

Lloyd Yavener, Chair
Ann Aldrich
Jean Banzhoff
Sarah Butler-Michael
Brianna Candelaria
Thomas Freeman



Justin Bedard, Vice Chair
Heather Holman
Tyler Milam
Alexa Vetter
Randal Leatherman,
BOCC Rep

HISTORIC DISTRICT COMMISSION OF WASHINGTON COUNTY, MARYLAND

AGENDA

October 7, 2026, 6:00 p.m.

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

CALL TO ORDER AND ROLL CALL

MINUTES

1. Minutes of September 2, 2026, meeting *

NEW BUSINESS

1. **HTC-26-005, 2-4 West Washington Street, Hagerstown (NR-718(district)/WA-HAG-150(building))** – (Discussion/Comment) – Part 1 and 2 documentations for tax credits at 2-4 West Washington Street, Hagerstown *
2. **Residential Addition-Alteration Permit, 2026-03582 and Residential New Construction Permit, 2026-03753, 21537 Mount Lena Road, Boonsboro (WA-II-166, Mount Lena Rural Village)** – (Discussion/Approval) – Permit 2026-03582 - 1,176 sq. ft. one story addition on concrete slab to rear of dwelling & Permit 2026-03753 - 1,020 sq. ft. detached one story building to be used as a workshop *

OLD BUSINESS

1. **Section 106 Proposed Process Changes (Information/Update)**
2. **John Frye Awards Planning Process (Information/Update)**

OTHER BUSINESS

1. **Staff Report**
 - a. Staff Reviews *
 - b. Legislative Priorities *
 - c. Update on RZ-26-005, 20245 Mount Aetna Road Historic Preservation Overlay
 - d. City of Hagerstown Design Guidelines Update
2. **Correspondence**
 - a. MHT Memo Section 106 – Egret Solar LLC 19603 Needys Lane*
 - b. **Request for Comment** – Telecommunications Tower – 10944 White Hall Road Smithsburg, MD – Trileaf #770617 *
 - i. **Note:** Amended Packet as requested by HDC and provided by Trileaf 8/28/2026 for comment by the HDC

ADJOURNMENT

UPCOMING MEETING

1. Wednesday, November 4, 2026, 6:00 p.m.

***attachments**

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

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

WWW.WASHCO-MD.NET

**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
September 2, 2026**

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, September 2, 2026 at 6:00 p.m. in the Washington County Administrative Complex, 100 W. Washington Street, Room 2001, Hagerstown, Maryland

CALL TO ORDER AND ROLL CALL

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

Commission members present were: Lloyd Yavener, Chairman; Justin Bedard, Ann Aldrich, Tom Freeman (arrived at 6:13 pm), Sarah Butler-Michael, Heather Holman, Alexa Vetter, Brianna Candaleria, Jean (Nicki) Banzhoff, Tyler Milam and Ex-officio County Commissioner Randy Leather. Staff member present was: 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 August 5, 2026 regular meeting as presented. The motion was seconded by Mr. Bedard and unanimously approved.

NEW BUSINESS

HTC-26-002 – 205 E Main Street, Sharpsburg

Ms. Jenkins presented the Part 3 documentation for tax credits at 205 E Main Street in Sharpsburg (WA-II-723/WA-II-682). The applicant installed a new roof on the dwelling and provided qualified expenses and photographs of the work performed.

Motion and Vote: Ms. Candaleria made a motion to approve the Tax Credit application as presented. The motion was seconded by Ms. Aldrich and unanimously approved.

HTC-26-004 – 20 Potomac Street, Boonsboro

Ms. Jenkins presented Parts 1 and 2 documentation for tax credits at 20 Potomac Street in Boonsboro (WA-II-981/WA-II-892). The property owner is proposing stoop railing. The railing has been purchased and will be refinished. No additional information has been provided by the applicant.

RZ-26-006 – 13302 Unger Road, Hagerstown

Ms. Jenkins presented a rezoning application to apply the Historic Preservation zoning overlay to property located at 13302 Unger Road in Hagerstown. She gave a brief overview of the County's rezoning process and the definition of a floating zone and an overlay zone. She explained that the HP overlay does not need to cover the entire parcel; and, in fact, encourages covering the core of the historic resources on the property.

Consensus: It is the consensus of the HDC members to recommend approval of the HP overlay for property located at 13302 Unger Road to the Washington County Planning Commission.

RZ-26-005 – 20245 Mount Aetna Road, Hagerstown

Ms. Jenkins presented a rezoning application to apply the Historic Preservation zoning overlay to property located at 20245 Mount Aetna Road in Hagerstown. The property is currently on the National Register of Historic Places and is owned by Washington County. The property was purchased using Project Open Space funds as part of the Black Rock Golf Course. The County is in the process of subdividing a lot for the house and barn and is proposing the sale of said property. The house is currently unoccupied.

Members expressed concern regarding exterior changes to the house such as new windows, doors, etc. that are original to the structure. There was a brief discussion regarding the addition of extra protection for the exterior of the structure within the deed when the property is sold. There was a discussion regarding information that should be provided to the purchaser and/or the realtor.

Consensus: It is the consensus of the HDC members to recommend approval of the HP overlay for property located at 20245 Mount Aetna Road to the Washington County Planning Commission.

Section 106 Proposed Process Changes

Ms. Jenkins explained that she included a slide presentation from the NAPC webinar related to proposed changes in Section 106 review. The proposed changes would eliminate local government (as well as all consulting parties) review of Section 106 projects in the future. The Federal government would make its determination of any adverse impacts on historic resources. There would be no consideration of viewsheds or settings; it would only consider physical damage or alteration. Any project that would require a Federal permit would no longer be sent to local agencies, such as the HDC.

Members discussed the importance of briefing the County Commissioners on these proposed changes and requested a meeting with the Commissioners. There is currently an opportunity for individuals to comment on the proposal.

John Frye Awards Planning Process and Role Assignments

Ms. Jenkins began a discussion with members to consider how the John Frye Awards should be handled moving forward since this was an item previously handled by the Historic Advisory Committee. One suggestion was opening up nominations to the public. Categories used in the past were: Adaptive Reuse, Rehabilitation, and Advocacy. It was suggested that a fourth category should be added to acknowledge the professional(s) who worked on the project. Ms. Jenkins recommended that the categories remain the same for the upcoming year since the budget and categories have already been approved by the Commissioners. She also recommended if we ask the public for nominations, this process should be started as soon as possible. She will be contacting PR to get the information on the website so nominations can be reviewed during the November meeting. Members discussed a timeline for planning and hosting the event.

Members noted there was a lot of positive feedback from this year's event being held at Hub City Vinyl. Everyone seemed very pleased with the venue and would like to use that venue again. Ms. Jenkins will contact them to ask if they would consider hosting the event again and tentatively schedule a date. Also discussed were "Save the Date" announcements to avoid conflict with other meetings/events in which elected officials participate.

OTHER BUSINESS

Staff Report

Staff Reviews - A written report was provided to members in the agenda packet.

Town Tax Credit MOU Updates – The Towns of Smithsburg and Funkstown MOUs have been were approved by the Board of County Commissioners. We are currently awaiting final signatures on the documents.

HTC-26-003 – 335 North Potomac Street, Hagerstown – The applicant has decided to replace the existing roof with shingles instead of metal as previously stated.

Smithsburg Cell Tower – The consulting firm, Trileaf, submitted revised documentation; however, it arrived after the agenda packet deadline. Members decided that staff could review the information and determine if it is consistent with the HDC's request. This item will appear on the October agenda.

ADJOURNMENT

Mr. Bedard made a motion to adjourn the meeting at 7:25 pm. The motion was seconded by Ms. Candalaria, unanimously approved and so ordered by the Chairman.

UPCOMING MEETINGS

1. Wednesday, October 7, 2026, 6:00 p.m.

Respectfully submitted,

Lloyd Yavener, Chairman



v.07/26/2024

Application for Historic Properties Tax Credit

ORDINANCE 2024-23

Part I – Evaluation of Significance

HTC Number (HDC office use only): _____

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

PROPERTY INFORMATION

Property Name SAUM-WICKLEIN

Street Address 2-4 west washington street

city hagerstown md

zip 21740

Check all designations that apply:

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

Municipality _____

APPLICANT INFORMATION

Name HOWARD-THOMSEN, LLC

Street Address 4614 DERUSSEY PKWY

City CHEVY CHASE

State Maryland



Zip 20815

Telephone [REDACTED]

Email Address [REDACTED]

PROJECT CONTACT (if different from applicant)

Name ERIC THOMSEN

Company HOWARD THOMSEN LLC

Street Address 4614 DERUSSEY PKWY

City CHEVY CHASE

State Maryland



Zip 20815

Telephone [REDACTED]

Email Address [REDACTED]

PROPERTY DETAIL INFORMATION

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

1870 WA-HAG-150

Construction materials (brick, wood frame, etc.)

BRICK

DECORATIVE TRIM

LARGE STORE FRONT WINDOWS

Date(s) of exterior alteration(s)

1940

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

ABOUT 600 SQFT PER LEVEL

THREE STORIES

ITS JUST THE SMALL BUILDING ON THE CORNER NOT THE WHOLE COMPLEX.

RICK CONSTRUCTION

Statement of significance

ARCHITECTURAL SIGNIFICANCE

PROMINENT LOCATION

EAUTIFUL OLD UILDING IN THE HEART OF DOWNTOWN HAGERSTOWN ON THE CORNER OF
POTOMAC ND WEST ASHINGTON STREET.

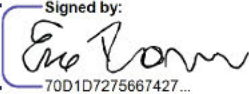
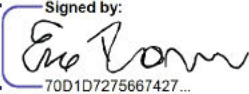
THIS UILDING HAS LOT OF HISTORY ND VERY IMPORTANT TO THE LOCAL COMMUNITY

APPLICATION CHECKLIST

- ☐ **Application Form** – I have filled in all applicable fields. (check Equivalent Documentation below if applicable)
- ☐ **Signature** – I signed and dated the Part 1 application
- ☐ **Ownership** – If I am not the fee-simple owner of the property, I have provided a written statement from the fee-simple owner indicating that he or she is aware of the application and has no objection to the request for review
- ☐ **Significance justification** – I have attached documentation to support the significance of the historic structure
- ☐ **Photographs** – I have attached exterior photographs of all sides of the structure including areas applicable to the application
- ☐ **Equivalent Documentation** – I am attaching an equivalent documentation packet for review.

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

Signature of Applicant

 Signed by: 
70D1D7275667427...

9/18/2026

Printed Name of Applicant Eric Thomsen

Date

Signature of Applicant MANAGING MEMBER OF HOWARD THOMSEN LLC



Printed Name of Applicant

Date

Historic District Commission Use Only

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

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

Date of HDC Review

OWNER'S REPRESENTATIVE AFFIDAVIT

Instructions: Fill out this form if the applicant is **NOT** the fee-simple owner of the property.

This is to certify that ERIC THOMSEN is authorized to make Part I -
Application for Historic Properties Tax Credit (ORDINANCE 2024-23) for property located
at 2-4 WEST WASHINGTON STREET.

The review for evaluation of significance is authorized
by HOWARD THOMSEN LLC, the owner in fee.

PROPERTY OWNER:

HOWARD THOMSEN LLC

Name

4614 DERUSSEY PKWY

Address

CHEVY CHASE

Maryland



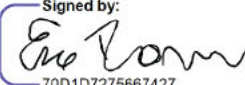
20815

City

State

Zip Code

Property Owner's Signature

Signed by:  70D1D7275667427...	9/18/2026
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AUTHORIZED REPRESENTATIVE:

Eric Thomsen

Name

4614 DE RUSSEY PKWY

Address

CHEVY CHASE

MARYLAND

20815

City

State

Zip Code

Authorized Representative's Signature



Photo 1: Facing west, Public Square side HTC-26-005



Photo 2; facing north, West Washington Street Side HTC-26-005

WA-HAG-150

Fleisher Building (Saum-Wicklein Building)

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 03-12-2004

NATIONAL PARK SERVICE
STATE REVIEW SHEET
Historic Preservation Certification Application--Part I

WA-HAG-150

Property: FLEISHER BUILDING, 20 PUBLIC SQUARE, HAGERSTOWN, MARYLAND

Historic District: HAGERSTOWN COMMERCIAL CORE

12-4-86 date initial application received by State N/A date additional information requested by State
12-6-86 date complete information received by State
date of this transmittal to NPS
Inspection of property by State staff? no ☒ yes date: 5-16-86 & 10-30-86

- ☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.
☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items: _____

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

1 This property involves:

- | | |
|--|--|
| ☐ Extensive loss of historic fabric | ☐ Obscured or covered elevation(s) |
| ☐ Substantial alterations over time | ☐ Moved property |
| ☒ Reasonable determination of listing | ☐ State recommendation inconsistent with NR documentation |
| ☒ for district | ☐ Recommendation different than the applicant's request |
| ☐ for individual property | |

2 Complete one section below as appropriate.

- (1) ☒ The property ☒ contributes ☐ does not contribute to the historic significance of this district in:
☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling and association
Property is mentioned in the NR documentation in Section , page .
- (2) ☐ For properties less than 50 years old:
☐ the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
☐ the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
☐ there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.
Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

(3) For preliminary determinations:

- A. The status of the nomination for the property/historic district:
☐ Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)
☐ Nomination was submitted to the NPS on .
☐ Nomination will be submitted to the State review board within twelve months.
☐ Nomination process likely will be completed within thirty months.
☐ Other; explain:
- B. Evaluation of the property:
☐ Property is individually eligible and meets National Register Criteria for Evaluation
☐ Property is located within a potential registered district that meets National Register Criteria for Evaluation
☐ A B C D Exceptions:

- (4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:
☐ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
☐ does not appear to contribute to the period(s) and/or area(s) of significance of the district.

Complete sections below for all properties:

3

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing).

DURING THE YEARS AROUND THE TURN OF THE CENTURY, HAGERSTOWN, WHICH WAS INCORPORATED IN 1763, BECAME A MAJOR MANUFACTURING CITY IN MARYLAND. NEARLY ALL OF THE BUILDINGS ARE REPRESENTATIVE OF POPULAR COMMERCIAL STYLES OF THE TURN OF THE CENTURY. THREE MAJOR BUILDING TYPES ARE FOUND IN THE DISTRICT: LATE ITALIANATE TWO AND THREE STORY BUILDINGS WITH PROMINENT BRACKETED CORNICES; ELABORATE BAROQUE AND NEO-CLASSICAL FORMS ASSOCIATED WITH THE EARLY ARTS STYLE; AND A VERY SIMPLE EARLY 20TH CENTURY COMMERCIAL STYLE FEATURING STRONGLY RECTILINEAR FORMS. MOST OF THE REMAINING MID 19TH CENTURY OR OLDER BUILDINGS WERE REHABILITATED USING ELEMENTS OF THE ITALIANATE STYLE. Period(s) of significance: 19TH - 20TH Section 7, page 11.

Description of the property documenting current condition.

SEE PART II DESCRIPTION

Retains sufficient integrity? ☒ Yes ☐ No

THE FLEISHER BUILDING COMPLEX CONTRIBUTES SUBSTANTIALLY TO THE SIGNIFICANCE OF THE DISTRICT BECAUSE OF ITS ARCHITECTURAL MERIT, PROMINENT PLACEMENT IN THE STREETSCAPE AND ASSOCIATIONS WITH SEVERAL MAJOR HAGERSTOWN COMMERCIAL INSTITUTIONS IN THE 19TH AND 20TH CENTURIES

4

State Official Recommendation:

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1980.

☐ The property does not contribute to the significance of the above-named district.

☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

☐ The property appears to contribute to the significance of a:

☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

☐ Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended ☐ Precedent setting case ☐ Forwarded without recommendation

Date: 12-24-86

State Official Signature: 

RECEIVED

WA-HAG-150

CAPTION 01/1/86

DEC 8 1986

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE**

NPS Office Use Only

Project Number: _____

MARYLAND HISTORICAL
TRUST

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Fleisher Building
 Address of property: Public Square
 City Hagerstown County Washington State MD Zip Code 21740
 Name of historic district: Hagerstown Commercial Core Historic District
☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Cherilyn Widell Title Consultant
 Street 120 West Church Street City Frederick
 State Maryland Zip 21701 Telephone Number (during day): 301-663-6820

4. Owner:

Name Public Square Associates
 Street 50 Summit Avenue City Hagerstown
 State Maryland Zip 21740 Telephone Number (during day): 301-293-3336

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature [Signature] Date 11/5/86
 Social Security Number or Taxpayer Identification Number 52-1467060

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

Fleisher Building

Property Name

CERTIFICATION APPLICATION--

PART 1

WA 446-50
Project Number:

Public Square, Hagerstown, Md.

Address

Public Square Associates 52-1467060

Owner Name/Social Security or Taxpayer ID Number

Description of physical appearance:

The Fleisher Building Complex is an ell shaped three story group of three buildings which are connected on the interior into one space. The building faces public square on the east side and West Washington Street on the north side of the street. The building wraps around the corner Saum's Jewelry Store which has not been part of this complex since the late nineteenth century.

Research indicates that as early as 1796, at least one building was located on the Public Square in the location of the east portion of the existing building. In c. 1846, these buildings were substantially changed and added to probably creating the two three story spaces which dominated the square in the late nineteenth century.

The eastern portion of the building which faces Public Square is a three story brick masonry structure constructed in common bond, ten bays wide. Each bay on the second level is occupied by an arched double hung 2/2 window. The first level of the building is occupied by a pressed metal storefront with metal cornice and plate glass storefront with transom windows. The storefront is supported by mirrored square columns and is decorated with marble bulkheads. A massive wood bracketed cornice extends along the roofline.

The southern portion of the building occupies three storefronts. In c. 1910, an ornate bow fronted pressed metal storefront was applied to the existing storefront. In c. 1916 Ladn records, photos, plans

Date of Construction: c. 1846, c. 1910, c. 1916, 1930, 1940 Source of Data: _____

Date(s) of Alteration(s): _____

Has building been moved? ☐ yes ☒ no. If so, when? _____

6. Statement of significance:

The Fleisher Building Complex contributes substantially to the significance of the Hagerstown Commercial Core Historic District because of their architectural significance, prominent location on the Public Square and associations with several major Hagerstown commercial institutions in the nineteenth and twentieth centuries. The complex includes three major building facades although the entire complex is tied together on the interior of the building.

Research indicates that as early as 1796, there were buildings standing on lots 1 and 2 facing the Public Square. The lots were transferred to William Heyser by Nathaniel Rochester in 1796. Heyser owned the buildings until 1846 when he conveyed the properties to Alexander Armstrong with the following interesting provision, "the full right and privelege of building upon and raising the height of the division walls on the east side of the premises and of building up, obstructing and closing all windows and doors now in said division walls or opening upon the premises." (Washington County Land REcord, Liber I.N. 1, Folio 877) Close inspection of the brickwork on the buildings facing the Public Square indicates a number of changes over the years probably including these c. 1846 changes and additions of floors. In 1880, the property was conveyed to Thomas Benton Cushwa who owned it until 1915. During this time period the southeast portion of the building was used as the Chase Bowman Cigar Factory, a portion of which remains on the third level.

In 1915, Joseph K. Hoffman purchased the property. Hoffman established J.C. Hoffman's Sons, a ladies clothing store by 1898 when the portion of the building now facing West Washington Street was purchased by Hoffman. In c. 1910, Hoffman installed an impressived bow fronted pressed metal front and curved glass windows. In c. 1916, after Hoffman purchased the portion of the building facing Public Square, he duplicated the pressed metal front making, "Hoffman's" a double bow front store that dominated West Washington Street in the early twentieth century and still does today. It is one of very few pressed metal front buildings in Hagerstown and one of the most ornate. By 1919, the Hoffman's business had been purchased by Brenner and

photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

CONTINUATION SHEET

Expires 8/31

Fleisher Building

Historic Preservation
Certification Application

NPS Office Use Only

Property Name

Public Square, Hagerstown, Md.

Project Number

Property Address

Public Square Associates, 52-1467060

Owner Name/Social Security or Taxpayer ID Number

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project.

NPS Project Number: _____

Description of physical Appearance, continued

the property immediately west of this storefront was also acquired and a duplicated of the metal bow front storefront was placed on the property. Each bow front storefront is three bays wide and three stories tall. Large double hung 1/1 windows occupy each bay on the second and third level and are separated by a pressed metal band of acanthus leaves and supported by reeded pressed metal pilasters and wide mullions with a repetitive coin-like design. A large overhanging cornice is supported by pressed metal scrolled brackets. The first level of the building was changed c. 1940 from the original storefront of curved glass with a prism glass transom to a streamlined art moderne F.W. Woolworth franchise storefront with large red signboard and stainless steel bulkeads. The top of the building was once dominated by a pressed tin parapet railing with flag poles as shown in earlier pictures of the building.

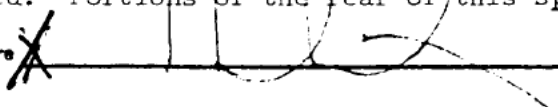
The third section of the building which lies immediately west of the metal storefronts replaced a three story Second National Bank building shown in earlier photos. The existing building which was constructed at the time F.W. Woolworth was established in this location (c. 1940) is a one story block structure with a concrete parapet and streamlined F.W. Woolworth signboard and stainless steel bulkeads. The sign board has been slightly altered by more recent tenants.

The building is covered by a series of shed roofs constructed of built up material or tin which has been covered with layers of tar.

The interior of the building is divided into two main spaces, east and south, which are connected by the main stairway which is located in the east space.

