



FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: 7/20/26

WASHINGTON COUNTY PLANNING COMMISSION ZONING
ORDINANCE MAP AMENDMENT APPLICATION

Ann Aldrich and James Osen

Applicant

☒ Property Owner

☐ Contract Purchaser

☐ Attorney

☐ Consultant

☐ Other: _____

13302 Unger Rd Hagerstown MD 21742

Address

Ann Aldrich and James Osen

Primary Contact

202-374-7259

Phone Number

13302 Unger Rd Hagerstown MD 21742

Address

ann.jim@aldrosendesign.com

E-mail Address

Property Location: 13302 Unger Rd, Hagerstown, MD 21742

Tax Map: 0026

Grid: 0021

Parcel No.: 0100

Acreage: 33.93

Tax Account ID: 22-09-005544

Current Zoning: Agricultural (rural)

Requested Zoning: historic preservation overlay

Reason for the Request:

☐ Change in the character of the neighborhood

☐ Mistake in original zoning

☒ Floating or overlay zoning district


Applicant's Signature

Subscribed and sworn before me this 20th day of July, 2026.

My commission expires on 4-11-29


Notary Public

FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Ownership Verification or
Owner's Affidavit

☐ Boundary Plat (Including Metes &
Bounds)

☐ Vicinity Map

☐ Justification Statement

☐ 2 hard copies and 1 digital copy of
complete Application Package



Washington County

M A R Y L A N D

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT

REQUIRED APPLICATION MATERIALS CHECKLIST

All materials must be clearly labeled

Original plus 1 copy and one digital copy (sent to
askplanning@washco-md.net) of complete application package



1. **Application Form:** A completed and signed application form. The application must be notarized if submitted by anyone other than the property owner(s).



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



3. **Ownership Verification:** Proof of ownership interest in the subject property, including a copy of the current deed to the property; **OR**, an Owner's Affidavit.



4. **Boundary Plat:** A boundary description, including metes and bounds, prepared and sealed by a land surveyor registered in the State of Maryland.



5. **Vicinity Map:** An 8 1/2 " x 11" page size map showing the zoning of all property within 1,000 feet of the site.



6. **Justification Statement:** Rezoning applications for Euclidean zones must provide evidence to support the applicant's claim that a change in the character of the neighborhood or a mistake in the current zoning has occurred. Applications must address all items specified and described in Section 27.3 of the County's Zoning Ordinance, including, but not limited to the following information:

- a. Population change in the area of the proposed change.
- b. Availability of public facilities in the area.
- c. Present and future transportation patterns in the area.
- d. Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.
- e. The relationship of the proposed change to the Adopted Plan for the County, Development Analysis Plan Map and Policies.
- f. Whether there was a substantial change in the character of the neighborhood where the property is located.
- g. Whether there was a mistake in the existing zoning classification.
- h. Whether there has been a convincing demonstration that the proposed rezoning would be appropriate and logical for the subject property.
- i. Justification for change in the character of the neighborhood shall include:
 - i. A description of the neighborhood and events that have occurred since the last comprehensive zoning of the property; **AND**
 - ii. Describe how the request is consistent with the County's most recent adopted Comprehensive Plan; **AND**
 - iii. Provide a statement describing how the requested zoning is logical and appropriate.

- j. Justification for mistake in the current zoning shall include:
- i. Describe events that have occurred since the last comprehensive zoning of the property that supports the applicant's claim that the County erred in the application of the current zoning; **AND**
 - ii. Describe how the request is consistent with the County's most recent adopted Comprehensive Plan; **AND**
 - iii. Provide a statement describing how the requested zoning is logical and appropriate.



7. Floating Zone and Overlay Zone Map Amendments:

- a. Applications for floating or zones shall include information required by the respective Articles of the Zoning Ordinance. These include Articles 5E, 15, 16, 17, 18 and 20.
- b. Applications for floating or overlay zones shall include select information required by Article 27.3, including:
 - i. Availability of public facilities in the area.
 - ii. Present and future transportation patterns in the area.
 - iii. Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.
 - iv. The relationship of the proposed change to the County's most recent adopted Comprehensive Plan.
 - v. Provide a statement describing how the requested zoning is logical and appropriate for the area.

SPECIAL NOTE: When requesting one of the following zoning districts, a Concept Plan (developed in accordance with the requested district Articles noted above) must be submitted with the zoning map amendment application.

- Rural Business (RB)
- Mixed Use Residential (MXR)
- Mixed Use Commercial (MXC)
- Mixed Use Employment (MXE)
- Industrial Mineral (IM)
- Planned Industrial (PI) *
- Planned Business (PB) *

*Concept plans developed for proposed new PI or PB districts **must** receive Planning Commission approval prior to inclusion in an amendment application.

Justification for request for Historic Preservation Overlay for 13302 Unger Rd Hagerstown, MD

Hockman Hall on the patent Little Valley was built in 1803 by Henry Hockman on the side of a small valley along a road from Bowman's Mill probably to the Old Forge mill. The road is engineered rather than a 2 track with the low side built up and walled on the uphill side as it moves up the side of the valley. The house is a 5 bay stone house built into the side of the hill with a breezeway joining the 2 story kitchen building. Hockman Hall is relatively unaltered from its building period; the windows and front door in the house have been replaced. Bathrooms, a modern kitchen, the breezeway and kitchen building have been incorporated into the house.

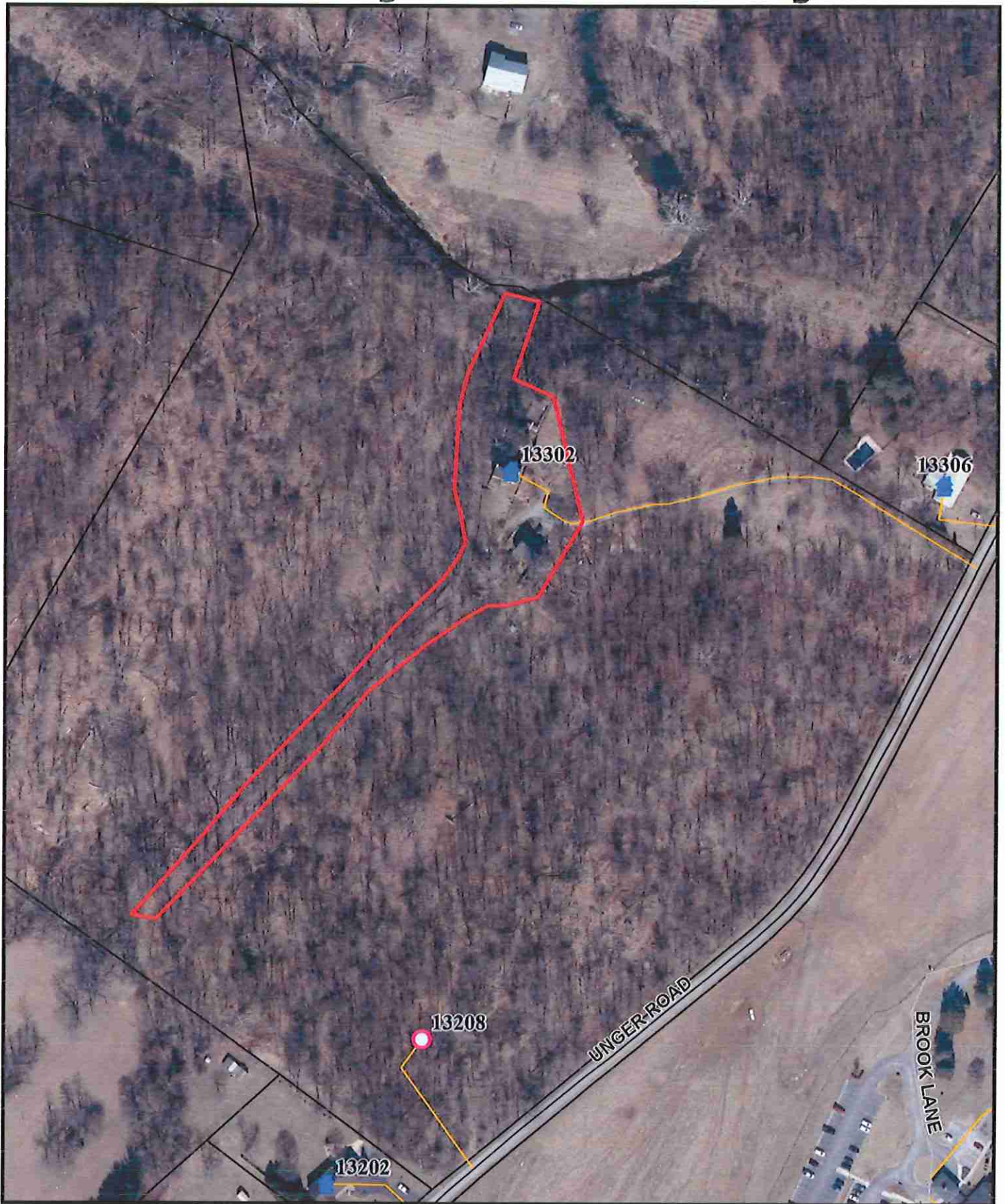
The house & incorporated original kitchen building sits on about 45% of the northern section of the original patent along Little Antietam Creek. It is the only remaining building on the property. The barn burned in 1998 and was rebuilt on the barn foundation walls. Other foundations are located throughout the property. The road from Bowman's Mill is still extant through the property.

