

FOR PLANNING COMMISSION USE ONLY
Rezoning No. BZ-23-007
Date Filed: 9-17-23

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT APPLICATION

Jeffrey P. Unsworth
Laura J. Lane-Unsworth

Applicant

13215 Smithsburg Pike
Smithsburg, MD. 21783

Address

Jeffrey P. Unsworth
Laura J. Lane-Unsworth

Primary Contact

9701 Larkspur Lane
Hagerstown, MD., 21740

Address

☐ Property Owner ☒ Contract Purchaser
☐ Attorney ☐ Consultant
☐ Other: _____

Jeff - 301-730-6342 Laura - 301-730-6343

Phone Number

jeff@bravehearttriding.org
Laura@bravehearttriding.org

E-mail Address

Property Location: 13215 Smithsburg Pike, Smithsburg MD., 21783

Tax ID 07006748

Tax Map: 0040 Grid: 0001 Parcel No.: 0203 Acreage: 25.52

Current Zoning: A(R) Requested Zoning: HP

Reason for the Request: ☐ Change in the character of the neighborhood
 ☐ Mistake in original zoning

PLEASE NOTE: A Justification Statement is required for either reason.

Jeffrey P. Unsworth
Applicant's Signature

Subscribed and sworn before me this 17th day of Sept., 2023

My commission expires on 4-25-11 Debra Sue Eckard
Notary Public

FOR PLANNING COMMISSION USE ONLY

- | | |
|---|---|
| <input type="checkbox"/> Application Form | <input type="checkbox"/> Names and Addresses of all Adjoining & Confronting Property Owners |
| <input type="checkbox"/> Fee Worksheet | <input type="checkbox"/> Vicinity Map |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Justification Statement |
| <input type="checkbox"/> Ownership Verification | <input type="checkbox"/> 30 copies of complete Application Package |
| <input type="checkbox"/> Boundary Plat (Including Metes & Bounds) | |



WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT

REQUIRED APPLICATION MATERIALS CHECKLIST

All materials must be clearly labeled
(Original plus 30 copies of all materials are required)

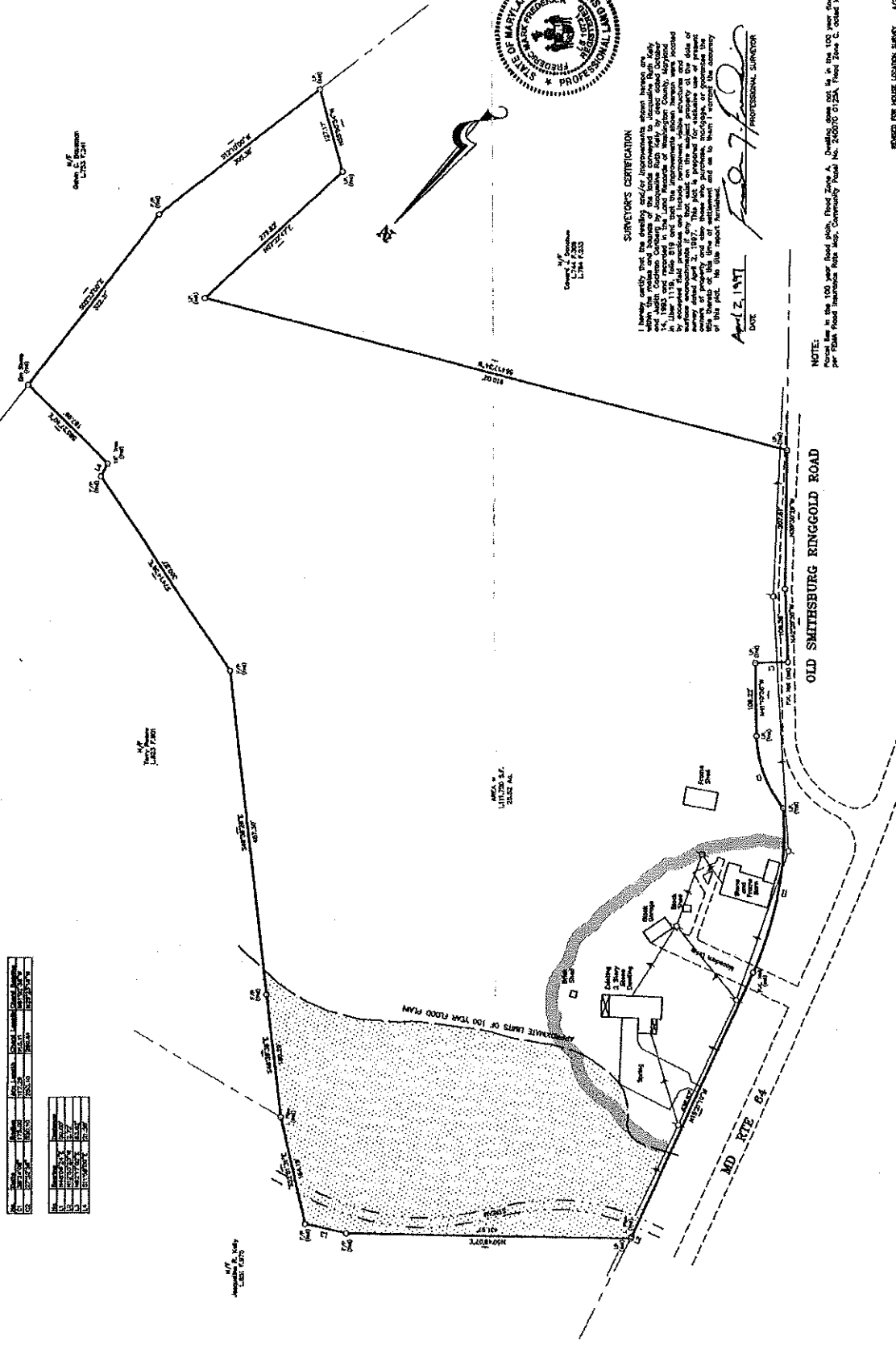
- | | |
|-----|--|
| X | 1. <u>Application Form</u> : A completed and signed application form. |
| N/A | 2. <u>Fee Worksheet and Application Fee</u> : A completed Fee Worksheet and the Application Fee must be submitted at the time application is made. Checks must be made payable to the "Washington County Treasurer". |
| X | 3. <u>Ownership Verification</u> : Proof of ownership interest in the subject property, including a copy of the current deed to the property; OR, if the application is made by a contract purchaser, a copy of the fully-executed Contract of Sale. |
| X | 4. <u>Boundary Plat</u> : A boundary description, including metes and bounds, prepared and sealed by a land surveyor registered in the State of Maryland. |
| X | 5. <u>List of the Names and Addresses for all Adjoining and Confronting Property Owners</u> : A list of the names and addresses, obtained from the latest property tax assessment record, of owners of adjoining or confronting properties, improved or unimproved, including properties separated by streets, railroads, or other rights-of-ways. (Must have house numbers or P.O. box numbers.) |
| X | 6. <u>Vicinity Map</u> : An 8 ½" x 11" page size map showing the zoning of all property within 1,000 feet of the site. |
| X | 7. <u>Justification Statement</u> : A written explanation of the reasons why the map amendment is being sought, setting forth in sufficient detail to properly advise County officials as to the justifications for the rezoning change. Applications for floating zones shall include such information as required by the respective Articles of the Ordinance. Other applications must address the following information: <ul style="list-style-type: none">a. A statement as to whether or not there is evidence of mistake in the current zoning, and, if so, the nature of the mistake and the facts to support the allegation.b. A statement as to whether or not there is evidence of a substantial change to the character of the neighborhood subsequent to the most recent comprehensive rezoning including the nature of the change, all facts to support the allegations, and a description of the neighborhood. |

