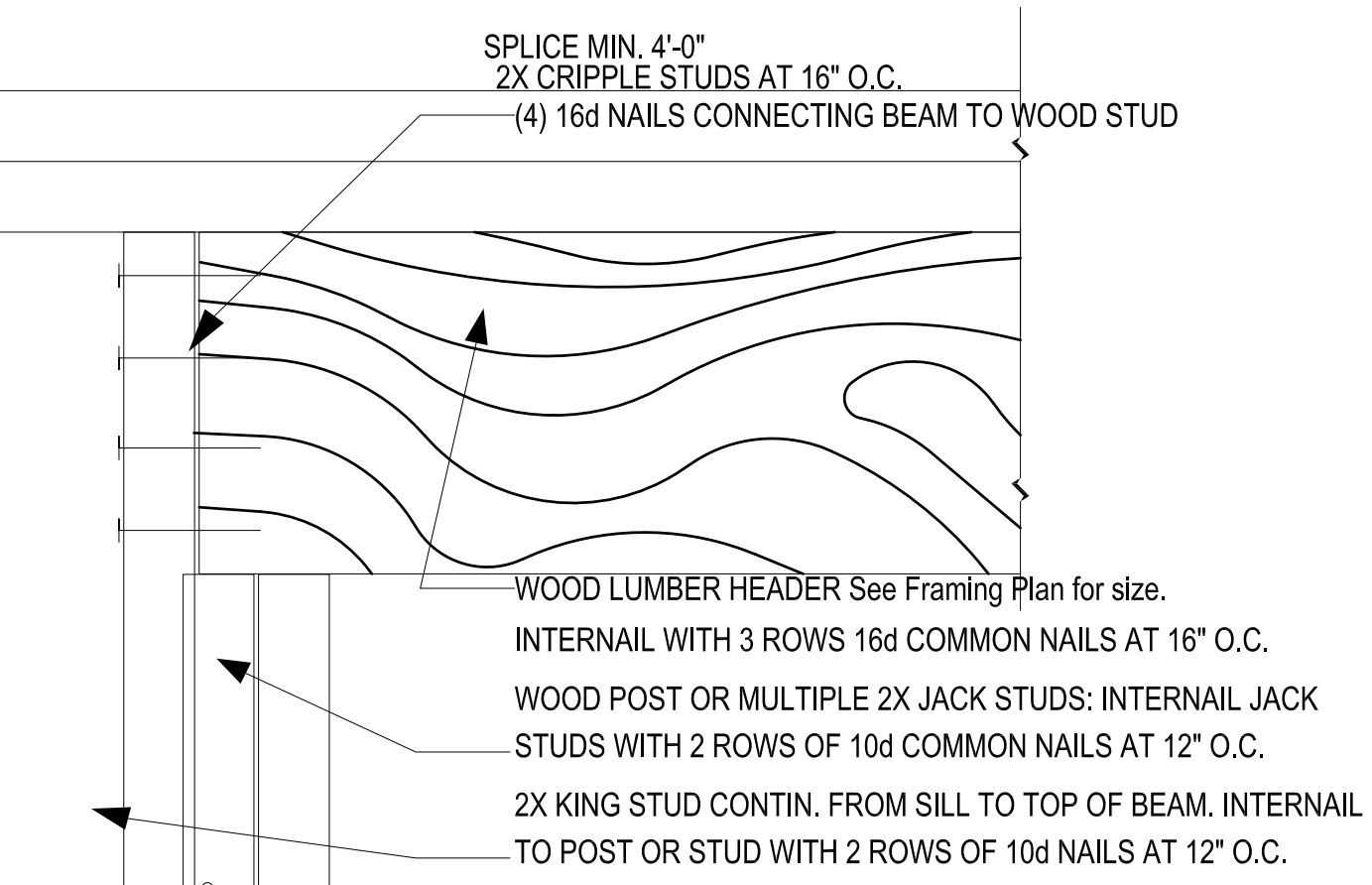
G Exterior Corner Detail - Braced Wall Detail

S003 SCALE: 1 1/2"



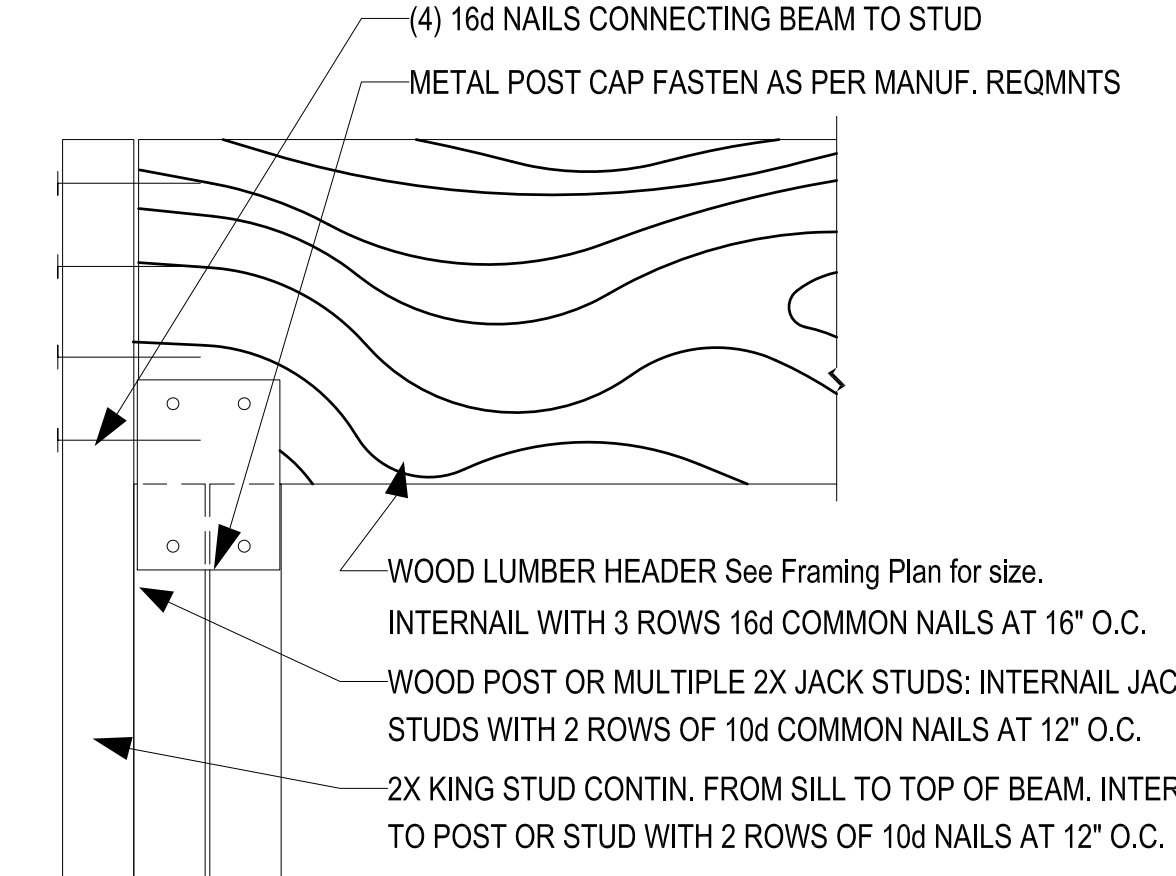
H Typical Structural Detail

S003 SCALE: 1 1/2"



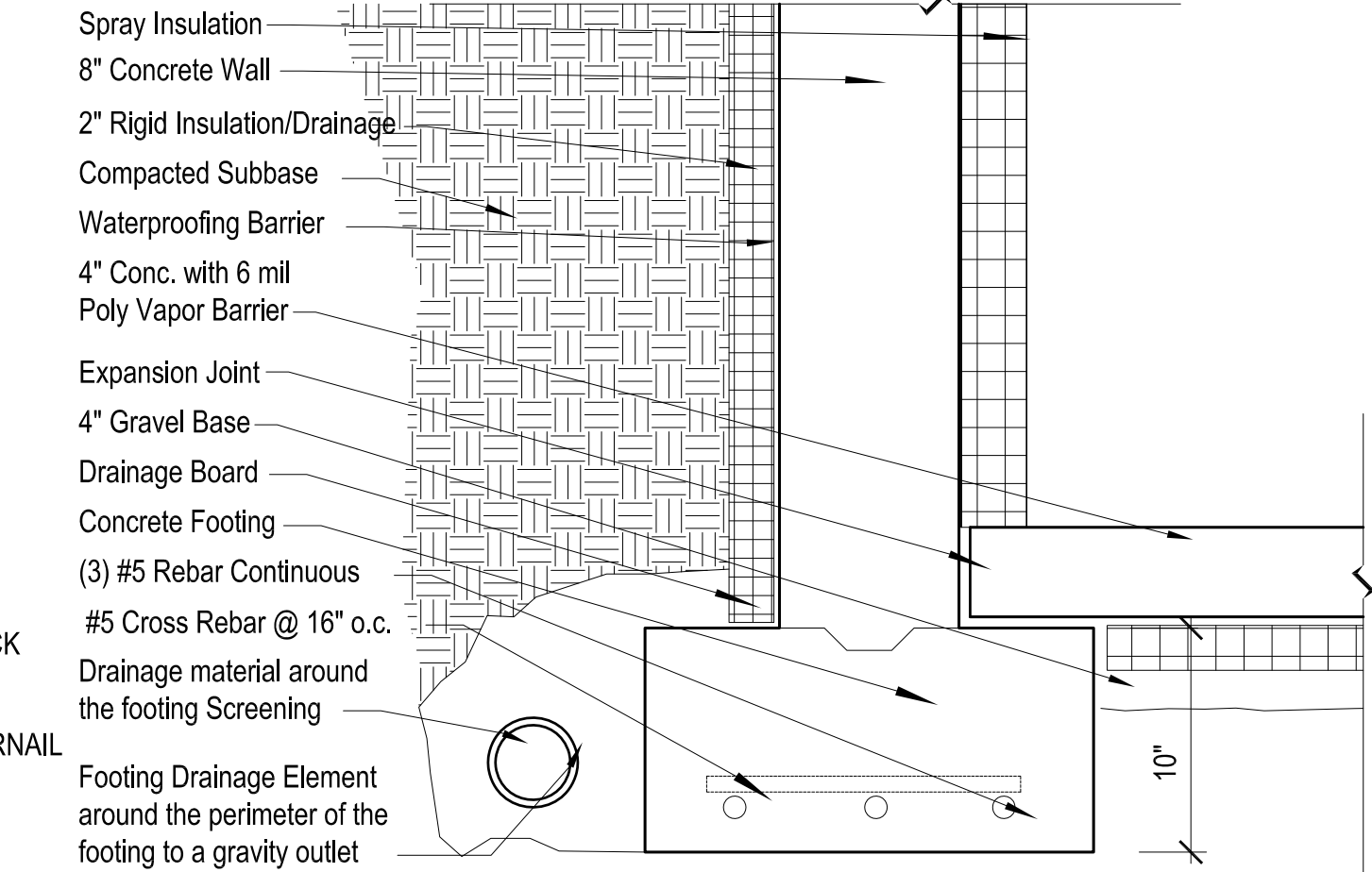
F Typical Structural Detail

S003 SCALE: 1 1/2"



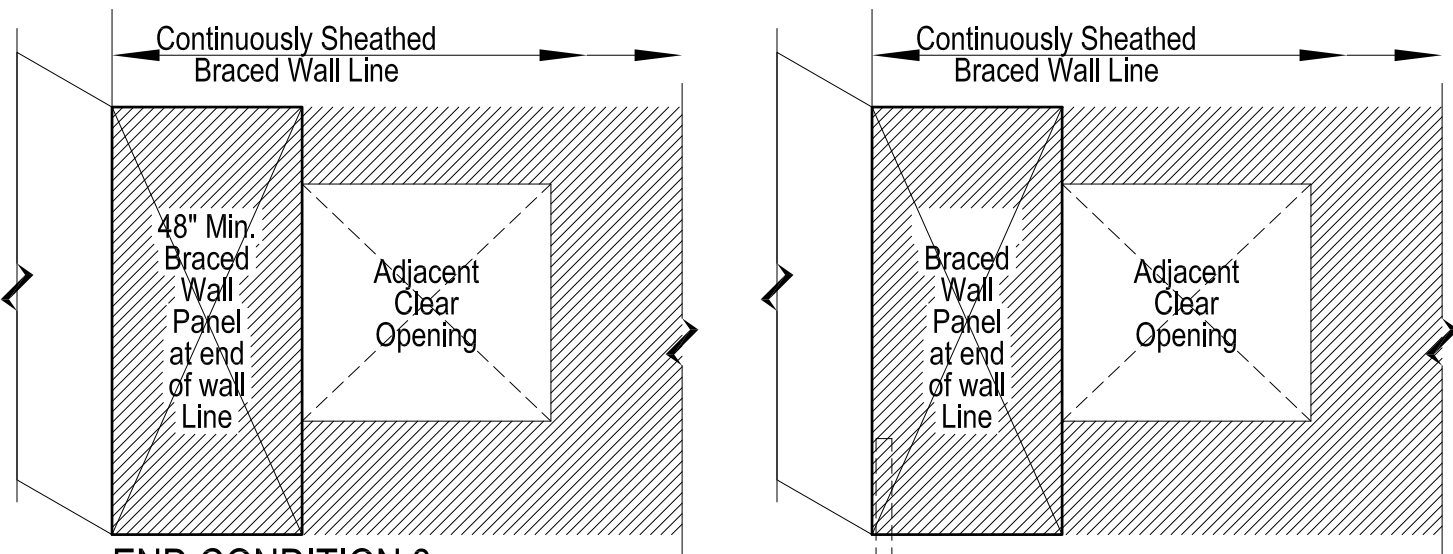
E Typical Structural Detail

S003 SCALE: 1 1/2"



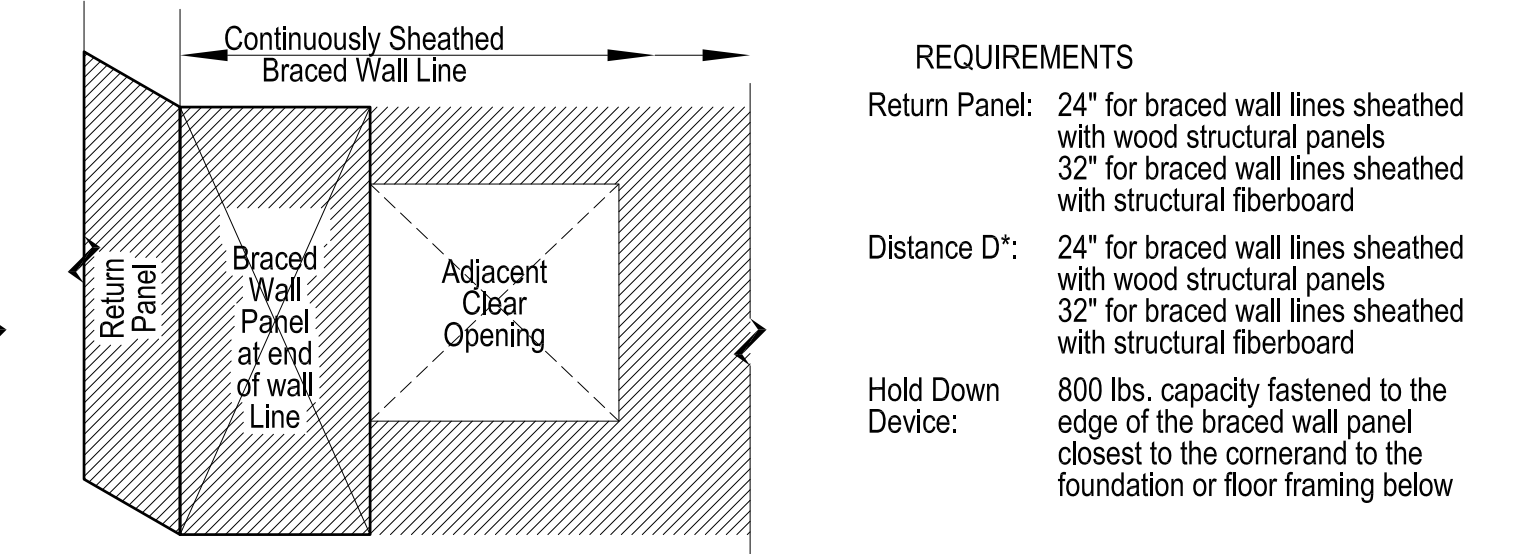
4 Typical Footing Detail

S003 SCALE: 3/4"



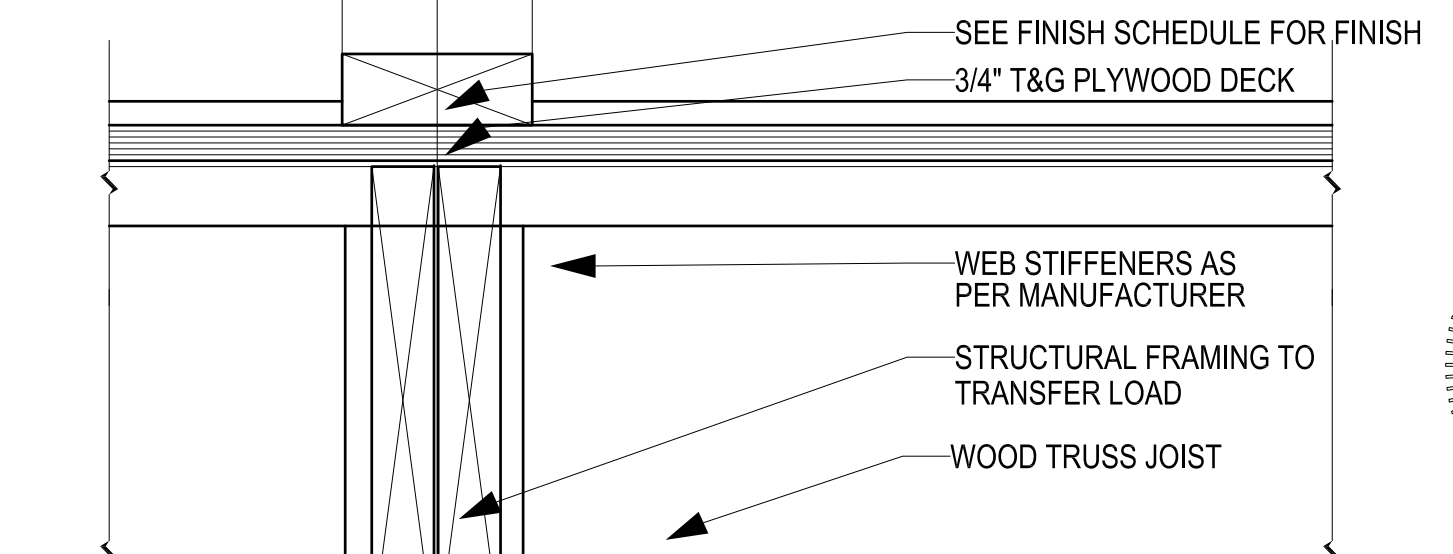
D Braced Wall End Conditions

S003 SCALE: 1/4"