The east space first level currently houses a ladies dress shop and is characterized by a pressed metal ceiling, vertical cast iron columns and the main stairway. The main stairway rises three levels and is characterized by turned balusters and boxed newel posts. Portions of west and north side of the first level have been partitioned off for dressing rooms. The second level of the east space connects with the second level of the south space into a large open shown room floor characterized by an early 20th century elevator centered in the north wall, plastered horizontal beams in the west half of the room and plaster, mirrored and cast iron columns supporting the ceiling. An ornate art moderne ladies fashion shop installed c. 1930 dominates the east side of the second level. The third level of the building is almost identical, however, a small room once used for a cigar factory leads off of the main show room area on the east side.

The first level of the south space which was last substantially altered c. 1940 to accommodate the F.W. Woolworth operation is a large open space characterized by an ornate pressed metal ceiling, a wood cornice which remains in some places on the west wall and originally was located above the built in wood shelving and vertical columns which are plastered. Portions of the rear of this space were partitioned c. 1965 with plywood paneling.

Owner's Signature 

Date

11/6/86

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office

CONTINUATION SHEET

04516-50

Fleisher BuildingProperty NamePublic Square, Hagerstown, MdProperty AddressPublic Square Associates, 52-1467060Owner Name/Social Security or Taxpayer ID Number

Historic Preservation

Certification Application

NPS Office Use Only

Project Number:

Statement of Significance, continued

and Fleishers, Inc. (Max and Sadie Fleisher and Joe and Hannah Brenner). In 1920, The properties were sold to The Fleisher Company. During the 1920's, 30's, and 40's, the Fleisher Company became a regionally known ladies department store. A feature of the store was the Parisian Dress Shop which remains intact on the second level. In the late 1940's, the first floor of the West Washington Street side of the building complex was changed to accommodate the opening of a F.W. Woolworth Store.

The east portion of the Fleisher Building contributes to the character of the Hagerstown Commercial Core Historic District because of its scale, materials, design. The south portion of the building on West Washington Street is a very significant building in the district because of the ornate tin front.

UNITED STATES DEPARTMENT OF THE INTERIOR

WA - HAG - 64-150
OMB No. 42-11765

NATIONAL PARK SERVICE

Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Saum-Wicklein BuildingAddress of property: 2-4 West Washington StreetCity Hagerstown County Washington State Maryland Zip Code 21740

Name of historic district in which property is located:

City Center Hagerstown

Check here if request is for:

☒ certification (structure contributes to significance of the district)☐ decertification (structure does not contribute to significance of the district)☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements-use reverse side if necessary)

See Attached

3. Statement of Significance:

(use reverse side if necessary)

See attached statement by Timothy F. Crosby

Date of construction (if known): 1870's ☒ Original site ☐ Moved ☒ Date of alterations (if known): 1920's

4. Name and Mailing Address of Owner:

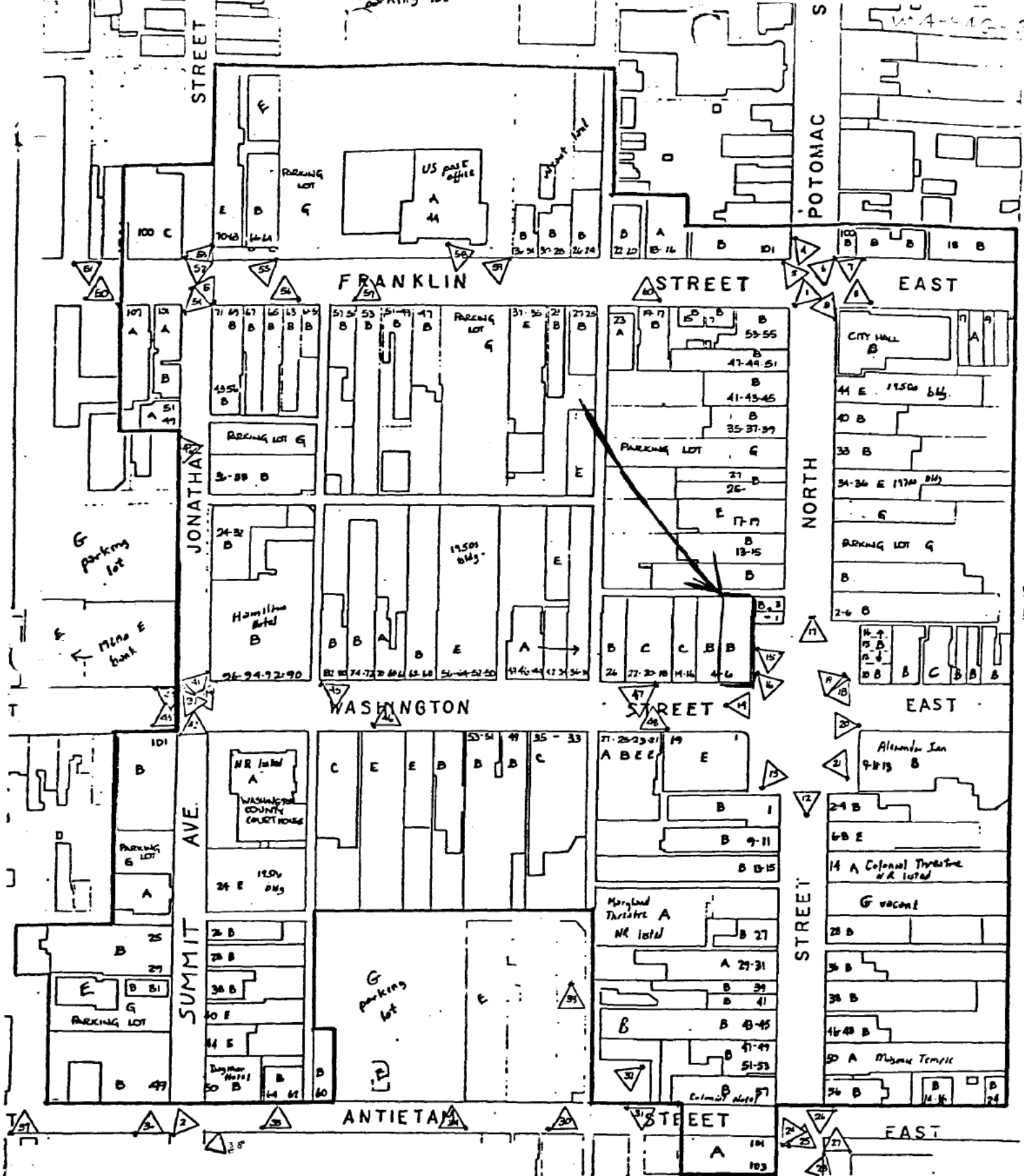
Name Susan K. Saum-Wicklein & Michael B. WickleinStreet 43 North AvenueCity Hagerstown, Maryland 21740 State _____ Zip Code _____Telephone number (during day): Area Code 301-733-3200

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature Michael B. Wicklein Susan K. Saum-Wicklein Date 12/29/82Social Security Number or Taxpayer Identification Number 214-46-5790 & 220-64-1883

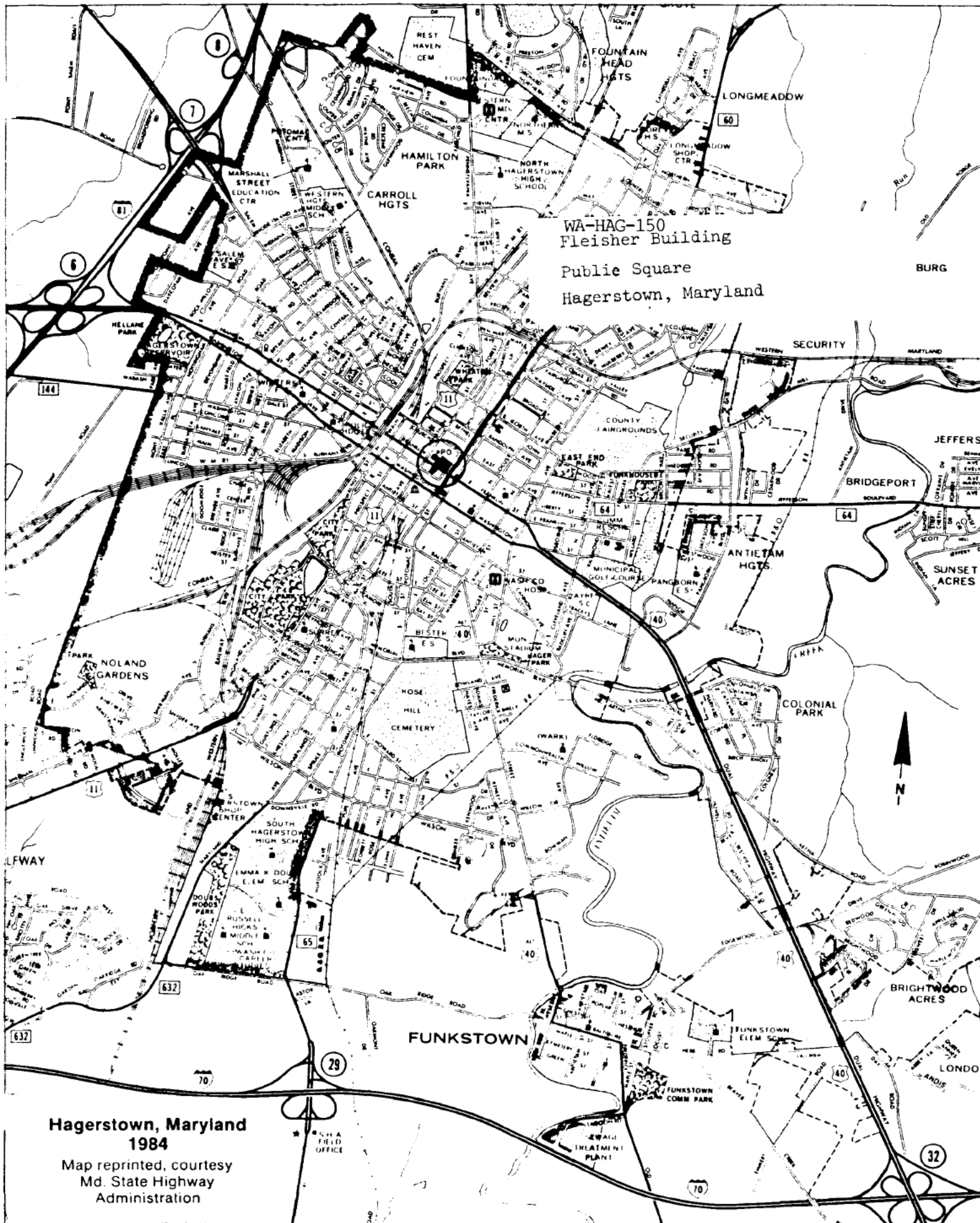
For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☒ contributes ☐ does not contribute to the character of the district.The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.Signature [Signature] Date 7-14-83
State Historic Preservation Officer



each building is identified as to contributive value to significance of the district - see reverse of map for code identification

Hagerstown Commercial Core Historic District
Hagerstown, Washington County, Maryland
entered into National Register 17 Jan. 1983





WA-HAG-150



North Potomac St., Hagerstown, Md.
Feldstein, Albert L.

1906



No. 4-C. V. and N. & W. Station, Hagerstown, Md.

H. M. HAYS & SONS

1905

2-17-06.
Does this
look fa-
miliar
especially
when you
go to
Martinsburg
E.P.R.

WA-HAG-150

1984 Feldstein's Historic Postcard Album of Washington County, Maryland.
Commercial Press Printing Company, Cumberland, Maryland.

Public Square, Hagerstown, Md.

WA-HAG-150



12414. East Washington St. looking South, Haverstown, Md.



W. Washington St., Hagerstown, Md.

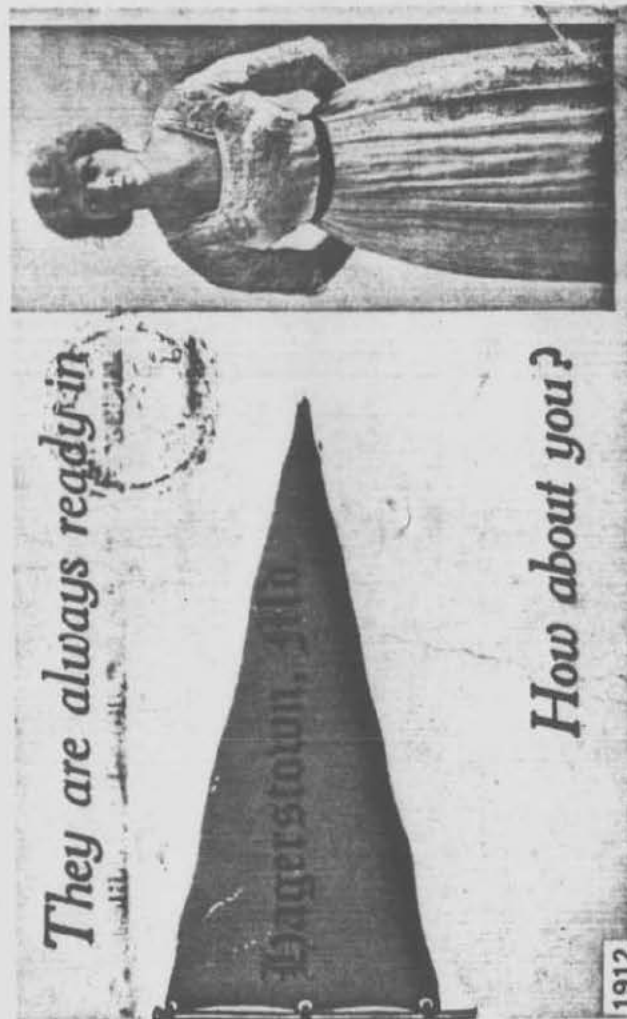
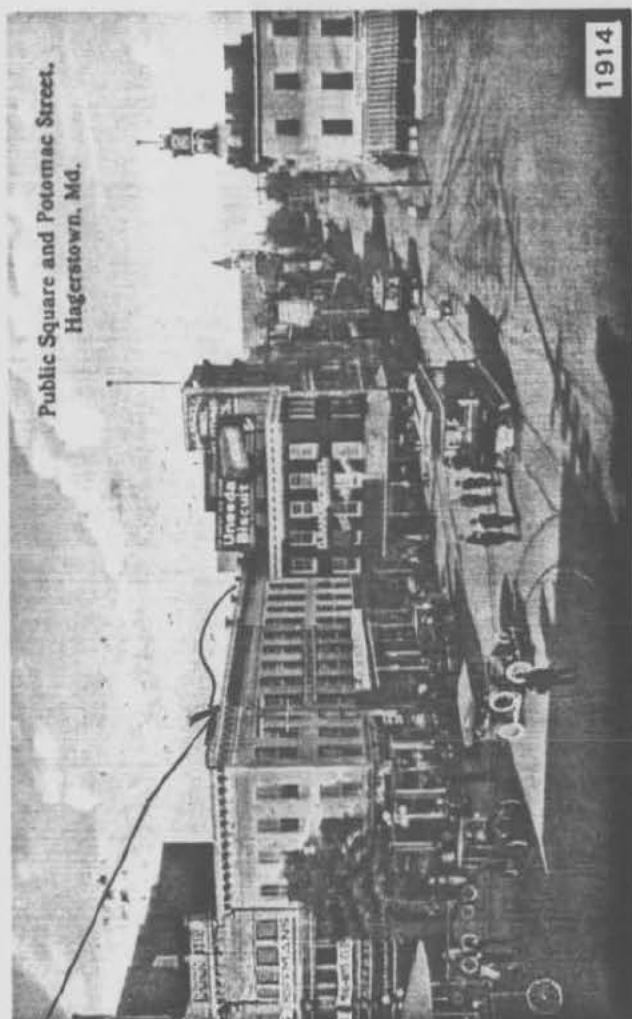


- West Washington Street
Hagerstown, Md.



1984 Feldstein's Historic Postcard Album of Washington County, Maryland.
Commercial Press Printing Company, Cumberland, Maryland.

WA-HAG-150

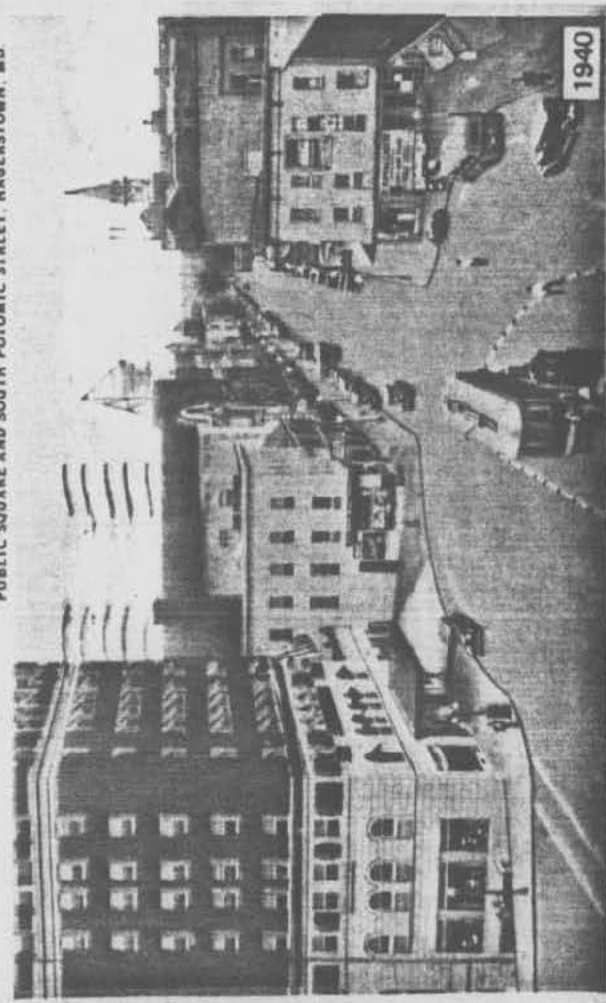


WA-HAG-150

Feldstein, Albert L.

1984 Feldstein's Historic Postcard Album of Washington County, Maryland.
Commercial Press Printing Company, Cumberland, Maryland.

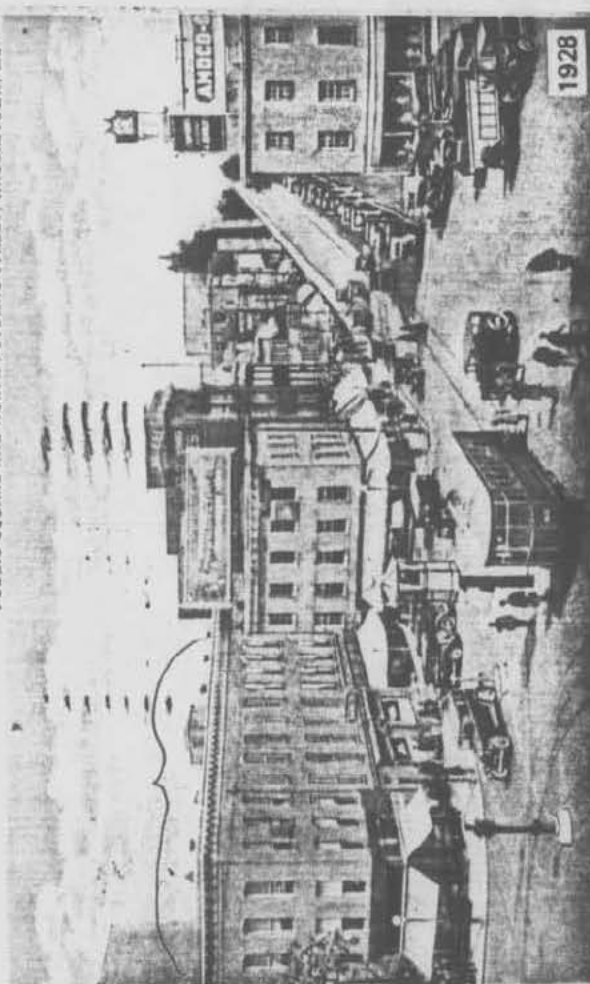
PUBLIC SQUARE AND SOUTH POTOMAC STREET, HAGERSTOWN, MD.



Feldstein, Albert L.