The MHT inventory sheet and research by Sandra Izer on the history of the property are included in the packet. The house and Henry Hockman are mentioned in The History of the Leitersburg District 1738-1898 by Herbert Charles Bell, published in 1898.

(<https://archive.org/details/historyofleiters00bell/mode/2up>).

Our desire is to protect the house and its environs into & through its third century and beyond.

13302 Unger Road HP Rezoning



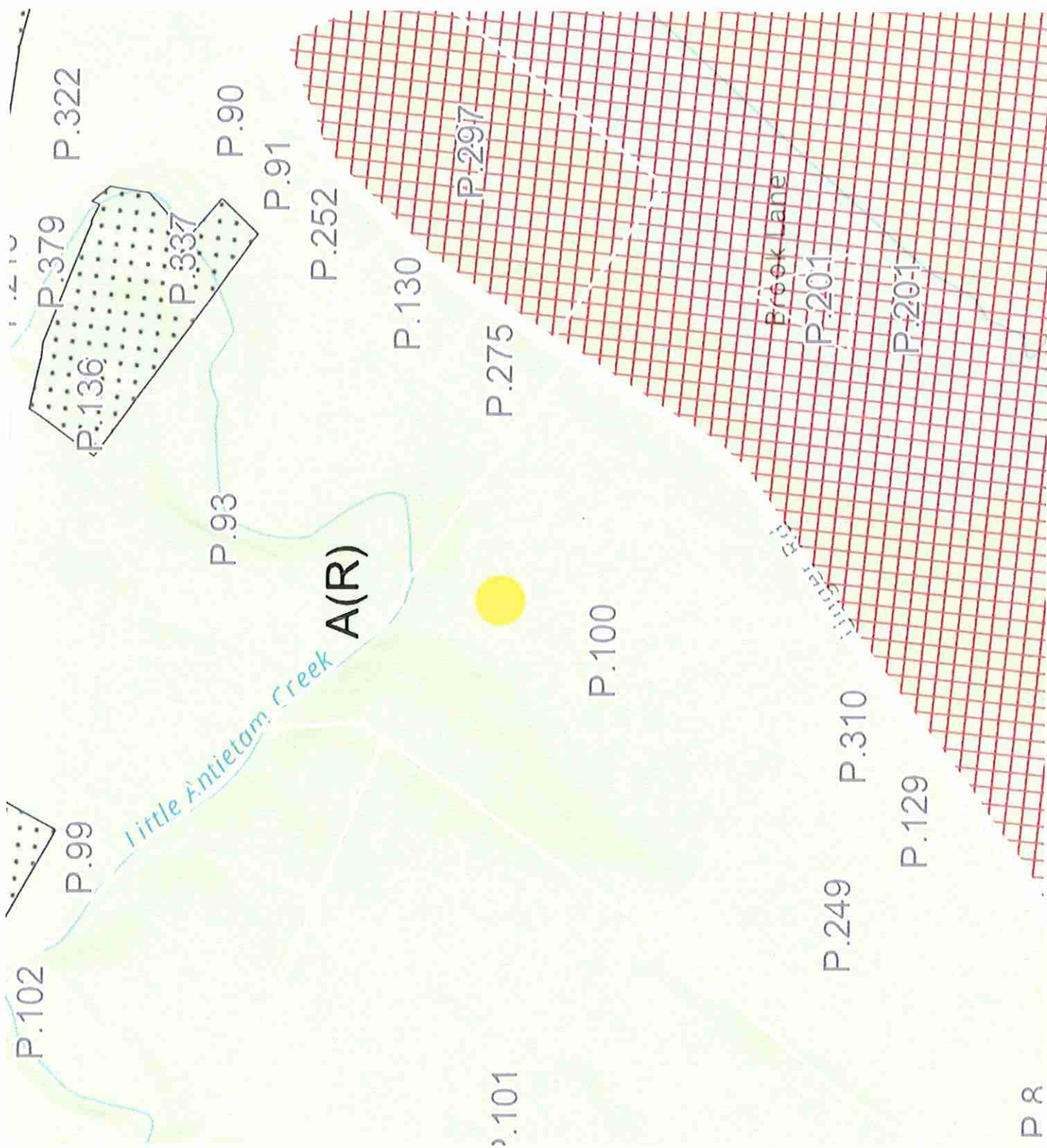
WARNING: This map was created by the Washington County Planning Department and is intended for the recipient's use only. It is not for general distribution to the public, and should not be relied upon. Any modifications or changes to this map are prohibited without the express prior written approval of the Planning Department GIS. Sources of the data contained herein are from various public agencies which may have use restrictions or disclaimers.

 Aldrich HP Overlay Proposed

200
Feet
1 inch equals 200 feet

The parcel lines shown on this map are derived from a variety of sources which have their own accuracy standards. The parcel lines are approximate and for informational purposes ONLY. They are not guaranteed by Washington County, Maryland or the Maryland Department of Assessments and Taxation to be free of errors including errors of omission, commission, positional accuracy or any attributes associated with real property. They shall not be copied, reproduced or scaled in any way without the express prior written approval of Washington County, Maryland Planning and Zoning Department. This data DOES NOT replace an accurate survey by a licensed professional and information shall be verified using the relevant deeds, plats and other recorded legal documents by the user.