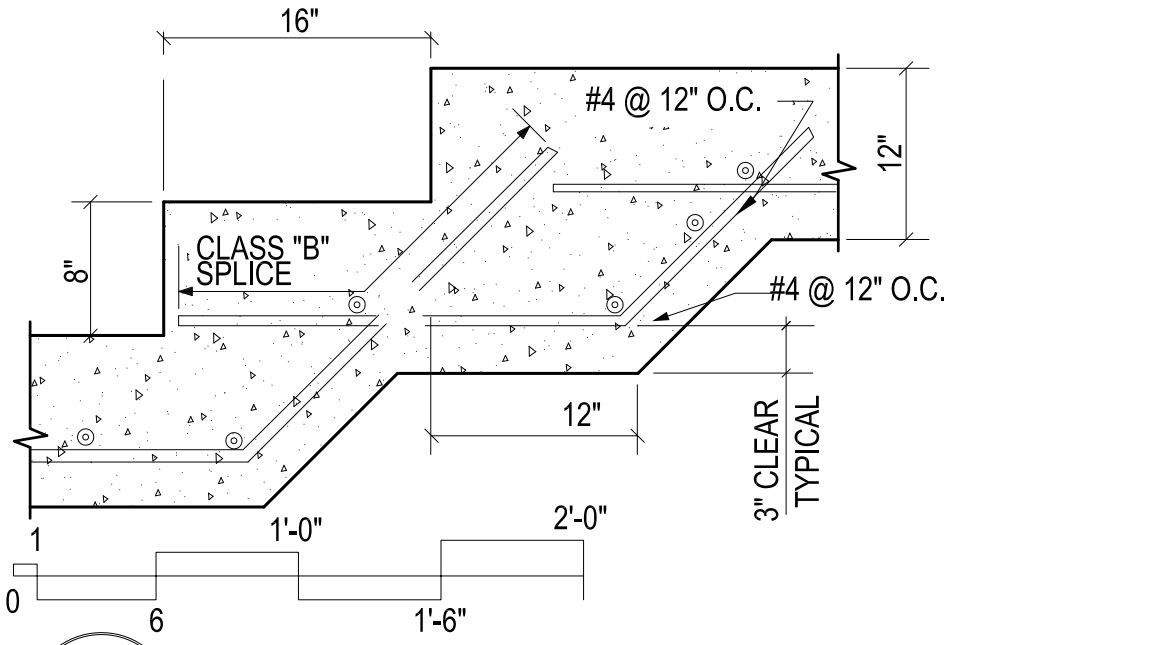
3 Typical Structural Detail

S003 SCALE: 1 1/2"



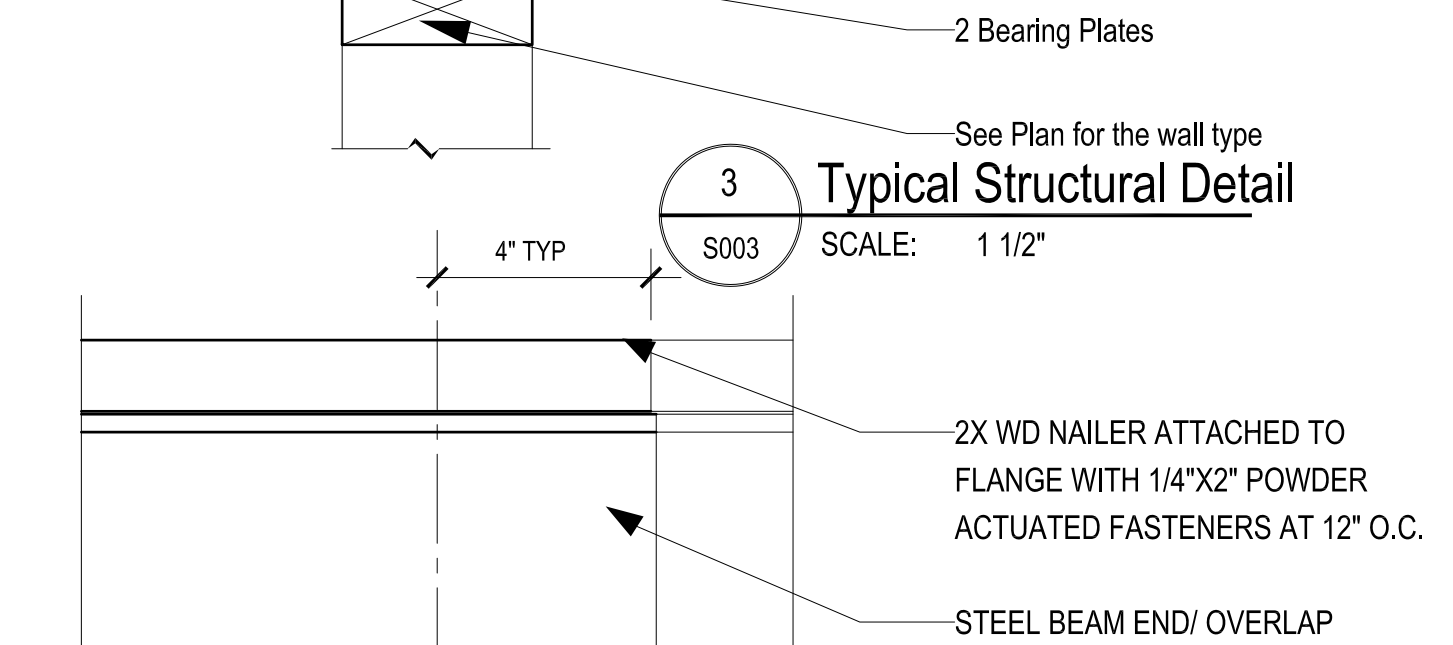
2 Typical Structural Detail

S003 SCALE: 1 1/2"



C Typical Structural Detail

S003 SCALE: 1 1/2"



1 Typical Footing Detail

S003 SCALE: 1 1/2"

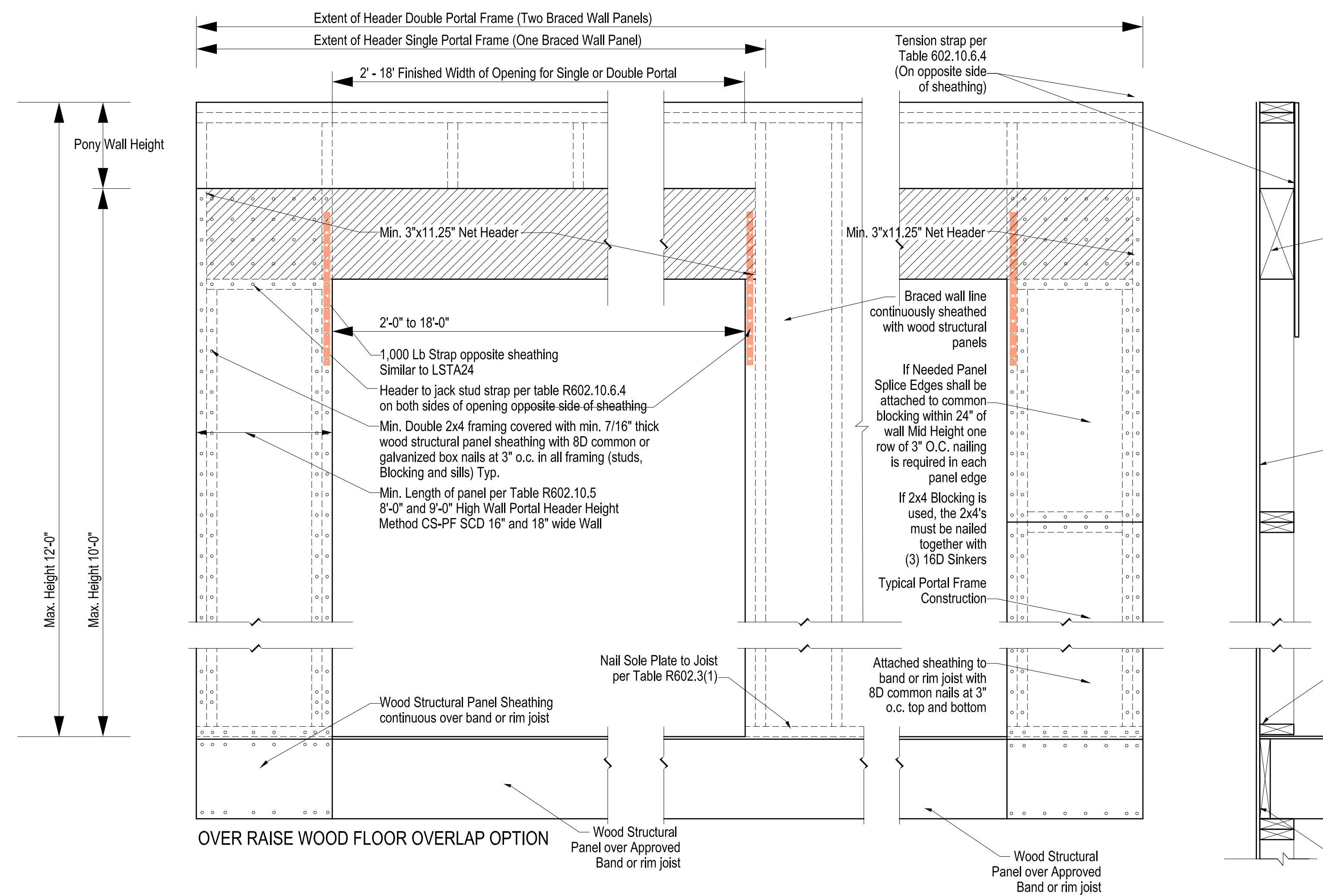
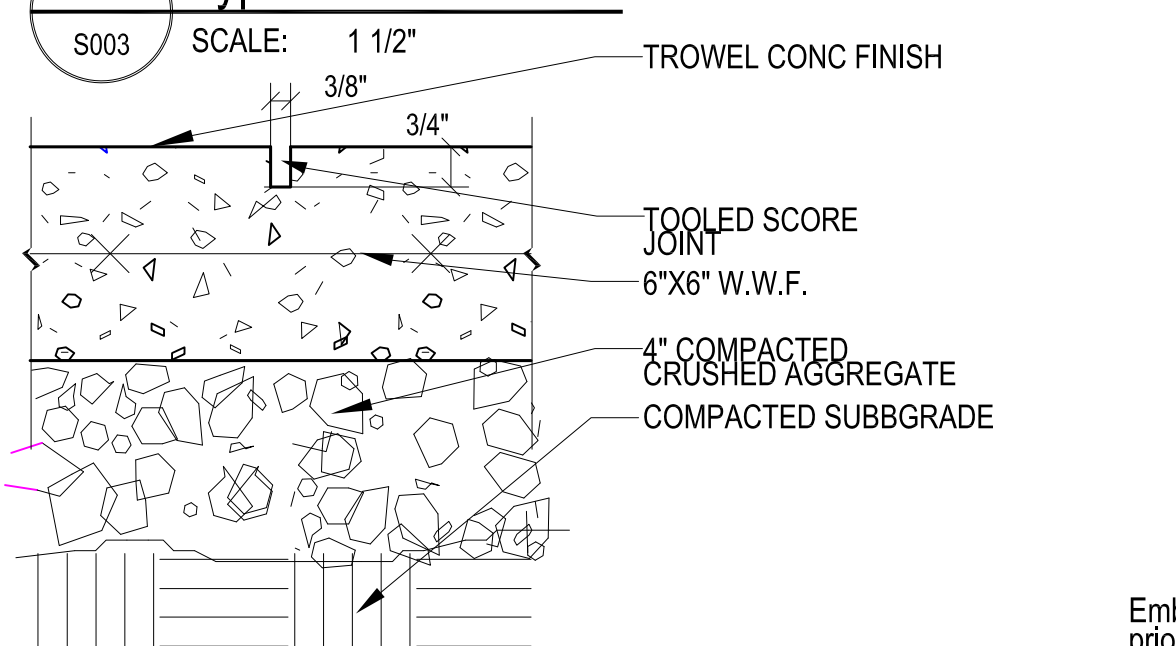


FIGURE R602.10.6.4 Method CS-PF - Continuously Sheathed Portal Frame Panel Construction

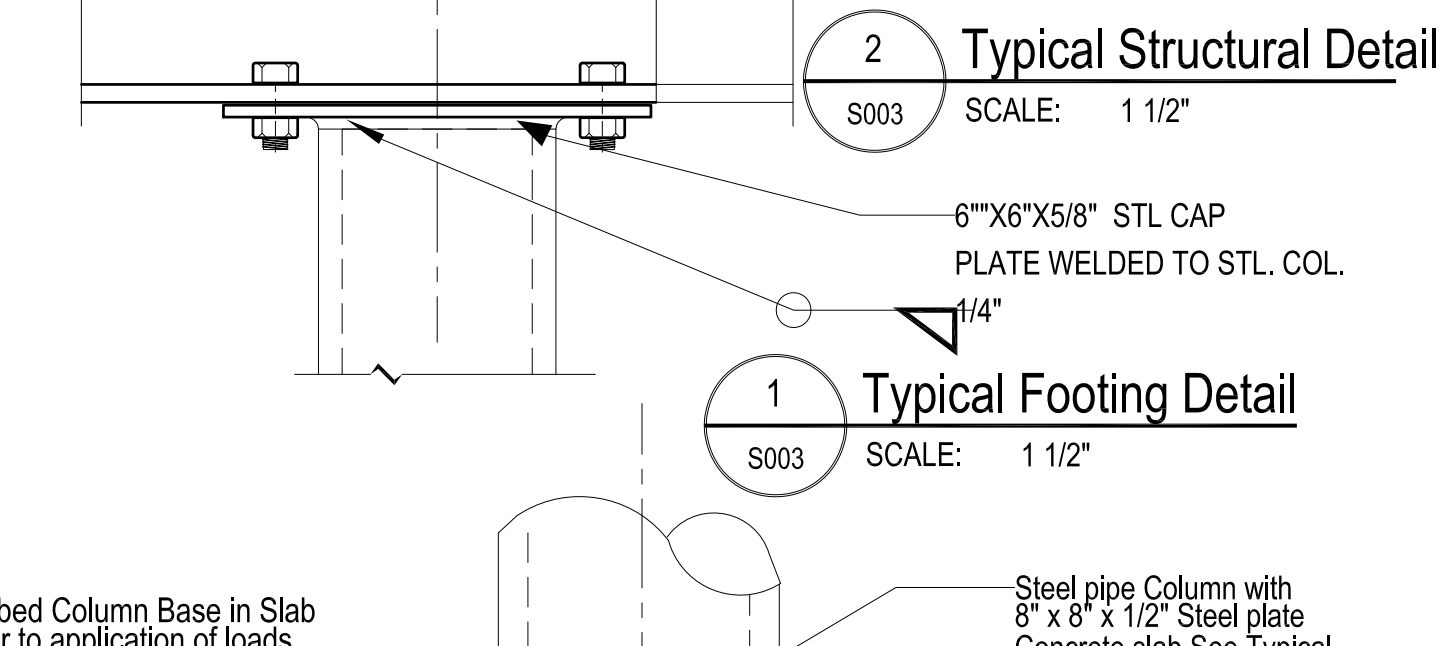
J Cont. Sheathed Portal Frame Construction

S003 SCALE: 1 1/2"



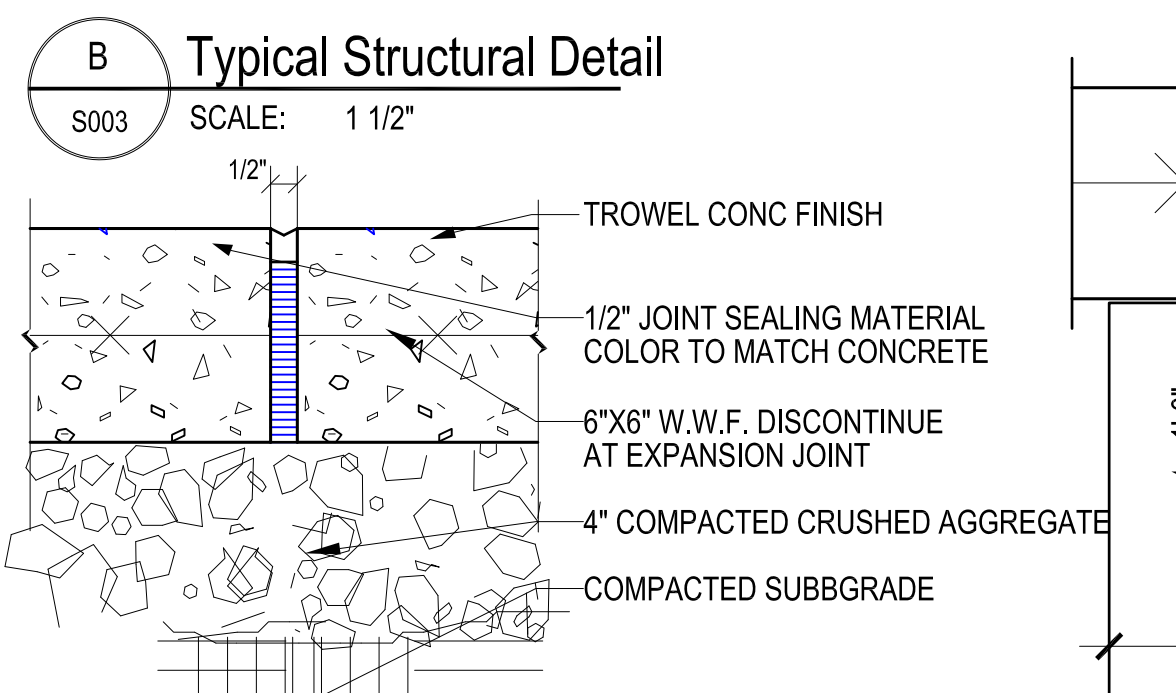
B Typical Structural Detail

S003 SCALE: 1 1/2"



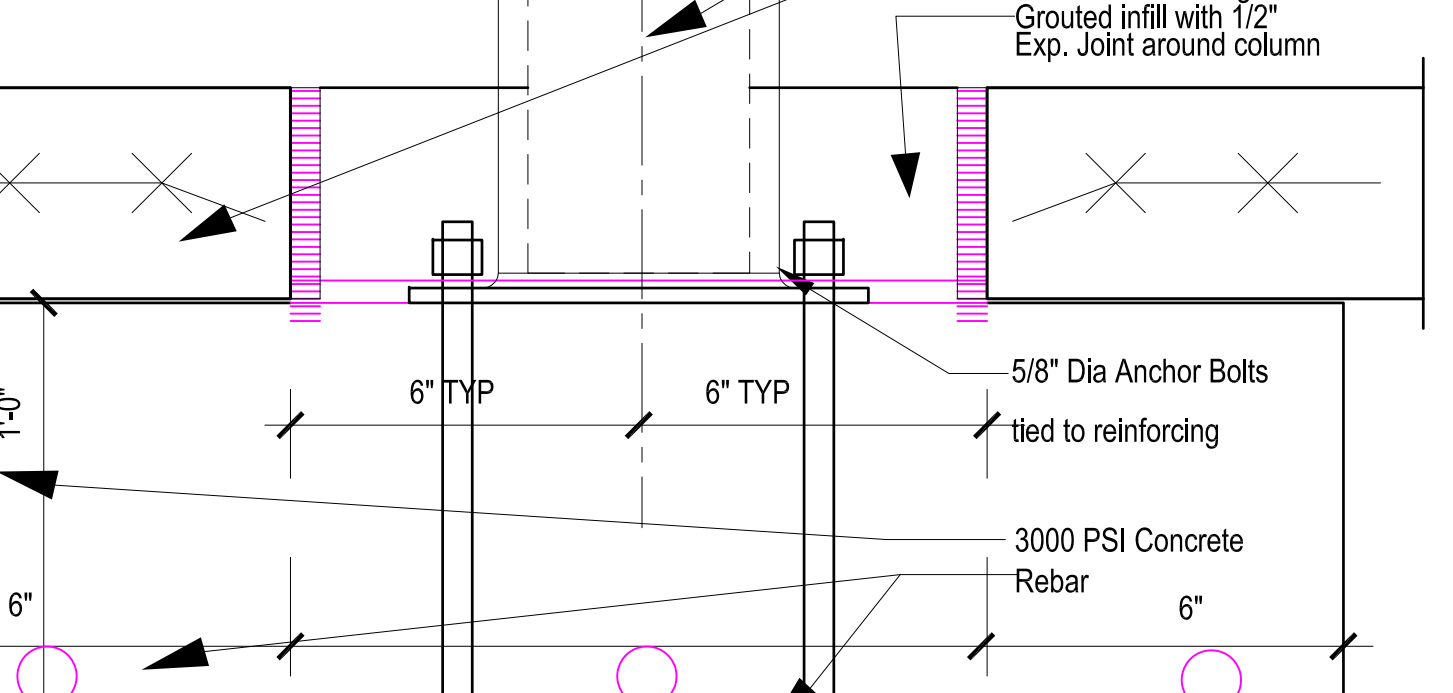
1 Typical Footing Detail

S003 SCALE: 1 1/2"



A Typical Structural Detail

S003 SCALE: 1 1/2"



1 Typical Footing Detail

S003 SCALE: 1 1/2"

Architect:
Jonathan E. Sells, AIA
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Dayton, MD 21036
(301)854-3761
jsellsmd@gmail.com

CERTIFICATION:
I hereby certify that these drawings were prepared by me, or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Maryland.