OTHER REQUIRED APPLICATION MATERIALS

A written analysis considering each of the factors set forth in Section 27.3.

- _____ 1. The report and recommendations of the Planning and Zoning Commission.
- _____ 2. Population change of the area of the proposed change.
- _____ 3. Availability of public facilities.
- _____ 4. Present and future transportation patterns in the area.
- _____ 5. 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.
- _____ 6. The relationship of the proposed change to the Adopted Plan for the County. development analysis Plan Map and Policies.
- _____ 7. Whether there was a substantial change in the character of the neighborhood where the property is located.
- _____ 8. Whether there was a mistake in the existing zoning classification.
- _____ 9. Whether there has been a convincing demonstration that the proposed rezoning would be appropriate and logical for the subject property
- _____ 10. Any other material facts that support the amendment.

NO.	DESCRIPTION	DATE	BY
1	Survey of property	10/2/97	D. Forcino
2	Survey of property	10/2/97	D. Forcino
3	Survey of property	10/2/97	D. Forcino
4	Survey of property	10/2/97	D. Forcino
5	Survey of property	10/2/97	D. Forcino
6	Survey of property	10/2/97	D. Forcino
7	Survey of property	10/2/97	D. Forcino
8	Survey of property	10/2/97	D. Forcino
9	Survey of property	10/2/97	D. Forcino
10	Survey of property	10/2/97	D. Forcino

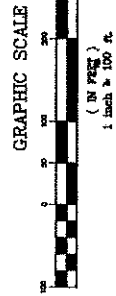


SURVEYOR'S CERTIFICATION

I hereby certify that the quality and/or instruments used herein are in accordance with the requirements of the Maryland Professional Surveyor Act, Chapter 29, Subchapter 1, of the Code of Maryland Regulations, 17.02.01, and that the survey was conducted in accordance with the standards and practices of the profession of surveying in Maryland. This survey was conducted on April 2, 1997, and the results are shown on this map. The map is prepared for the use of the property owner and is not to be used for any other purpose without the written consent of the surveyor. The survey was conducted in accordance with the standards and practices of the profession of surveying in Maryland.

David Forcino
Professional Surveyor
April 2, 1997

NOTE:
Normal line in the 100 year flood plain, Flood Zone A. Shading does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Flood No. 2005010125A, Flood Zone C, Coastal May 1, 1976.