4
N



Neighbors of 13302 Unger Rd, Hagerstown, MD 21742

WOLF DAVID A WOLF SHANON S
13306 UNGER RD
HAGERSTOWN MD 21742

HEATH MARY ANN HEATH MATTHEW PATRICK
13318 UNGER RD
HAGERSTOWN MD 21742

BROOK LANE PSYCHIATRIC CTR
0 UNGER RD
SMITHSBURG MD 21783

BETKER PAUL R
13202 UNGER RD
HAGERSTOWN MD 21742

WALDRON THOMAS W REED AMANDA MARIE
13128 UNGER RD
HAGERSTOWN MD 21742

BIELATA DANIEL J
13122 UNGER RD
HAGERSTOWN MD 21742

BARNHART KRAIG D BARNHART PAMELA
13116 UNGER RD
HAGERSTOWN MD 21742

SOLLENBERGER JEFFREY L
13402 RED BRICK LN
HAGERSTOWN MD 21742

BUMPERS WILLIAM M ET AL BUMPERS HEIDI
21659 LEITERSBURG SMITHSBURG RD

DAHURA THOMAS H DAHBURA LYDIA ALYS
21741 LEITERSBURG SMITHSBURG RD
HAGERSTOWN MD 21742

Washington Cty Cir Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$10.00

TOTAL \$50.00
 KRT TR 10:33 am
 May 07, 2026

When Recorded Return To:
 LoanCare, LLC
 C/O Nationwide Title Clearing, LLC
 2100 Alt. 19 North
 Palm Harbor, FL 34683

Loan Number 0002115194
 PLS ID 013
 Investor ID 122

RELEASE OF DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDATLANTIC FARM CREDIT, ACA, ITS SUCCESSORS AND ASSIGNS, by and through the undersigned duly authorized officer, does hereby acknowledge that the indebtedness secured by a certain Deed of Trust made by ANN B ALDRICH AND JAMES L OSEN, dated 11/08/2013 and recorded among the Land Records of HAGERSTOWN City, WASHINGTON County, in the State of Maryland, in Book 4666 and Page 495, has been fully paid and discharged, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDATLANTIC FARM CREDIT, ACA, ITS SUCCESSORS AND ASSIGNS was at the time of satisfaction, the Beneficiary of the Deed of Trust, and that the lien of the Deed of Trust is hereby released. Property is commonly known as: 13302 UNGER ROAD, HAGERSTOWN, MD 21742.

IN WITNESS WHEREOF, the Beneficiary of said Deed of Trust has caused this instrument to be executed by its corporate officer this 07th day of May in the year 2026.
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDATLANTIC FARM CREDIT, ACA, ITS SUCCESSORS AND ASSIGNS

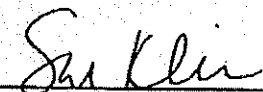


ALAN BAKER
 VICE PRESIDENT

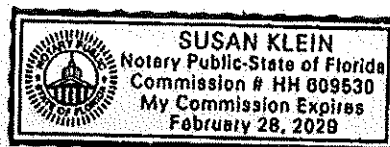
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 07th day of May in the year 2026, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDATLANTIC FARM CREDIT, ACA, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



SUSAN KLEIN
 COMM EXPIRES: 2/28/2029



LC002 451717503 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
 101103102000291530 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
 48501-2026 DOCR T072605-07:21:21 [C-1] ERCNMD1

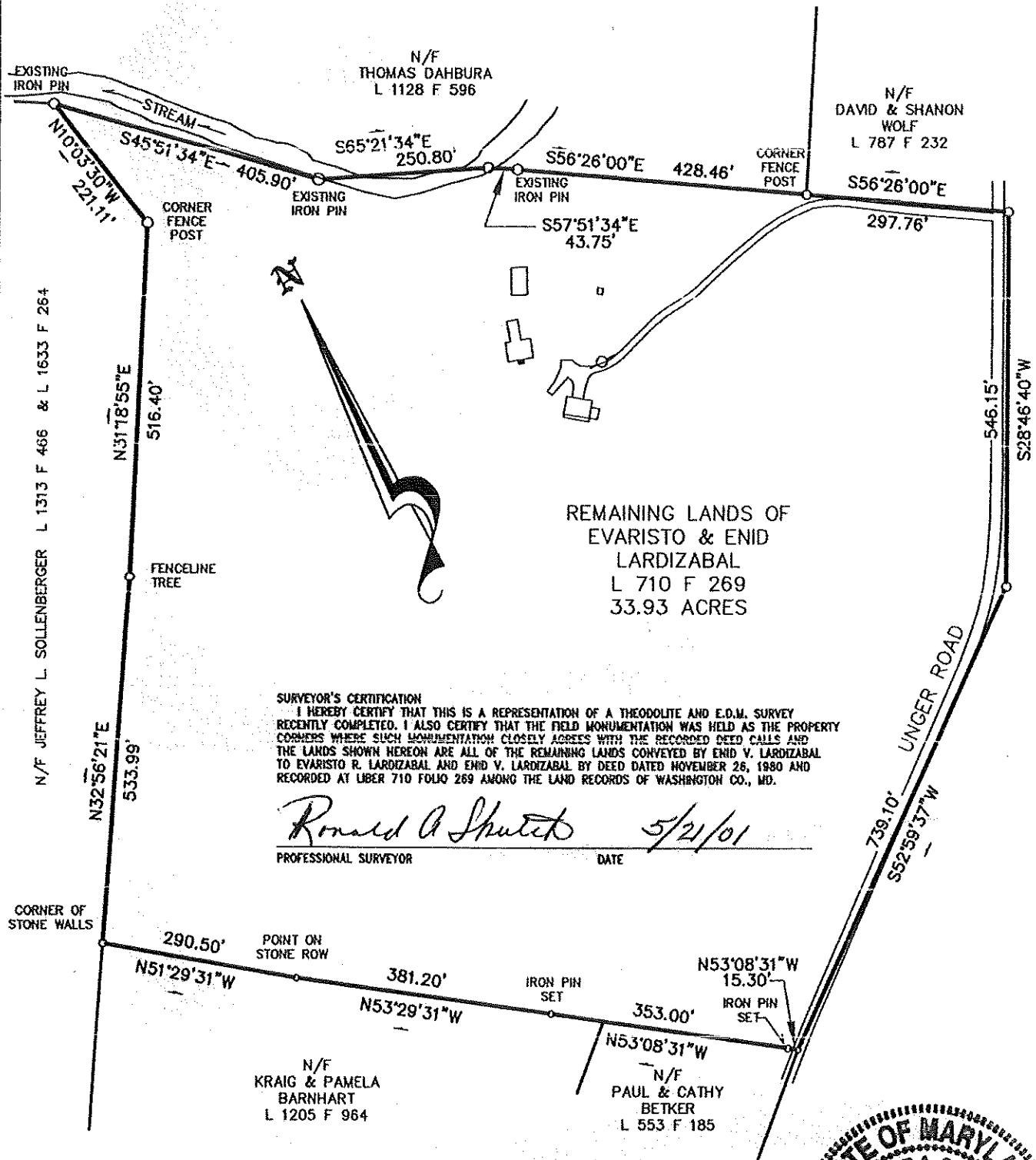


D0126447788

EVARISTO & ENID LARDIZABAL

SCALE 1"=200'

5-21-01



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A REPRESENTATION OF A THEODOLITE AND E.D.M. SURVEY RECENTLY COMPLETED. I ALSO CERTIFY THAT THE FIELD MONUMENTATION WAS HELD AS THE PROPERTY CORNERS WHERE SUCH MONUMENTATION CLOSELY AGREES WITH THE RECORDED DEED CALLS AND THE LANDS SHOWN HEREON ARE ALL OF THE REMAINING LANDS CONVEYED BY ENID V. LARDIZABAL TO EVARISTO R. LARDIZABAL AND ENID V. LARDIZABAL BY DEED DATED NOVEMBER 26, 1980 AND RECORDED AT LIBER 710 FOLIO 269 AMONG THE LAND RECORDS OF WASHINGTON CO., MD.

Ronald A. Skutch

PROFESSIONAL SURVEYOR

DATE

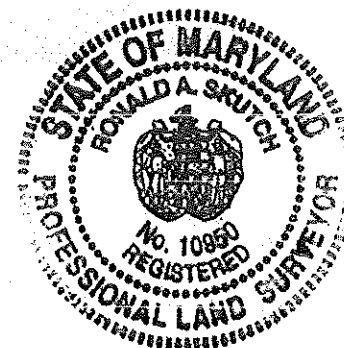
5/21/01

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



TAX MAP 26-21-100 DISTRICT 9

DRAWING NUMBER 1 OF 1

DRAWN BY:

DATE:

FREDERICK
SEIBERT &

ASSOCIATES INC.



MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME					
COMMON:					
Little Valley					
AND/OR HISTORIC:					
2. LOCATION					
STREET AND NUMBER:					
North Of Unger Road, about 1.5 miles South of Leitersburg					
CITY OR TOWN:					
Leitersburg Vicinity					
STATE:			COUNTY:		
Maryland			Washington		
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District	☒ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site	☐ Structure	☒ Private	☐ In Process	☐ Unoccupied	☐ Restricted
☐ Object	☐ Both	☐ Being Considered	☐ Preservation work in progress	☐ No	☐ Unrestricted
PRESENT USE (Check One or More as Appropriate)					
☒ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments	
☐ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)		
☐ Educational	☐ Military	☐ Religious			
☐ Entertainment	☐ Museum	☐ Scientific			
4. OWNER OF PROPERTY					
OWNER'S NAME:					
E. R. Lardizabal, M. D.					
STREET AND NUMBER:					
Route # 5					
CITY OR TOWN:			STATE:		
Hagerstown			Maryland		21740
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC:					
Washington County Court House					
STREET AND NUMBER:					
West Washington Street					
CITY OR TOWN:			STATE:		
Hagerstown			Maryland		21740
Title Reference of Current Deed (Book & Pg. #): 412/547					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY:					
DATE OF SURVEY:					
☐ Federal ☐ State ☐ County ☐ Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		

7. DESCRIPTION	
CONDITION	(Check One)
	☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed
	(Check One) (Check One) ☒ Altered < 50% ☐ Unaltered ☐ Moved ☒ Original Site
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
This house is located north of Unger Road and west of the Leitersburg-Smithsburg Road about one and a half miles south of Leitersburg in Washington County, Maryland. It is situated on high ground above the Little Antietam Creek and faces west. The structure is a five bay, two and one half story stone dwelling with a two bay, one and a half section extending to the rear or east. The entire building is constructed into a slope so that its north elevations are higher than the south walls. The house is constructed of roughly coursed local fieldstone with somewhat finer work displayed at front elevation. Flat arches of carefully cut stones are displayed over the openings at the front and south elevations of the main section. Set in the south gable is an arched tablet surrounded with carefully cut stones and topped with a slightly projecting key stone. The tablet is inscribed, * H. & B. Hockman, 1803. Openings appear to be spaced evenly in the front elevation. The windows have moderately wide frames which do not appear to be original. All frames hold six over six pane double hung sashes which also appear to be replacements. Some windows at the south elevation of the main section are flanked with louvered shutters. A window in the south elevation of the rear section is flanked with heavy raised panel shutters. The main entrance is located in the center bay of the front elevation. It is quite simple in appearance with a narrow transom present over the door. A modern shed roof porch shelters the entrance bay. Other entrances are located in the south elevation of the rear section and in the north elevation of both sections. The roofs of both sections are covered with asphalt shingles. They terminate at the end walls with barge boards which appear to be modern set directly against the end walls. Brick chimneys with corbeling at their tops are located inside each gable end of the main and rear sections. The house is in excellent condition and is located on a tract containing 33.97 acres. Immediately east of the structure is a stone subterranean root cellar. North of the house, near the bottom of the slope is a stone wall which could possibly have marked the course of an earlier road. Other buildings related to agricultural use are located southwest of the dwelling.	

SEE INSTRUCTIONS

8. SIGNIFICANCE**PERIOD (Check One or More as Appropriate)**

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1803 H. & B. Hockman

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| ☐ Aboriginal | ☐ Education | ☐ Political | ☐ Urban Planning |
| ☐ Prehistoric | ☐ Engineering | ☐ Religion/Phi- | ☐ Other (Specify) |
| ☐ Historic | ☐ Industry | losophy | _____ |
| ☐ Agriculture | ☐ Invention | ☐ Science | _____ |
| ☒ Architecture | ☐ Landscape | ☐ Sculpture | _____ |
| ☐ Art | Architecture | ☐ Social/Human- | _____ |
| ☐ Commerce | ☐ Literature | itarian | _____ |
| ☐ Communications | ☐ Military | ☐ Theater | _____ |
| ☐ Conservation | ☐ Music | ☐ Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The major significance of this house is its architecture. Dated 1803, and inscribed with the name of its owners, Henry and Barbara Hockman, the structure provides a valuable record of Washington County's domestic architecture from the period of the turn of the nineteenth century. *

The deed records for this property are not complete. Records do show that Henry Hockman purchases parts of "The Resurvey of Burkharts Lot," "Little Valley" and "Cheney's Choice," from Casper Swank in 1785. Hockman retained the property until his death in 1813, leaving it to his wife and upon her remarriage, to his grandchildren Henry and Polly Schneider. No further transactions could be located until the mid-nineteenth century when the property was in the hands of the Bell family.

* The house is an example of a five bay center door plan dwelling. Many similar structures of stone are to be found in Washington County, dating from the late 18th. through the early 19th. centuries. They comprise a major building type in Washington County.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bell, Herbert C. History of Leitersburg District, Leitersburg, Md:
Herbert C. Bell, 1908

Washington County Land Records.
Washington County Probate Records.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 . "	0 . "		0 . "		
NE	0 . "	0 . "		0 . "		
SE	0 . "	0 . "		0 . "		
SW	0 . "	0 . "		0 . "		

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 33.97 Acres

Acreege Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: <u>Paula Stoner Dickey, Consultant</u>	
ORGANIZATION <u>Washington County Historical Sites Survey</u>	DATE <u>September, 1975</u>
STREET AND NUMBER: <u>Court House Annex</u>	
CITY OR TOWN: <u>Hagerstown</u>	STATE <u>Maryland</u>

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is: \

National ☐ State ☐ Local ☐

Signature _____

Liber Folio
412/547

August 27, 1964

Grantors: W. Paul Settles & F. Virginia Settles
Grantees: Evaristo R. Lardizabal & Enid V. Lardizabal
"Resurvey on Part of Burkhart's Establishment."
50 acres and 34 perches

Liber Folio
244/1

October 16, 1949

Grantors: Melvin V. Stouffer & Orpha E. Stouffer
Grantees: W. Paul Settles & F. Virginia Settles

Liber Folio
197/664

March 5, 1935

Grantor: Edna Brandenburg
Grantees: Melvin V. Stouffer & Orpha E. Stouffer
55 acres and 34 perches

Liber Folio
197/663

March 5, 1935

Grantors: Melvin V. Stouffer & Orpha E. Stouffer
Grantee: Edna Brandenburg

Liber Folio
154/89

November 8, 1918

Grantors: Eliza J. Kline, Executrix of William L. Kline
Grantee: Melvin V. Stouffer
\$3,000. 50 acres and 34 perches

Liber Folio
122/685

December 19, 1905

Grantors: Lewis J. Ground and Henry C. Diebert, Attorneys in Fact.
Grantee: William L. Kline
For the heirs of Henry J. Clopper
\$2312.07

Liber Folio
104/578

March 30, 1896

Grantor: Samuel J. Clopper, Executor for Henry J. Clopper
Grantee: George H. Clopper, et al.
\$2515.64

Liber Folio
WMCKK 4/257

December 19, 1871

Grantor: Daniel Mentzer, Trustee
Grantee: Henry J. Clopper
Equity Case #2260
Parcel 1 - 50 acres and 34 perches
Parcel 2 - 12 acres and 72 perches

Liber Folio
IN19/277

March 10, 1866

Grantor: Frederick Bell
Grantees: Daniel Mentzer & Lewis L. Mentzer

Liber Folio
B/257

May 29, 1812

Will of Henry Hockman.