Stamp:
STATE OF MARYLAND
JONATHAN E. SELLS
ARCHITECT
8166R
EXPIRATION DATE: June 9, 2026

PROJECT:
Residence

DRAWING TITLE:
Typical Structural and Braced Wall Details and Notes

DATE:
7/7/25

DESIGNED: DRAWN:

JURISDICTION:
Washington Co.

PERMIT NUMBER:

REVISION: DATE:

SCALE:
Varies

DRAWING NUMBER:
S003

PAGE NUMBER:
Page 11 of 11

PROJECT NUMBER:
WC-2025-55.01

Plot adjustment factor = 96.5

Wood Truss or Rafter Tie down requirements

TABLE R802.11
Required strength of truss or rafter tie down connections to resist wind uplift forces

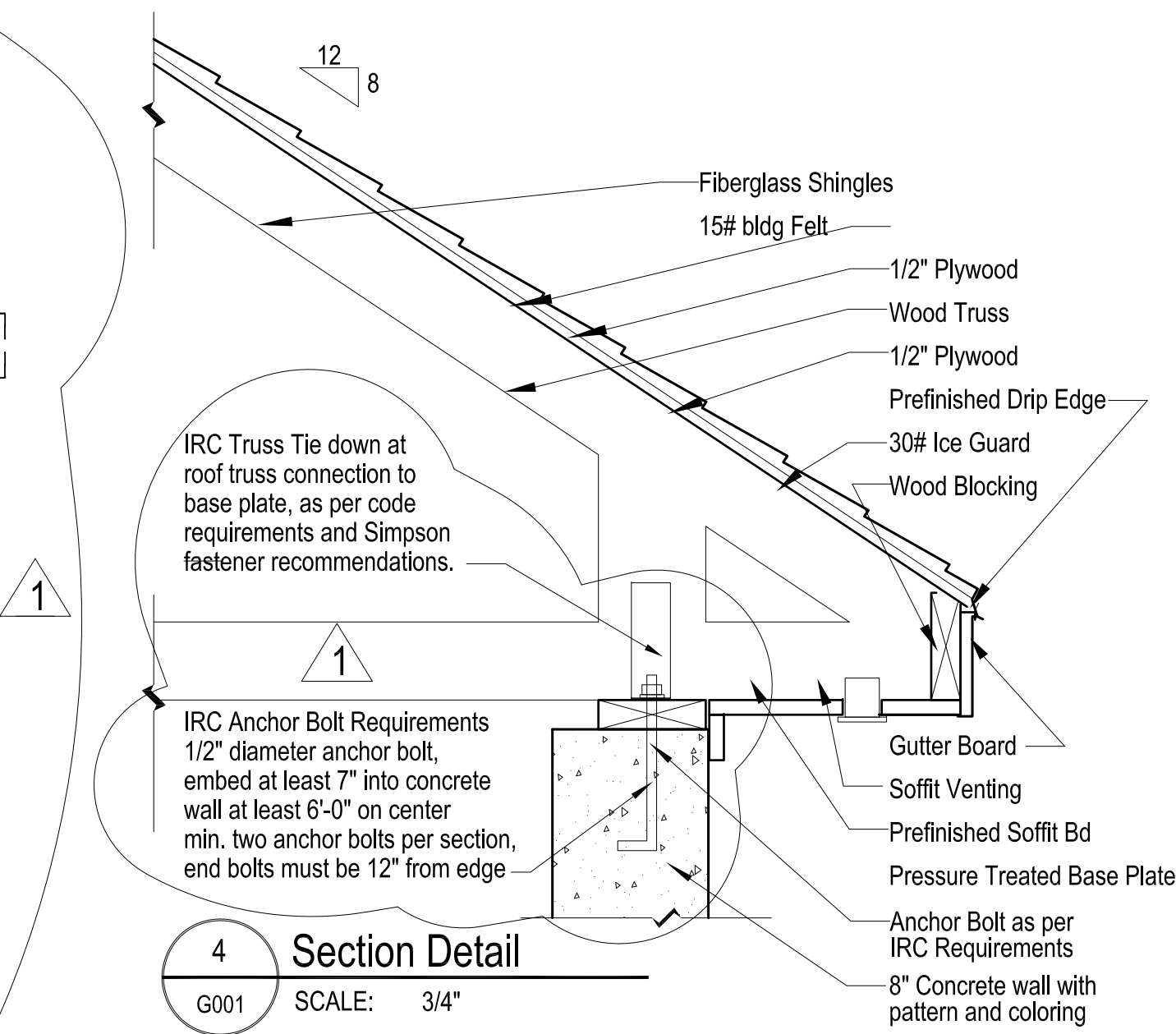
Design Wind Load (psf)	Total Roof Width Including Overhang (feet)				
	24	28	32	36	40
20	192	224	256	288	320
30	432	504	576	648	720
40	672	784	895	1,008	1,120
50	912	1064	1,216	1,368	1,520
60	1,152	1,344	1,536	1,728	1,920

- a. Wind uplift forces are based on 24 inch spacing of roof trusses or rafters. For spacing other than 24 inches, forces shall be adjusted accordingly.
b. Interpolation is permitted for intermediate values of wind uplift pressures and roof widths.
c. The rated capacity of approved tie downs can include 60% increase for wind effects as per material
d. Figure R301.2(4) and Table R301.2(2) shall be used in determining the design wind load.

Roof Sheathing Requirements

TABLE R803.1
Minimum thickness of lumber roof sheathing

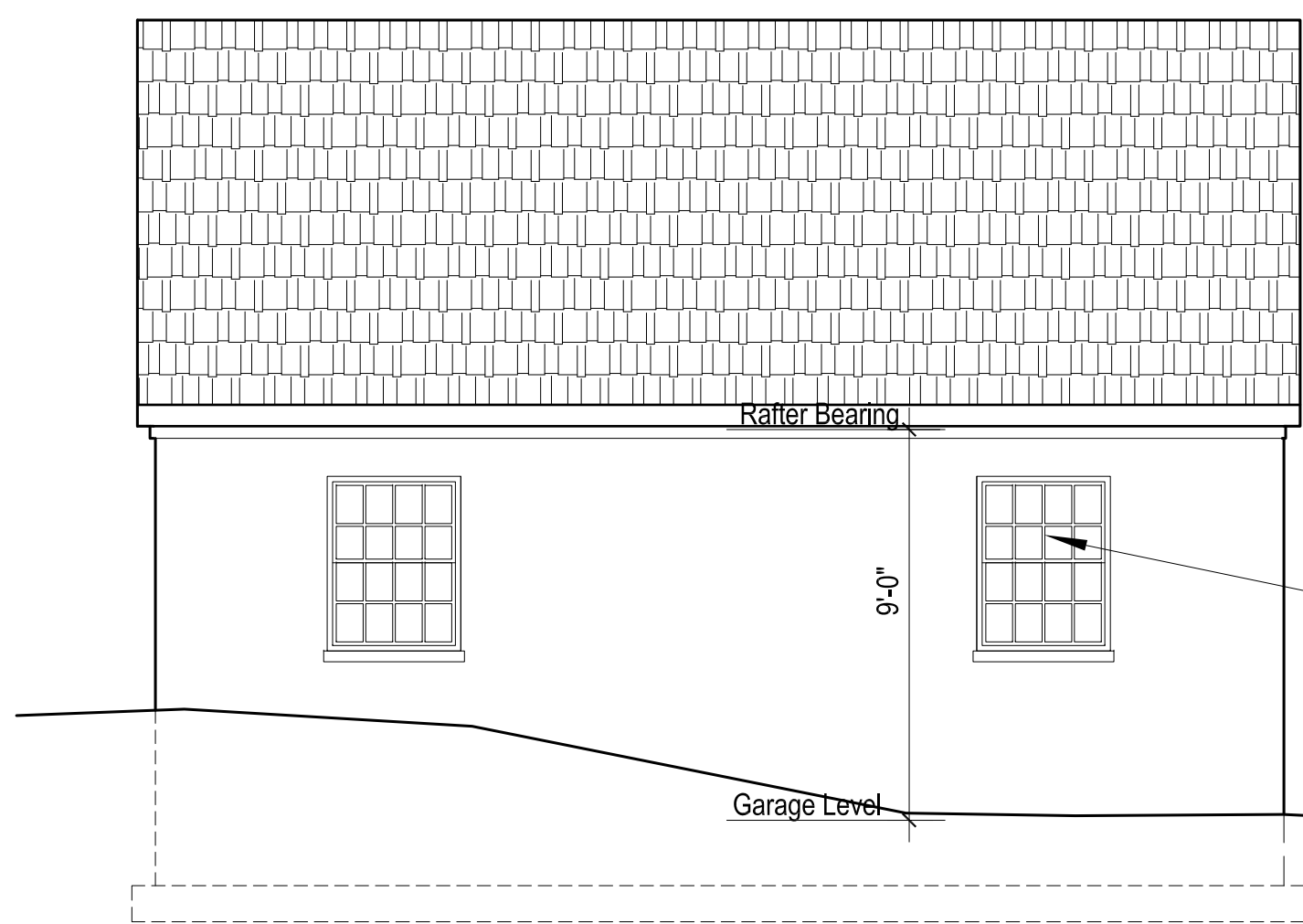
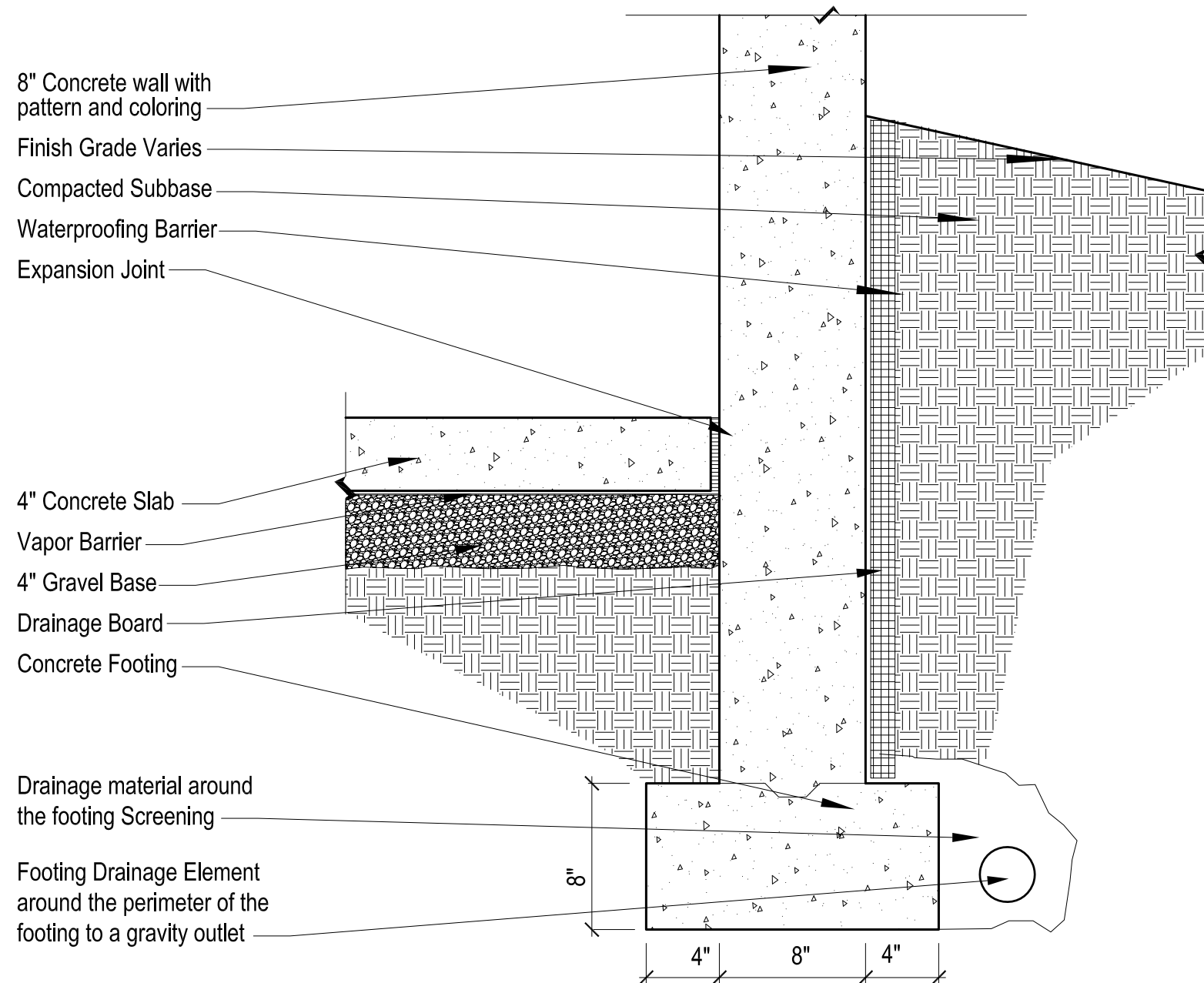
Rafter or beam spacing (inches)	Minimum Net Thickness (inches)
24	5/8"
48 (Min 270 Fb / 340,000 E.)	1 1/2 T & G



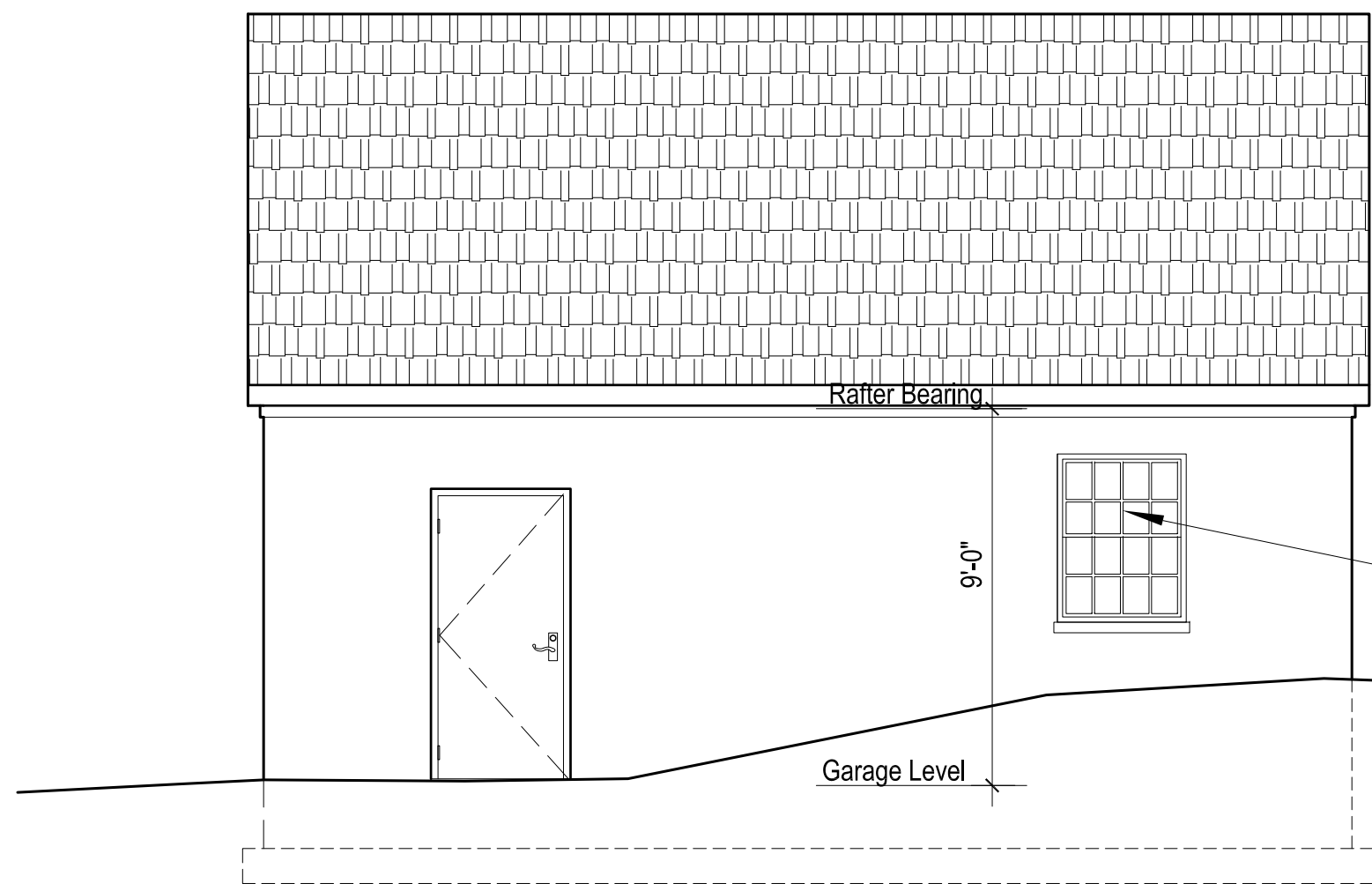
Reinforced Concrete and Masonry foundation walls 8-inch nominal wall thickness

Maximum Wall Height (feet)	Maximum Unbalanced Backfill Height (feet)	Minimum Vertical Reinforcement size and spacing for 8 inch nominal wall thickness		
		Soil classes (b)		
		GW, GP SW & SP Soils	GM, GC SM, SM-SC and ML soils	SC, MH, ML-CL and inorganic CL soils
9	5	#4 at 48" o.c.	#4 at 48" o.c.	#5 at 48" o.c.
	6	#4 at 48" o.c.	#5 at 48" o.c.	#6 at 48" o.c.
	7	#5 at 48" o.c.	#6 at 48" o.c.	#6 at 32" o.c.
	8	#5 at 40" o.c.	#6 at 32" o.c.	#6 at 24" o.c.
	9	#6 at 40" o.c.	#6 at 24" o.c.	#6 at 16" o.c.