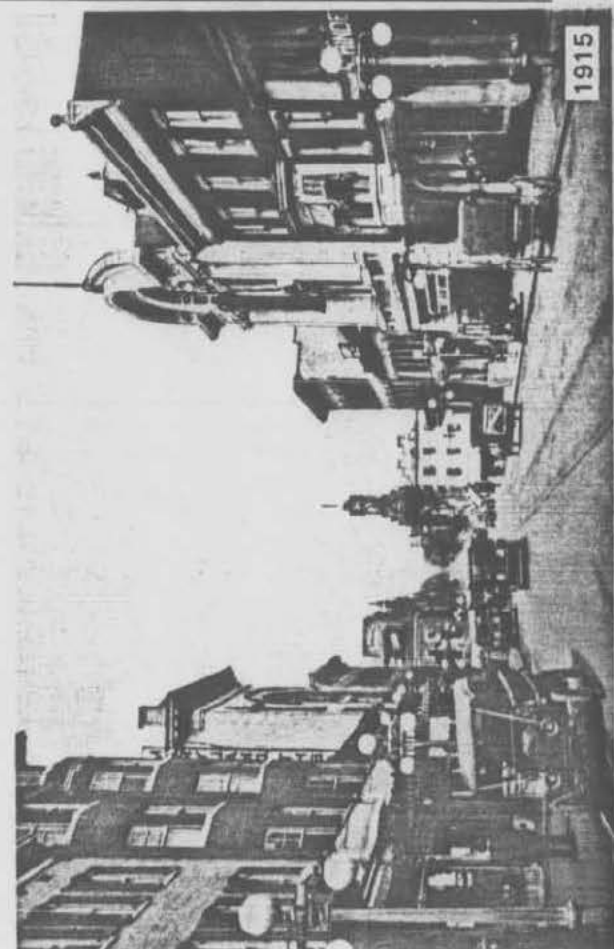
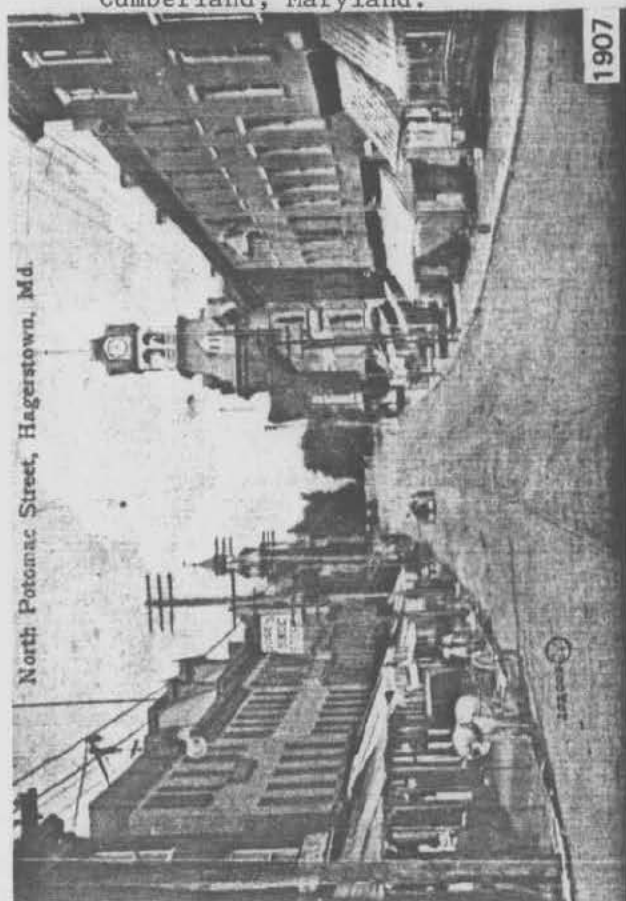
1984 Feldstein's Historic Postcard Album of Washington County, Maryland.
Commercial Press Printing Company,
Cumberland, Maryland.

PUBLIC SQUARE AND NORTH POTOMAC STREET, HAGERSTOWN, MD.



WA-HAG-150

North Potomac Street, Hagerstown, Md.



NORTH POTOMAC STREET, LOOKING TOWARDS SQUARE, HAGERSTOWN, MD.





Saum-Wicklein Building
2-4 West Washington Street
Hagerstown, Maryland 21740

WM-HAG-150



WA-HAG-150

Hagerstown Commercial Core Historic District

Washington County, Maryland

Photo by: Douglass C. Reed

July, 1982

Neg. Location: Preservation Associates, Inc.

Sharpsburg, Maryland

Potomac & W. Washington Streets (Public Square)

NW View

Photo # 20

Hagerstown Commercial Core Historic District

Washington County, Maryland

Photo by: Douglass C. Reed

July, 1982

Neg. Location: Preservation Associates, Inc.

Sharpsburg, Maryland

Potomac & Washington Streets (Public Square)

NW View

Photo # 21



v. 07/26/2024

Application for Historic Properties Tax Credit
ORDINANCE 2024-23
Part II – Description of Rehabilitation

HTC Number (from Part I Application): _____

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

PROPERTY INFORMATION

Property Name SAUM-WICKLEIN

Street Address 2-4 WEST WASHINGTON STREET

City HAGERSTOWNMD

Zip 21740

APPLICANT INFORMATION

Name HOWARD-THOMSEN, LLC (Eric Thomsen)

Street Address 4614 derussey pkwy

City chevy chase

State Maryland



Zip 20815

Telephone [REDACTED]

Email Address [REDACTED]

PROJECT CONTACT (if different from applicant)

Name

Company

Street Address

City

State ---

Zip

Telephone (000) 000-0000

Email Address

PROPERTY DATA

Indicate One:



Primary/Secondary Residence Mixed-Use



Residential Commercial



Other commercial

Estimated Start Date 10/1/20

Estimated Completion Date 4/12/27

Estimated Qualified Rehabilitation Expenditures \$ ~~57,000~~ 57,000

DETAILED DESCRIPTION OF REHABILITATION WORK

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

Number 1	Feature windows
Describe existing feature and its condition there are 14 windows that are falling apart. some of the glass panes after started to fall. the current windows are wood. they are not the original style o windows. the oldest picture that the city of hagerstown found had windows with a mutton or center line down the middle. Describe work and impact on feature Hagerstown historic district approved window replacements. the windows will have the curved top or "eyebrow" to match the historic style they will be brand new and look nice! The new windows will be of vinyl material. They will also have the center line down the middle to match the original style found in an old picture. They will also have brick model around the edges to also emulate the historic style. Photo Numbers 1-2 Drawing Numbers	

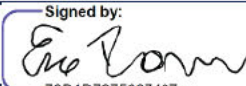
Number 2	Feature the roof
Describe existing feature and its condition the roof has been patched and layered on top of and its terrible condition and starting to leak Describe work and impact on feature the roof will be completely replaced. old stuff thrown away and brand new roof installed. Install/secure new insulation boards Ensure proper slope for drainage Adhere new .060mil EPDM rubber membrane Install new custom scupper and drain debris basket Seal all seams and penetrations Install edge metal (drip edge, gravel stop, and/or termination bars) Photo Numbers 3-4 Drawing Numbers	

APPLICATION CHECKLIST

- ☐ **Application Form** – I have filled in all applicable fields.
- ☐ **Signature** – I signed and dated the Part 2 application
- ☐ **Description of Rehabilitation Work** – I have described ALL proposed work planned for the exterior of my property. I understand that all work must be consistent with the Washington County Design Guidelines and Secretary of the Interior's Standards and be reviewed and approved by the Historic District Commission
- ☐ **Supplementary Materials** – If applicable to my project, I have attached site plans, demolition plans, architectural plans, HVAC plans, replacement window/door drawings and/or product specifications.
- ☐ **Photographs** – I have attached photographs to support the description of work.
- ☐ **Equivalent Documentation** – I am attaching an equivalent documentation packet for review.

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

Signature of Applicant

Signed by:  70D1D7275667427...

Printed Name of Applicant

Eric Thomsen

Date

9/18/2026

Signature of Applicant managing member of Howard Thomsen LLC



Printed Name of Applicant

Date

Historic District Commission Use Only

The Historic District Commission has reviewed the Application for Historic Properties Tax Credit – Part II for the above-named property and has determined that the proposed rehabilitation described herein:

- ☐ Is consistent with the Secretary of the Interior's Standards for Rehabilitation and Washington County Historic Guidelines. Final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 application is submitted and approved
- ☐ Is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- ☐ Is not consistent with the Secretary of the Interior's Standards for Rehabilitation, eligibility requirements, and/or does not comply with program requirements and therefore certification is denied.
- ☐ Is not adequately documented in the application and therefore cannot be reviewed

Date of HDC Review



August 13th, 2026

Erik Thomsen
2-4 West Washington Street
Hagerstown, Maryland

Hello:

RE: HDC-2026-35 - 2-4 West Washington Street – Eric Thomsen - APPROVAL.

On August 6, 2026, the Historic District Commission (HDC) approved the above-referenced application to replace the existing windows with similarly sized vinyl single-hung arched-top (eyebrow) windows featuring simulated divided lite (SDL) 2/2 grids, including custom exterior capping and customized brick mold.

If you find that you need to make changes that deviate from this plan please contact us before proceeding.

Please check with the City's Permits Department prior to beginning work to determine whether a permit is required for this project, permits@hagerstownmd.org. Historic District Commission approval does not constitute a building permit or any other required permit approval.

If you have any questions, please contact me at mross@hagerstownmd.org or by telephone at 301.739.8577, extension 816.

Sincerely,

A handwritten signature in black ink, appearing to read "MR", is written over a light blue horizontal line.

Matthew Ross
Planner I

MR
Enclosures



Contract License
VA 2705 074538A
MD 122286
DC 71102249
WV 047729

Specialty Service Commercial &
Home Improvement



Window World of DC, Inc.

4116-J Walney Road * Chantilly, VA. 20151
Phone: (703) 378-7999 * Fax: (703) 439-2819
Toll Free: **1-800 NEXT WINDOW**

Window World of Winchester - 210 Prosperity Dr. Winchester, VA. 22602 (540)-722-4014

Window World of Waynesboro - 801-D West Broad St. Waynesboro, VA. 22980 (540)-946-0770

Window World of Frederick - 8415 Progress Dr. Suites A-C Frederick, MD. 21701 (301)-663-0699

Window World of Southern Maryland - 12370 Waldorf Business Sq. Waldorf, MD. 20601 (301)-663-4451

Window World of Baltimore - 1662 Sulphur Spring Rd. Baltimore, MD. 21227 (410)-242-4320

Window Contract

All windows are white vinyl with clear glass unless otherwise stated. Color & Glass upgrades can be at an add. AMI

Name:	Phone (h):
Eric Thomsen	
Install Address:	Phone (w):
2 West Washington Street Hagerstown, MD 21740	
Bill Address:	Phone (other):
Customer Email:	

VALUE PLUS PACKAGE	Rate:	Qty	Total
Series 4000 DH & Custom Exterior Capping	\$499.00		\$0.00
Series 4000 DH & Custom Exterior Capping & Therm D IE/ Foam Enhanced Main Frame)	\$579.00	1.0	\$579.00
Series 6000 DH & & Custom Exterior Capping Solarzone Glass (Triple Pane) (ThermD TG2)/ Foam Enhanced Main Frame	\$689.00		\$0.00
If Metal/Vinyl Cut Outs Add	\$50.00		\$0.00
Customized Brick Mold Bend Add	\$29.00		\$0.00

Total All

\$579.00

Choose Series

☐

WINDOW WORLD WINDOWS	Rate	Qty	Total
Single Hung Eyebrows (S144)/ All-Welded	\$1,250.00	14	\$17,500.00
Series 6000 DH/ All-Welded	\$580.00		\$0.00
Basement Slider	\$400.00		\$0.00
Hopper	\$400.00		\$0.00
Awning Window	\$545.00		\$0.00
Picture Window	\$555.00		\$0.00
2 Lite Slider	\$495.00		\$0.00
3 Lite Slider	\$624.00		\$0.00
Casement	\$520.00		\$0.00
Twin Casement	\$795.00		\$0.00
3 Lite Casement	\$1,510.00		\$0.00
Bay Window - *Price is by U.I.* - See Price Book			\$0.00
Bow Window - *Price is by U.I.* - See Price Book			\$0.00
Bay/Bow Exterior Trim	\$250.00		\$0.00
Shadow box facings	\$250.00		\$0.00
Bay Box Facings	\$750.00		\$0.00
Knee Braces	\$350.00		\$0.00
Roof Kit	\$800.00		\$0.00
Garden Window *Seat is white unless otherwise specified - See Price Book			\$0.00
Specialty Window - *Price is by U.I.* - See Price Book			\$0.00

Choose Series

☐

Chosen an Option for 3 Lite Sliders

- ☐ 1/3, 1/3, 1/3
- ☐ 1/4, 1/2, 1/4

Chosen an Option for 3 Lite Casement

- ☐ 1/3, 1/3, 1/3
- ☐ 1/4, 1/2, 1/4

Choose Bay Window Degree

- ☐ 10
- ☐ 15
- ☐ 30
- ☐ 45
- ☐ 90

Choose for Bow Window

- ☐ 3 Lite
- ☐ 4 Lite
- ☐ 5 Lite
- ☐ 6 Lite

Choose Bow Window Degree

- ☐ 10
- ☐ 15
- ☐ 30
- ☐ 45
- ☐ 90

Total All

\$17,500.00

SolarZone - Therm D IE	\$109.00	14	\$1,526.00
SolarZone -Triple Pane ThermD TG2	\$208.00		\$0.00

Total All

\$1,526.00

WINDOW OPTIONS	Rate:	Qty	Total
1/2 Screens (included)	\$20.00	14	No Charge
Foam Insulation on Jambs and Head (Included)	\$22.00	14	No Charge
Double Strength Glass (Included)	\$30.00	14	No Charge
Double Locks (Included)	\$10.00	14	No Charge
Glass Breakage Warranty	\$30.00	14	No Charge

WINDOW OPTIONS	Rate:	Qty	Total
Full Screens	\$40.00		\$0.00
Grids - Colonial Flat - Match Existing_____ New Pattern_____	\$55.00		\$0.00
Grids - Colonial Contoured - Match Existing_____New Pattern_____	\$55.00		\$0.00
Grids - Prairie - Match Existing_____ New Pattern_____	\$265.00		\$0.00
Grids - SDL (simulated divided lites) - 14 SH Eyebrows with 2/2 grid style (vertical line down the center)	\$295.00	14	\$4,130.00
Oriel / Cottage	\$30.00		\$0.00
Specialty Color - *Please ref to price book*			\$0.00
Beige - Extruded	\$40.00		\$0.00
Woodgrain Interior Color	\$115.00		\$0.00
Shutters - Pair	\$200.00		\$0.00
Tempered Sash - 14 Single Hung bottom sashes to be tempered glass due to less than 18 inches from the floor - Building Code	\$230.00	14	\$3,220.00
Tempered Other	\$10.00		\$0.00
Obscure Glass (BSO) (TSO)	\$35.00		\$0.00
Foam Enhanced Main Frame	\$45.00		\$0.00
Blinds - *For Windows Only*	\$925.00		\$0.00

Total All

\$7,350.00

MISCELLANEOUS	Rate:	Qty	Total
Custom Exterior Capping (Pick Color)	\$90.00		\$0.00
Custom Exterior Capping with Customized Brick Mold Bend (14 Single Hung Eyebrow windows)	\$109.00	14	\$1,526.00
Custom Exterior Capping with Metal, Aluminum, or Vinyl Removal	\$140.00		\$0.00
Mull To Form Multi-unit or Remove Mull	\$35.00		\$0.00
Nailing Fin	\$25.00		\$0.00
Pan Removal and Jamb Install	\$225.00		\$0.00
Wood Returns	\$125.00		\$0.00
Install Interior Casing	\$125.00		\$0.00
Replace Sill	\$250.00		\$0.00
J-Channel	\$50.00		\$0.00
Remove Storm Window	\$12.00		\$0.00
Remove Window A/C Unit	\$90.00		\$0.00
Additional Product or Labor			\$0.00

Total All

\$1,526.00

Patio Doors	Price	Qty	Total
Vinyl Rolling Patio Door 5ft & 6 ft	\$1,825.00		\$0.00
Vinyl Rolling Patio Door 8 ft	\$2,044.00		\$0.00
Vinyl Rolling Patio Door 9 ft	\$3,325.00		\$0.00
6400 series upgrade (5", 7")	\$400.00		\$0.00
Exterior Capping	\$185.00		\$0.00
Facing Color - *Please ref to price book*			\$0.00
Non-Standard Size - Price is per U.I. *Please ref to price book			\$0.00
Patio Door Grids - 2 Panel Door - Flat: _____ or Contour: _____	\$130.00		\$0.00
Patio Door Grids - 3 Panel Door - Flat: _____ or Contour: _____	\$450.00		\$0.00
SolarZone 60 Glass-Argon Filled	\$150.00		\$0.00
SolarZone 70 Glass-Argon Filled	\$225.00		\$0.00
Blinds for Patio Doors - See price book			\$0.00
Patio Door Foot Lock	\$55.00		\$0.00
Patio Door Key Lock	\$55.00		\$0.00

Total All Doors

\$0.00

Choose Series



FEDERAL LEAD CONTAINMENT PROGRAM

Item	Rate	Qty	Total
Lead Containment Per Project - 1900s	\$275.00	1	\$275.00

Total All

\$275.00

Window World is not responsible for painting/staining/security system/ A/C Units or the removal of window treatments or furniture.

Initial:

Customer declines exterior trim (capping) and understands painting and / or repair maybe required at their cost.

Initial:

If Customer declines grids on_____	Windows/Doors	Initial
------------------------------------	---------------	---------

1 DH window

NO EXTRA WORK IF NOT IN WRITING!

LOAN	0% for 15 months
APPROVAL #	0141

Job Specific Notes:

Replacement of

14 Eyebrow Single Hung Windows with SDL GRIDS (2/2 grid style - vertical line down the center), argon/low e glass, exterior capping (customized brick mold bend)
 1 DH window with NO GRIDS, argon/low e glass, exterior capping (located in back of building down the street from address)

Tempered Sash - 14 Single Hung bottom sashes to be tempered glass due to less than 18 inches from the floor - Building Code

Customer agrees to the terms of payment as follows:

Extra Labor	\$0.00
Delivery / Site Set-up	\$385.00
Round Up for Window World Cares (St. Jude)	\$0.00
Miscellaneous Adjustments	
Grand Total	\$29,141.00
Custom Order Deposit 50%	Method of Pay

\$14,570.50 ☐ Cash
☐ Credit/Debit
☐ Check
☒ Wells Fargo

Other

Balance Due Paid To Installer	\$14,570.50
Amount Financed	\$29,141.00

Maryland Only

Custom Order Deposit 33%	\$9,616.53
Balance Due Paid To Installer	\$19,524.47

Signature affixed below acts as a receipt that the customer received and read separate cancellation forms and Department of Professional and Occupational Regulation Statement of Protection. (For State of Virginia Only)
TERMS: Due upon receipt . Finance charges of 1 1/2% per month (18% per annum) will be due on invoices over 30 days old. If Window World of DC. Inc. is required to consult with an attorney to collect this debt, Buyer shall be liable for the reasonable fee charged by such attorney, and to pay any and all other costs including court costs incurred by Window World of DC. Inc.

DO NOT SIGN IN BLANK. HOMEOWNER IS ENTITLED TO COPY OF THE CONTRACT (INCLUDING ANY ADDENDUM) AT THE TIME HE OR SHE SIGNS. READ THE ADDITIONAL TERMS ON THE BACK BEFORE SIGNING.

The foregoing terms, specifications and conditions are satisfactory and hereby agreed to. You are authorized to work and payment will be made as outlined above. Upon signing this agreement, the homeowner represents and warrants that he or she is the owner of the authorized agent of the aforesaid premises and that he or she has read this agreement.

Did you receive the Terms & Conditions?

- ☒ Yes
☐ No
☐ N/A

Did you receive the Lead Containment Booklet?

- ☒ Yes
☐ No
☐ N/A

Did you receive the "Preparing for your new Windows & Doors" form?

- ☒ Yes
☐ No
☐ N/A

Did you receive the Cancellation form?

- ☒ Yes
☐ No
☐ N/A

Does this job require Exterior Trim?

- ☒ Yes
☐ No
☐ N/A

Color (Exterior Trim)

WHITE G8

Owner	Date
	08/13/2026
Owner	Date

Salesman(Print Name)

Brad Bjork

Salesman

Date

08/13/2026

Do You Need to Forward This Form?

☒ Yes

☐ No

Forward To:

3013676197

Choose One

☒ Quote only

☐ Executed contract

Email Calc (Executed contract)

contracts@winwrlld.com

Email To:

Quote Only

Window World - Window Quote (updated)

Thank you,

Brad Bjork - #571-221-5886

Signature affixed below acts as a receipt that the customer received and read separate cancellation forms and Department of Professional and Occupational Regulation Statement of Protection. **Terms and Conditions**

1. Payments – Customer pays 50% deposit at the time of signing the contract. Customer pays remaining balance on the contract upon completion – (See item 6 for further details). Finance charges of 1.5% per month (18% annually) will be due on any past due invoice over 30 days.

2. Collection of Debt – If customer breaches this contract and Window World is required to pursue the customer for collection of this debt or any other damages incurred by Window World, then Window World will be entitled to repayment from the customer of all collection cost including reasonable attorney fees (30%) and all other costs of the collection including court cost and interest.

3. Jurisdiction – The Parties agree that the courts of Fairfax County, Virginia are the sole Jurisdiction for any dispute arising out of this contract. In addition, the laws of the Commonwealth of Virginia shall govern any dispute arising out of this contract.

4. Commencement of Work – The work to be performed under this contract will commence approximately 4 to 6 weeks from the date the customer's project is measured by Window World for custom order. The work will be completed within approximately 180 days from the commencement of the job; however, Window World will not be held responsible for delays caused by weather, Acts of God, or any other causes outside of Window World's control. Should such an event occur, neither does it constitute abandonment, nor are they included in calculating timeframes for payment or performance. If the customer chooses to reschedule the work to be performed after the work has already been scheduled, then any commencement or completion dates will be void. In addition, the customer agrees to pay \$10 per day storage fee until the work can begin. Window World jobs are scheduled in the order of the contract date. Because this contract calls for custom-made goods, it is not subject to cancellation except as stated in the "Buyer's Right to Cancel".

5. Customer Must Be Present During Work – Customer is required to be present while all work is being performed at the site. The customer is also required to inspect the job upon completion, execute the completion form, and pay the balance due at the time the work is completed.

6. Reordering Material – Upon arrival at the site, if any material or item does not fit properly, has a factory defect, or is not the correct material or item, then Window World will reorder the material or item at no cost to customer; consequently, the customer is not entitled to any refund or discount due to the reordering. Window World will also not be responsible for any missed time at work or any other charges or damages that the customer may incur due to the reordering. Further, the customer agrees to pay for all items installed and will hold back contract cost for items that needs to be reorder until those items are installed.