WA -I-148

Liber Folio
1448

April 7, 1785

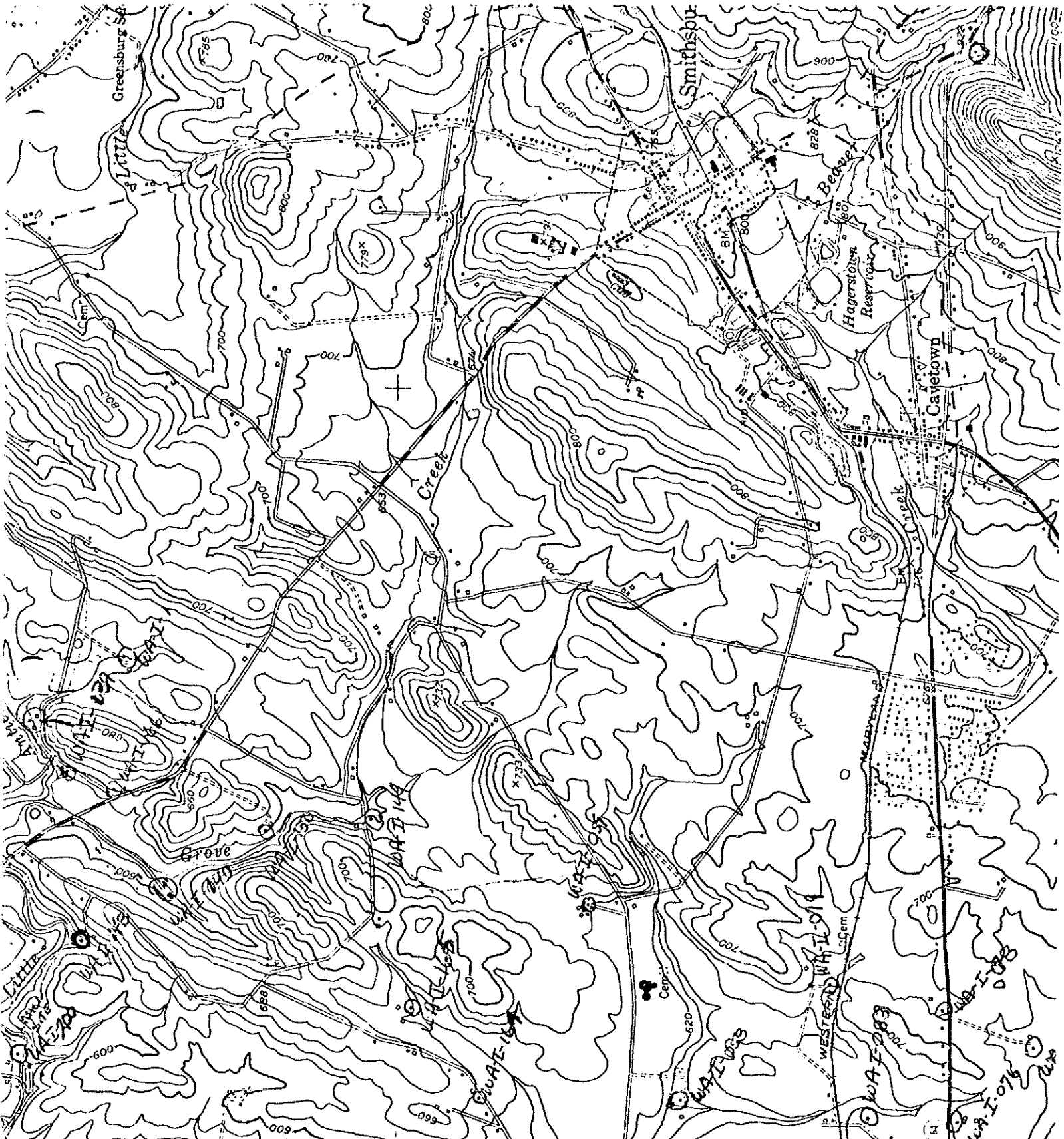
Grantor: Casper Swank

Grantee: Henry Harkman

"Little Valley" 18 acres.

"Resurvey on Burkhart's Lot" 22 3/4 acres

"Chaney's Choice" 27 acres.

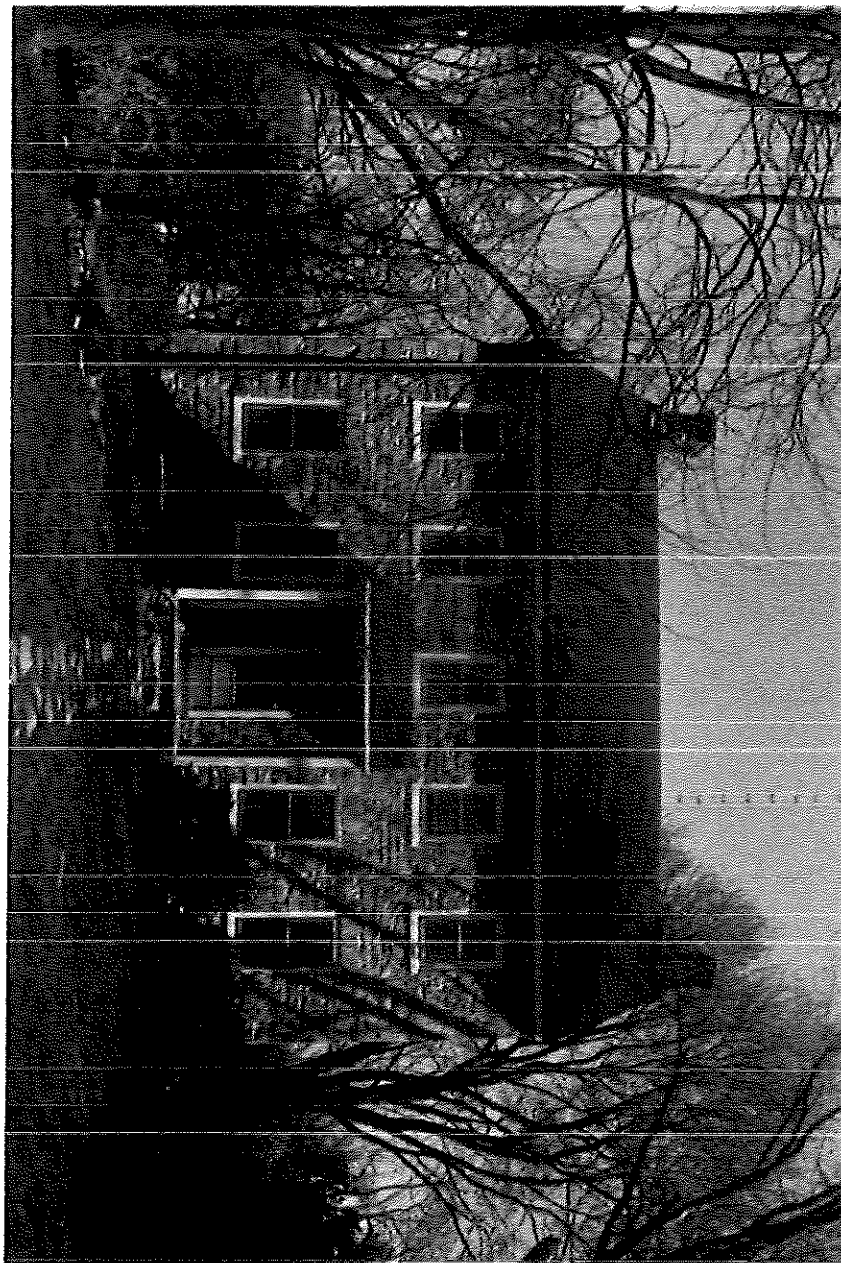


495 494 40' 493 492 660 000 FEET (MD) 61 NC. U.S. 1115.2 MI.

WA-I-148







The Hackman's were from Warwick Township in Lancaster County, Pennsylvania. Reportedly, Henry was the oldest child of Heinrich Hackman (1731-after 1792) who had immigrated from Ibersheim, Rheinhessen, Hessen Lande, Germany in about 1753.

Henry Hackman appears on the 1781 tax rolls for Rapho, in Lancaster County in 1781.

On 7 Apr 1785 Casper Swank sold to 26-year old Henry Hackman and his wife Barbara, three contiguous tracts of land in Washington County, Maryland, ¹ Part Little Valley 18 acres, Resurvey on Burkharts Lots 22 3/4 acres, and Chaney's Choice 27 acres - which total 67.75 acres.