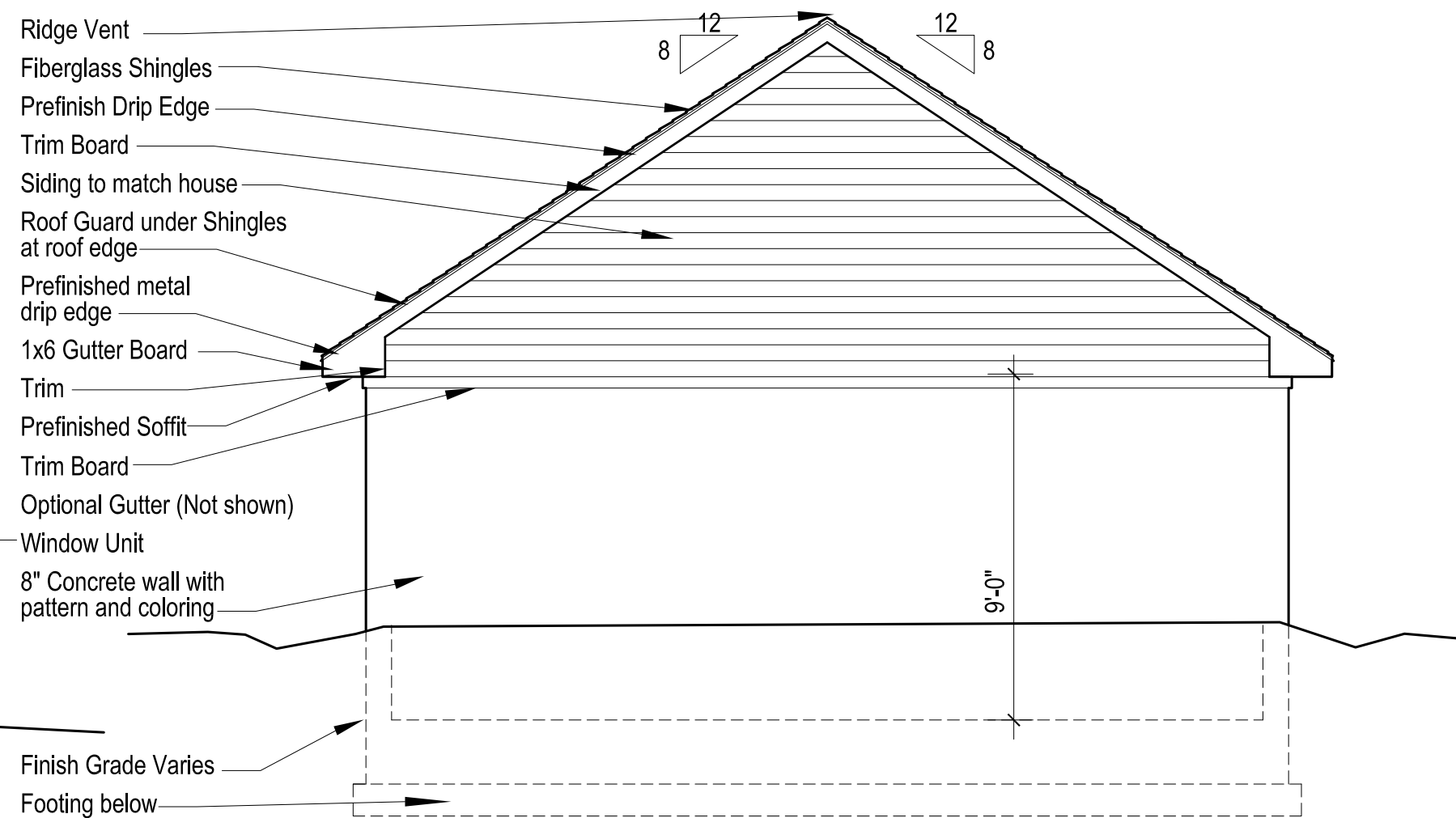
- Notes:
a. Alternate reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per linear foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.
Vertical reinforcement shall be grade 60 minimum. The distance from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 5 inches.



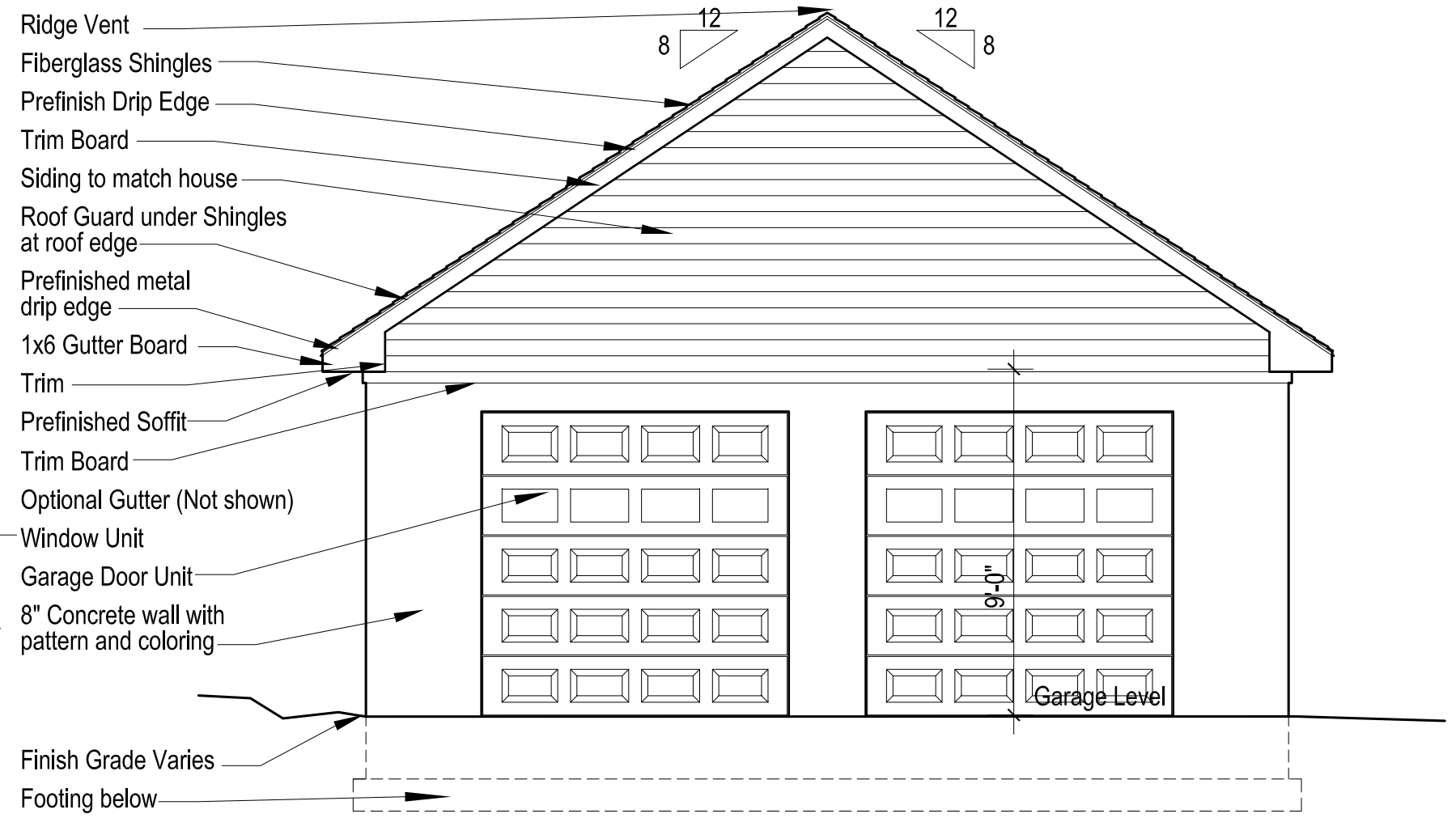
D Elevation
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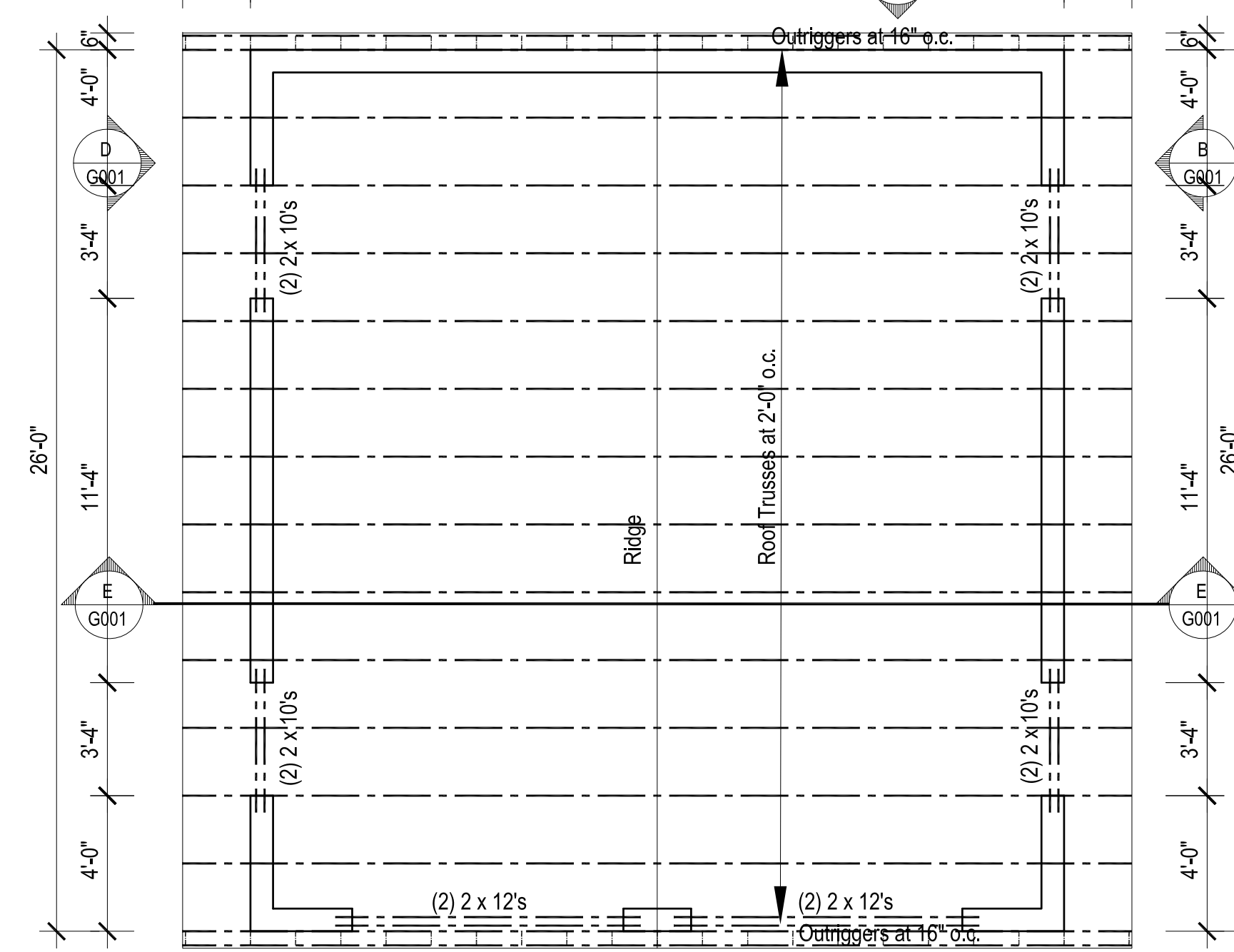
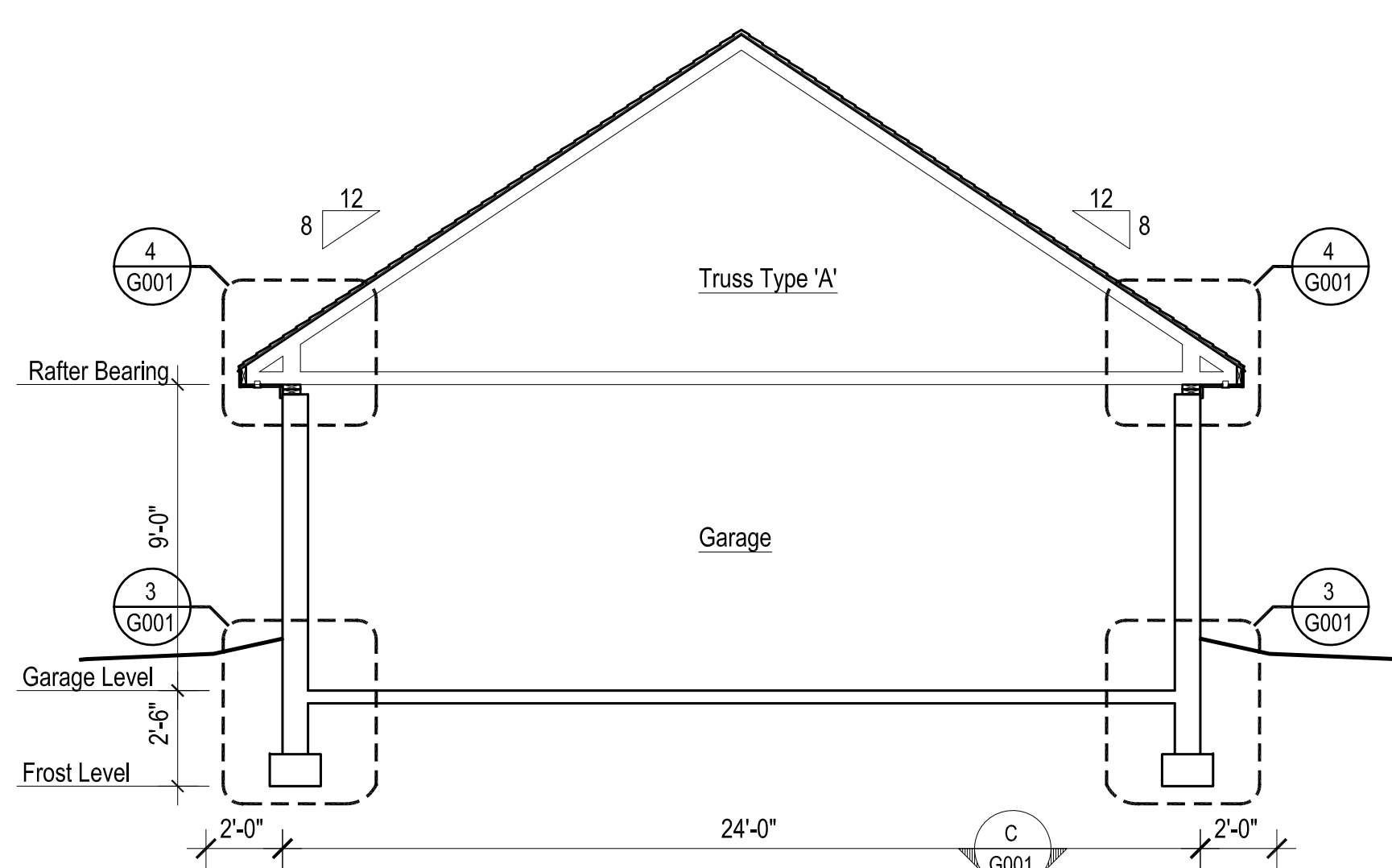
B Elevation
G001 SCALE: 1/4"



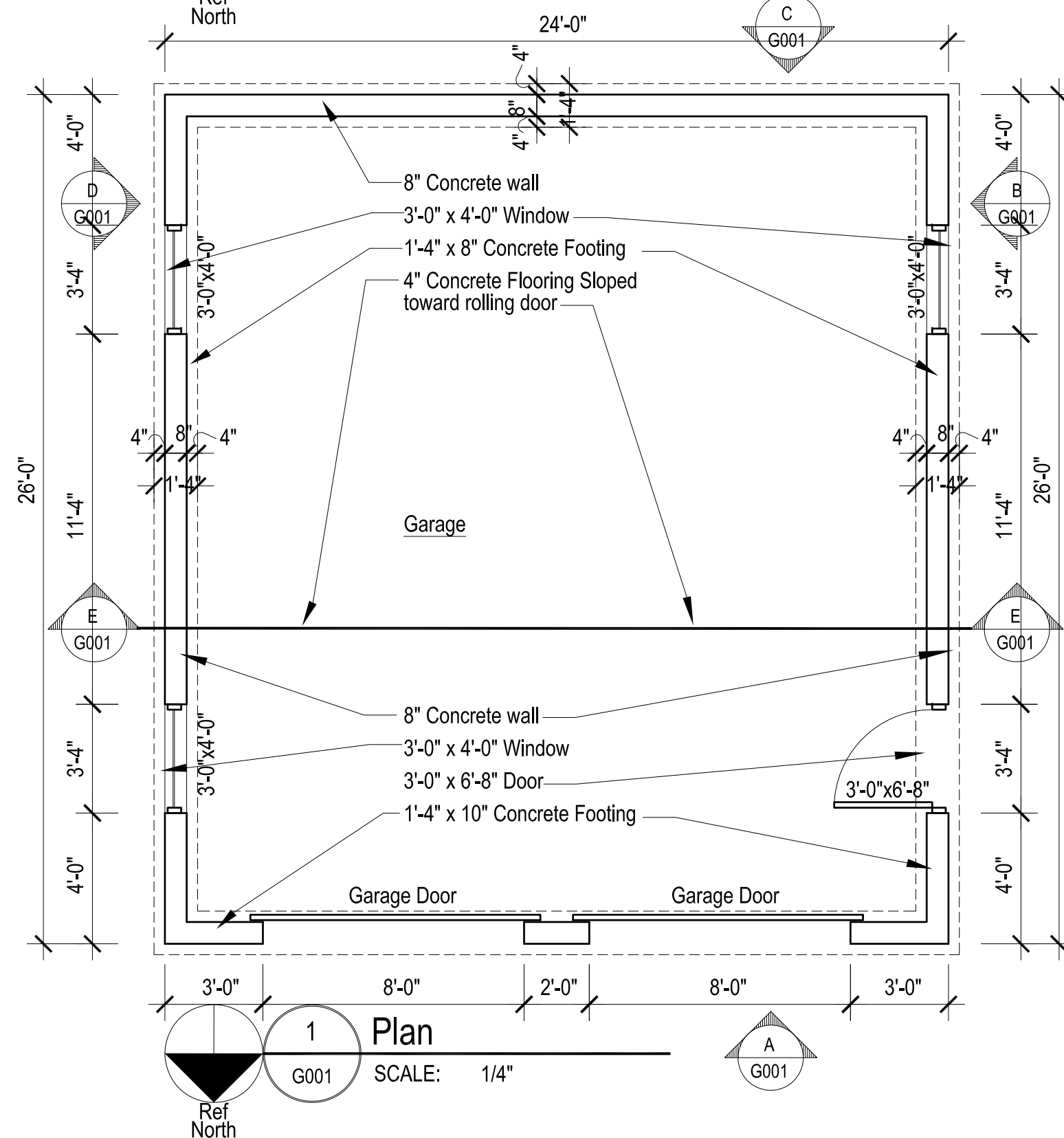
C Elevation
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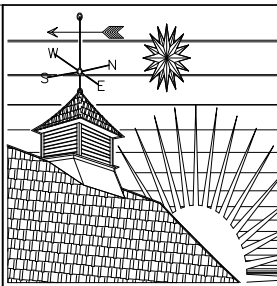
A Elevation
G001 SCALE: 1/4"



2 Plan
G001 SCALE: 1/4"



1 Plan
G001 SCALE: 1/4"



Architect:
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CERTIFICATION: I
hereby certify that these
plans were prepared by me
or under my direct supervision
and that I am a duly Licensed Professional
Architect in the State of Maryland.
Professional Seal No. 8166R
Expiration Date: June 9, 2026