7. Changes to the Contract – This contract constitutes the entire agreement and understanding of the parties as to the work to be performed and obligations of parties. This contract cannot be modified, altered, or amended unless such modification, alteration, or amendment is put in writing and signed by the customer and Window World.

8. Ordering – Customer is responsible for ordering all colors, grids, Low-E, or any other non-standard accessories. Window World will not be held responsible for owner selection not listed in this contract.

9. Window World will comply with all local requirements for building permits, inspections, and zoning.

10. All states in our market service area of VA, WV, MD & DC have a contractor transaction recovery fund*. For more information and details how to fill a claim. Contact your state contractor board.

* For the Virginia Contractor Recovery Fund, the customer may visit www.dpor.virginia.gov for further information, or may contact the board for contractors by phone at (804) 367-8511, or via email at contractors@dpor.virginia.gov

BUYER'S RIGHT TO CANCEL

If this agreement was solicited at or near your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed before midnight of the third business day after you signed this contract. The notice must be mailed to: Window World of DC, Inc. 4116-J Walney Road, Chantilly, VA 20151. If you cancel, the seller may not keep any part of your cash down payment.

BUYER'S RIGHT TO CANCEL

If this agreement was solicited at or near your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed before midnight of the third business day after you signed this contract. The notice must be mailed to: Window World of DC, Inc. 4116-J Walney Road, Chantilly, VA 20151. If you cancel, the seller may not keep any part of your cash down payment.

Total Amount	\$29,141.00
Deposit	\$9,616.53
Balance	\$19,524.47

Customer Signature

Would you like to Email this?

- ☐ Yes
- ☐ No

Terms and Conditions

1. **Payments** - customer pays 50% deposit at the time of the signing of the contract. Customer pays remaining balance on the contract at the completion of the job. Finance charges of 1.5% per month (18% annually) will be due on any past due invoice over 30 days.

2. **Collection of Debt** - If customer breaches this contract and Window World is required to pursue the customer for collection of the debt or any other damages incurred by Window World, then Window World will be entitled to repayment from customer of all collection costs including reasonable attorney fees (30%) and all other costs of collection including court costs and interest.

3. **Jurisdiction** - The parties agree that the courts of Fairfax County, Virginia are the sole jurisdiction for any dispute arising out of this contract. In addition, the laws of the Commonwealth of Virginia shall govern any dispute arising out of this contract.

4. **Commencement of Work** - The work to be performed under this contract will commence approximately 4 to 6 weeks from the date customer's project is measured by Window World for custom order. The work will be completed within approximately 180 days from the commencement of the job, however Window World will not be held responsible for delays caused by weather, Acts of God or any other causes outside of the control of Window World. If the customer chooses to reschedule the work to be performed after the work has already been scheduled, then any commencement or completion dates will be void. In addition, the customer agrees to pay \$10 per day storage fee until the work this contract calls for custom made goods, it is not subject to cancellation except as stated in the "Buyer's Right to Cancel"

5. **Customer Must Be Present during Work** - customer is required to be present while all work is being performed at the site. The customer is also required to inspect the job upon completion, execute the completion form, and pay the balance due at the time the work is completed.

6. **Reordering Material** - Upon arrival at the site, if any material or item does not fit properly, has a factory defect, or is not the correct material or item then Window World will reorder the material or item at no cost to the customer, however the customer is not entitled to any refund or discount due to the reordering and Window World will not be responsible for any missed time at work or any other charges or damages that the customer may incur due to the reordering

7. **Changes to the Contract** - This contract constitutes the entire agreement and understanding of the parties as to the work to be performed and obligations of the parties. This contract cannot be modified, altered, or amended unless such modification, alteration, or amendment is put in writing and signed by the customer and Window World.

8. **Ordering** - Customer is responsible for ordering all colors, grids, low E, or any other non-standard accessories. Window World will not be held responsible for owner selections not listed in this contract.

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If this agreement was solicited at or near your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed before midnight of the third business day after you signed this contract. The notice must be mailed to: Window World of DC, Inc. 4116-J Walney Road, Chantilly, VA 20151. If you cancel, the seller may not keep any part of your cash down payment.

Total Amount	\$29,141.00
Deposit	\$14,570.50
Balance	\$14,570.50
Customer Signature	

Would you like to Email this?

☐ Yes

☐ No



This contract may be withdrawn if not accepted by the contractor within 3 days.

Contractor's Acceptance	Date
-------------------------	------

Homeowner Acceptance	Date
----------------------	------

Work to be started on or before

Work to be substantially completed on or before

Terms and Conditions

1. **Payments** - customer pays 50% deposit at the time of the signing of the contract. Customer pays remaining balance on the contract at the completion of the job. Finance charges of 1.5% per month (18% annually) will be due on any past due invoice over 30 days.

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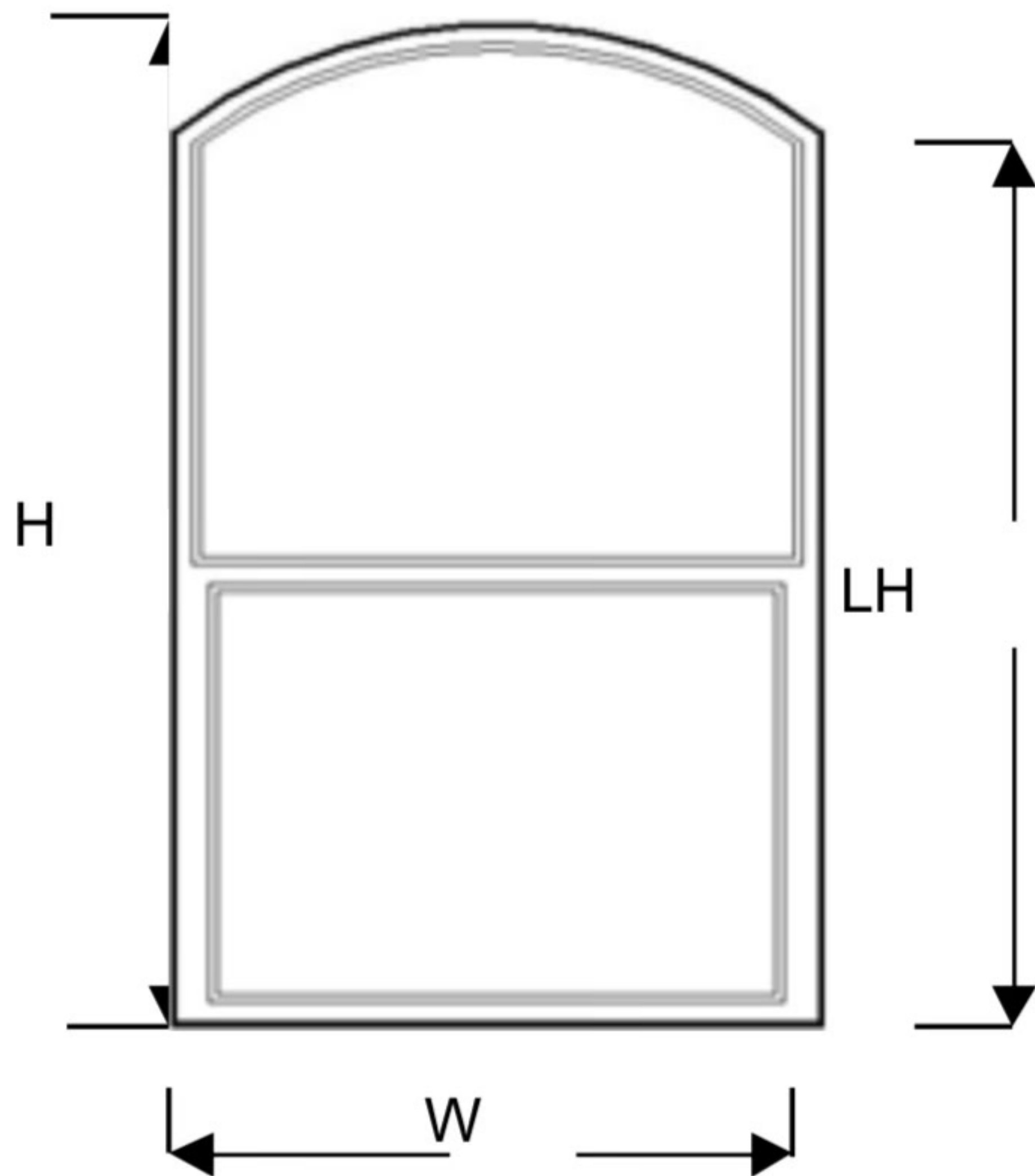
Total Amount	\$29,141.00
Deposit	\$14,570.50
Balance	\$14,570.50

Customer Signature

Would you like to Email this?

- ☐ Yes
- ☐ No

S144
EYEBROW
SINGLE-HUNG



SIZE LIMITATIONS

	Width	Height	U.I.
MIN.	25	43"	-
MAX.	52"	96"	134"



Jul 30, 2026

Flat Roof Proposal

Eric Thomsen

2 West Washington Street
Hagerstown, MD 21740

Kevin North
3 Clovers Roofing & Construction Inc.
(717) 360-4768
kevin@3cloversconstruction.com
License Number PA-PA083976; MD-137995; WV-WV056472

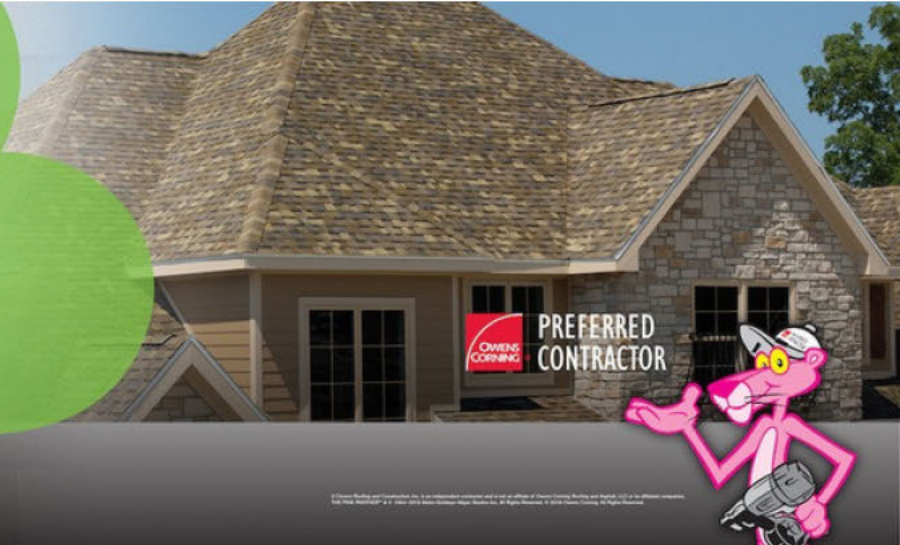




3 CLOVERS

ROOFING & CONSTRUCTION, INC.

717.328.2323



The Tri-State's Best Roofing & Construction Company

3 Clovers Roofing & Construction is a premium roofing and construction company offering exceptional roofing and construction services in the Pennsylvania, Maryland, and West Virginia.

We specialize in both **residential and commercial roofing**, ensuring our clients receive the highest level of service and satisfaction.

Our team of professionals is dedicated to delivering the highest quality workmanship possible, and we strive to build long-term relationships with our clients.



PREFERRED
CONTRACTOR



SHERWIN-WILLIAMS.

What We Guarantee:

Comprehensive Services

From residential roofing to historical property restoration, our skilled team handles projects of all sizes with precision and care.

Historical Preservation

We specialize in maintaining the unique character of historical properties, ensuring they retain their original charm.

Quality Workmanship

We ensure every project meets the highest standards, backed by extensive warranties.

Client Relationships

Building long-term trust with our clients is at the core of our business.



3 CLOVERS

ROOFING & CONSTRUCTION, INC.



Residential Roofing

Here at 3 Clovers Roofing & Construction, Inc., we offer aid in all your home project needs. From remodeling to new construction projects, we can make your home safe and inviting.



Commercial Roofing

With our quick solutions backed by our exceeding manufacturer and workmanship warranties 3 Clovers Roofing & Construction Inc can provide feasible solutions to your commercial or industrial needs.



Historical Roofing

Our historical restoration services include preservation, restoration, & reconstruction. We use the latest techniques and materials to ensure that the finished project not only looks beautiful but is also functional and long-lasting.

What Our Clients Say

“ 3 Clovers Roofing showed great professionalism from giving us a estimate to the actual removal of the old roof and installation of the new. Kevin and his crew showed how great professionalism as a business should be performed. I would recommend 3 Clovers Roofing to anyone in need of roofing work. The roofing products that they sell are also the top of the line. We're very pleased ”

— Alan E.

“ 3 Clovers Roofing & Construction, Inc. just finished a roof for my in-laws home after replacing our own roof last year. They always do a great job! They are very professional and finish on schedule. Thank you for another job well done! ”

— Cindy D.

“ I have nothing but good things to say about them. They told me what they were going to do and when they were going to do it. They did it timely. I've had people promise things while working on my house and they don't deliver. I would highly recommend them and am happy to give them a reference. ”

— David B.

“ We had a full overhaul on a house we had just bought. Roof, gutters, painting, you name we had it done. Kevin and his crew were awesome, friendly and ready to get this job started. My husband and I couldn't be happier with the results. ”

— Karri H.



Flat Rubber Roof Replacement

Item

Scope of Work

Flat Roof Replacement

- Setup proper anchoring points for OSHA fall protection safety standards
- Setup perimeter flags on roof to define roof edges per OSHA standards
- Removal of debris from area
- Removal of EPDM rubber membrane
- Inspect structure for repairs needed
 - Major repairs found will be discussed and quoted separately
- Install/secure new insulation boards
- Ensure proper slope for drainage
- Adhere new .060mil EPDM rubber membrane
- Install new custom scupper and drain debris basket
- Seal all seams and penetrations
- Install edge metal (drip edge, gravel stop, and/or termination bars)
- Clean up and remove all construction debris
- Magnet surrounding area for a final walkthrough of metallic debris
- 3 year workmanship warranty on performed work (material and labor)

Estimate subtotal

\$23,475.00

Upgrades

Roof Hatch Install

Item

Roof Hatch

- Remove existing framing joists to enlarge access
- Frame access to new hatch dimensions
- Install new 30'x36" roof hatch

Upgrade subtotal

\$3,550.00

Kevin North
3 Clovers Roofing & Construction Inc.
(717) 360-4768
kevin@3cloversconstruction.com



Summary

Please select the associated upgrade(s), then sign the proposal with any notes.

Flat Rubber Roof Replacement

\$23,475.00

Upgrades

☐

Roof Hatch Install

\$3,550.00

Total

\$23,475.00

Customer notes

Eric Thomsen

Kevin North

Kevin North, 3 Clovers Roofing & Construction Inc.

Date

07/30/2026

Date

By signing this document you agree to the statement of works provided by 3 Clovers Roofing & Construction Inc. and in accordance with any terms described within.

Kevin North
3 Clovers Roofing & Construction Inc.
(717) 360-4768
kevin@3cloversconstruction.com



Terms & Conditions

1. **Nature of Work.** 3 Clovers Roofing & Construction Inc. ("3 CLOVERS") shall furnish the labor and material to perform the work described herein or in the referenced contract documents. 3 CLOVERS is not responsible for condensation, moisture migration from the building interior, roof deck or other building components, location or size of roof drains, adequacy of drainage, ponding on the roof, structural conditions or the properties of the roof deck or substrate on which 3 CLOVERS's roofing work is installed.
2. **Deck.** Customer/Owner warrants that the deck and structures on which 3 CLOVERS is to work are in sound condition and capable of withstanding roof construction, equipment, and operations. 3 CLOVERS commencement of roof installation indicates only that 3 CLOVERS has visually inspected the surface of the roof deck for visible defects. 3 CLOVERS is not responsible for the structural sufficiency, quality of construction, undulations, fastening, or moisture content of the roof deck or other trades' work or design. 3 CLOVERS is not responsible to test or assess the moisture content of the deck or substrate.
3. **Asbestos and Toxic Materials.** This proposal is based on 3 CLOVERS not coming into contact with asbestos-containing or toxic materials ("ACM"). 3 CLOVERS is not responsible for expenses, claims, or damages arising out of the presence, disturbance, or removal of ACM. 3 CLOVERS shall be compensated for additional expenses resulting from the presence of ACM. Customer/Owner agrees to indemnify 3 CLOVERS from and against any liability, damages, losses, claims, demands, or citations arising out of the presence of ACM.
4. **Payment and Taxes.** Unless stated otherwise in writing, Customer/Owner shall pay a 30% down payment with the balance of the contract price plus any additional charges for changed or extra work due upon completion of the project. All payments made by credit card will be assessed a 3% surcharge. All sums not paid when due shall earn interest at the rate of 1% per month. 3 CLOVERS shall be entitled to recover from Customer/Owner all costs of collection incurred by 3 CLOVERS, including attorney's fees, resulting from Customer/Owner's failure to make proper payment when due.
5. **Right to Cancel.** Customer/Owner shall be able to cancel this contract without any penalty within three business days of the signed contract. If a down payment has been collected, 3 CLOVERS will refund the amount, minus any fees assessed by financial institutions, within 15 days of the cancellation.
6. **Insurance.** 3 CLOVERS shall carry worker's compensation, automobile, and commercial general liability insurance. 3 CLOVERS will furnish a Certificate of Insurance upon request. 3 CLOVERS's

Terms & Conditions

proposal and contract price are based on 3 CLOVERS's existing insurance limits and endorsements. If Customer/Owner requests additional insurance coverage or endorsements, additional premiums may be added to the contract price. Any additional insurance coverage or endorsements are subject to 3 CLOVERS's insurance carrier's review and underwriting approval. Money owed to 3 CLOVERS shall not be withheld by reason of any damage or claim against 3 CLOVERS covered by liability, property, or builder's risk insurance.

7. Interior Protection. Customer/Owner acknowledges that re-roofing of an existing building may cause disturbance, dust, debris or fireproofing to fall into the interior. Customer/Owner agrees to remove or protect property directly below the roof in order to minimize potential interior damage. 3 CLOVERS shall not be responsible for disturbance, detachment of fireproofing or other materials from the underside of the deck, damage, clean up or loss to interior property that Customer/Owner did not remove or protect prior to commencement of roofing operations. Customer/Owner shall notify tenants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer/Owner agrees to hold 3 CLOVERS harmless from claims of tenants who were not so notified and did not provide protection.
8. Deck Repairs, Insulation Replacement and Unforeseen Conditions. Any work required to replace rotten, missing or deteriorated, rusted or crumbling decking that exceeds the amount noted on the proposal, shall be done on a labor and material or unit price basis as an extra unless specifically included in the scope of work. Unforeseen conditions that may affect the work will be reported to Customer/Owner and authorization requested prior to permanent repairs being performed.
9. Damages and Delays. 3 CLOVERS will not be responsible for damage done to 3 CLOVERS work by others, including damage to temporary tie-ins. Any repairing of the same by 3 CLOVERS will be charged as an extra. 3 CLOVERS shall not be liable for liquidated or delay damages due to a delay in completion of the Project unless the delay was caused by 3 CLOVERS. 3 CLOVERS shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, accidents, snow, fire, weather, vandalism, regulation, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor.
10. Limitation of Liability - Inspections. 3 CLOVERS conducts visual inspections of Customer/Owner roof and, if requested, can issue a written inspection report to Customer/Owner at a nominal fee. Customer/Owner and 3 CLOVERS agree that 3 CLOVERS does not warrant or guarantee that the inspection will discover every potential source of roof failure or leak. 3 CLOVERS also does not

Terms & Conditions

warrant or guarantee that the inspection will cause the roof to last for the full life of the manufacturer's warranty or as long as noted in the inspection report. Should the roof experience a leak or failure that Customer/Owner alleges 3 CLOVERS should have discovered during the inspection, Customer/Owner and 3 CLOVERS agree that 3 CLOVERS maximum liability arising out of the alleged missed failure will be 3 CLOVERS fee for the inspection. Customer/Owner exclusive remedy against 3 CLOVERS, its owners, agents, and employees for any claimed failure or leak that Customer/Owner alleges 3 CLOVERS did not discover is to claim for return of 3 CLOVERS's fee for the inspection and report. Customer/Owner and 3 CLOVERS agree that 3 CLOVERS is not liable for any consequential damages arising out of any claimed roof failure or leak that 3 CLOVERS did not discover during the inspection or note on 3 CLOVERS inspection report.

11. Tolerances. All labor and materials shall be furnished in accordance with normal industry standards and industry tolerances for uniformity, color, variation, thickness, size, weight, finish and texture. Any specified quantities are intended to represent an average over the entire roof area.
12. Fumes and Emissions. Customer/Owner acknowledges that odors and emissions from roofing products will be released as part of the roofing operations to be performed by 3 CLOVERS. Customer/Owner shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer/Owner is aware that roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these emissions than others. Customer/Owner shall hold 3 CLOVERS harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
13. Material Substitution. In the event that any specified material or equipment becomes unavailable either temporarily or permanently after the contract is executed, 3 CLOVERS may need to provide an "equal" substitute. Any substitution will not affect the overall performance or warranty of the project. Additionally, material delays may cause an overall project delay. In the event of temporary material unavailability, the contract time shall be extended to reflect the duration of time that the contractor is delayed by the unavailability. To the extent an available substitute is provided by Contractor under this provision, any increase in the cost between the originally specified material and equipment and the substitute shall be paid by the Customer/Owner to the Contractor, upon prior approval.
14. Back Charges. No back charges or claims for payment of services rendered or materials and equipment furnished by Customer/Owner to 3 CLOVERS shall be valid unless previously authorized

Terms & Conditions

in writing by 3 CLOVERS and unless written notice is given to 3 CLOVERS within five (5) days of the event, act or omission that is the basis of the back charge.