On the 16 Mar 1798, Henry Hockman requested a patent and acquired a survey for his lands that he called Hockmans Hall. The patent for Hockman's Hall was returned on 31 May 1805.² Sadly, the original patent is badly damaged and barely legible. Transcribing it would be a task. Hockman's patent would have included vacancies that existed between the original three patents. Therefore, the final patent was returned with a total of 76 acres, inclusive of vacancies.

As it takes several years to construct a fine stone home, it is easily assumed construction on the Hockman house was begun as early as 1800 and completed in 1803. This is verified by the date-stone H & B Hockman 1803.

Likely in ill health, Henry offered his property for sale in September of 1811 as evidenced by an advertisement in the *Hagerstown Maryland Herald*. It did not sell.

Henry and Barbara had one daughter Elizabeth, who married Schneider. The Schneiders had two children, Henry and Polly.³ Henry Hockman died at age 54 on 19 May 1813. His daughter Elizabeth Schneider predeceased him. Henry Hockmans will left a life estate to his widow Barbara, with the property to eventually be devised to his two grandchildren Henry and Polly Schneider.⁴

On 1 Apr 1826 Barbara Hockman sold to Andrew Stephey for \$200 all the lands of Hockman Hall. This deed appears to be the release of the dower rights of Barbara Hockman. The deed confirms the lands were Barbara's by a life estate provided by the will of Henry Hockman. No acreage or metes and bounds given⁵

That same day in the following deed, 1 April 1826, sister and brother Henry and Polly Schneider sold to Andrew Stephey the tract called Hockman's Hall, a total of 75 acres for \$2,250 - a fairly substantial amount. The deed relates that Henry Hockman did "... give and devise to my grandchildren Henry and Polly Schneider children of my deceased daughter Elizabeth Schneider (after the death of my wife Barbara) all my houses and lands. . goods. . monies and personal estate," granted by patent 7th May 1805. . 75 acres.

1 WCLR D/448

2 Patent JC No2 Folio 585 Certificates, Patented, WA 1805/05/31 Hockmans Hall, Henry Hockman, 76 Acres Patented Certificate 436 MSA S1208-483

3 Hockman, Robert. "Descendants of Hockman/Hagman/Hagmann". Report to Hockman Tracey, Washington, USA. held by Robert Hockman, Texas, USA.

4 Will B 257

5 HH1101

FOR SALE,
A TRACT of Land, containing between 70 and 80 acres, situated in Washington county, Maryland, within three miles of Col. Hughes's Forge, and about seven from Hagers-town—about one half of this tract is cleared, eight acres whereof are meadow; the remainder well timbered—On the premises are a good two story Stone Dwelling House and Kitchen, a Barn and Stables and a never failing spring of good water—There is an excellent Mill seat within fifty yards of the house, with a Boring Mill thereon, and a Blacksmith's Shop adjoining. An indisputable title will be given. Any person wishing to purchase, may view the property, and will be informed of the terms, by applying to the subscriber, living on the premises.
HENRY HOCKMAN.
September 2, 1811.

This is to give notice,
THAT the subscribers, of Washington county, have obtained from the orphans' court of said county, in Maryland, letters testamentary on the personal estate of **HENRY HACKMAN**, late of said county, deceased. All persons having claims against the said deceased are hereby warned to exhibit the same with the vouchers thereof to the subscribers, at or before the 10th day of February next, they may otherwise by law be excluded from all benefit of the said estate. Given under our hands this 10th day of August, 1813.
BARBARA HACKMAN, Exec'rix.
JACOB LAMBERT, Exec'or.
N. B. All persons indebted to said estate are requested to make immediate payment.

6 NN/244
7 TT513
8
9 IN14/619
10 IN19/277
11 WMCKK 4/257

Samuel Clopper would own the property for 25 years, but he lived closer to Leitersburg in a two-story brick house was advertised by his executor Henry J. Clopper in 1896. On 30 mar 1896 Henry J Clopper, executor sold the property to George Clopper for \$2,515.64¹²

19 Dec 1905 122/685

Lewis Ground & Henry Diebert Attorneys to William L. Kline

8 Nov 1918 154.89

Eliza Kline Ext for Wm L. Kline to Melvin Stouffer

\$3,000 50 acres 34 perches

5 Mar 1935 197/663

Melvin & Orpha Stouffer to Edna Brandenburg

5 Mar 1935 197/664

Edna Brandenburg to Melvin & Orpha Stouffer

55 acres and 34 perches

16 Oct 1949 244/1

Melvin & Orpha Stouffer to W. Paul and F Virginia Settles

27 Aug 1964 412/547

W. Paul & Virginia Settles to Evaristo R. Lardizabal & Enid

50 acres and 34 perches

Resurvey on part of Burkharts Establishment



RZ-26-006

Applicant

- Ann Aldrich and James Osen

Location

- 13302 Unger Road, Hagerstown, MD 21742

Present Zoning

- A(R) - Agricultural (Rural)

Proposed Zoning

- Historic Preservation Overlay

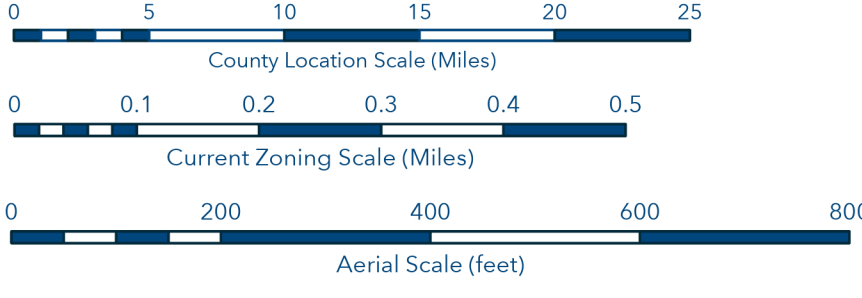
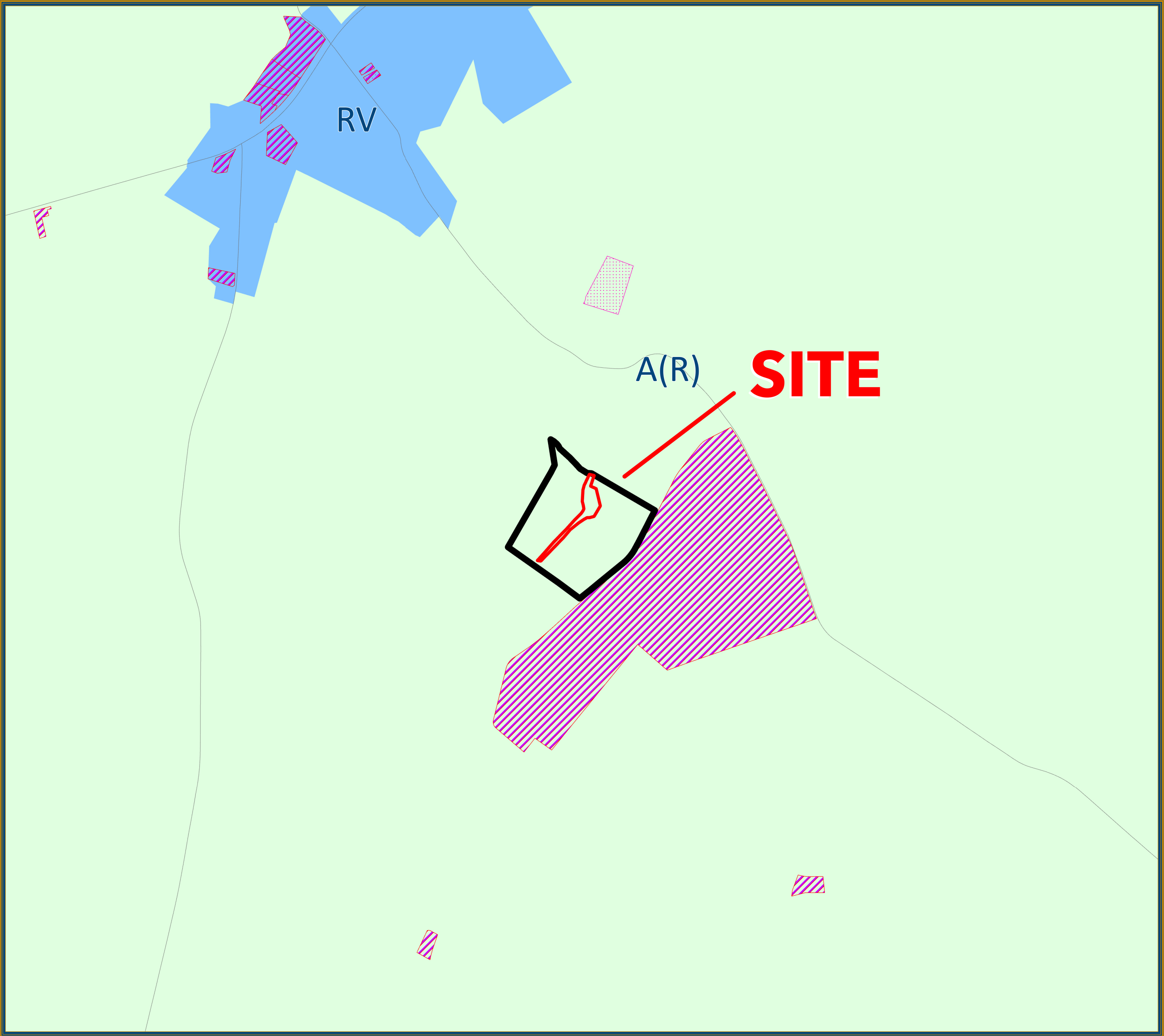
Acreage