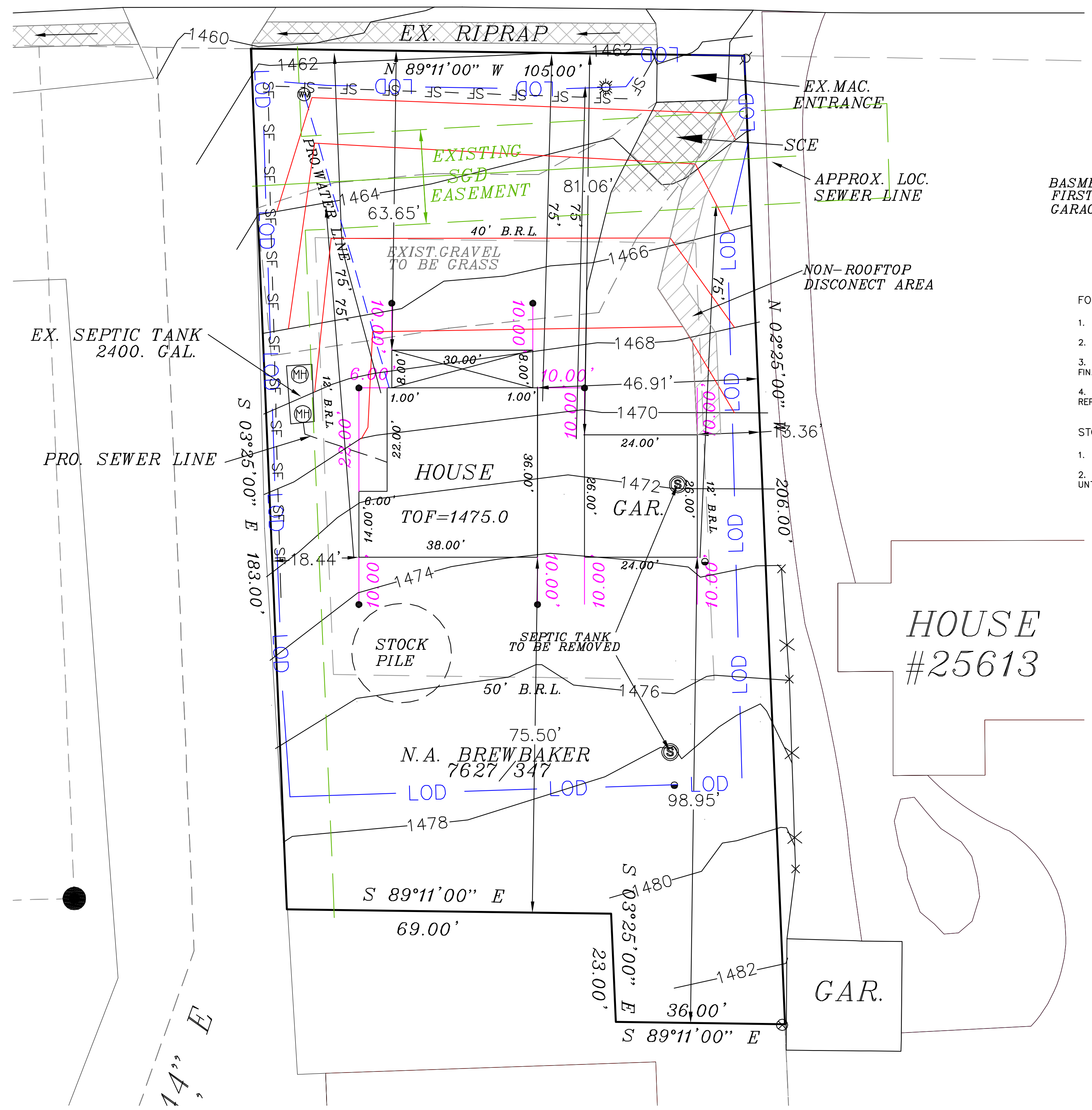


PROJECT: Garage
DRAWING TITLE: Plans, Elevations and Sections
DATE: 9/16/25
DESIGNED: DRAWN:
JURISDICTION: Washington Co.
PERMIT NUMBER:
REVISION: DATE: 9/16/25
Anchorage bolt requirements
SCALE: 1/8" = 1'-0"
DRAWING NUMBER: A001
PAGE NUMBER: Page 3 of 11
PROJECT NUMBER: WC-2025-55.05

25609 Military Rd., Highfield-Cascade, MD 21719
Garage
Plans, Elevations and Sections

PLAT 7151 DATUM

MILITARY ROAD MD.RT. 550

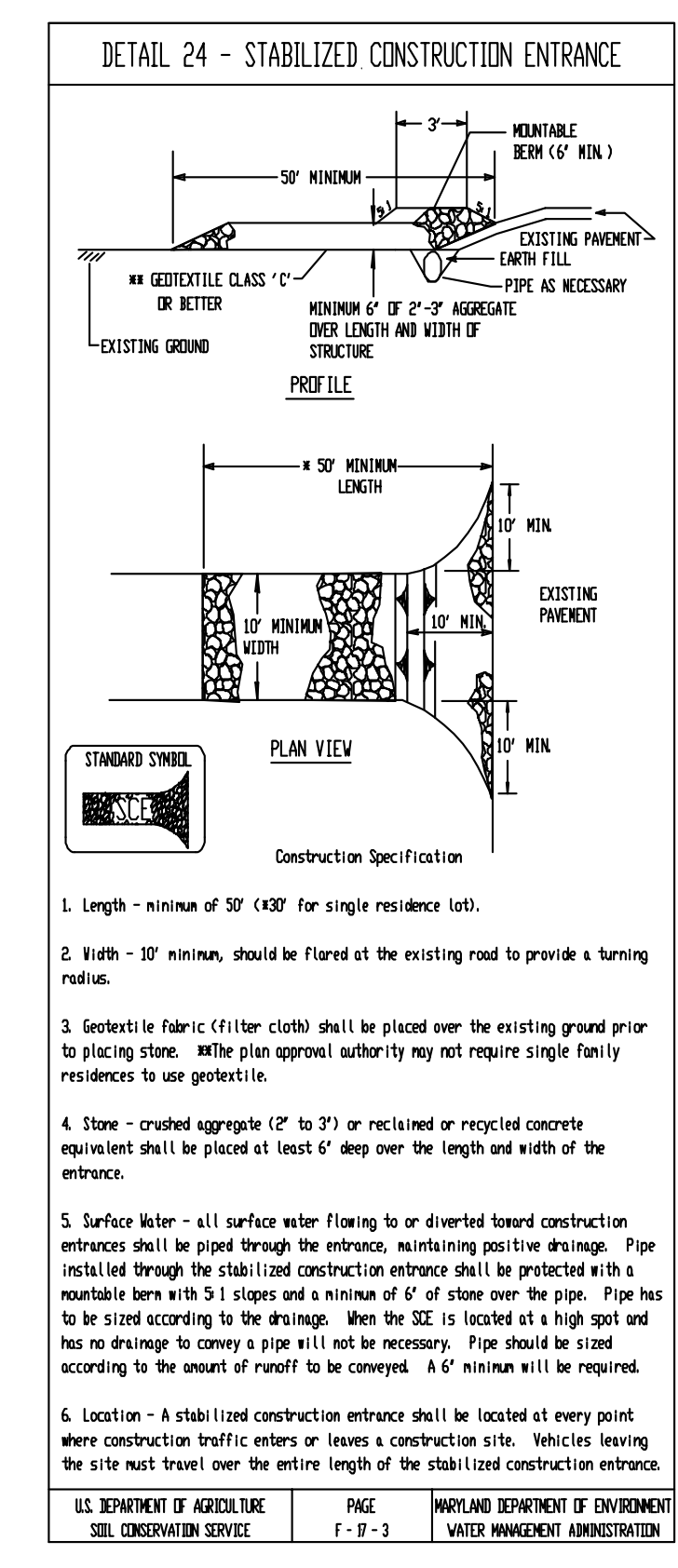
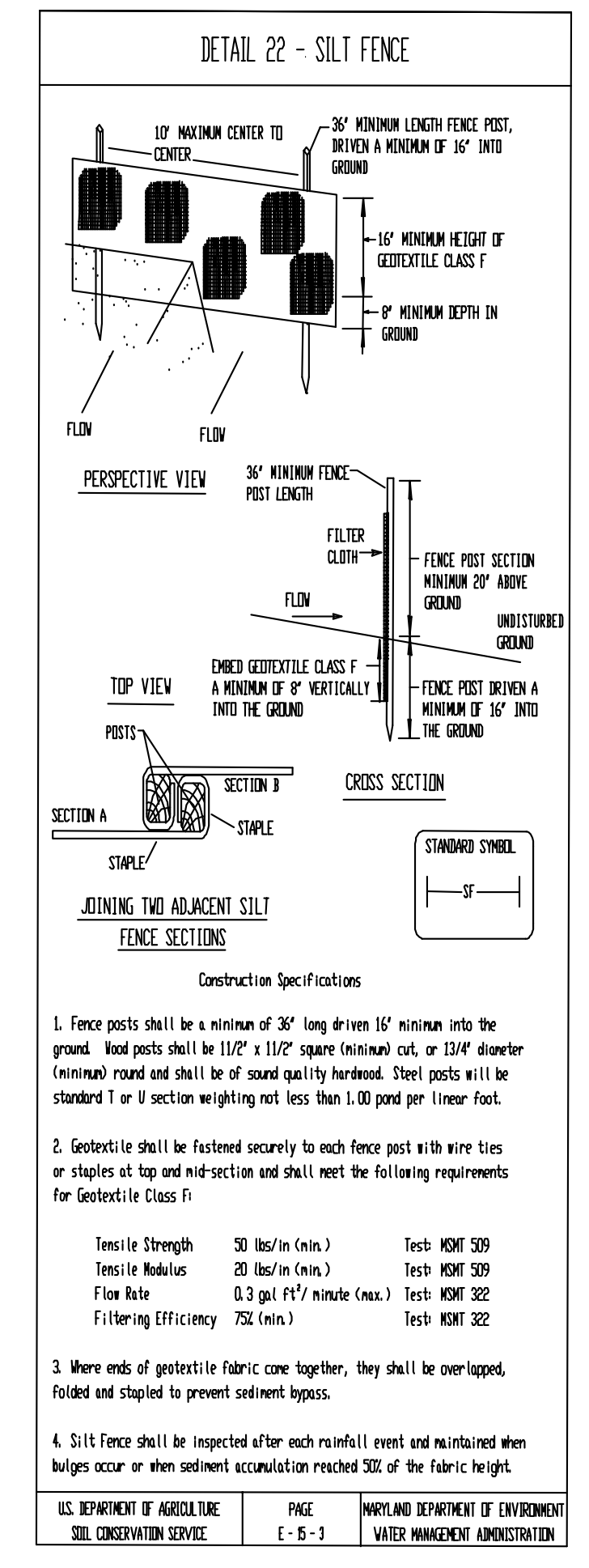


BASMENT FLOOR 1467.0
FIRST FLOOR 1476.0
GARAGE FLOOR 1472.0

- FOR UTILITY WORK ONLY OR FOR OFF-SITE UTILITY WORK
1. DISTURBANCE OUTSIDE OF LODA CAN NOT EXCEED 5000 SQ.FT.
 2. PLACE ALL EXCAVATED MATERIAL ON HIGH SIDE OF TRENCH.
 3. ONLY DO AS MUCH WORK AS CAN BE DONE IN ONE DAY SO BACKFILLING, FINAL GRADING, SEEDING AND MULCHING CAN OCCUR.
 4. ANY SEDIMENT CONTROL MEASURES DISTURBED BY CONSTRUCTION WILL BE REPAIRED THE SAME DAY.

- STOCKPILE NOTES
1. NO STOCKPILING ALLOWED ON ASPHALT.
 2. ALL STOCKPILES LEFT AT THE END OF THE DAY NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

- SF — SILT FENCE
— LOD — LIMITS OF DISTURBANCE
— — EXISTING CONTOUR
— — PROPOSED CONTOUR
— SCE — STANDARD CONSTRUCTION ENTRANCE
— RCP — REINFORCED CONCRETE PIPE
397.71 — EXISTING ELEVATION



- SEDIMENT & EROSION CONTROL NOTES:
1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AS APPROVED BY THE COUNTY.
 2. ALL DISTURBED AREAS TO BE SEEDED WITHIN 14 DAYS OF INITIAL GRADING. FOR TEMPORARY SEEDING SPECIFICATIONS, SEE SECTION G-20-1, 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICES, AND THE STATE SOIL CONSERVATION COMMITTEE.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AT THE INITIATION OF GRADING.
 4. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF INITIAL BACKFILL.
 5. ELECTRIC POWER, TELEPHONE AND GAS LINES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS OF INITIAL BACKFILL.
 6. ALL EARTH BERMS AND SEDIMENT DAMS ARE TO MULCHED AND SEEDED (SEE SECTION G-20-1 OF ABOVE REFERENCE) WITHIN 7 DAYS AFTER GRADING. ALL SOIL STOCKPILES ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS.
 7. DURING CONSTRUCTION, ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IF NECESSARY. SEDIMENT TO BE REMOVED TO A SUITABLE DISPOSAL AREA AND STABILIZED WITH PERMANENT VEGETATIVE COVER. (SEE SECTION G-20-1 OF 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE).
 8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL DISTURBED AREAS ARE STABILIZED.
 9. AFTER FINE GRADING, ALL DISTURBED AREAS ARE TO BE PERMANENTLY MULCHED AND SEEDED (SEE SECTION G-20-1).
 10. NO SLOPE SHALL BE GREATER THAN 2:1.
 11. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THIS DOES NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO INSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."

- SEQUENCE OF CONSTRUCTION:
1. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION. PRE CONSTRUCTION MRG. CITY 301-695-2803 X3 COUNTY 301-600-3507
 2. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
 3. INSTALL PERIMETER CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PRECEEDING FURTHER.
 4. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
 5. COMPLETE ROUGH GRADING FOR REMAINDER OF SITE.
 6. COMPLETE FINAL GRADING, STABILIZATION, AND TOP SOIL & SEEDING.
 8. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THIS PLAN HAS BEEN DETERMINED TO BE APPROXIMATELY 14,840. SQ.FT. 0.63 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THIS PLAN HAS BEEN COMPUTED TO BE APPROXIMATELY 250 CU.YDS. OF EXCAVATION AND APPROXIMATELY 250 CU.YDS. OF FILL.

JAMES E. GAUSS L.S.#446 10 JUNE, 2025 DATE

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07 AND 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

10 JUNE, 2025
DATE JAMES GAUSS REG. NO. #446

SURVEY & PLAT BY
R.F. GAUSS & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
103 E. MAIN ST., P.O. BOX 128
EMMITSBURG, MARYLAND 21727
301-447-2222 FAX 301-447-3158



OWNERS / DEVELOPERS CERTIFICATION

I / WE HEREBY CERTIFY THAT THIS PLAN OF SEDIMENT CONTROL WILL BE IMPLEMENTED TO THE FULLEST EXTENT, AND ALL STRUCTURES WILL BE INSTALLED TO THE DESIGN SPECIFICATIONS AS SPELLED OUT IN THI PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT HAVE A CERTIFICATION OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/WE ALSO AUTHORIZE PERIODIC ON-SITE EVALUATION BY THE FREDERICK SOIL CONSERVATION DISTRICT PERSONNEL AND COOPERATING AGENCIES.

SIGNATURE OF OWNER / DEVELOPER DATE
10 JUNE, 2025
DATE JAMES E. GAUSS P.L.S. # 446

Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances

t. Note stating: "No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement or drainage easement either shown or described on a final plat or easement plat."

u. Note stating: "All grading on lot/parcel, either before or after the construction of a dwelling, or appurtenances, shall be the full responsibility of the lot/parcel owner."

v. Note stating: "Any modifications of the approved Standard Grading and Soil Erosion & Sediment Control Plan for Single Lot Single Family Residential Construction and Minor Earth Disturbances shall be reviewed and approved by the Division and the District prior to construction."

SITE PLAN AND
SEDIMENT CONTROL PLAN
ON THE
NICHOLAS BREWBAKER PROPERTY
SITUATED AT #25609 MILITARY ROAD
ELECTION DISTRICT # 14
WASHINGTON COUNTY, MARYLAND

DATE: 10 JUNE, 2025 SCALE: 1" = 15'
PLAT NO. WC14 P-409 ACCT# 14-008896



MEMORANDUM

To: Washington County Historic District Commission
From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff
Date: September 23, 2025
Subj: Residential Addition-Alteration Permit/Barkman Summer Kitchen, 2025-04514

Staff Report and Analysis

Property Owner: YAVENER LLOYD D,

Applicant: Lloyd David Yavener

Location: 4505 MAIN Street

Tax Account ID: 08005753

Map/Grid/Parcel/Lot: 81/10/191/

Legal Description: .5 ACRE 50X1504504 MAIN ST

Zoning: Rural Village

Rural Village: Rohrersville (MHT-C) Historic Rural Village

MD Inventory of Historic Places (MIHP): [WA-III-141](#) (Individual) and [WA-III-025](#) (Rural Village)

Project Description: 384 sq. renovations to restore 19th century accessory structure to include stabilization and shoring upper level of building, reconstruction of foundation walls using salvaged stone, installing wooden plates at top of foundation walls as needed, masonry reconstruction of center section of upper story brick wall, rebuild small chimney on the south side of structure, restore or replace rafters, fascia, metal roof, wood windows and doors, installing lintels above doorways as needed

Applicable Law and Review Criteria:

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



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

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

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

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

Secretary of Interior Standards which may be applicable to this project review include:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.



HISTORIC DISTRICT COMMISSION

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Washington County Design Guidelines for Historic Structures which may be applicable to this project review include:

Guidelines for Existing Accessory Buildings (Pg.55)

1. Accessory buildings that significantly contribute to the principal structure or are significant should be retained, well-maintained, and preserved, including their siting, orientation, design, scale, materials of construction, and detailing. Adaptive reuse of these structures to enable continued utility of the structure is encouraged when necessary.
2. Deteriorated accessory buildings, and their distinctive features and details, should be repaired if necessary, using the same materials or ones that are similar in scale, form, texture, and color. Ordinary maintenance is encouraged.
3. Those that are deteriorated beyond repair may be replaced with new ones that should resemble the original in siting, scale, proportion, fenestration, materials, and color as closely as possible.
4. Fading, painted, historic mural signs – “ghost signs” – on the exterior of the structure should be left as found.
5. See also Key Themes. (p.48)

Guidelines for Masonry Exteriors (Pg.58)

1. If a masonry wall has historically been painted, it should continue to be painted, ideally in colors that are sympathetic to its historic color scheme. Remove paint from historically painted walls only in preparation for repainting. Avoid painting historically unpainted masonry walls.
2. If cleaning a masonry wall is appropriate, it should be undertaken with the gentlest means possible. Typically, this means using water, detergent, and brushes. Power washing, chemical



cleaning, or more aggressive methods should be used only if the gentlest means does not work.