15. **Roof Top Safety.** If deemed necessary, 3 CLOVERS reserves the right to request that Customer/Owner contacts the electrical company to either disconnect or insulate the live power lines on or near the roof servicing the building where 3 CLOVERS will be working. Customer/Owner will indemnify 3 CLOVERS from personal injury and other claims and expenses if Customer/Owner fails to turn-off power so as to avoid injury to 3 CLOVERS personnel or resulting from the presence of electrical conduit and live electrical power. 3 CLOVERS is not responsible for costs of repair or damages, including disruption of service, resulting from damage to undisclosed or concealed electrical or other utility lines. 3 CLOVERS is not responsible for the safety of persons on the roof other than its own employees. Customer/Owner agrees to indemnify and hold 3 CLOVERS harmless, including attorney's fees, from claims for personal injury by persons or entities whom Customer/Owner has allowed or authorized to be on the roof.
16. **Site Conditions.** 3 CLOVERS shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. 3 CLOVERS shall not be required to begin work until underlying areas are ready and acceptable to receive 3 CLOVERS work and sufficient areas of roof deck are clear and available and free from snow, water or debris to allow for continuous full operation. If 3 CLOVERS is required to perform its work out of sequence, to undertake multiple mobilization and demobilization, or to work around obstructions or equipment, 3 CLOVERS shall be entitled to additional compensation and time commensurate with the additional costs and time expended by 3 CLOVERS. The raising, disconnection, re-connection or relocation of any mechanical equipment on the roof that may be necessary for 3 CLOVERS to perform the roofing work shall be performed by others or treated as an extra. **Customer/Owner agrees to use care and be cautious around all materials, construction equipment, dumpsters, etc.**
17. **Warranty.** Roofing work will be warranted by 3 CLOVERS in accordance with its standard 10 year workmanship warranty. 3 CLOVERS SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal by the Customer/Owner signifies his agreement that this warranty shall be and is the exclusive remedy against 3 CLOVERS. A manufacturer's warranty shall be furnished to Customer/Owner upon project completion. It is expressly agreed that in the event of alleged defects in the materials furnished pursuant to this contract, Customer/Owner shall have recourse only against the manufacturer of such material.
18. **Existing Conditions.** 3 CLOVERS is not responsible for leakage through the existing roof or other

Terms & Conditions

portions of the building that have not yet been reroofed by 3 CLOVERS.

19. **Mold.** 3 CLOVERS and Customer/Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer/Owner will make periodic inspections for signs of water intrusion and act promptly including prompt notice to 3 CLOVERS if Customer/Owner believes there are roof leaks, to correct the condition. Customer/Owner is responsible for monitoring any leak areas and for indoor air quality. 3 CLOVERS is not responsible for mold or indoor air quality. Customer/Owner shall hold harmless and indemnify 3 CLOVERS from claims due to indoor air quality and resulting from a failure by Customer/Owner to maintain the building in a manner to avoid growth of mold.
20. **Material References.** 3 CLOVERS is not responsible for the actual verification of technical specifications of product manufacturers; i.e., R-value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.
21. **Oil-canning.** Metal roofing panels can sometimes exhibit waviness, commonly referred to as "oil-canning." The degree of oil-canning and the appearance of the panels will vary depending on factors such as the length and color of the panels, alloy, gauge, galvanizing process, substrate condition, and exposure to sunlight. Oil-canning pertains to aesthetics and not the performance of the panels. The type of metal roofing panels specified can affect the degree of oil-canning. 3 CLOVERS is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified.
22. **Dispute Resolution.** If a dispute shall arise between 3 CLOVERS and Customer/Owner with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, 3 CLOVERS and Customer/Owner will seek to mediate the dispute. If mediation is not successful, arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against 3 CLOVERS alleging any breach of this contract or negligence by 3 CLOVERS must be initiated no later than two (2) years after 3 CLOVERS performed the roofing installation covered by this contract. Collection matters may be processed through litigation or arbitration at the discretion of 3 CLOVERS.
23. **Media Release and Usage Rights.** Customer/Owner hereby grants permission to 3 CLOVERS to take photographs and video footage of the roof and property which is the subject of this contract

Terms & Conditions

during and upon completion of 3 CLOVERS's work and use any photographs and/or videos taken of the roof image or property, including any of the Customer/Owner brand logos or trademarks, for use in the Company's social media content, website, and advertising materials. Customer/Owner hereby grants to 3 CLOVERS a perpetual right and royalty-free license to take and use such images of the roofing work and the property (including any such images which may contain Customer/Owner identifying information, trademark, logo, signage, business name, designs, copyrights, or other intellectual property or derivative works thereof) in advertising, trade, or for the commercial benefit 3 CLOVERS.

PENNSYLVANIA CONTRACTOR LICENSE PA083976

MARYLAND CONTRACTOR LICENSE 137995

WEST VIRGINIA CONTRACTOR LICENSE WV056472



HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission
From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff
Date: September 22, 2026
Subj: Residential Addition-Alteration Permit, 2026-03582 and Residential New Construction Permit, 2026-03753

Staff Report and Analysis

Property Owner: YOUNGQUIST DALE A, YOUNGQUIST KRISTINA

Applicant: Douglas Cronise

Location: 21537 MOUNT LENA Road

Tax Account ID: 16010995

Map/Grid/Parcel/Lot: 64/20/93/1

Legal Description: 5.70 ACRES 21537 MT LENA RD

Zoning: Environmental Conservation

Rural Village: [Mount Lena \(MHT\) Historic Rural Village, WA-II-166](#)

Project Description: Permit 2026-03582 - 1,176 sq. ft. one story addition on concrete slab to rear of dwelling to expand family room, expand laundry room, and be used for in-law suite to include living room, bedroom with sitting room, (1) full bathroom, and kitchen with nook, and rear covered porch
Walter R. Stouffer, Lot 1

Permit 2026-03753 - 1,020 sq. ft. detached one story building to be used as a workshop on concrete slab, frame construction, pre-engineered roof trusses
Walter R. Stouffer, Lot 1

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.



HISTORIC DISTRICT COMMISSION

- 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

Applicable Secretary of Interior Standards and Guidelines for Rehabilitation:

- 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.
- 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.
- 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



HISTORIC DISTRICT COMMISSION

design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 would be unimpaired.

Applicable County Design Guidelines:

Guidelines for Additions

1. Damage to the original structure and/or obstruction of its character-defining features by an addition should be minimized.
2. Additions should be designed in a way that new construction is differentiated from the existing historic building but should respect the design and character-defining features of the existing historic structure. Additions should also be sited to avoid demolition of contributing structures.
3. New additions should be located on a non-primary façade with minimal visibility from the public right-of-way and should be subordinate to the historic structure.
4. The roof shape of an addition should be compatible with that of the historic building to which it is attached.
5. Existing setbacks, landscaping, or site grading should be preserved when siting an addition if those characteristics contribute to the historic building or its landscape.
6. Rooftop additions should generally be avoided on buildings less than three stories and should be minimally visible from the streetscape by being set back from the primary elevation. Rooftop additions of more than one story should be avoided where feasible.
7. The addition of dormers to historic structures should occur only on secondary façades and not be visible from the public right-of-way when feasible. The dormer addition should be subordinate to the existing roof form.

Guidelines for New Construction and Accessory Buildings

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.



HISTORIC DISTRICT COMMISSION

Staff Report:

The subject property is located in Mount Lena Historic Rural Village which has a long period of significance spanning ca.1790-1946. The village was most recently documented in 2008 with initial documentation completed in 1978. Most recent documentation and evaluation were completed for Criteria A as an example of a rural village that developed along a primary route crossing South Mountain. The route included both the road and electric rail. Eventually the village would be bypassed by US Route 40 with construction slowing at the start of World War II. The rural village consists of 42 contributing vernacular structures on the north and south sides of Mount Lena Road. There are 36 non-contributing structures. It is important to note that the most recent documentation did not evaluate outbuildings. The property is located approximately 2,500 ft from the intersection of Mount Lena Road and National Pike and is on the southside of Mount Lena Road. The contributing residential structure for this application is a 2-story frame farmhouse with estimated build date of 1880. It is a 3 bay structure with portico at the front entry door. There is a rear 1 story ell addition. The primary façade has 2 gabled dormers. The existing siding is a wider reveal aluminum siding. The windows are replacement 6/1 on the primary façade, with dormers being 1/1. There are a total of four windows in the attic with two on each gable end which are original wood windows with four fixed panes. The roof is asphalt shingle and the foundation is rubble stone. There is an existing garage to the left of the structure which is to remain as well as a few smaller outbuildings.

These applications are for the construction of a 1-story addition to the rear of the main portion of the farmhouse. It will incorporate the existing ell addition and be roughly in line with the sidewalk and existing garage (to the left) for its setback. There is an additional workshop building which is a separate construction to the right of the dwelling on the plans. That workshop is also set back from the main structure, though not quite as far as the existing garage. That additional workshop building will have similar materials used and the roofline orientation/pitch will match the proposed addition. The owner has indicated that materials for the addition and new construction be aluminum siding to match the existing reveal and that the construction projects will match the garage in color scheme when completed. This includes matching the existing farmhouse siding to the garage color. The addition will rectify the current entrance into the ell which was previously sided in vinyl and any exposed remainder will match the aluminum siding. The portico entrance that is on the ell has failing materials and will be updated with these plans to use the existing door opening but remove the previously added portico feature. There are no plans to otherwise change the existing structure's primary façade.

Staff Analysis:

As this rural village has a mixture of construction materials, the proposed design materials of aluminum siding and frame construction of this addition are compatible with the village. While color is not something that is typically evaluated, it should be noted that this project will result in the exteriors all matching in both color and the aluminum siding materials. The scale of this structure and its proportion to other structures in the rural village will make it a larger footprint but it is not uncommon for the village to have an addition. The visibility of the addition will be minimized due to its siting subordinate to the farmhouse and its alignment to be along the existing sidewalk and close to the edge of the existing garage. The topography of the site ensures the addition will look subordinate from all right of way angles. The proposed workshop will also be subordinate in both height and setback in relation to the main structure. The rooflines of both the addition and new construction are compatible with the existing structure in orientation, form and roof pitch. The construction of the structures will result in



HISTORIC DISTRICT COMMISSION

minimal demolition on the existing structure to mitigate existing construction deficiencies and facilitate the connection of the addition. The one-story height of the addition will be utilized to allow safe and secure access for one-story living which will improve the longevity and use for the homeowners of this property while retaining the main farmhouse in its existing residential use.

Staff Recommendation:

Recommend approval of the Residential Addition-Alteration Permit 2026-03582 and Residential New Construction Permit, 2026-03753, in Mount Lena Historic Rural Village for the reasons stated in the staff analysis.

Respectfully Submitted,

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

Photos provided by Staff
Permit Submission Packet



HISTORIC DISTRICT COMMISSION



Photo 1: Primary Façade, facing west



Photo 2: Southside of structure, facing northwest



HISTORIC DISTRICT COMMISSION



Photo 3: Rear of ell and main structure; facing east



Photo 4: Northside of structure, facing south

HISTORIC DISTRICT COMMISSION



Photo 5: Existing Garage, facing south



Photo 6: Existing Conditions of area for new construction, facing west, farmhouse to right of photo

PARCEL B - 21483 GREENBRIER ROAD
RESIDUAL - 21537 MT. LENA ROAD
LOT 2 - 21547 MT. LENA ROAD.

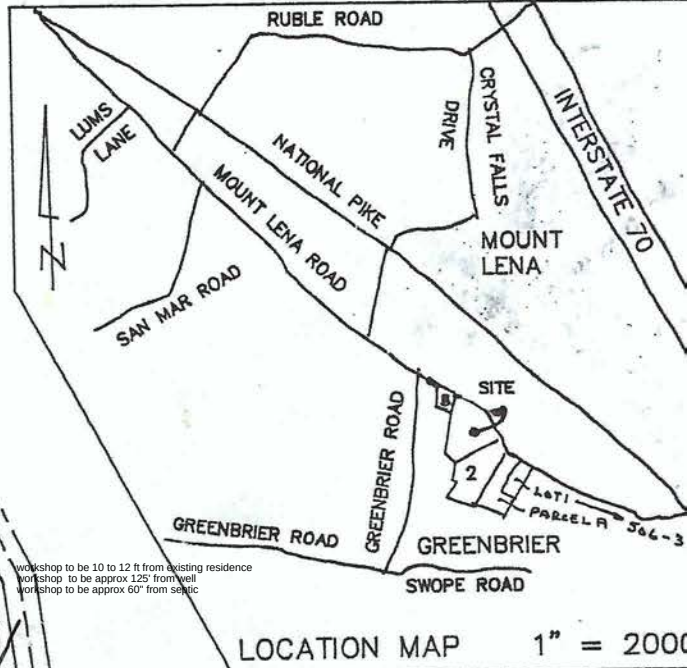
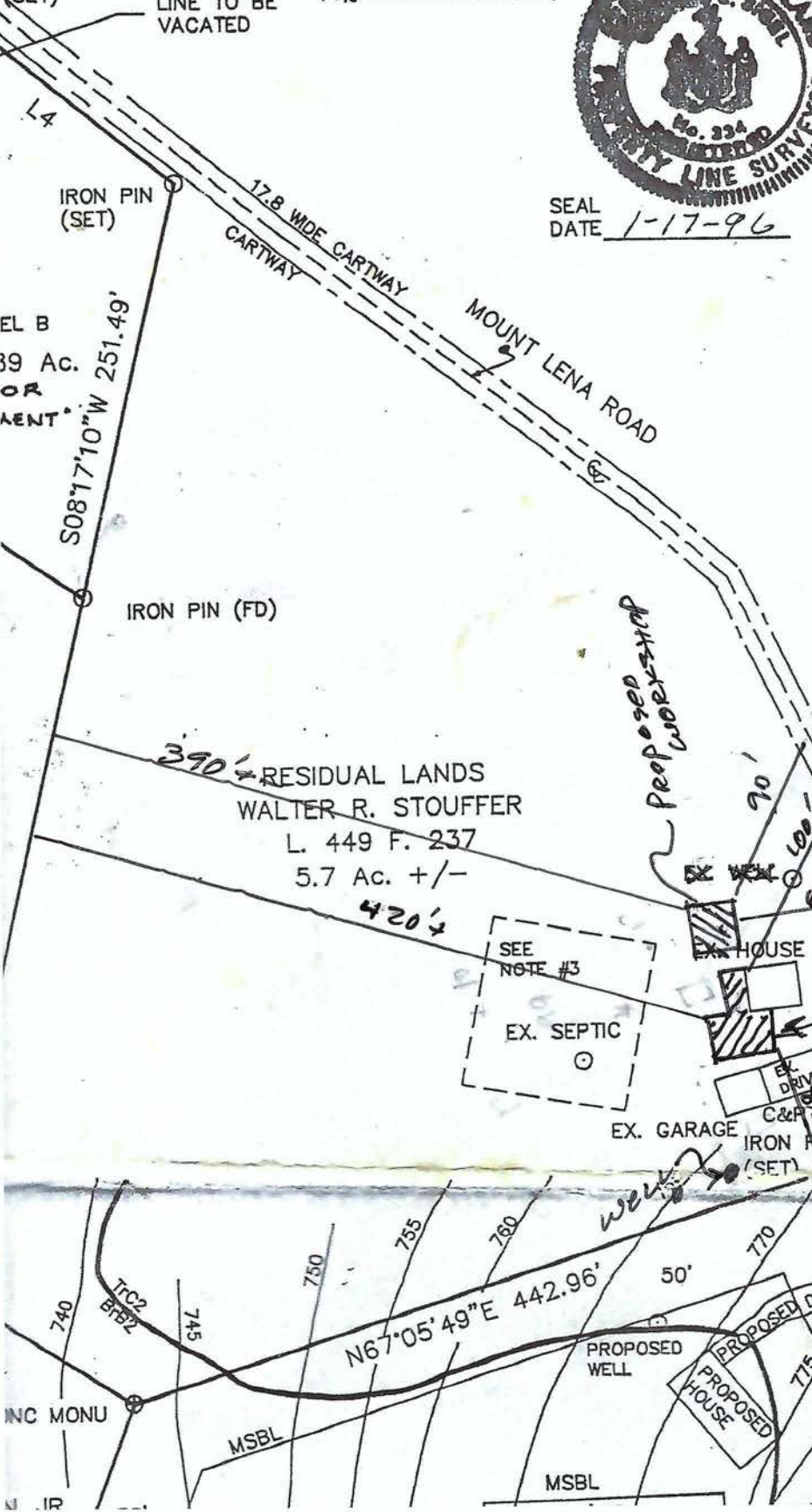
Each address is based on the entrance location as shown on this plat, if driveways are constructed at a different location, the address for that lot is void, the owner/developer of lot must reapply to Washington County Planning Comm. for a new address.

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SURVEY OF PART OF THE LANDS CONVEYED BY MILDRED E. ROHRER, TRUSTEE FOR THE PURPOSE OF CONVEYANCE ONLY TO WALTER R. STOUFFER AND THELMA I. STOUFFER, (DECEASED) HIS WIFE BY DEED DATED JUNE 30, 1966, AND RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, IN LIBER 449, AT FOLIO 237, AND THAT IRON PINS, MARKED THUS: o HAVE BEEN PLACED AS INDICATED.



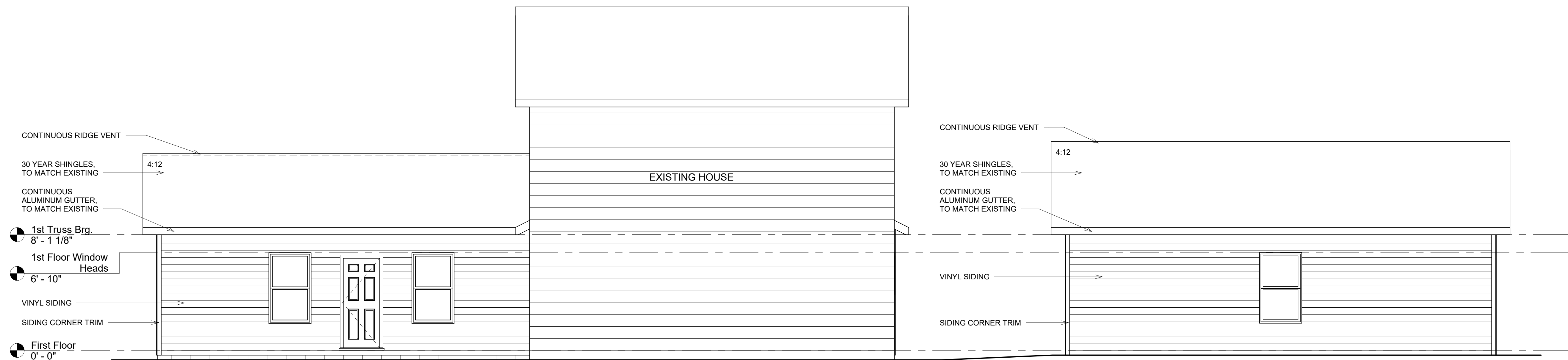
Signature: George E. Sigel
LAND SURVEYOR
MD. REGISTRATION NO: 334

SEAL DATE 1-17-96

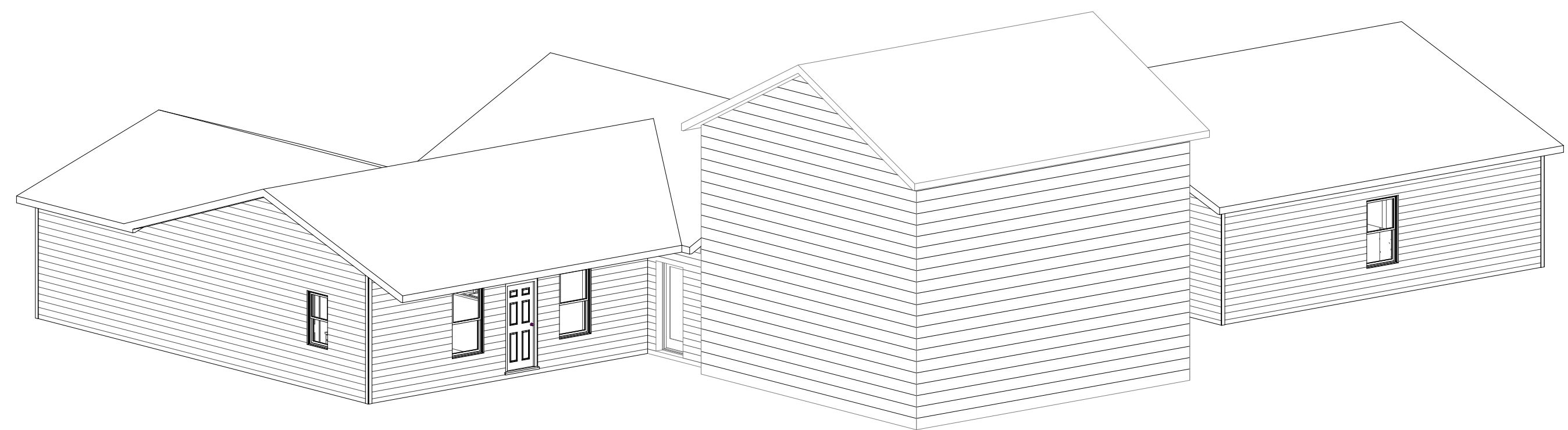


workshop to be 10 to 12 ft from existing residence
workshop to be approx 125' from well
workshop to be approx 60" from septic