- 33.93

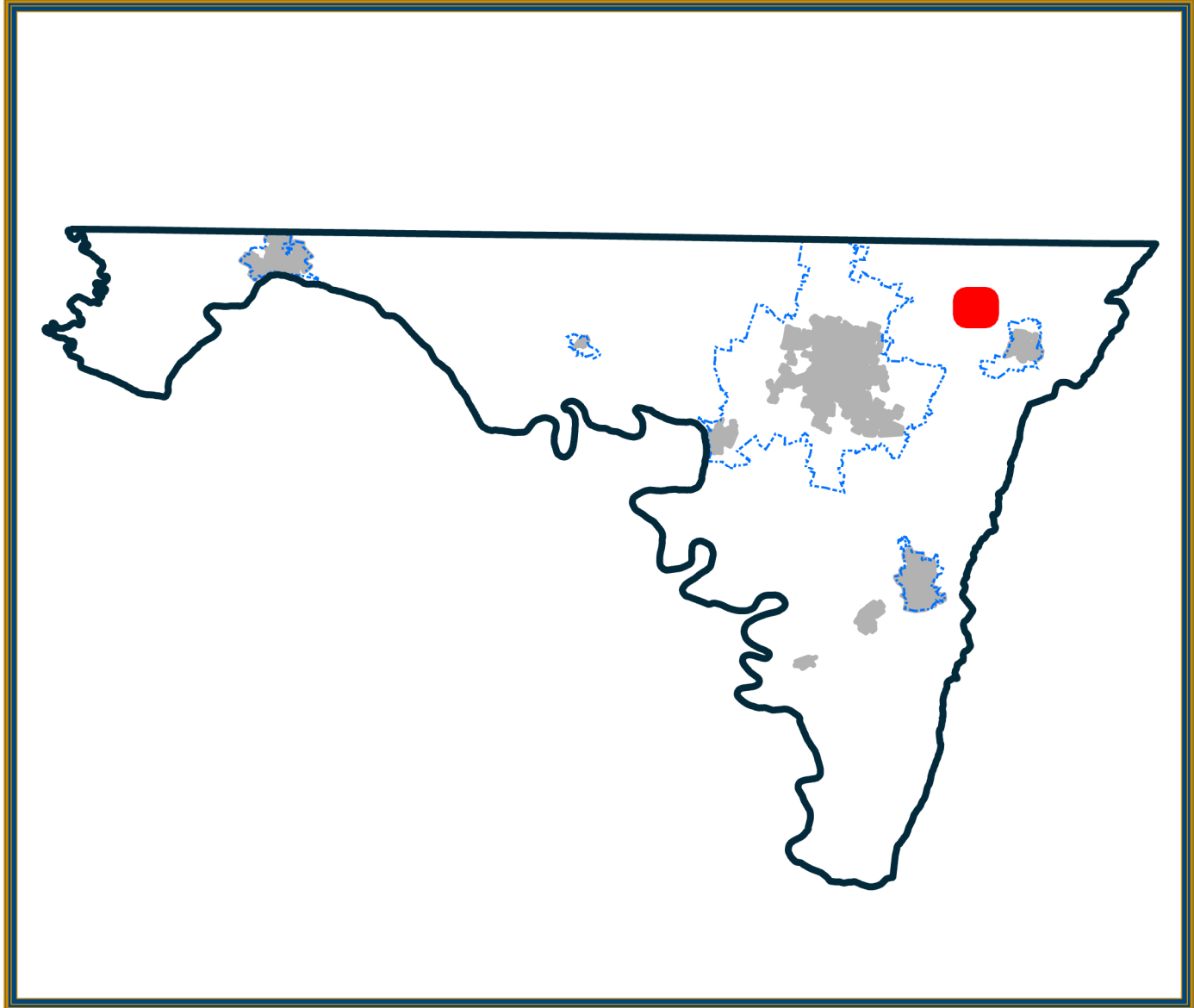
Map/Parcel

- Map 26, Parcel 100

Current Zoning



County Location



Aerial (2025/MD iMAP)





DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

October 2026

Case #: RZ-26-006

**Application for Map Amendment
Staff Report and Analysis**

Property Owner(s) :	Ann Aldrich and James Osen
Applicant(s) :	Same as property owners
Location :	13302 Unger Road, Hagerstown
Election District :	#9-Leitersburg
Comprehensive Plan Designation :	Agriculture
Zoning Map :	26
Parcel(s) :	100
Acreage :	33.93 acres
Existing Zoning :	Agricultural Rural (AR)
Requested Zoning:	Agricultural Rural (AR) with Historic Preservation (HP) Overlay
Date of Meeting :	October 5, 2026

Location and Physical Features

This parcel is located north of Unger Road and west of Leitersburg-Smithsburg Road approximately 1.5 miles south of Leitersburg. It is situated on the high ground above the Little Antietam Creek. The property contains a stone dwelling, barn, stone wall, and several other foundations.

The main dwelling is a five bay, 2.5-story stone construction with two bay 2-story kitchen building extending to the east. The structure is built into a slope making the north elevations higher than the south walls. The house is constructed using roughly coursed local fieldstone; flat arches are displayed over the openings at the front and south elevations of the main sections. A date stone is set in the south gable inscribed "H. & B. Hockman, 1803.

The property has had some alteration over time in roofing, porches, and windows. A modern kitchen, bathroom, breezeway, and original kitchen building have been incorporated into the house. However, the majority of the dwelling has been unaltered from its building period.

Immediately east of the main dwelling is a stone subterranean root cellar, also on the property is a barn with the original stone foundation, however the main part of the barn was reconstructed after a fire in 1998.

North of the house near the bottom of the slope is a stone wall which marks the course of an old road. The wall is on the uphill side of the hill as it moves up the valley.

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

Relationship of the Proposed Change to the Adopted Plan for the County:

The purpose of a Comprehensive Plan is to evaluate the needs of the community and balance the different types of growth to create a harmony between different land uses. In general, this is accomplished through evaluation of existing conditions, projections of future conditions, and creation of a generalized land use plan that promotes compatibility while maintaining the health, safety, and welfare of the general public.

The requested HP zoning does not control land use or densities which are the subjects of many Comprehensive Plan recommendations. The Plan does, however, contain policies for many other broad subjects. The continued identification, promotion and preservation of historic properties is one of them.