3. Re-pointed mortar joints should match the original in size, depth, profile, color, composition, and finishing detail. The type of mortar joint used contributes to the character of a masonry wall. Examples of mortar joints include struck, concave, weathered, raked, flush, vee, or extruded. Avoid the use of incompatible mortar and retain material and composition when possible. "Mortars for repointing should be softer or more permeable than the masonry units and no harder or more impermeable than the historic mortar to prevent damage to the masonry units." (Preservation Brief #2: Re-pointing Mortar Joints in Historic Masonry Buildings)
4. Applying waterproof coatings to masonry walls can cause moisture to be trapped inside a masonry cavity. Waterproof coatings should be applied only after careful consideration and professional consultation.
5. See also Key Themes. (p.57)

Guidelines for Entrances (Pg.62)

1. It is not recommended that secondary façades have entrance changes in size, shape or location if such changes detract or confuse the primary entrance of the structure.
2. If a new opening is required, it should be on a secondary façade and not visible from the public right-of-way.
3. Weatherstripping and caulking to improve energy efficiency are acceptable.
4. Screen doors are usually appropriate on residential and sometimes appropriate on commercial buildings. On primary façades, screen doors should be constructed of wood or a material that is appropriate for the building and should not detract or fully cover the entry door. Secondary façades may have metal screen/storm doors, but use of careful installation should ensure minimized damage to the opening.
5. See also Key Themes. (p.57)

Guidelines for Windows (Pg. 64)

1. Preserve the position, number, and arrangement of historic windows in a building wall.
2. Openings should not be resized or enclosed on primary façades.
3. Wood windows on primary façades should not be replaced with windows constructed of alternative materials such as metal or vinyl. When replacing windows on a secondary façade, the HDC should be consulted to determine the appropriate design and material of the replacements.
4. Inappropriately designed, non-original windows should be replaced with appropriately designed ones based on documentary or photographic evidence. If no such evidence exists, the design of the replacement should be compatible with the character of the façade in which it is located.
5. Shutters and their hardware should not be replaced with new materials. Whether operational or not, they should be sized to appear to cover the window if closed.
6. Existing or replacement storm windows and screens should match as closely as possible the historic windows in size, profiles of sash and frame, color, and other character-defining features. In cases where exterior storm windows were not used historically, interior storm windows may be considered. Clear glass should be used for glazing all storm windows.

7. See also Key Themes. (p.57)

Guidelines For Roofs (Pg. 67)

1. Avoid altering the roof pitch and shape.
2. Exposed roof rafters and soffits should not be cut back.
3. The size, color, reflectivity, reveal, and material of roofing and flashing should be maintained through repair. If replacement is necessary, roofing materials should have similar characteristics.
4. Missing or severely damaged towers, dormers, finials, cresting, chimneys and other character-defining roof elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.
5. New skylights, mechanical and service-related equipment or pipes, chimneys or other projections, including solar panels should be located so that they are not visible from a public right-of-way. If able, roof mounting of mechanical equipment and solar panels should be avoided. If ground mounted these systems should still not be visible from the public right-of-way.
6. Existing dormers should not be resized or have architectural features diminished.
7. See also Key Themes. (p.57)

Staff Report:

Rohrersville is located in southern Washington County. The majority of the rural village's 68 contributing structures are located along Main Street which is just west of Maryland 67. There are a few resources also along Rohrersville School Road. The subject property is contributing to the rural village and has an individual number on the Maryland Inventory of Historic Properties (MIHP). The log house (demolished in 1999) and the summer kitchen (subject of this permit) are related to David Barkman and the mill complex which was located across Main Street (WA-III-139) from these buildings. The details of the survey indicate the structures date from the early 19th century and that "the summer kitchen windows are original with six over six sash beneath wide wooden lintels, a window type associated with the mid 19th century. One window is protected by a pair of paneled shutters." The current property owner has provided a brief additional history in the attachments.

The project proposes to reconstruct and repair the stone foundation, reconstruct and repair the brick walls on the north side of the structure. The west side (front) will also have the stone foundation reconstructed and repaired. The brick in this portion will have some replacement sourced by the contractor to match and repairs will be made to the remainder. The east side of the structure will involve repair and repointing of the brick and stone. The south side of the structure will undergo some replacement of brick in the walls, repair and reconstruction of the foundation. The project notes indicate the rafters, fascia, metal roof, wood windows and doors and again any lintels will be repaired where feasible and replaced in kind. A full description from the applicant is included in the attachments along with corresponding photos and engineered drawings.

Staff Analysis:

The project proposes to repair wherever feasible and replace when necessary with in kind materials which are key themes of the County Design Guidelines for all applicable sections noted in this report as well as the Secretary of Interior Standards. The project goal is the stabilization of the structure with minimal changes to its appearance through the reuse of existing materials or matching in kind. The proposal does not conflict with the review criteria in Section 5D.5 Architectural Review of the Zoning Ordinance as there are no changes to the building affecting its materials, style, arrangement of doors and windows, mass, height and number of stories, or roof style.

Staff Recommendation:

Recommend approval of the Residential Addition-Alteration Permit/Barkman Summer Kitchen, 2025-04514, in the Rohrsersville Historic Rural Village, due to the proposed work's consistency with the County's Design Guidelines for Historic Structures, Secretary of Interior Standards for Rehabilitation and Section 5D.5 Architectural Review as listed in the County's Zoning Ordinance based on the details provided in the Staff Analysis for this project.

Respectfully Submitted,



Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos and description of work provided by Applicant
- Permit Submission Packet

Permit Application Supplement
David Barkman Stone and Brick Kitchen
MIHP Reference WA-III-141
4504 Main Street, Rohrersville, MD 21779
Map 0081 Parcel 0191 Account ID 005753

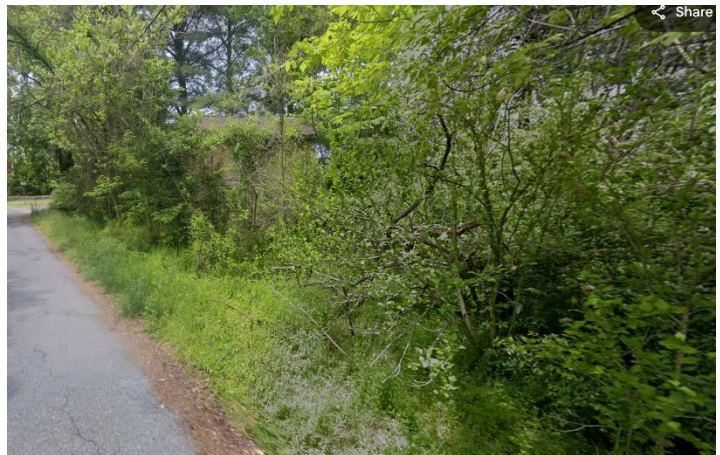
July 2025

This permit application covers the stabilization and restoration of the stone foundation and brick walls of a structure located at 4504 Main Street in Rohrersville. The structure is believed to be a summer kitchen associated with the adjacent log home built in the early to mid-19th century that was consumed by fire in the 1990s. David Barkman and later his son GG Barkman lived in the log home and



operated the grist mill known then as Barkman's Mill. Prior to Barkman's ownership, the mill was part of Samuel Rohrer's adjacent farm and known as Rohrer's Mill.

After the fire, the property was abandoned as the owners at the time moved away and never rebuilt the home. Over the years, the property was completely overgrown and used frequently as a dump site for trash and discarded items. The property was acquired in 2022 to clean up and beautify the area and restore the summer kitchen for use as an outbuilding.



Description of Work

Shoring -- Stabilize and shore upper level of building using

1. Through-wall needle beams
2. Ratchet straps around the perimeter
3. Temporary interior walls in basement and principal floor

North Side

Side Wall -- Stone Foundation

1. Dismantle foundation stone wall, stopping approximately two feet from the NW corner. Leave corner intact. Salvage stone for use in reconstruction.
2. Reconstruct foundation wall using stone salvaged during dismantling, and repoint to the corner. Use NHL 5.0 lime with a joint profile and in a color to match original.
3. Install lintel above doorway and wooden plate at top of foundation wall as needed.



Side Wall -- Brick Wall

1. Dismantle center section of upper story brick wall. This area would extend approximately five feet from bottom course of bricks and to within two feet of each corner. Leave corners intact. Salvage any suitable brick for use in reconstruction, though most of the existing brick are too soft and would be inappropriate for the repair.
2. Reconstruct center section of the upper story brick wall. Use any appropriate original brick salvaged during dismantling and 19th century brick from Gruber-Latimer's inventory for repair. Use NHL 3.5 lime with a joint profile and in a color to match original.

West Side - Front

Front Wall -- Stone Foundation

1. Excavate trench in front of building with bottom at the floor level of the basement. Excavate soil approximately 5' away from foundation on the top half of the trench. Leave 2' shelf halfway down so that the lower half of the trench is 3' from the foundation.
2. Dismantle foundation stone wall, stopping approximately two feet from each corner. Leave corners intact. Salvage stone for use in reconstruction.
3. Reconstruct foundation wall using stone salvaged during dismantling, and repoint to corner. Use NHL 5.0 lime with a joint profile and in a color to match original.
4. Install wooden plate at top of foundation wall as needed.



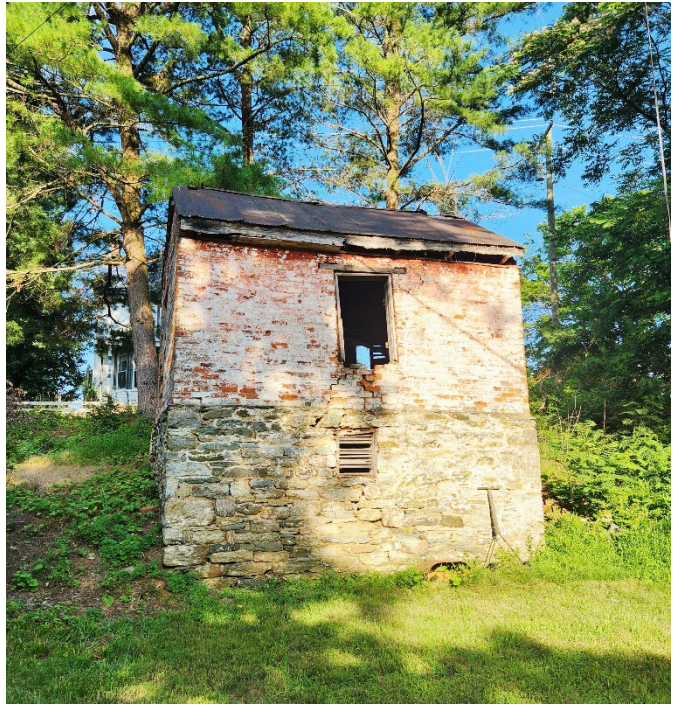
Front Wall -- Brick Front

1. Dismantle entire upper story brick wall. Leave corners intact if possible. Salvage any suitable brick for use in reconstruction, though most of the existing brick are too soft and would be inappropriate for the repair.
2. Reconstruct center section of the upper story brick wall, recreating the openings for the door and two windows. Reuse lintels if possible; otherwise, replace. Use any appropriate original brick salvaged during dismantling and 19th century brick from Gruber-Latimer's inventory for repair. Use NHL 3.5 lime with a joint profile and in a color to match original.

East Side - Back

Back Wall -- Stone Foundation

1. Repair/dismantle foundation stonework above and below the window. Salvage the stone for use in reconstruction.
2. Reconstruct any dismantled foundation stonework using stone salvaged during dismantling. Use NHL 5.0 lime with a joint profile and in a color to match original.
3. Repoint exterior of east foundation wall using NHL 5.0 lime mortar with a joint profile and color that matches existing.



Back Wall -- Brick Wall

1. Repair/dismantle brickwork below the window.
2. Reconstruct any dismantled brickwork using 19th century brick from Gruber-Latimer's inventory
3. Use NHL 3.5 lime with a joint profile and in a color to match original.

South Side

Side Wall -- Stone Foundation

1. Repair/dismantle foundation stonework at the SW corner. Salvage the stone for use in reconstruction.
2. Reconstruct any dismantled foundation stonework using stone salvaged during dismantling. Use NHL 5.0 lime with a joint profile and in a color to match original.
3. Repoint exterior of south foundation wall using NHL 5.0 lime mortar with a joint profile and color that matches existing.

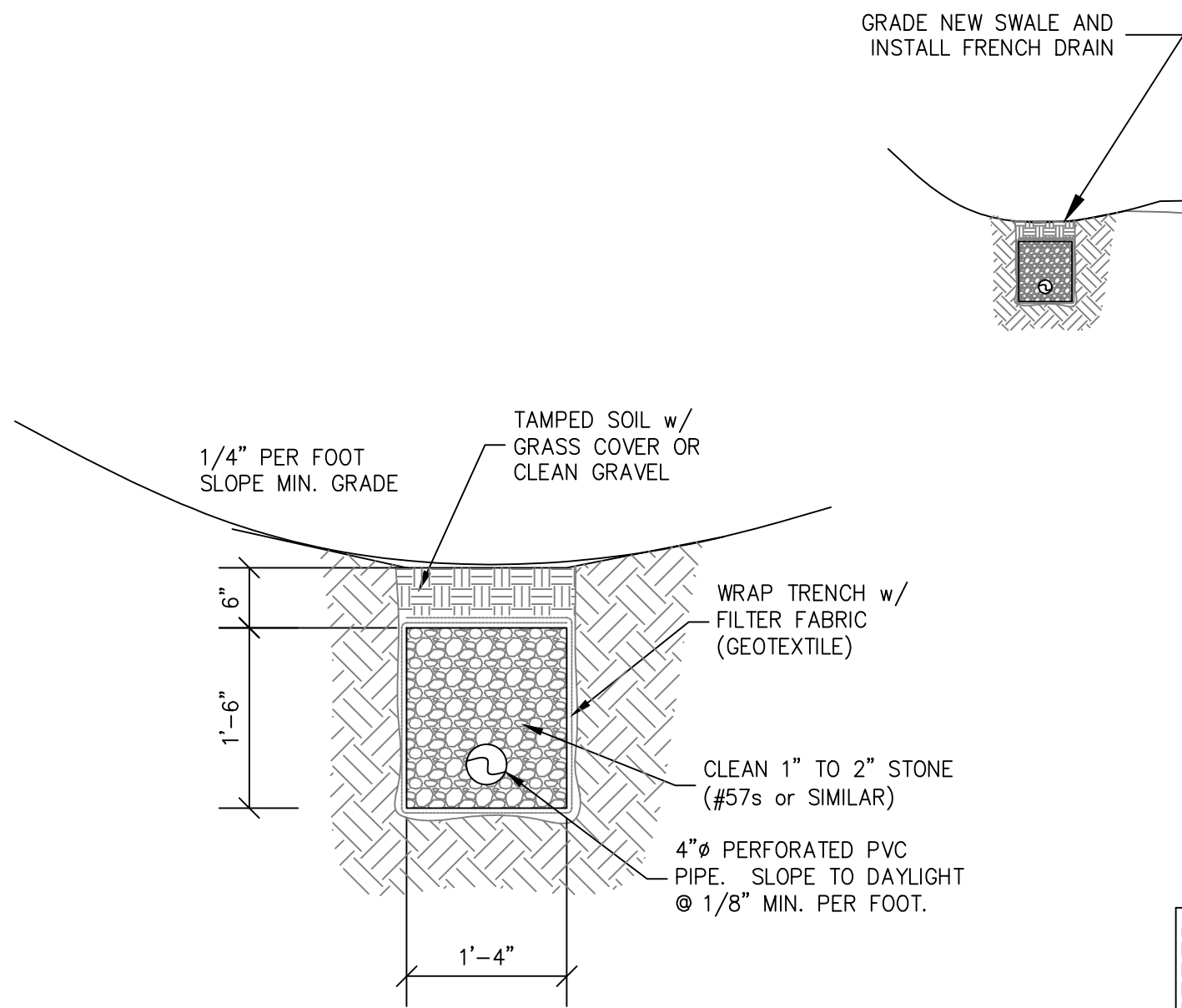


Side Wall -- Brick Wall

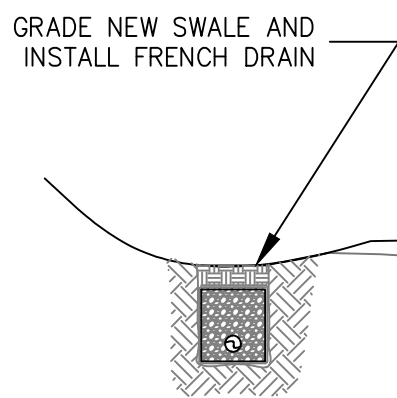
1. Repair/dismantle brickwork in these areas:
 - a. Lower SW corner
 - b. Under window
 - c. Above window
 - d. Gable
2. Gable window
3. Use NHL 3.5 lime with a joint profile and in a color to match original.

Miscellaneous

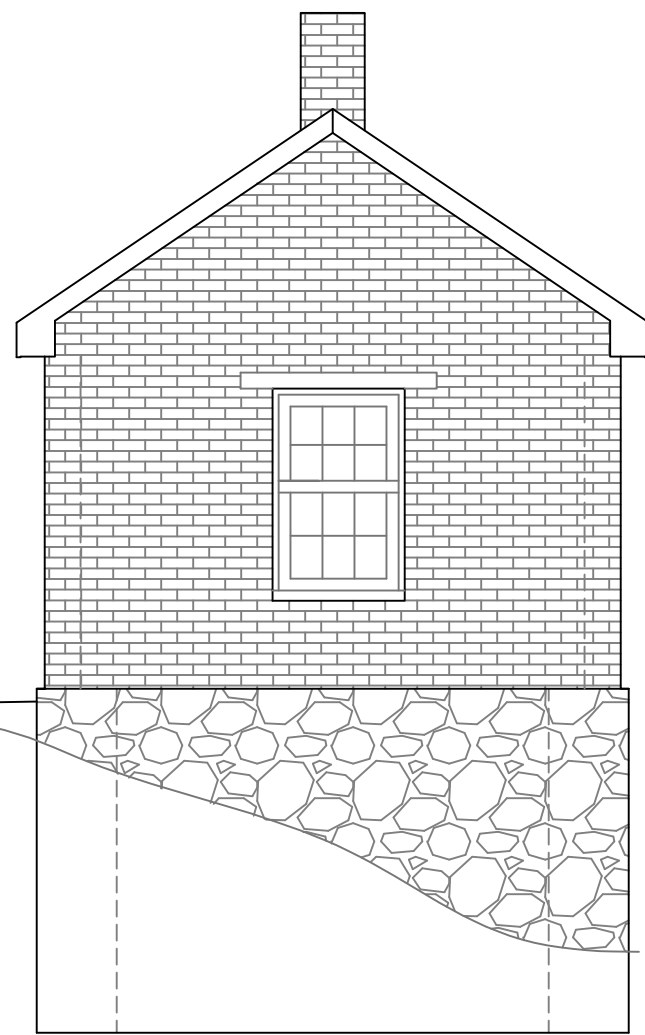
1. Reconstruct any dismantled brickwork using 19th century brick from Gruber-Latimer's inventory.
2. Replacement Bricks -- Cut and out replace up to 200 brick. Use brick from Gruber-Latimer's inventory for repair and NHL 3.5 lime with a joint profile and in a color to match original.
3. Lintels -- Replace seven window/door lintels. If, upon inspection, Gruber-Latimer determines that a lintel(s) does not need to be replaced, we will subtract that incremental amount from the invoice.