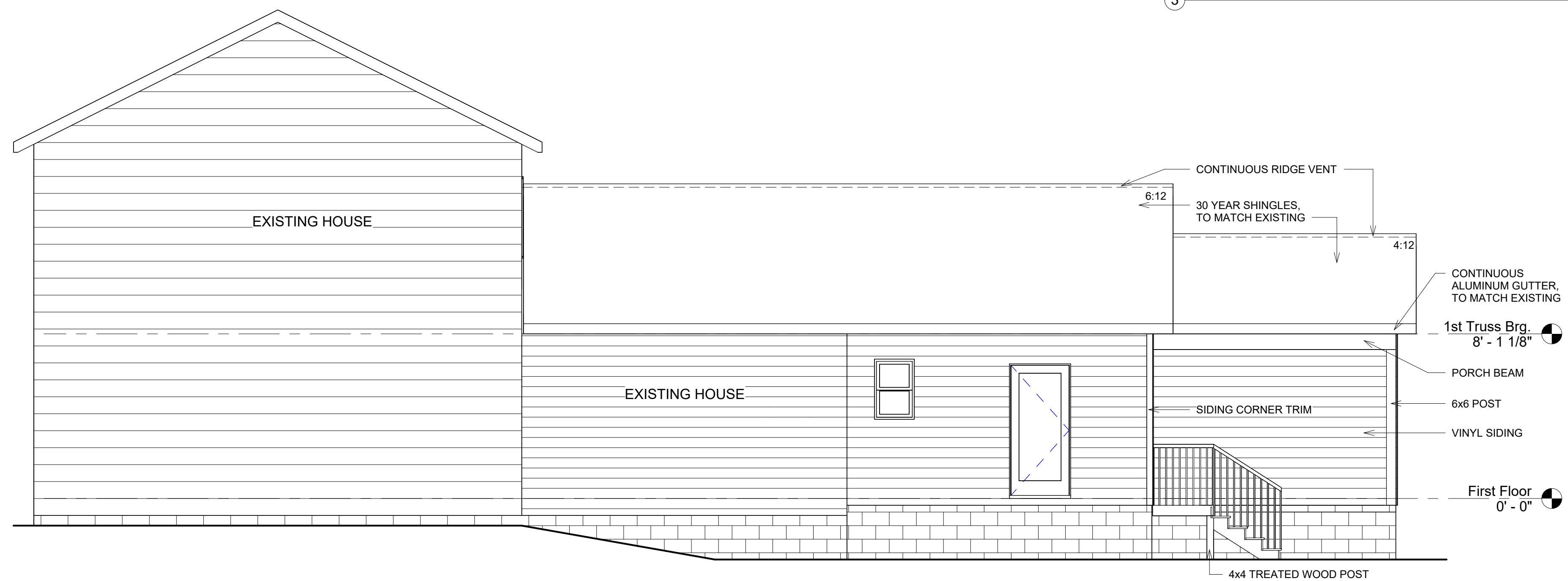
LEGEND:
1" = 100'
--- PROPERTY LINE



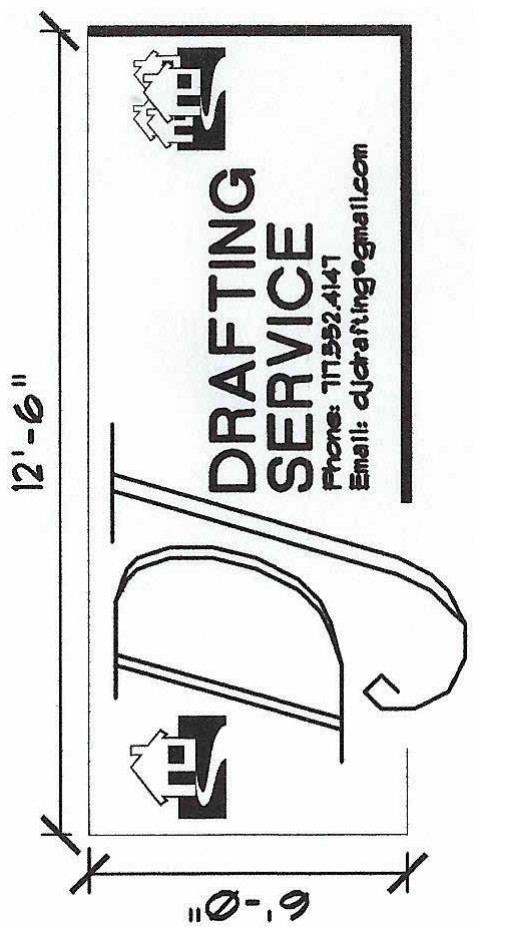
① Front Elevation
1/4" = 1'-0"



3 3D Front



2 Right Elevation - House
1/4" = 1'-0"

[illegible]

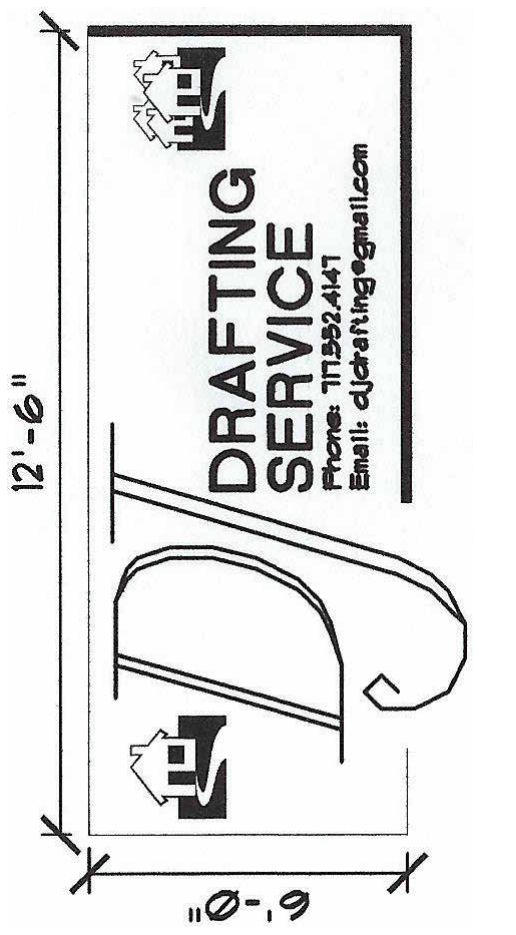
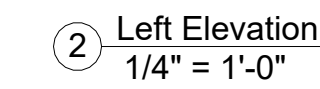
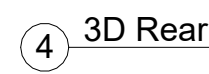
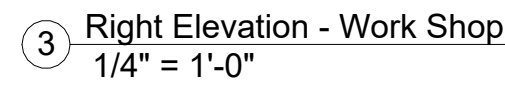
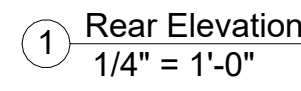
Dale & Kristina
Youngquist

Elevations

Project number	100-0225
Date	April 21, 2026
Drawn by	Deborah Thomas

A1

Scale	1/4" = 1'-0"
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[illegible]

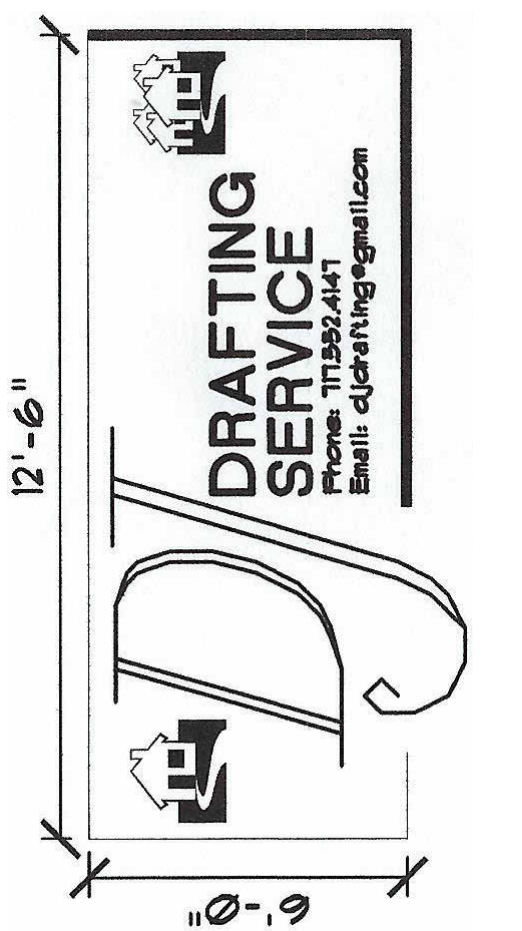
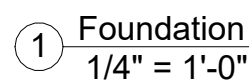
Dale & Kristina
Youngquist

Elevations

Project number	100-0225
Date	April 21, 2026
Drawn by	Deborah Thomas

A2

Scale	1/4" = 1'-0"
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[illegible]

Dale & Kristina
Youngquist

Foundation Plan

Project number	100-0225
Date	April 21, 2026
Drawn by	Deborah Thomas

A3

Scale	1/4" = 1'-0"
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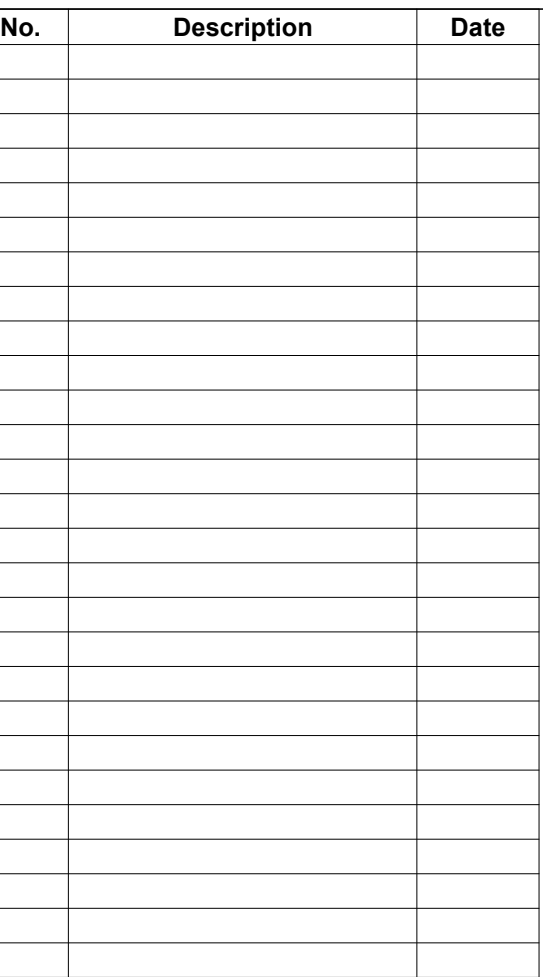
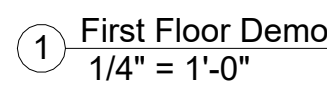
1,043 SQ. FT.

F * EXHAUST FAN / LIGHT, 50 CFM IN EACH BATHROOM/P.R.

Scale	1/4" = 1'-0"
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Scale	As indicated
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Existing Floor Plan

D1

Scale $1/4" = 1'-0"$

CRONISE CORPORATION

CRONISE CORPORATION
6573 GILARDI RD
BOONSBORO, MD 21713
MHIC 106837
PA LIC 084609

Client: DALE & KRISTINA YOUNGQUIST
Property: 21537 MT. LENA RD.
BOONSBORO, MD 21713

Cellular: (443) 683-0034

Operator: DOUGCRON

Estimator: DOUGLAS CRONISE

Type of Estimate: Addition

Date Entered: 7/15/2026

Date Assigned:

Price List: MDFR8X_JUL26

Labor Efficiency: Large Restoration/Remodel

Estimate: 2026-07-15-0720

The following work to be completed in a workmanlike manner for the sum of: ONE HUNDRED NINETY THREE THOUSAND, FIVE HUNDRED TWENTY THREE-----93/100 \$193,523.93

PAYMENT SCHEDULE: TO BE DETERMINED

Any alteration or deviation from the work outlined in this contract resulting in extra cost will be completed only with written orders and will become an additional charge. All agreements contingent upon accidents, strikes, availability of materials or weather conditions beyond our control. Owner to carry dwelling insurance and this contractor to carry Workmen's compensation and Liability Insurance.

It is understood that any unpaid balance due and owing after 30 days will have a 2% per month interest charge.

Any balance due and owing for a period in excess of 90 days will be subject to collection.

Customer shall be liable for interest charges and any fees in the amount of 40% of claim.

SUBMITTED BY: CRONISE CORPORATION

ACCEPTANCE:

The specified work outlined in this contract and payment schedule are accepted.

CRONISE CORPORATION

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6573 GILARDI RD
BOONSBORO, MD 21713
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PA LIC 084609

2026-07-15-0720

Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Permits & Fees ESTIMATED FOR WASHINGTON COUNTY	1.00 EA	0.00	450.00	0.00	0.00	450.00
2. Dumpster load - Approx. 30 yards, 5-7 tons of debris	3.00 EA	981.82	0.00	0.00	441.82	3,387.28
3. Tree - tear out and disposal - 24" to 36" diameter	1.00 EA	1,900.00	0.00	0.00	0.00	1,900.00
29. General Demolition - REMOVE OLD ROOF OVER LOG AREA	40.00 HR	55.63	0.00	0.00	333.78	2,558.98
OWNER TO DO ALL PLUMBING, INCLUDING FIXTURES, ALL FLOORING AND ALL PAINTING						
Totals: Miscellaneous				0.00	775.60	8,296.26

FoUNDATION

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
4. Skid steer loader and operator	16.00 HR	0.00	123.27	0.00	295.85	2,268.17
6. Backhoe loader and operator	8.00 HR	0.00	126.05	0.00	151.26	1,159.66
7. General Laborer - per hour	8.00 HR	0.00	68.86	0.00	82.63	633.51
8. Engineered fill (per CY)	40.00 CY	0.00	28.50	46.66	178.00	1,364.66
9. Gravel under slab - in place	24.50 CY	0.00	52.61	64.99	203.10	1,557.04
10. Footings - labor & materials - Reinforced	10.25 CY	0.00	685.55	149.76	1,076.50	8,253.15
12. Block - 8" x 8" x 16" - in place	827.00 SF	0.00	9.90	184.09	1,255.71	9,627.10
14. Polyethylene vapor barrier	1,326.00 SF	0.00	0.33	7.96	66.84	512.38
16. Rigid foam insulation board - 2" 2' down sides, 2' under slab	660.00 SF	0.00	2.49	83.16	258.99	1,985.55
17. Concrete slab reinforcement - #3 (3/8") - grid, 24" ea way	1,326.00 SF	0.00	1.32	47.74	269.71	2,067.77
18. Concrete slab on grade - 4" - finished in place	1,326.00 SF	0.00	7.03	223.56	1,431.81	10,977.15
19. Concrete anchor bolt - 1/2" x 10"	50.00 EA	0.00	8.16	5.70	62.06	475.76
Totals: FoUNDATION				813.62	5,332.46	40,881.90

Framing

CRONISE CORPORATION

CRONISE CORPORATION
6573 GILARDI RD
BOONSBORO, MD 21713
MHIC 106837
PA LIC 084609

CONTINUED - Framing

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
20. Stud wall - 2" x 6" - 16" oc (EXTERIOR WALLS)	1,132.00 SF	0.00	3.58	98.48	622.66	4,773.70
22. Sheathing - plywood - 1/2" OSB (EXTERIOR WALLS)	1,132.00 SF	0.00	1.71	61.13	299.53	2,296.38
23. Header - double 2" x 10"	35.33 LF	0.00	9.29	9.79	50.70	388.71
24. Stud wall - 2" x 4" - 16" oc (INTERIOR WALLS)	738.67 SF	0.00	2.39	42.10	271.13	2,078.65
25. Stud wall - 2" x 4" - 16" oc (KNEE WALL 42")	63.67 SF	0.00	2.39	3.63	23.37	179.17
26. Carpenter - General Framer - ADJUST WALL HEIGHT OF OLD PORTION & ADD TO LOG WALL	32.00 HR	0.00	74.75	0.00	358.80	2,750.80
27. Carpenter - General Framer OPEN LOG WALL AND REPAIR OLD OPENING	24.00 HR	0.00	74.75	0.00	269.10	2,063.10
28. Carpentry - General Laborer	24.00 HR	0.00	68.86	0.00	247.89	1,900.53
Totals: Framing				215.13	2,143.18	16,431.04

Roof FRAMING

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
30. Truss - 6/12 slope (OVER OLD LOG PORTION)	434.00 LF	0.00	8.57	149.21	580.29	4,448.88
31. Truss - 4/12 slope (OVER IN- LAW SUITE) INCLUDING PORCH COVER TO FRONT	434.00 LF	0.00	7.97	139.57	539.79	4,138.34
32. Truss - 4/12 slope (OVER SETTING ROOM & PATIO)	172.00 LF	0.00	7.97	55.32	213.92	1,640.08
33. Saddle or cricket - ROOF TIE- INS	1.00 EA	0.00	1,220.19	4.10	183.65	1,407.94
34. Sheathing - plywood - 1/2" CDX	2,336.00 SF	0.00	2.92	126.14	1,042.09	7,989.35
36. Framing hurricane tie	88.00 EA	0.00	7.22	8.08	96.52	739.96
37. Soffit - box framing - 1' overhang	160.00 LF	0.00	5.57	10.85	135.31	1,037.36
39. 2" x 6" lumber (1 BF per LF) SUB FASCIA	160.00 LF	0.00	2.73	9.70	66.98	513.48
Totals: Roof FRAMING				502.97	2,858.55	21,915.39

Roofing

CRONISE CORPORATION

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6573 GILARDI RD
BOONSBORO, MD 21713
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PA LIC 084609

CONTINUED - Roofing

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
40. Laminated - comp. shingle rfg. - w/ felt	26.67 SQ	0.00	351.17	228.09	1,439.07	11,032.86
41. Drip edge/gutter apron	160.00 LF	0.00	3.73	14.02	91.62	702.44
42. Ice & water barrier	150.00 SF	0.00	2.11	4.05	48.09	368.64
43. Step flashing	32.00 LF	0.00	13.93	4.32	67.52	517.60
44. Continuous ridge vent - shingle-over style	60.00 LF	0.00	13.33	20.63	123.06	943.49
Totals: Roofing				271.11	1,769.36	13,565.03

Siding, SOFFIT, GUTTERS

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
45. Siding - vinyl	1,250.00 SF	0.00	5.07	159.00	974.48	7,470.98
88. House wrap (air/moisture barrier)	1,250.00 SF	0.00	0.34	14.25	65.89	505.14
46. Fascia - metal - 6"	160.00 LF	0.00	6.71	25.54	164.87	1,264.01
47. Soffit - vinyl (SOFFIT, REAR PATIO, FRONT EXTENSION)	364.00 SF	0.00	6.55	54.60	365.82	2,804.62
48. Gutter / downspout - aluminum -	145.00 LF	0.00	8.66	35.15	193.64	1,484.49
89. Gutter guard/screen -	110.00 LF	0.00	14.87	21.78	248.63	1,906.11
Totals: Siding, SOFFIT, GUTTERS				310.32	2,013.33	15,435.35

InSULATION & DRYWALL

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
50. Batt insulation - 6" - R21 - paper / foil faced	1,132.00 SF	0.00	1.85	95.77	328.50	2,518.47
51. Blown-in cellulose insulation - 14" depth - R50	1,326.00 SF	0.00	1.92	119.34	399.79	3,065.05
52. 1/2" drywall - hung, taped, floated, ready for paint	3,360.00 SF	0.00	2.89	149.18	1,478.94	11,338.52
Totals: InSULATION & DRYWALL				364.29	2,207.23	16,922.04

Windows, DOORS & TRIM

CRONISE CORPORATION

CRONISE CORPORATION
6573 GILARDI RD
BOONSBORO, MD 21713
MHIC 106837
PA LIC 084609

CONTINUED - Windows, DOORS & TRIM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
67. Interior door - Colonist - pre-hung unit	4.00 EA	0.00	313.43	62.64	197.45	1,513.81
69. Interior double door - Colonist - pre-hung unit	1.00 EA	0.00	525.36	26.80	82.83	634.99
70. Door knob - interior	5.00 EA	0.00	46.71	6.81	36.06	276.42
72. Exterior door slab - fiberglass/wood w/detail - IN LAW SUITE	1.00 EA	0.00	996.42	53.89	157.54	1,207.85
74. Door - full lite -	1.00 EA	0.00	749.30	40.24	118.43	907.97
75. 6-0 6-8 vinyl sliding patio door	1.00 EA	0.00	1,798.27	93.37	283.75	2,175.39
77. Door lockset & deadbolt - exterior	2.00 EA	0.00	140.01	12.96	43.95	336.93
78. Vinyl window - double hung,	4.00 EA	0.00	679.35	141.66	428.86	3,287.92
79. Vinyl window, horizontal sliding, 24-32 sf - High grade	2.00 EA	0.00	998.43	83.41	312.04	2,392.31
Totals: Windows, DOORS & TRIM				521.78	1,660.91	12,733.59

TRIM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
80. Casing - 2 1/4"	176.00 LF	0.00	2.49	16.58	68.22	523.04
81. Baseboard - 3 1/4"	352.00 LF	0.00	3.88	44.99	211.62	1,622.37
Totals: TRIM				61.57	279.84	2,145.41