The Comprehensive Plan promotes historic preservation as an economic development tool, as a way to create and expand the housing stock, an avenue to the retention of the desirable but intangible historic rural character and as a way to address individual property owner's needs. The continued application of the Historic Preservation zone meets those goals and is consistent with the Comprehensive Plan. Since the applicant has voluntarily requested that the zone and its related standards be applied to the property, it is assumed to be consistent with their plans for the continued use, restoration and preservation of the property.

Compatibility with Existing and Proposed Development in the Area

The rezoning site appears to exist cohesively with adjoining properties and the area in general. The house and land use have existed in the area since the 19th century. Surrounding development is predominantly agricultural with a scattering of residential. The subject parcel was originally part of a larger 76 +/- acre piece until the late 19th century when it was subdivided.

The HP zoning does not regulate land uses or density. Existing use patterns on and off site are likely to continue and must comply with current zoning regulations. If changes in use are anticipated by the owners or on adjacent properties, the HP zone will not encourage or prevent them.

The zone is designed to govern changes to the exterior appearance of the historic structures. Adjacent property owners should expect to see the current buildings appearance remain or improve. When following HP zone guidelines, it is the intent and expectation that the historical character defining features of the structure will be retained and preserved. If changes or additions are proposed to the exterior of the structure, they will be scrutinized by the Historic District Commission using predetermined standards. The intent is to ensure consistency and harmony with the current historical appearance and fabric. The applicability of the HP zone requirements do not spillover onto adjacent properties.

Inclusion in the HP zone is a prerequisite for historic preservation property tax credits. Washington County adopted an ordinance in 1991 that allows credits of an amount spent on addition

to, or restoration of, historic structures located in the HP zone. Improvements must be determined to be consistent with those same predetermined standards used by the Historic District Commission.

The site contains the main structure identified on the Maryland Inventory of Historic Properties (MIHP) for Washington County as site WA-I-148 and referred to as “Little Valley”.

Deed records show Henry Hockman and his wife owned three tracts of land (“Little Valley”, “Burkharts Lots”, “Chaney’s Choice”) totaling 76 acres. Hockman built the stone dwelling, completed in 1803, on the tract “Little Valley”. The MIHP places significance of the property in its architecture, a significant theme in Washington County’s heritage.

Within an approximate 1-mile radius, there are 18 other sites identified in the MIHP including:

Site	Century	Category	Common Name
I735	20	STRUCTURE	
I175	18	BUILDING	WINDING CREEK FARM
I174	19	DISTRICT	LEITERSBURG
I165	19	BUILDING	
IV080	19	BUILDING	
I150	19	BUILDING	
I140	19	BUILDING	BROOK LANE PSYCHIATRIC CENTER, INC.
I148	19	BUILDING	LITTLE VALLEY
I200	18	BUILDING	
I142	18	BUILDING	ROCKLEDGE
I141	18	BUILDING	
I147	18	BUILDING	BOWMANS MILL
I274	18	BUILDING	BARR’S ORCHARD
I139	19	BUILDING	DURBUROW HOUSE
I166	19	BUILDING	
IV081	19	BUILDING	
I157	19	BUILDING	
I149	19	BUILDING	BELL-VARNER HOUSE

Change, Mistake and the HP Zone Criteria

Zoning map amendments, when not part of a comprehensive rezoning undertaken by the governing body, are usually under an obligation to meet the change or mistake test. It must be shown that there has been a change in the character of the neighborhood where the request for rezoning is located or that there was a mistake in the original zoning. The Historic Preservation Overlay is **NOT** subjected to that test. Instead, the text of the zone contains 11 specific criteria. Meeting any one of these criteria would make a site eligible to receive the HP Overlay.

The Washington County Zoning Ordinance discusses the establishment of the HP Overlay and excerpts are provided that elaborate on the purpose and the change or mistake issue.

"The "HP" District is an overlay zone that indicates the presence of an historic site, structure or district, which has been or will be judged to be of significance to the heritage of Washington County. The overlay zone is also a mechanism to monitor and regulate building activities in the "HP" District. As an overlay zone, the "HP" District imposes additional guidelines during the construction or modification of new or existing structures on the subject property. These criteria are in addition to the conventional underlying land use zone. The "HP" overlay zone shall be in no way construed to limit or modify the permitted uses of the underlying zone." (Section 20.4, Washington County Zoning Ordinance)

"Since the "HP" designation is an overlay zone and the existing underlying zone will continue to control the land use, it is not necessary to prove, during the amendment proceedings, that a change in the character of the neighborhood or a mistake in the original zoning has occurred." (Section 20.4 (b)1., Washington County Zoning Ordinance)

The criteria for the establishment of an HP Overlay zone are enumerated in Section 20.5 and are listed below:

(a) If the Historic Resource meets any of the criteria noted below or if it is listed in either the Maryland Historical Trust's Inventory of Historic Sites or the National Register of Historic Places, it may be classified as an historic structure, site or district.

(b) Historical and Cultural Significance

1. The historic resource should have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation;
2. The historic resource could be the site of a significant historic event;
3. The historic resource should be identified with a person or a group of persons who influenced society; or
4. The historic resource exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities.

(c) Architectural and Design Significance

1. The historic resource embodies the distinctive characteristics of a type, period, or method of construction or architecture;
2. The historic resource represents the work of a master artisan, architect or builder;
3. The historic resource possesses high artistic value;
4. The historic resource represents a significant and distinguishable entity whose components may lack individual distinction;
5. The historic resource represents an established and familiar visual feature of the neighborhood, community, or County, due to its singular physical characteristics, landscape or historical event.

6. The historic resource is the only example ever existing or remaining of a particular period, style, and material or construction technique.

Staff Analysis and Recommendation:

The applicant provided the MIHP documentation and references that highlight their justification and eligibility of the site for the HP Overlay. The existing documentation supports the resources on the property having significant character in the development and heritage of the County. The documentation also indicates that this property retains distinctive characteristics of local architecture for its stone construction. It is one of a few remaining examples of stone architecture within the County's existing resources.

The property and structures meet several of the criteria specified in the Zoning Ordinance for the establishment of the HP Overlay including those in bold/underline below:

(a) If the Historic Resource meets any of the criteria noted below or if it is listed in either the **Maryland Historical Trust's Inventory of Historic Sites** or the National Register of Historic Places, it may be classified as an historic structure, site or district.

(b) Historical and Cultural Significance

1. The historic resource should have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation;

2. The historic resource could be the site of a significant historic event;

3. The historic resource should be identified with a person or a group of persons who influenced society; or

4. The historic resource exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities.

(c) Architectural and Design Significance

1. The historic resource embodies the distinctive characteristics of a type, period, or method of construction or architecture;

2. The historic resource represents the work of a master artisan, architect or builder;

3. The historic resource possesses high artistic value;

4. The historic resource represents a significant and distinguishable entity whose components may lack individual distinction;

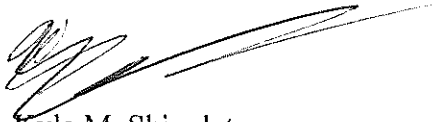
5. The historic resource represents an established and familiar visual feature of the neighborhood, community, or County, due to its singular physical characteristics, landscape or historical event.

6. The historic resource is the only example ever existing or remaining of a particular period, style, and material or construction technique.

It should also be noted, that the Historic Preservation Overlay zoning designation will support the retention, to the extent practicable, of the buildings distinctive characteristics that might otherwise be required to be removed, upgraded, or altered to comply with building code or Floodplain Ordinance requirements.

Based on the information presented and analysis prior to any input from a public meeting or hearing, the Planning staff recommends approval of the application to apply the Historic Preservation Overlay zone as requested.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kyla M. Shingleton', with a long, sweeping horizontal line extending to the right.

Kyla M. Shingleton
Comprehensive Planner