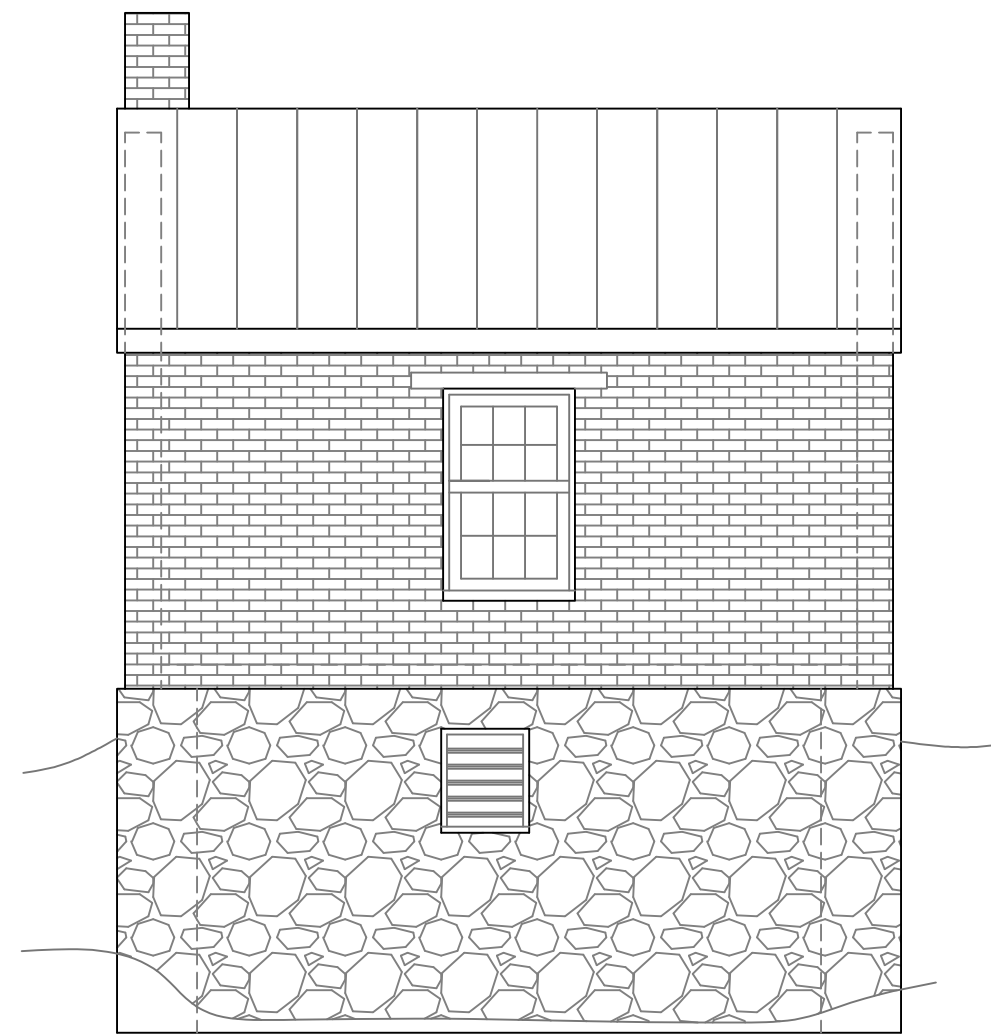
DRAINAGE TRENCH
SCALE: 3/4" = 1'-0"



GRADE NEW SWALE AND
INSTALL FRENCH DRAIN

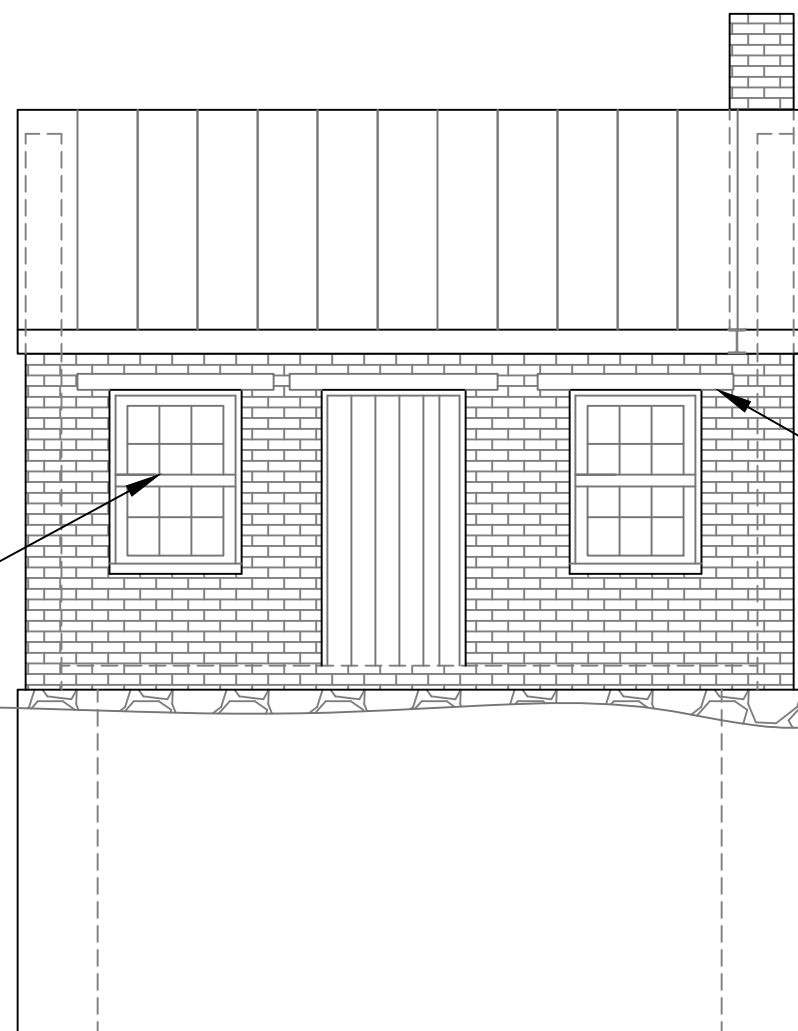


RIGHT ELEVATION
SCALE: 1/4"=1'-0"



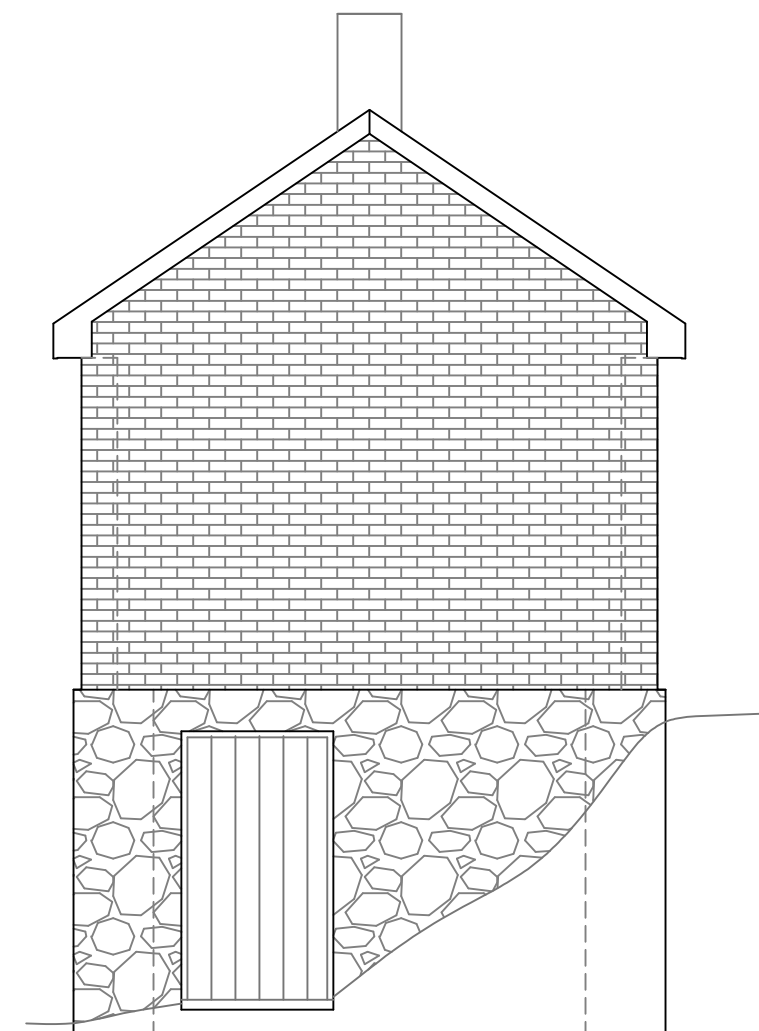
REAR ELEVATION
SCALE: 1/4"=1'-0"

RESTORE DOORS AND
WINDOWS OR REPLACE IN-KIND



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

8" BEARING
FOR LINTELS

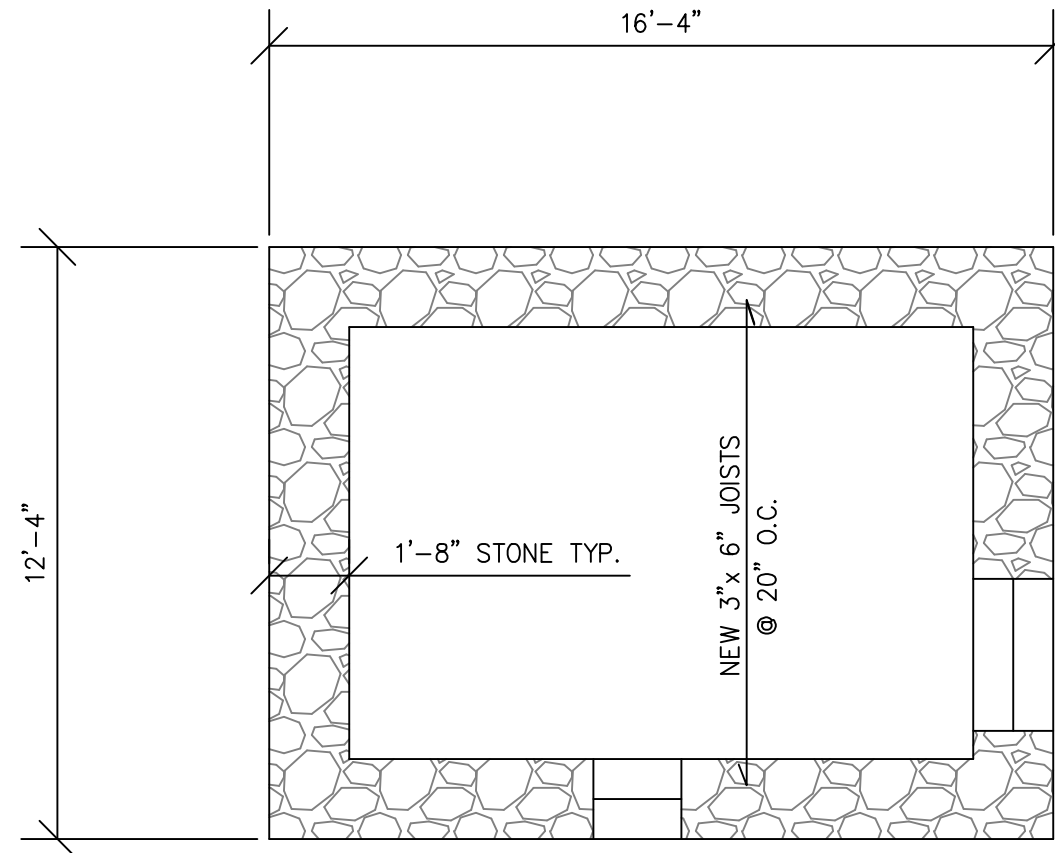


LEFT ELEVATION
SCALE: 1/4"=1'-0"



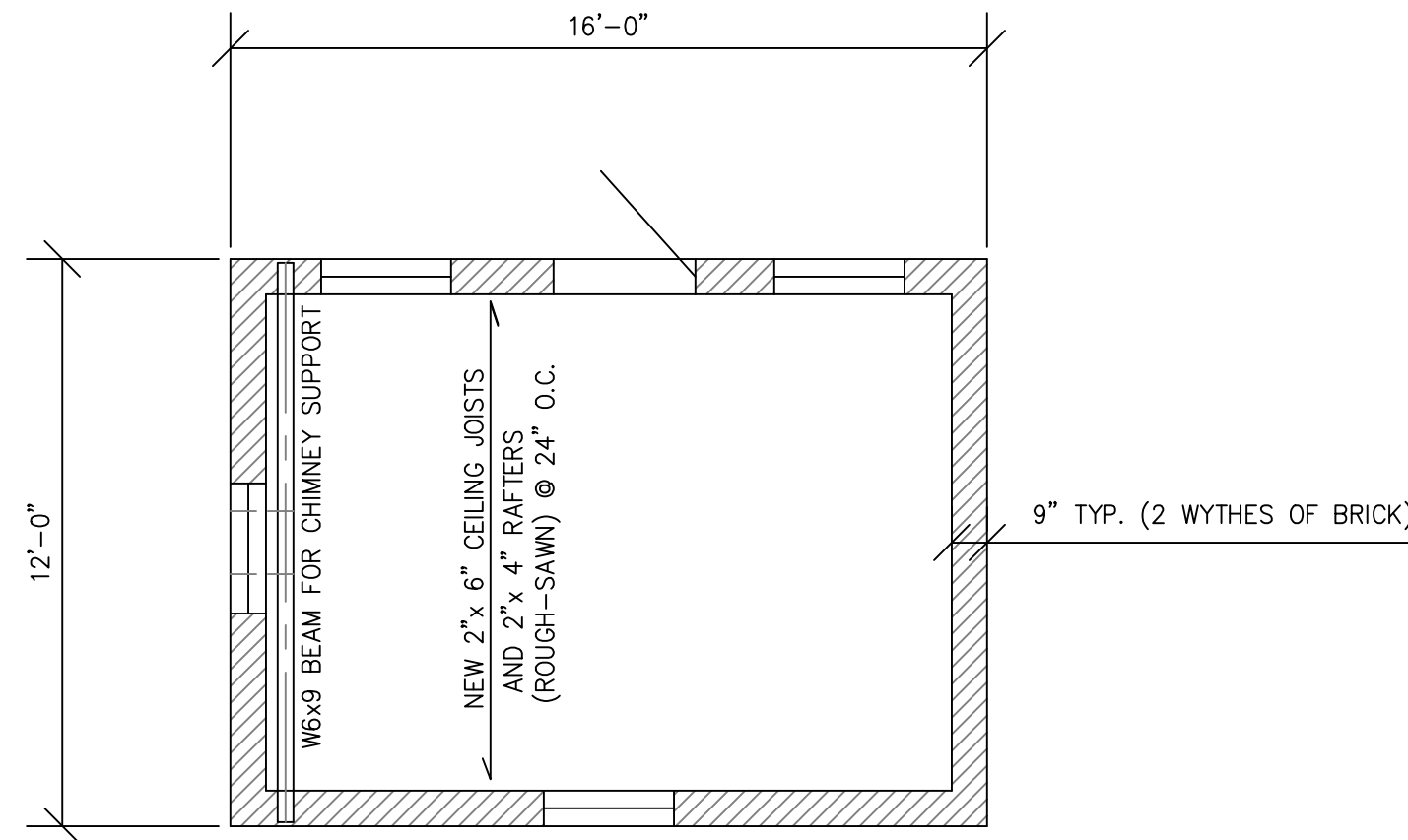
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND I AM A DULY LICENSED ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO.: 19350 EXPIRATION DATE: 8-31-2027

S1 of 3	ELEVATIONS	SUMMER KITCHEN MAIN STREET RORHERSVILLE, MD	A.F.McCormick Structural Engineering 129 East German Street Suite 208 PO Box 3604 Shepherdstown, WV 25443 304-876-1661 AliciaFMcCormick@gmail.com	FOR PERMIT	9/18/2025
Job No. 25-062					



FOUNDATION AND FIRST FLOOR FRAMING

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



FIRST FLOOR WALLS AND ROOF FRAMING

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

NOTES:

1. WORK SHOWN IS TO RESTORE A 19th-CENTURY OUTBUILDING WITH A RUBBLE STONE MASONRY BASEMENT WALL AND BRICK FIRST FLOOR WALLS. RESTORATION INCLUDES REBUILDING LARGE PORTIONS OF THE MASONRY, WHICH IS DESCRIBED IN GRUBER-LATIMER'S MAY 1, 2025 PROPOSAL. THESE DRAWINGS SHOW THE WALLS AS COMPLETED IN ACCORDANCE WITH THAT PROPOSAL.
2. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
3. THE PLAN SHOWN IS SCHEMATIC. THE CONTRACTOR MUST CONFIRM DIMENSIONS AND COORDINATE WITH THE EXISTING CONSTRUCTION. ANY CONDITIONS DISCOVERED DURING DEMOLITION THAT MAY AFFECT THE IMPLEMENTATION OF THIS PLAN MUST BE REVIEWED BY THE STRUCTURAL ENGINEER.
4. THE POOR CONDITION OF THE EXISTING FRAMING REQUIRES THAT ALL STRUCTURAL MEMBERS BE REPLACED. ALL NEW TIMBERS SHALL BE ROUGH-SAWN, TRUE DIMENSIONED LUMBER EQUIVALENT TO #2 GRADE, APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
5. DESIGN ROOF LOADING: 30 psf GROUND SNOW LOAD. FLOOR FRAMING: 40 psf LIVE LOAD.