Kitchen CABINETS

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
82. Cabinetry - lower (base) units - (\$ 3680.00 ALLOWANCE PURCHASE PRICE)	13.00 LF	0.00	319.78	221.33	656.77	5,035.24
84. Countertop - flat laid plastic laminate (\$520.00 ALLOWANCE PURCHASE PRICE)	13.00 LF	0.00	51.82	30.73	105.66	810.05
Totals: Kitchen CABINETS				252.06	762.43	5,845.29

CRONISE CORPORATION

CRONISE CORPORATION
6573 GILARDI RD
BOONSBORO, MD 21713
MHIC 106837
PA LIC 084609

Electrical

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
85. Rewire\wire - avg. residence - boxes & wiring to code including smoke detectors	1,326.00 SF	0.00	9.21	357.22	1,885.45	14,455.13
OWNER TO SUPPLY ALL LIGHT FIXTURES EXCEPT FOR RECESSED LIGHTING AND BATH FAN						
Totals: Electrical				357.22	1,885.45	14,455.13

Hvac

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
90. QUOTE FROM THOMPSON BEST HVAC DAIKIN MINI SPLITS	1.00 EA	0.00	21,650.00	0.00	3,247.50	24,897.50
Totals: Hvac				0.00	3,247.50	24,897.50
Line Item Totals: 2026-07-15-0720				3,670.07	24,935.84	193,523.93

CRONISE CORPORATION

CRONISE CORPORATION
6573 GILARDI RD
BOONSBORO, MD 21713
MHIC 106837
PA LIC 084609

Summary

Line Item Total	164,918.02
Material Sales Tax	3,670.07
Subtotal	168,588.09
Overhead	16,623.86
Profit	8,311.98
Replacement Cost Value	\$193,523.93
Net Claim	\$193,523.93

DOUGLAS CRONISE

Historic Review Activity 08/20/2026 thru 09/25/2026

Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
S-25-021	Preliminary-Final Plat	I10138	In Review	14-Jul-25	20-Aug-26	20432 LANDIS ROAD HAGERSTOWN, MD 21740	SUBDIVISION OF 2 EXISTING LOTS OF RECORD, LOTS 1-6 NORTH SIDE OF LANDIS ROAD AND LOTS 7-13 ALONG THE SOUTH SIDE OF LANDIS ROAD.	Folder Status	Status Date	Task Name	Comments
								Revisions Required	09-Sep-26	HISTORIC DISTRICT Commission	
								Days in Review:	20		
S-26-020	Final Plat	I075; I063	In Review	06-May-26	28-Aug-26		ARBORVIEW PHASE 1 SECTION 1 FINAL PLAT 72 SF & 44 SEMI DETACHED LOTS	Folder Status	Status Date	Task Name	Comments
								Approved	08-Sep-26	HISTORIC DISTRICT Commission	Updated by Script from EPR.
								Days in Review:	11		
2026-02393	Residential New Construction Permit	I310	Review	09-Jun-26	19-Aug-26	LOR 15203 FAIRVIEW ROAD, LOT 49	18 FT IN DIAMETER ABOVE GROUND SWIMMING POOL TO FRONT OF DWELLING, 54 INCHES IN DEPTH, NON-HEATED	Folder Status	Status Date	Task Name	Comments
								Note	20-Aug-26	Historical Review	Not in a review area for new construction; sent no review contact letter
								Passed - Info	20-Aug-26	Historical Review	Updated by Script from EPR.
								Passed - Info	03-Sep-26	Historical Review	
								Days in Review:	15		
S-26-029	Preliminary-Final Plat	I143	Revisions Required	08-Jul-26	27-Aug-26	13240 TRIPLE CROWN LANE HAGERSTOWN, MD 21742	SUBDIVISION TO CREATE LOT 4 AND ADJUST PROPERTY LINES FOR LOTS 2 AND 3	Folder Status	Status Date	Task Name	Comments
								Approved	08-Sep-26	HISTORIC DISTRICT Commission	Updated by Script from EPR.
								Days in Review:	12		
2026-02863	Residential Addition-Alteration Permit	I11006	Revisions Required	09-Jul-26	08-Sep-26	S-16-027 4608 ROHRERSVILLE ROAD, LOT 4	1,200 SQ. FT. INTERIOR RENOVATIONS TO CONVERT PART OF EXISTING DETACHED STORAGE BUILDING TO BE USED AS AN ADU TO INCLUDE (1) FULL BATHROOM, LAUNDRY, KITCHEN, STORAGE AREA, DINING ROOM, BEDROOM, AND GREAT ROOM WITH WOOD STOVE	Folder Status	Status Date	Task Name	Comments
								No Comments	03-Sep-26	Historical Review	Updated by Script from EPR.
								Received			
								In Progress	08-Sep-26	Historical Review	
								Note	08-Sep-26	Historical Review	conversion of existing structure, not in HDC review area for this type of cons.
								Passed - Info	08-Sep-26	Historical Review	Updated by Script from EPR.
								Days in Review:	5		
RZ-26-005	Zoning Ordinance Amendment	I10092	Review Complete	15-Jul-26	04-Aug-26	20245 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	APPLY THE HP OVERLAY TO RT ZONED PARCEL AT 20245 MOUNT AETNA ROAD	Folder Status	Status Date	Task Name	Comments
								Comments	03-Sep-26	HISTORIC DISTRICT Commission	Comments from HDC meeting 9/2 are attached in documents.
								Received			
								Days in Review:	30		
2026-03035	Non-Residential Signs Permit	I319	Approved	17-Jul-26	18-Aug-26	SP-22-017 13523 BROADFORDING CHURCH ROAD	INSTALLATION OF (1) 132 SQ. FT. ILLUMINATED FREESTANDING ELECTRONIC SCOREBOARD SIGN FOR SOCCER FIELD TO READ "BROADFORDING LIONS" WITH SECTION FOR SPONSORS	Folder Status	Status Date	Task Name	Comments
								Note	20-Aug-26	Historical Review	Sign for existing school, no HDC review in this area for signage
								Passed - Info	20-Aug-26	Historical Review	Updated by Script from EPR.
								Days in Review:	2		
RZ-26-006	Zoning Ordinance Amendment	I148	Review Complete	20-Jul-26	04-Aug-26	13302 UNGER ROAD HAGERSTOWN, MD 21742	REQUEST TO APPLY THE HISTORIC PRESERVATION OVERLAY	Folder Status	Status Date	Task Name	Comments
								Comments	03-Sep-26	HISTORIC DISTRICT Commission	HDC comments from their review at September 2 meeting are in the attachments.
								Received			
								Days in Review:	30		
S-26-033	Final Plat	I461	In Review	18-Aug-26	24-Aug-26		TO CREATE 7.78 ACRE LOT 6 FROM REMAINING LANDS	Folder Status	Status Date	Task Name	Comments
								Approved	08-Sep-26	HISTORIC DISTRICT Commission	Updated by Script from EPR.
								Days in Review:	14		
2026-03582	Residential Addition-Alteration Permit		Review	23-Aug-26	02-Sep-26	S-96-009 21537 MOUNT LENA ROAD	1,176 SQ. FT. ONE STORY ADDITION ON CONCRETE SLAB TO REAR OF DWELLING TO EXPAND FAMILY ROOM, EXPAND LAUNDRY ROOM. AND BE USED FOR IN-LAW SUITE TO	Folder Status	Status Date	Task Name	Comments
								Note	08-Sep-26	Historical Review	For October 7 HDC Meeting
								Days in Review:	6		

Historic Review Activity 08/20/2026 thru 09/25/2026																			
Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info											
2026-03753	Residential New Construction Permit		Review	02-Sep-26	08-Sep-26	S-96-009 21537 MOUNT LENA ROAD	1,020 SQ. FT. DETACHED ONE STORY BUILDING TO BE USED AS A WORKSHOP ON CONCRETE SLAB, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF TRUSSES WALTER R. STOUFFER, LOT 1	Folder Status	Status Date	Task Name	Comments								
								No Comments	04-Sep-26	Historical Review	Updated by Script from EPR.								
								Received	08-Sep-26	Historical Review									
								In Progress	08-Sep-26	Historical Review									
								Note	08-Sep-26	Historical Review	For Oct 7 HDC Meeting								
Days in Review:								5											
SI-26-018	Simplified Plat	I165	In Review	03-Sep-26	10-Sep-26	12831 BECK ROAD HAGERSTOWN, MD 21742	SIMPLIFIED PLAT TO ADD PARCEL 'A' OF D.B.3430, PG.16 TO D.B.7452, PG.73.	Folder Status	Status Date	Task Name	Comments								
								Note	17-Sep-26	Historic District Commission	Simplified is to add a small amount of land from much larger farm piece which has inventoried structure on e/s of Beck .25 mile south of location. No impact to historic resources, no note required for this one.								
								Approved	17-Sep-26	Historic District Commission	Updated by Script from EPR.								
								Days in Review:								7			
2026-03930	Non-Residential New Construction Permit	I418	Review	16-Sep-26	17-Sep-26	LOR 9750 OLD NATIONAL PIKE	INSTALLATION OF A (53 FT. X 14. FT) GROUND MOUNTED SOLAR ARRAY CONSISTING OF (64) SOLAR PANELS, SYSTEM SIZE 25.92 KW TO REAR OF AG STRUCTURE, SYSTEM WILL SERVICE BOTH AG AND RESIDENTIAL PER ATTACHED LETTER FROM MARYLAND DEPARTMENT OF AGRICULTURE	Folder Status	Status Date	Task Name	Comments								
								Note	17-Sep-26	Historical Review	Ground mounted to s/s and rear of existing ag complex; not near residence. Follows guidance in Design Guidelines; not a review area for HDC new construction								
								Passed - Info	17-Sep-26	Historical Review	Updated by Script from EPR.								
								Passed - Info	21-Sep-26	Historical Review									
								Days in Review:								4			
Activity Count:	13																		

Review Activities Summary

Application Type	Application Number	Approved	Comments Received	In Progress	No Comments Received	Note	Passed - Info	Revisions Required	Total
Final Plat	Total	2	0	0	0	0	0	0	2
Non-Residential New Construction Permit	Total	0	0	0	0	1	1	0	1
Non-Residential Signs Permit	Total	0	0	0	0	1	1	0	1
Preliminary-Final Plat	Total	1	0	0	0	0	0	1	2
Residential Addition-Alteration Permit	Total	0	0	1	1	2	1	0	2
Residential New Construction Permit	Total	0	0	1	1	2	1	0	2
Simplified Plat	Total	1	0	0	0	1	0	0	1
Zoning Ordinance Amendment	Total	0	2	0	0	0	0	0	2
Total		4	2	2	2	7	4	1	13

*Lloyd Yavener, Chair
Ann Aldrich
Jean Banzhoff
Sarah Butler-Michael
Brianna Candelaria
Thomas Freeman*



*Justin Bedard, Vice Chair
Heather Holman
Tyler Milam
Alexa Vetter
Randal Leatherman,
BOCC Rep*

HISTORIC DISTRICT COMMISSION OF WASHINGTON COUNTY, MARYLAND

September 8, 2026

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 request to submit a legislative priority to provide the ability for the Board of County Commissioners (BOCC) to adopt a new program for historic resource flat property tax credits.

The HDC has duties outlined in the Washington County Zoning Ordinance which include the recommendation of programs and legislation to the 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 show an innovative approach to retain resources vital to our heritage.

The HDC strongly recommends including the ability to implement a yearly flat rate property tax credit program for historic resources. The economic 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. This proposed credit program would assist with citizen concerns brought repeatedly to the HDC which include the rising cost of replacement insurance for historic structures and the increased cost of skilled labor to make maintenance level repairs to historic structures.

The HDC recommends the BOCC move forward this priority and support its adoption into state law. Our commission is ready to work closely with the BOCC to adopt the corresponding local ordinances. A robust package of incentives is necessary to show the County's continued commitment to the stewardship of these finite and irreplaceable resources.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lloyd Yavener', is written over a horizontal line.

Lloyd Yavener
Chairperson, Washington County Historic District Commission

September 23, 2026

Sarah L Jarquin Weatherbee
Flycatcher LLC
Lower Falls Landing, 106 Lafayette Street, Suite 2
Yarmouth, ME 04096
Sent via email to sarah@flycatcherllc.com

Re: Egret Solar LLC - 19603 Needys Lane, Hagerstown
Washington County, Maryland
Section 106 / Historic Preservation Review

Dear Ms. Weatherbee:

Thank you for providing the Maryland Historical Trust (MHT) with a cover letter, site photographs, location map, and preliminary site plans for the Egret Solar LLC project. As the State Historic Preservation Office, MHT reviews all projects in Maryland that are undertaken, assisted, or permitted by a federal or state agency and comments on the proposed action pursuant to Section 106 of the National Historic Preservation Act (Section 106) and the Maryland Historical Trust Act at Sections 5A-325 and 5A-326 of the State Finance and Procurement Article (MHT Act). It is our understanding that the proposed solar project will require a Certificate of Public Convenience and Need (CPCN) from the Maryland Public Service Commission (PSC) and is therefore subject to review under the MHT Act. The project may also require other permits that would require review under Section 106. Below are our preliminary comments regarding the project's potential effects on historic properties and our request for additional information.

Description of the Undertaking: It is our understanding that Egret Solar LLC is proposing construction of a solar array facility at the property located at 19603 Needys Lane in Hagerstown, Maryland. Preliminary plans indicate that the facility will have a capacity of 2 MW and that solar arrays will be placed within what is currently an agricultural field on the subject property. The project will also construct an access road connecting to Needys Lane as well as other related infrastructure necessary to connect the system to the local distribution line.

Historic Built Environment: This project is located on a former agricultural property on the east edge of Hagerstown. It contains an intact 19th through 20th century farmstead with Italianate farmhouse. SDAT notes that the house was built in 1850 and it appears on the 1877 Washington County Atlas under the name 'J. Balsman' (Lake, Griffing & Stephenson 1877). Depending on its

significance and integrity, this farm property may be eligible for listing in the National Register of Historic Places (NR) for its association with the agricultural history and farm practices in Washington County and the farmhouse may be significant under Criterion C for architecture. Though no buildings will be removed for this solar facility, the property may be affected through the loss of its cropland and the introduction of the solar arrays into its setting. Given the landscape and topography of the area, the proposed project has the potential to alter the setting of historic properties within 0.5 mile of the proposed work. MHT files indicate that the 0.5 mile Area of Potential Effect (APE) contains multiple resources captured in the Maryland Inventory of Historic Properties that may be effected by the project.

In order for us to make an informed decision and assess the possible effect of the project on above-ground historic properties, please provide MHT with the following information:

1. Determination of Eligibility (DOE) form for the Farm at 19603 Needys Lane, Hagerstown. The DOE form must be completed by a qualified architectural historian, preservationist, or historian. It should include descriptions of all buildings, structures, and landscape elements on the property, farm ownership and history, and contextual information on its role in agricultural history of Harford County and rural Italianate dwellings in the region in order to evaluate its National Register eligibility under the themes of agriculture and architecture. The preparer shall use MHT's recently updated ADA compliant DOE Form with chain of title, USGS maps, site plan, and digital photographs. An MIHP number shall be acquired and a historic name assigned with completion of this DOE Form. Please note that a capsule summary is not required for DOEs. Please see instructions under 'Completing DOEs' on our website at <https://mht.maryland.gov/project-review/identifying-historic-properties-project-review>. Prior to submission of the final DOE and photographs using the Teams channel, the draft DOE shall be submitted as a PDF for MHT review. The chosen preparer may contact us for further information on available sources and DOE requirements.
2. Document with photographs of all MIHP resources within the 0.5 mile APE and views from each resource toward to proposed solar project. Any MIHP resource mapped on a parcel that extends into the APE shall be included. This document shall include a map of the APE locating each MIHP resource.
3. List of anticipated state and federal permits in addition to the CPCN.

Archaeology: MHT files indicate that the proposed project parcel does not contain any recorded archaeological sites, but also that it has never been surveyed archaeologically. The project area is situated in well-drained, stratified soils on a level alluvial terrace overlooking the confluence of Antietam Creek and Marsh Run. Previous archaeological research along both Antietam Creek and Marsh Run has shown that these watercourses were inhabited and widely used for various subsistence practices during the full course of precontact Native American habitation of the area from the Paleoindian to the Late Woodland contact periods (Stewart 1980, Kavanagh 1982). This

parcel's combination of landscape features, soils, and proximity to reliable water has a high probability for containing intact precontact Native American archaeological sites.

It is our opinion that the project parcel has a high potential for containing archaeological deposits that have not been identified. Therefore, we are recommending that a Phase I archaeological investigation take place in the portions of the parcel that will include ground disturbing activities, prior to construction. The Phase I survey should be conducted by a qualified professional archaeologist and be consistent with the *Standards and Guidelines for Archaeological Survey and Excavation in Maryland* (McKnight et al. 2026). Upon MHT's review of the survey results, additional (Phase II) investigations of any identified sites may be necessary.

Once we have received the above listed materials, MHT will continue with our review and provide relevant comments and recommendations regarding the project's effects on historic properties. If you have questions or need further assistance, please contact me (for archaeological resources) at brian.snyder@maryland.gov or Becky Roman (for above-ground historic resources) at becky.roman@maryland.gov. Thank you for providing us with the opportunity to comment.

Sincerely,



Brian Snyder
Preservation Officer, Project Review and Compliance
Maryland Historical Trust

BJS/ELR/202603844

cc: Bob Sadzinski, DNR-PPRP (bob.sadzinski@maryland.gov)
Ginny Rogers, DNR-PPRP (ginny.rogers@maryland.gov)
Meghan Jenkins, Washington County HDC (mjenkins@washco-md.net)



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

August 27, 2026

Maryland Historical Trust

Attn: Dr. Dixie Henry
100 Community Place, 3rd Floor
Crownsville, MD 21032

RE: Arcola Towers – Whitehall / Trileaf Project #770617
10944 White Hall Road, Smithsburg, MD 21783
Washington County, Funkstown Quadrangle (USGS)
Latitude: 39° 36' 51.68" N, Longitude: 77° 38' 45.76" W

Dear Dr. Henry:

Trileaf Corporation is in the process of completing a NEPA Review for the referenced property. This project was originally submitted to your office for review on January 26, 2026 (File # 0011882469 / TCNS 305949). Arcola Towers proposes to construct a 187-foot monopole communications tower with an overall height of 189 feet, including attachments. Associated equipment will be located within a 50-foot by 50-foot (2,500 square feet) fenced compound in an overall 75-foot by 75-foot (5,625 square feet) lease area. The project includes a 30-foot-wide access and utility easement extending southwest, then east away from the lease area approximately 0.16 miles toward White Hall Road. The proposed location is currently an agricultural field (Figure 1). Total acreage of the new construction area is approximately 0.72 acre (0.29 hectare).

In September and December 2025, and January 2026, Trileaf Corporation performed a cultural resource inventory survey for the proposed telecommunications site. Archival research, including review of the Maryland Historical Trust's (MHT) online database (MEDUSA) and National Register Information System website (<http://www.nr.nps.gov/>), for the project area identified no archaeological sites or surveys within the Direct APE and one survey previously recorded within 1-mile of the project area. In addition, no NRHP-eligible or NRHP-listed resources were present within the project's ½-mile Visual APE. An archaeological survey conducted September 9 and 18, 2025, and January 13, 2026, of the project's Direct APE recorded no evidence for the presence of NRHP-eligible archaeological properties within the current project area or 25-foot (8.3 meter) boundary of the APE-DE. The Farm Dump Site (18WA640), a mix of late 19th to mid-20th century brick and stone architectural debris and metal agricultural refuse, was recorded in the APE-DE. Site 18WA640 was considered not eligible for inclusion on the NRHP given its lack of integrity and ubiquitous artifact types. No additional subsurface testing was recommended for Site 18WA640 or the current undertaking. Based on these findings, Trileaf recommended ***No Historic Properties in the Direct APE and the Visual APE.***

In a February 18, 2026, response from the Maryland Historical Trust (MHT), MHT did not concur with a finding of no historic properties present in the APE-VE. According to the MHT, the Henry McCauley Farm (WA-II-092 / NRHP 76001016) was recorded in the APE-VE. In addition, the farmstead on the parent property, Part of Carr's Quesy (WA-I-033), has not been evaluated and should be treated as potentially eligible for listing on the NRHP (Figure 2).

On March 13, 2026, Trileaf conducted a re-visit to the project location. Updated photographs were taken from two locations adjacent to the Henry McCauley Farm and at three locations within Part of Carr's Quesy (Figure 3; Table 1; Attachment 1). The viewshed towards the tower lease area from the Henry McCauley Farm was not visible or heavily obscured by existing trees and modern dwellings. The tower lease area from the main dwelling in Part of Carr's Quesy was visible, but the viewshed had been altered by several late-20th Century frame outbuildings, silos, and farm equipment. However, the proposed tower was not visible from the other two photo

locations, in the southern part of the yard. Trileaf Assistant Project Manager/Architectural Historian, Michael Hart, assessed those resources identified within the APE-VE for the current project and determined that project would have no adverse effect (Table 2). Based on these findings, Trileaf recommended ***No Historic Properties in the Direct APE and No Adverse Effect to Historic Properties in the Visual APE***. MHT concurred with these revised recommendations on April 6, 2026.

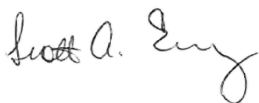
In a June 5, 2026, email from the Washington County Historic District Commission (HDC), Meghan Jenkins requested that three previously unevaluated resources, the Stone House (MIHP WA-I-084), Price Farm (MIHP WA-II-137), and Stotler Farm (WA-II-144), be included in the assessment of effects for the proposed tower (Figure 2). As part of the consultation process with the Maryland Historical Trust (MHT), these three historic properties were considered by the HDC and MHT to be potentially NRHP-eligible resources.

A subsequent re-visit to the project location was conducted on August 26, 2026. Photographs were taken from two locations adjacent to Stotler Farm, one location adjacent to the Stone House, and one location adjacent to Price Farm (Figure 3; Table 1). Due to access restrictions, all photos were taken from the road right-of-way. In the case of Stotler Farm, Location 8 along White Hall Road at the driveway entrance to the farm was at the property boundary. Location 9, along Mt. Aetna Road, was not from the property boundary, but provided the closest location to obtain photos of the farm and a directional view towards the tower location. The viewshed towards the proposed tower lease area from Location 8 was visible but obscured by existing aerial utilities and trees. The tower lease area from Location 9 was heavily obscured by a dense treeline along the north side of Mt. Aetna Road and several agricultural outbuildings on the property north of the road. The viewshed towards the proposed tower lease area from the Stone House at Location 6 was not visible and heavily obscured by a dense tree line along the west side of the road. In addition, an existing aerial utilities line on the east side of White Hall Road, fronting the Stone House, further obstructed the view between the dwelling and the tower location. Inspection of Price Farm from Location 7 revealed that the dwelling and associated outbuildings were no longer present. A review of historic aerials confirmed that the dwelling and outbuildings were demolished between 1988 and 2005 with the widening and improvements to Mt. Aetna Road and subsequent construction of modern residences along the south side of the road.

Trileaf Assistant Project Manager/Architectural Historian Michael Hart, meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural History and has reviewed those resources identified within the APE for the current project in Table 2. Based on these findings, Trileaf continues to recommend ***No Historic Properties in the Direct APE and No Adverse Effect to Historic Properties in the Visual APE***.

We appreciate your cooperation in this regard and anticipate your concurrence with these findings. Please contact me at s.emory@trileaf.com or **443-824-7581** if you need any additional information or have any questions. Thank you for your assistance.

Sincerely,



Scott A. Emory, M.A., RPA
Cultural Resources Manager

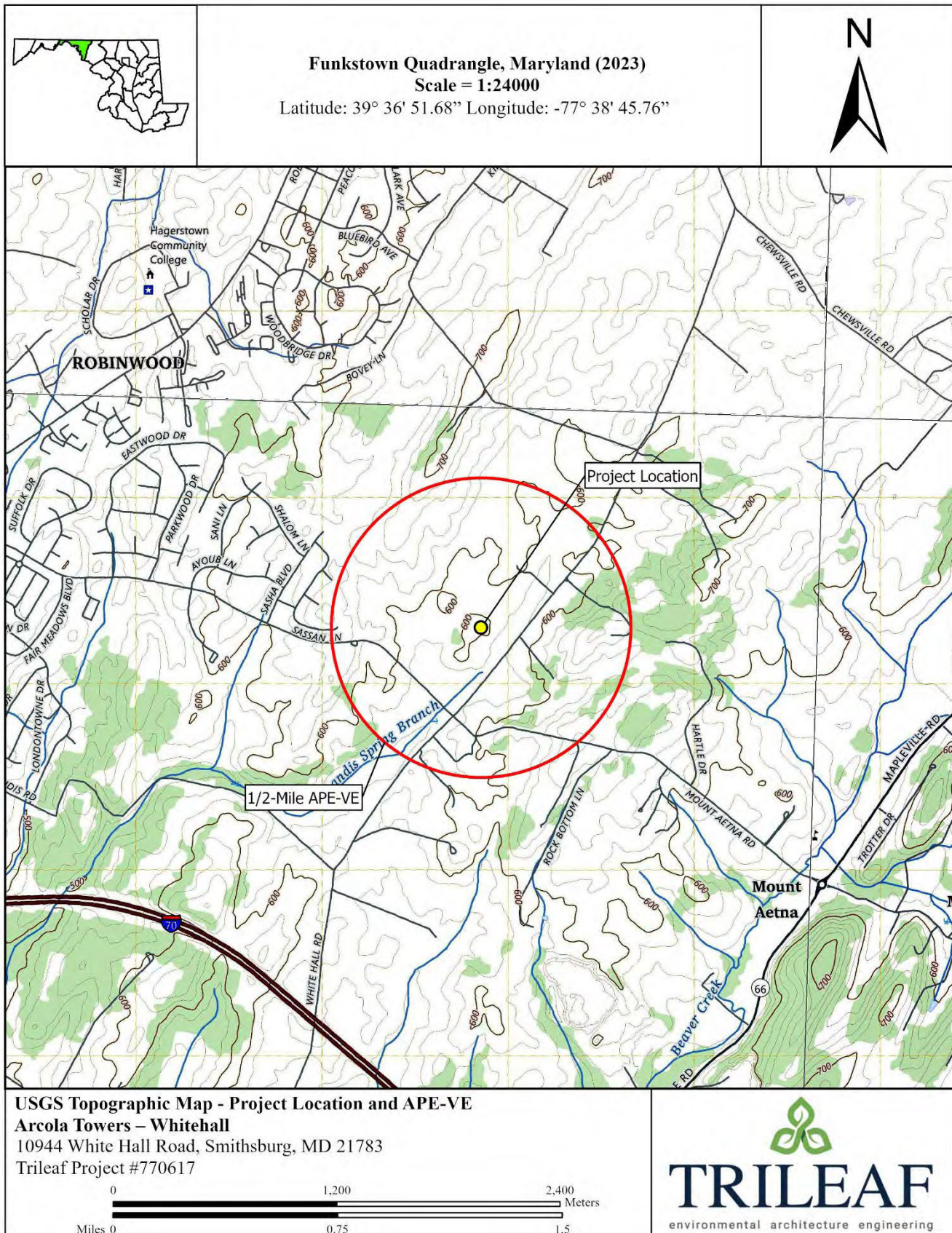


Figure 1: General Location of Proposed Cell Tower Project.

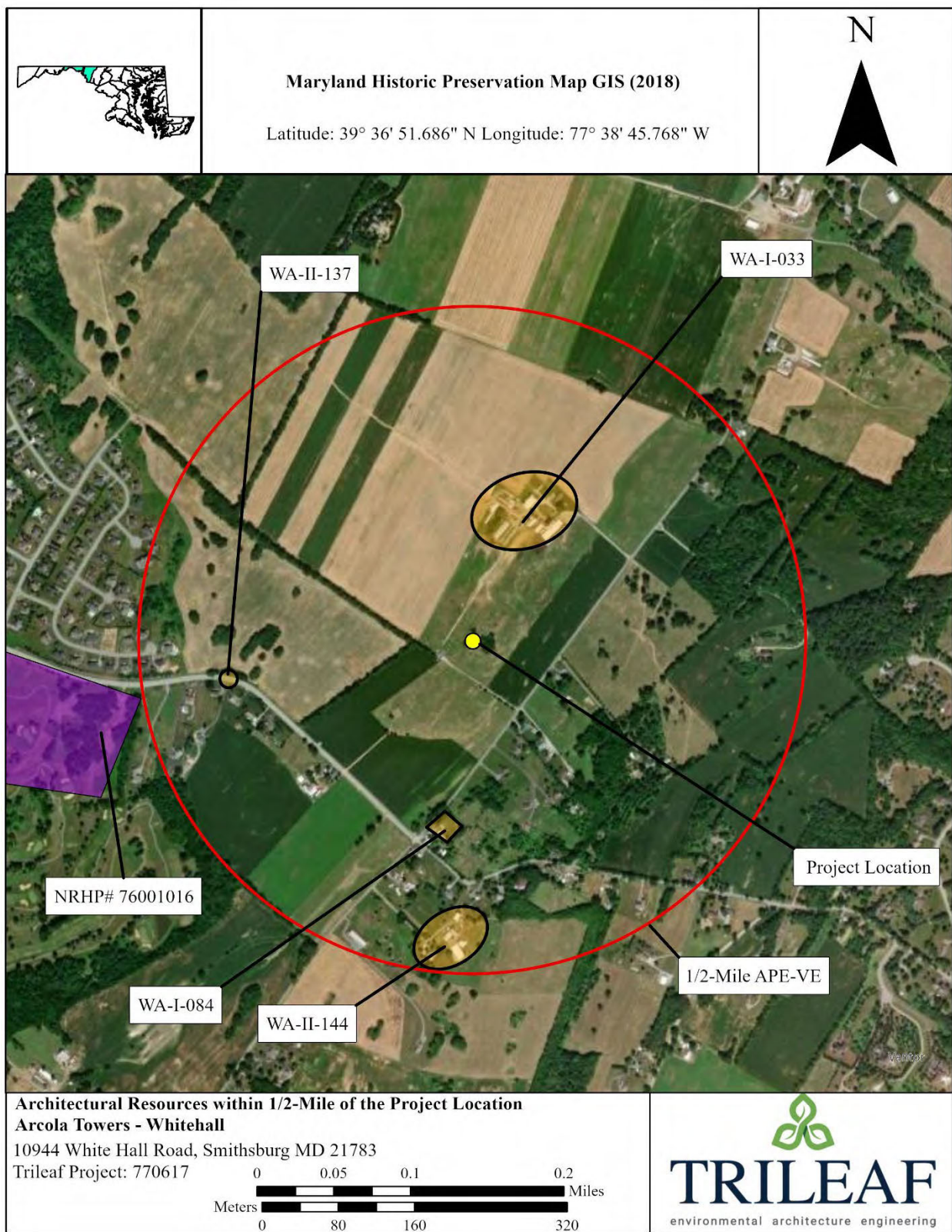


Figure 2: Architectural Resources within the ½-mile APE-VE.

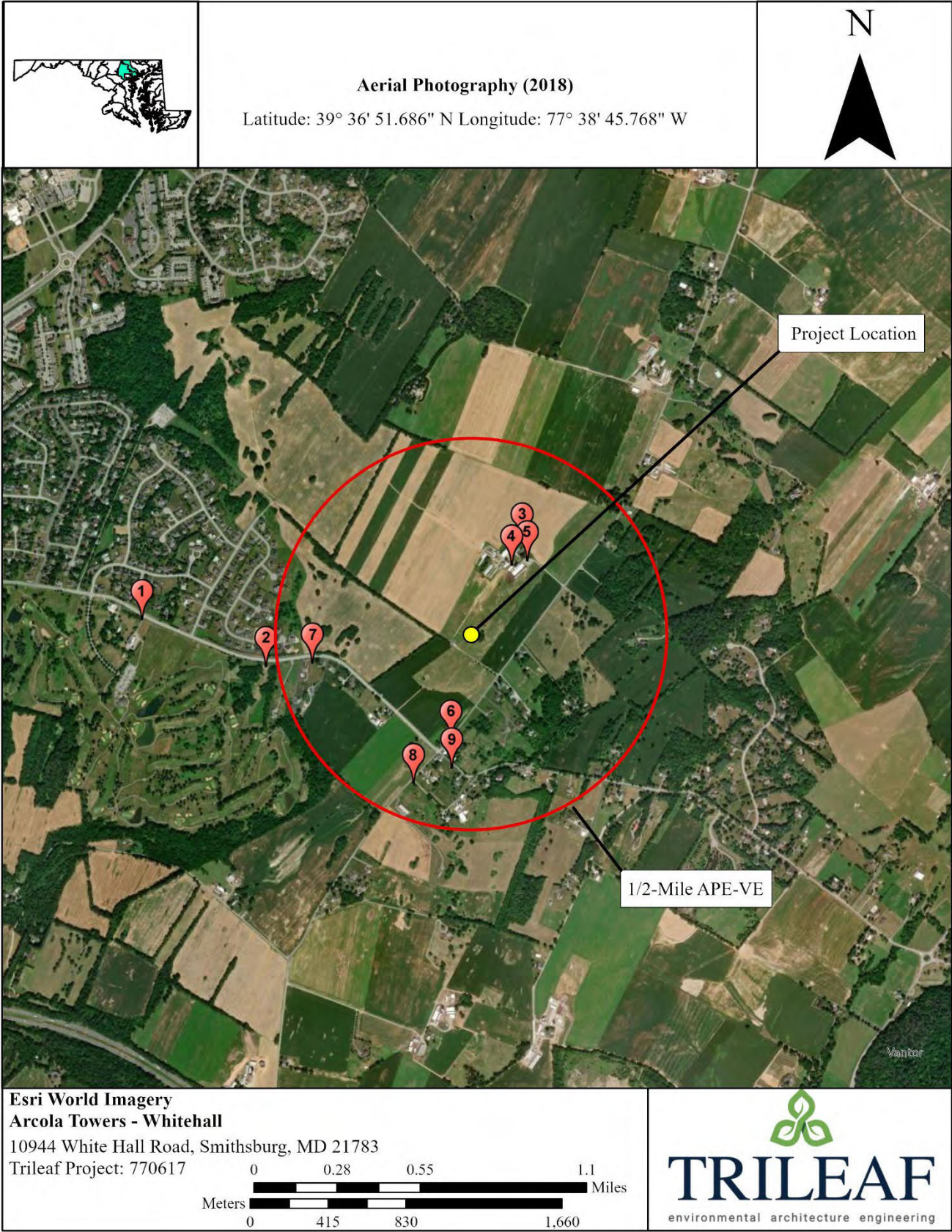


Figure 3: Supplemental Photo Locations (Google Earth 2026).

Map Key	Description/Address	Direction of Photo Towards Tower	Photo to Proposed Tower	View/Effect
1 2	Henry McCauley Farm Mount Aetna Road	E (39°36'53.58"N, 77°39'42.80"W) NE (39°36'47.13"N, 77°39'21.28"W)		No view to proposed telecommunication tower No view to proposed telecommunication tower
3 4 5	Part of Carr's Quesy 10944 Whitehall Road	SW (39°37'2.32"N, 77°38'37.40"W) SW (39°37'0.87"N, 77°38'38.91"W) S-SW (39°37'1.92"N, 77°38'38.62"W)		Visible to proposed telecommunications tower; viewshed obscured by late 20 th century outbuildings, silos, and other agricultural infrastructure No view to proposed telecommunication tower No view to proposed telecommunication tower
6	Stone House 10814 White Hall Road	N (39°36'37.63"N, 77°38'49.20"W)		No view to proposed telecommunication tower
7	Price Farm Mount Aetna Road	(39°36'48.18"N, 77°39'13.23"W)		No view, demolished between 1988-2005

Map Key	Description/Address	Direction of Photo Towards Tower	Photo to Proposed Tower	View/Effect
8 9	Stotler Farm 10719 White Hall Road	NE (39°36'31.79"N, 77°38'55.74"W) N (39°36'33.98"N, 77°38'49.28"W)	 	Visible to proposed telecommunications tower; viewshed obscured by aerial utilities and trees No view to proposed telecommunication tower

Table 1: Photograph Locations.

Listed or Formally Eligible Historic Resource	Name and/or Address of Historic Resource in Smithsburg, MD 21783	Photograph of Historic Resource	Summary of Criteria and/or Description of Historic Resource	Summary of Effects on Historic Resource
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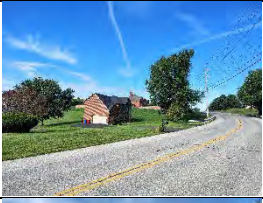
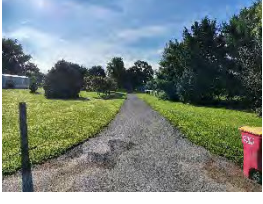
WA-II-092/ NRHP# 76001016	Henry McCauley Farm Mount Aetna Road		This resource was listed on the NRHP in 1976 under Criterion C (Design/Architecture). This house was constructed in the early- to mid-19th century and exemplifies regional use of stone and brick in building construction. The period of significance is 1830-1850. (NRHP 2026).	No Adverse Effect The proposed project is the construction of an 187-foot-tall monopole telecommunications tower and associated equipment. The project will have an overall height of 189 feet. Due to distance, vegetation (including tree coverage around the parent parcel) and other modern intrusions in the form of utility lines, the proposed project will have no adverse effect on any character-defining features.
WA-I-033 Potentially eligible	Part of Carr's Quesy 10944 Whitehall Road		Mid-19th century dwelling (MEDUSA 2026).	No Adverse Effect The proposed project is the construction of an 187-foot-tall monopole telecommunications tower and associated equipment compound. The project will have an overall height of 189 feet. Due to distance, vegetation, and other modern intrusions, including several late 20 th -early 21 st century outbuildings, sheds and silos, the proposed project will have no adverse effect on any character-defining features.
WA-I-084 Potentially eligible	Stone House 10814 White Hall Road		Mid-19th century fieldstone dwelling covered with white stucco (MEDUSA 2026).	No Adverse Effect The proposed project is the construction of an 187-foot-tall monopole telecommunications tower and associated equipment compound. The project will have an overall height of 189 feet. Due to a dense treeline along the west side of White Hall Road, as well as modern aerial utilities along the east side of White Hall Road and fronting the historic dwelling, the proposed project will have no adverse effect on any character-defining features.
WA-II-137 Potentially eligible	Price Farm Mount Aetna Road		Early 20th century balloon frame German sided house with stone wing (MEDUSA 2026).	No Effect Demolished between 1988-2005
WA-II-144 Potentially eligible	Stotler Farm 10719 White Hall Road		19th century farmstead complex limestone for building material (MEDUSA 2026).	No Adverse Effect The proposed project is the construction of an 187-foot-tall monopole telecommunications tower and associated equipment compound. The project will have an overall height of 189 feet. Due to distance, a mix of tall trees and shrubbery surrounding the main house and outbuildings, intervening 19 th and 20 th century dwellings and outbuildings, and modern aerial utilities, the proposed project will have no adverse effect on any character-defining features.

Table 2: Description of Historic Resources within the ½-mile APE-VE for the Project Location.

ATTACHMENT 1: PROJECT LOCATION PHOTOGRAPHS





Photograph 1 – Looking southwest at the Henry McCauley Farm (WA-II-092/ NRHP 76001016).



Photograph 2 – Looking east from the Henry McCauley Farm (WA-II-092/ NRHP 76001016) (Location 1) at the project location. The project location is not visible.

Project Photographs

Arcola Towers – Whitehall

10944 White Hall Road
Smithsburg, Washington County, MD 21783
March 10, 2026





Photograph 3 – Looking east from the Henry McCauley Farm (WA-II-092/ NRHP 76001016) (Location 2) at the project location. The project location is not visible.



Photograph 4 – Looking north at the potentially NRHP-eligible Part of Carr's Quesy (WA-I-033).

Project Photographs

Arcola Towers – Whitehall

10944 White Hall Road
Smithsburg, Washington County, MD 21783
March 10, 2026





Photograph 5 – Looking southwest from the potentially NRHP-eligible Part of Carr's Quesy (WA-I-033) (Location 3) at the project location, approximately 1,258 feet (383.4 meters) away.



Photograph 6 – Looking southwest from the potentially NRHP-eligible Part of Carr's Quesy (WA-I-033) (Location 4) at the project location. The project location is not visible.

Project Photographs

Arcola Towers – Whitehall

10944 White Hall Road
Smithsburg, Washington County, MD 21783
March 10, 2026





Photograph 7 – Looking south-southwest from the potentially NRHP-eligible Part of Carr's Quesy (WA-I-033) (Location 3) at the project location. The project location is not visible.



Photograph 8 – Looking south at the potentially NRHP-eligible Stone House (WA-I-084).

Project Photographs

Arcola Towers – Whitehall

10944 White Hall Road
Smithsburg, Washington County, MD 21783
March 10 and August 26, 2026





Photograph 9 – Looking north from the potentially NRHP-eligible Stone House (WA-I-084) (Location 6) at the project location. The project location is not visible due to dense trees and vegetation.



Photograph 10 – Looking east at the location of the non-extant potentially NRHP-eligible Price Farm (WA-II-137) (Location 7).

Project Photographs

Arcola Towers – Whitehall

10944 White Hall Road
Smithsburg, Washington County, MD 21783
August 26, 2026





Photograph 11 – Looking southeast at the potentially NRHP-eligible Stotler Farm (WA-II-144) from Location 8. View of the house and outbuildings is obscured by dense trees and shrubbery.



Photograph 12 – Looking northeast at the potentially NRHP-eligible Stotler Farm (WA-II-144) from White Hall Road. View of the house and outbuildings is obscured by dense trees and rolling topography.

Project Photographs

Arcola Towers – Whitehall

10944 White Hall Road
Smithsburg, Washington County, MD 21783
August 26, 2026





Photograph 13 – Looking south at the potentially NRHP-eligible Stotler Farm (WA-II-144) from the sharp curve in Mt. Aetna Road. View of the house and outbuildings is obscured by dense trees, shrubbery, and modern buildings.



Photograph 14 – Looking south at the potentially NRHP-eligible Stotler Farm (WA-II-144) from Location 9. View of the house and outbuildings is obscured by dense trees, shrubbery and rolling topography.

Project Photographs

Arcola Towers – Whitehall

10944 White Hall Road
Smithsburg, Washington County, MD 21783
August 26, 2026





Photograph 15 – Looking northeast from the potentially NRHP-eligible Stotler Farm (WA-II-144) (Location 8) at the project location. The top of the tower would likely be visible but obscured by trees and modern aerial utilities.



Photograph 16 – Looking north from the potentially NRHP-eligible Stotler Farm (WA-II-144) (Location 9) at the project location. The project location is not visible due to dense trees and outbuildings.

Project Photographs

Arcola Towers – Whitehall

10944 White Hall Road
Smithsburg, Washington County, MD 21783
August 26, 2026