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

LICENSE NO.: 19350 EXPIRATION DATE: 8-31-2027

COTTAGE
CARTER AVENUE
BAKERTON, WV

PLAN VIEWS

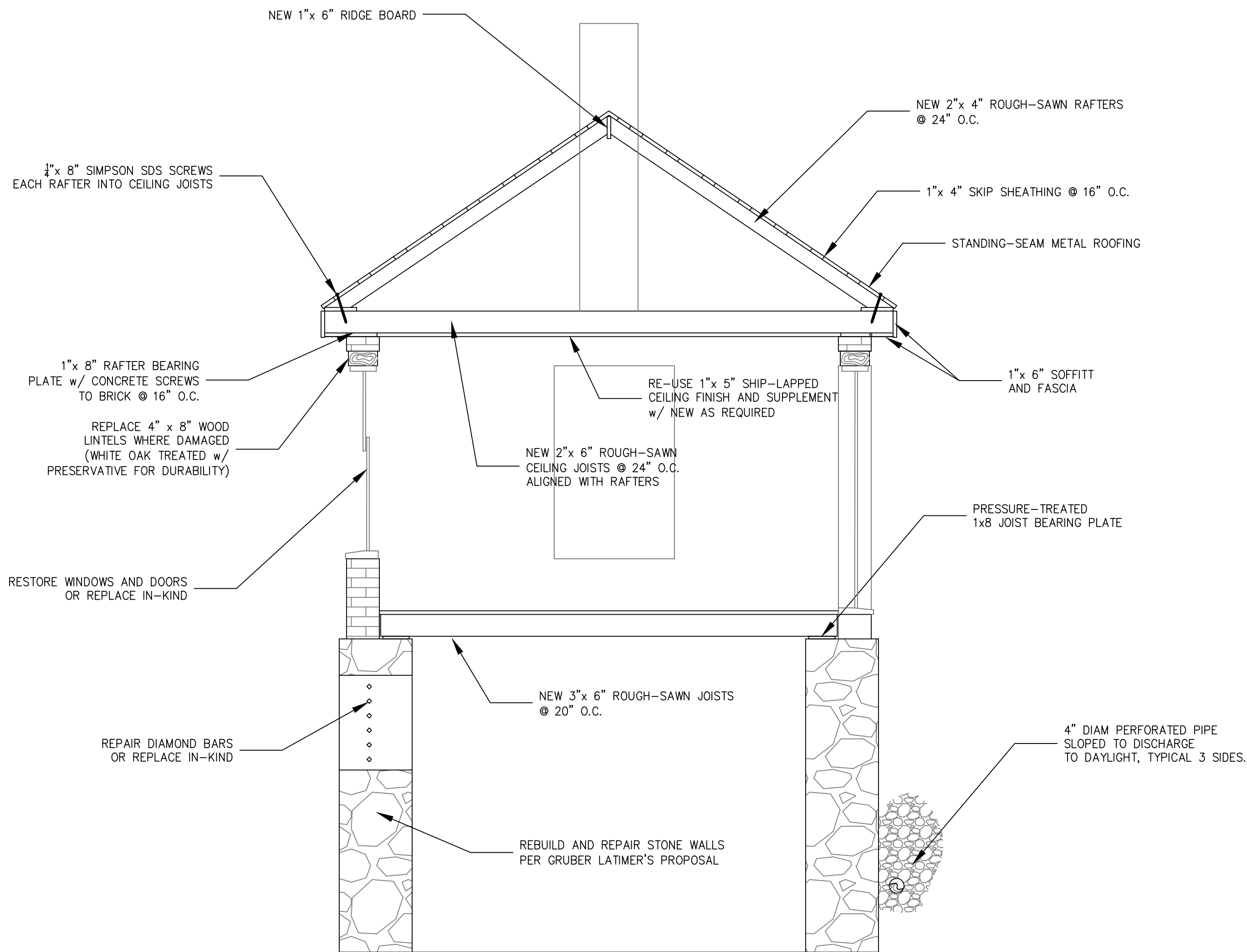
S2
of 3

Job No. 25-038

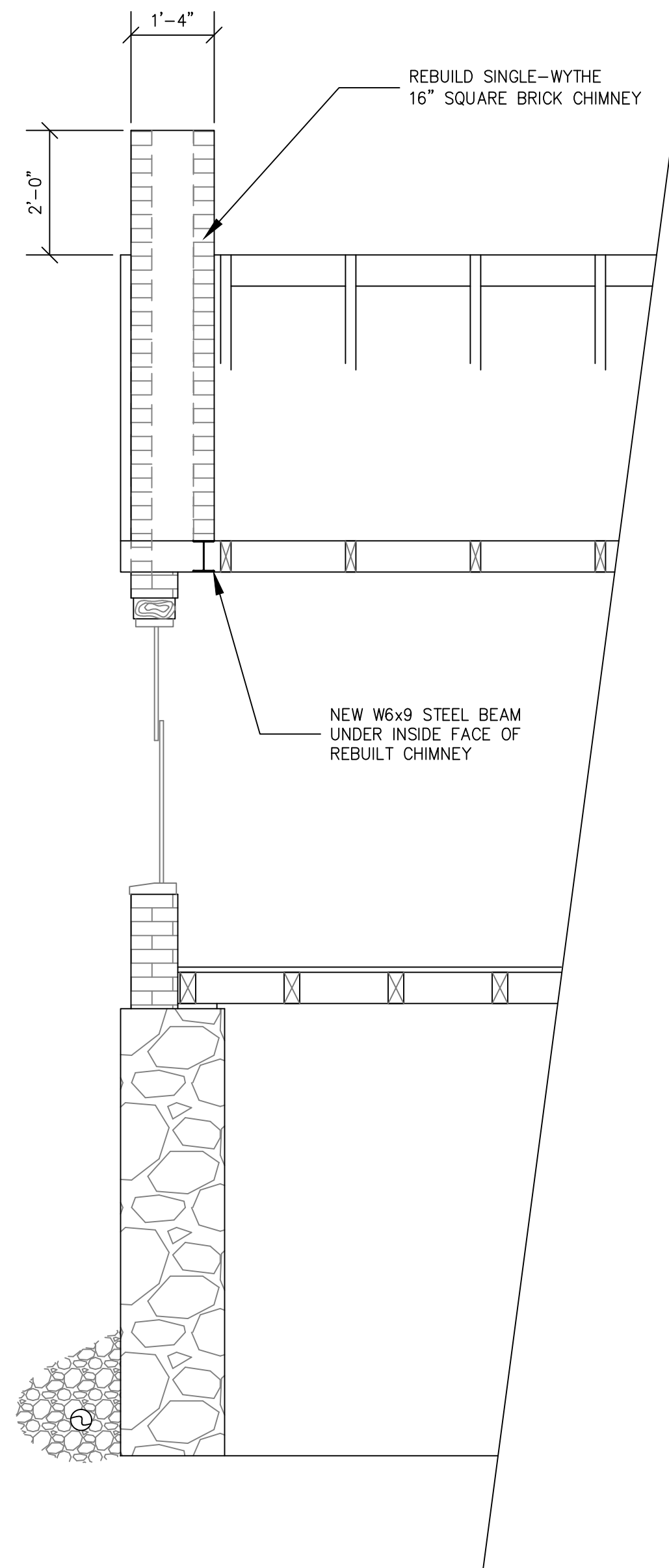
A.F.McCormick Structural Engineering
129 East German Street
Suite 208
PO Box 3604
Shepherdstown, WV 25443
304-876-1661 AliciaFMcCormick@gmail.com

FOR PERMIT

9/18/2025



BUILDING SECTION
SCALE: 1/2"=1'-0"



SECTION AT CHIMNEY
SCALE: 1/2"=1'-0"

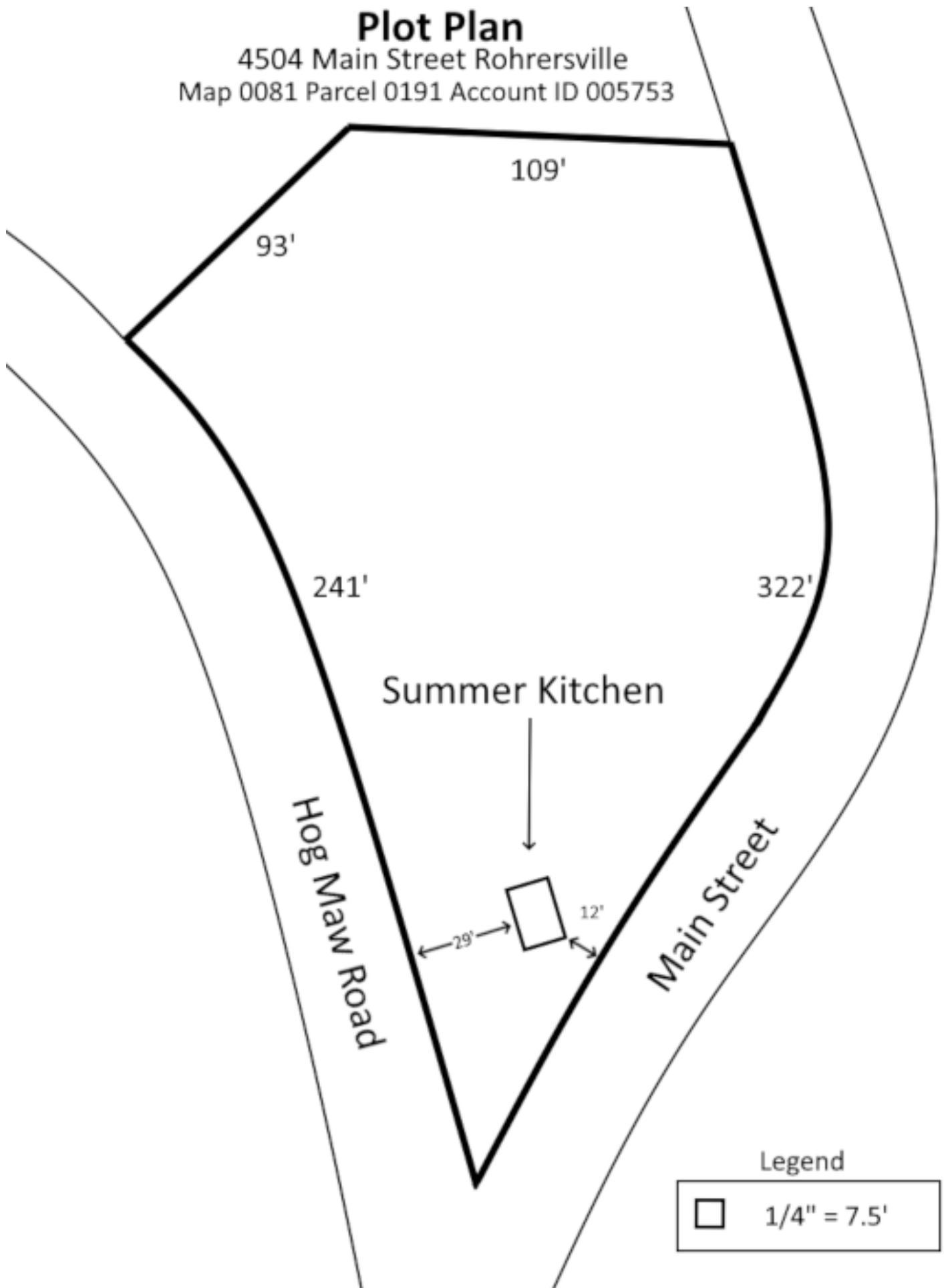


I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO.: 19350 EXPIRATION DATE: 8-31-2027

S3 of 3	SECTIONS	COTTAGE CARTER AVENUE BAKERTON, WV	Job No. 25-038	A.F.McCormick Structural Engineering 129 East German Street Suite 208 PO Box 3604 Shepherdstown, WV 25443 304-876-1661 AliciaFMcCormick@gmail.com	FOR PERMIT	9/18/2025

Plot Plan

4504 Main Street Rohrersville
Map 0081 Parcel 0191 Account ID 005753



Historic Review Activity 08/23/2025 thru 09/18/2025

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
PP-25-001	Preliminary Plat	I075; I063	In Review	07-Apr-25	25-Aug-25	11009 SASHA BOULEV HAGERSTOWN, MD 21742	91 SINGLE FAMILY AND 100 DUPLEX LOTS WITH ASSOCIATED INFRASTRUCTURE	Folder Status	Status Date	Task Name	Comments
								Approved	29-Aug-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	4		
SP-25-009	Site Plan	I123	In Review	07-Apr-25	11-Sep-25		SITE PLAN TO CONSTRUCT A COUNTY PARK ON THE INTERSECTION OF ANTIETAM DRIVE AND SECURITY ROAD. PARK CONSISTS OF 11 PAVED PARKING SPACES, CONCRETE WALKWAY TO A WOOD ELEVATED VIEW PLATFORM/DECK	Folder Status	Status Date	Task Name	Comments
								Approved	12-Sep-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	1		
SP-25-023	Site Plan	II0054	In Review	25-Jun-25	16-Sep-25	20513 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	SITE PLAN FOR A PARISH OFFICE	Folder Status	Status Date	Task Name	Comments
								Approved	16-Sep-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	0		
2025-03105	Residential Addition-Alteration Permit	II0103	Approved	07-Jul-25	27-Aug-25	S-22-024 6720 REMSBURG ROAD, LOT 1	REMOVAL OF STAIRS FROM REAR SECOND LEVEL EXISTING BALCONY, REINFORCING BALCONY WITH IRON BEAM (23 SQ. FT.) PHILIP BAKER-SHENK, LOT 1	Folder Status	Status Date	Task Name	Comments
								Approved	29-Aug-25	Historical Review	Updated by Script from EPR.
								Note	29-Aug-25	Historical Review	Not a fully documented district, there is an indiv listing on the property but there is no clear evidence they are the same structure, this has zero visibility from the RoW and is being used to stabilize the porch, not changing the profile of the porch on the structure which is more modern already. No HDC review required for this one for these reasons.
								Days in Review:	2		
2025-03538	Residential New Construction Permit		Review	26-Jul-25	29-Aug-25	LOR 25609 MILITARY ROAD, PARCEL A	2,616 SQ. FT. FINISHED SPACE TWO STORY SINGLE FAMILY REPLACEMENT DWELLING ON FULL UNFINISHED WELLED EXIT BASEMENT, GAS FIREPLACE IN LIVING ROOM, COVERED FRONT PORCH, UNCOVERED REAR AND LEFT INTERIOR RENOVATIONS TO INCLUDE ADDING WINDOWS TO KITCHEN/DINNING AREA, NEW SIDING, CABINETS, AND COUNTERS, WILL NOT BE MOVING SINK, ADD 98 SQ. FT. HALF BATHROOM TO FIRST FLOOR	Folder Status	Status Date	Task Name	Comments
								Note	05-Sep-25	Historical Review	Put on the October 1 HDC meeting for new construction design review.
								Days in Review:	7		
2025-03599	Residential Addition-Alteration Permit		Review	30-Jul-25	10-Sep-25	LOR 8025 SHARPSBURG PIKE	3,509 SQ. FT. FINISHED SPACE TWO STORY SINGLE FAMILY DWELLING ON 2,088 SQ. FT. UNFINISHED WALK OUT BASEMENT WITH ROUGH IN FOR FUTURE BATH AND 263 SQ. FT. CONDITIONED CRAWL SPACE, ATTACHED TWO CAR GARAGE, COVERED FRONT PORCH, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF	Folder Status	Status Date	Task Name	Comments
								Passed - Info	10-Sep-25	Historical Review	Updated by Script from EPR.
								Days in Review:	0		
2025-03673	Residential New Construction Permit	IV072	Review	01-Aug-25	21-Aug-25	LOR 12968 ROWE ROAD		Folder Status	Status Date	Task Name	Comments
								Passed - Info	18-Sep-25	Historical Review	Updated by Script from EPR.
								Note	18-Sep-25	Historical Review	Customer previously demo'd historic structure without permits. No exterior design review is required in this area and therefore no HDC review.
								Days in Review:	28		
2025-03697	Residential Addition-Alteration Permit		Approved	05-Aug-25	05-Aug-25	LOR 17827 SPIELMAN ROAD	INSTALLATION OF (33) 13.20 KW ROOF MOUNTED SOLAR PANELS ON DWELLING	Folder Status	Status Date	Task Name	Comments
								Approved	05-Sep-25	Historical Review	Updated by Script from EPR.
								Note	05-Sep-25	Historical Review	Reviewed by the HDC at their 9/3 meeting and approved. Staff report and approval letter attached in the docs.
								Days in Review:	31		
2025-04132	Residential Addition-Alteration Permit		Approved	28-Aug-25	02-Sep-25	LOR 14902 NATIONAL PIKE	304 SQ. FT. ADDITION TO LEFT OF DWELLING ON CRAWL SPACE TO BE USED AS AN OFFICE, PRE-ENGINEERED ROOF TRUSSES	Folder Status	Status Date	Task Name	Comments
								Note	03-Sep-25	Historical Review	Not in an HDC review area for new construction.
								Approved	03-Sep-25	Historical Review	Updated by Script from EPR.
								Days in Review:	1		
2025-04306	Residential New Construction Permit		Review	08-Sep-25	08-Sep-25	LOR 25609 MILITARY ROAD, PARCEL A	624 SQ. FT. DETACHED ONE STORY TWO CAR GARAGE ON CONCRETE SLAB, PRE-ENGINEERED ROOF TRUSSES JOHN LEE CHAPMAN, PARCEL A	Folder Status	Status Date	Task Name	Comments
								Note	10-Sep-25	Historical Review	Added to October 1 agenda, taking with related new construction house.
								No Comments Received	16-Sep-25	Historical Review	Updated by Script from EPR.
								Note	16-Sep-25	Historical Review	Added to October 1 agenda, taking with related new construction house.
								Days in Review:	8		
							2,332 SQ. FT. ONE STORY DETACHED BUILDING ON CONCRETE SLAB TO BE USED AS A PRIVATE	Folder Status	Status Date	Task Name	Comments

Historic Review Activity 08/23/2025 thru 09/18/2025

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
2025-04308	Residential New Construction Permit	II0103	Review	08-Sep-25	08-Sep-25	S-22-024 6720 REMSBURG ROAD, LOT 1	ON CONCRETE SLAB TO BE USED AS A KITCHEN WORKSHOP, WITH STORAGE ROOM, DETAIL ROOM, LOUNGE/KITCHENETTE, FULL BATHROOM, ARTS AND CRAFTS ROOM, AND WORKSHOP, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF TRUSSES. 440 SQ. FT. WRAP THIS PRELIMINARY PLAT/SITE PLAN IS FOR THE CONSTRUCTION OF A COUNTY ROAD, GRAVEL OVERNIGHT TRUCK PARKING LOT, AND MASS-GRADING FOR A FUTURE CONVENIENCE STORE. THE PROPOSED SITE DISTURBED AREA IS 21.0	Note	09-Sep-25	Historical Review	Not in a review area for new construction
								Passed - Info	09-Sep-25	Historical Review	Updated by Script from EPR.
								Days in Review:	1		
PSP-25-004	Preliminary Plat Site Plan	I471; I866	In Review	09-Sep-25	11-Sep-25	18225 SHOWALTER ROAD HAGERSTOWN, MD 21742	ON CONCRETE SLAB TO BE USED AS A KITCHEN WORKSHOP, WITH STORAGE ROOM, DETAIL ROOM, LOUNGE/KITCHENETTE, FULL BATHROOM, ARTS AND CRAFTS ROOM, AND WORKSHOP, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF TRUSSES. 440 SQ. FT. WRAP THIS PRELIMINARY PLAT/SITE PLAN IS FOR THE CONSTRUCTION OF A COUNTY ROAD, GRAVEL OVERNIGHT TRUCK PARKING LOT, AND MASS-GRADING FOR A FUTURE CONVENIENCE STORE. THE PROPOSED SITE DISTURBED AREA IS 21.0	Folder Status	Status Date	Task Name	Comments
								Revisions Required	12-Sep-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	0		
Activity Count:	12										

Review Activities Summary

Application Type	Application Number	Approved	No Comments Received	Note	Passed - Info	Revisions Required	Total
Preliminary Plat	Total	1	0	0	0	0	1
Preliminary Plat Site Plan	Total	0	0	0	0	1	1
Residential Addition-Alteration Permit	Total	3	0	3	1	0	4
Residential New Construction Permit	Total	0	1	4	2	0	4
Site Plan	Total	2	0	0	0	0	2
Total		6	1	7	3	1	12

*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

September 22, 2025

The Honorable John C. Barr
President, Washington County Board of County Commissioners
100 W. Washington Street
Hagerstown, MD 21740

Dear Mr. Barr,

On behalf of the Washington County Historic District Commission (HDC), please accept this letter of support for the legislative priorities provided by the Department of Planning and Zoning related to historic resource incentive programs.

The HDC has duties outlined in the Washington County Zoning Ordinance which include the recommendation of programs and legislation to the Board of County Commissions (BOCC), that encourage historic preservation. The HDC has found that our County lacks the opportunity to implement additional programs to benefit our citizen stewards of historic resources. It is imperative that the County and its citizens be provided with the option to implement additional programs which are either proven successful by our neighboring jurisdictions or which show an innovative approach to retain resources vital to our heritage.

The priorities the HDC strongly recommends include the ability to implement a historic resources grant program similar to one in place in neighboring Frederick County. The HDC also feels that the impacts of historic resources on our heritage tourism economy warrant a program similar to the agriculture district program in place within our County. That program provides a yearly county property tax credit for agricultural properties. These programs are proposed to assist with citizen concerns which include the rising cost of replacement insurance for historic structures, the increased cost of skilled labor to make repairs to historic structures and the lack of funding to complete projects on historic structures.

The HDC recommends the BOCC to forward these priorities and support their adoption into state law. Our commission is ready to work closely with the BOCC to adopt the corresponding local ordinances for these programs. A robust incentive program is necessary to show the County's continued commitment to the stewardship of these finite resources.

Sincerely,

Lloyd Yavener
Chairperson, Washington County Historic District Commission