FILE NO. 40-2-303		REVISION 1
DRAWING NUMBER 1 OF 1		DATE 10/2/97
PROJECT NO.	DATE	BY
100-100-100	10/2/97	D. Forcino
10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225		

Property Line and House Location Survey
FOR
DAVID FORCINO
Situated along the northeast side of
Md. Rte 64 & Old Smithsburg Ringgold Road
WASHINGTON COUNTY, MARYLAND

7. Justification statement extracted from Maryland Historical Trust Architectural Survey file (WA-IV-029 "Stone Field") completed by Paula Stoner in July 1978 and last updated in March 2004.

This farmhouse is a multi-part stone dwelling, the largest section of which has a date stone in its west end wall marked 1810. The stone is a semi-circular tablet lined with a finely cut atone arch. This part of the house faces south.

Extending to the north from the main section is a one and a half story three bay stone cabin built directly over a large spring which emerges into a pond behind the house. This structure predates the main section and was probably built during the late 18th century and known traditionally as "Peter Mong's Cabin".

Extending to the east of the main section is a long, one and a half-story five bay wing which, itself, was built in two parts. These may date from two separate times after the 1810 main section.

The 18th century section of the house features batten doors with long strap hinges. The 1810 main section also has doors hung on long strap hinges. An upstairs mantel shows the Federal period influence with stop-flutes in a swag design and reeded pilasters. The main stair is located in the southeast corner of the 1810 house and is built along the front wall across the first story window. This type of stair construction has been found in a number of Ca. 1800 house in the northeastern part of the County. Most windows have nine over six pane sashes.

South of the house sits a large atone bank barn with a date tablet similar to that on the 1810 section. It would appear to be contemporary with that part of the house.

This farmstead is an important example of vernacular stone construction and also shows the preference among early builders to put their dwellings over a spring of water. The architectural history of this house is complex but illustrates of traditional building in the area. Apparently, it was a homestead of the Mong family who were of German descent and who came to the area from Pennsylvania.



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

September 2023

Case #: RZ-23-007

Application for Map Amendment Staff Report and Analysis

Property Owner(s)	:	David Forcino
Applicant(s)	:	Jeffrey Unsworth
Location	:	13215 Smithsburg Pike, Smithsburg
Election District	:	#7 - Smithsburg
Comprehensive Plan Designation	:	Agriculture
Zoning Map	:	40
Parcel(s)	:	P. 203
Acreage	:	25.5 acres
Existing Zoning	:	Agricultural Rural (AR)
Requested Zoning:		Agricultural Rural (AR) with Historic Preservation (HP) Overlay
Date of Meeting	:	October 2, 2023

Location and Physical Features

This parcel is located approximately .4 miles south of the intersection of Rowe Road and Smithsburg Pike (State Route 64) on the East side of Smithsburg Pike. The property is .15 miles north of the Smithsburg Town Growth Area. The property contains a multi-part farm complex that includes a stone dwelling, stone bank barn and brick smokehouse.

The dwelling's main portion is 2-story stone construction with a date stone of 1810 in the west end wall. Extending to the north of the main portion, is a 1 ½-story three bay stone cabin built over a large spring. This spring emerges into a large stone walled pond behind the house. According to the Maryland Inventory of Historic Properties (MIHP) documentation, it is estimated this northern portion was built in the late 18th century and was traditionally known or associated with "Peter Mong's Cabin".

There is also a stone portion extending east of the main portion that is 1 ½-story five bay wing that was built in 2 stages. The MIHP for this property estimates these additions were built after the 1810 main section. The dwelling also retains nine over six wood window sashes through the majority. There is one 30 pane window on the rear of the main portion of the stone dwelling. The property has had some alteration over time in roofing, chimneys, and porches, however, the majority of the dwellings stone work and its openings remain intact. The interior while also seeing

September 2023

some alteration over time retains batten doors with long strap hinges in several sections of the dwelling. The interior configuration of the front stairway built across the first story window is, according to the MIHP, a common construction found in Ca. 1800 houses in northeastern parts of the County.

The stone bank barn has had some alteration to the cantilevered portion over time, but the stone portion remains intact. The brick smokehouse is a small square construction with pyramidal roof.

Some modern buildings have been added to the site over time including a 4-bay concrete block garage and other buildings associated with the property's agricultural operations. The proposed boundary of the rezoning does include some modern structures to ensure the full farmstead is encapsulated but the inclusion of these buildings was minimized to the extent practicable.

The structure being constructed over a spring adjacent to Tictum Run means there are environmental factors to the property. A portion of the property, including the home, is located in FEMA Flood Zone A FIRM Panel No. 24043C0165D, Effective Date August 14, 2017. Areas to the north, including the stone wall pond and the area which slopes gently down toward Tictum Run are identified as wetland on State or Federal inventories. The property is also within an area known to have State Listed Sensitive Species.

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 and the uses thereon appear to exist cohesively with adjoining properties and the area in general. The house and its related agricultural buildings and land use have existed in the area since the 18th century. Surrounding development is predominantly agricultural with a scattering of newer residential development. The subject parcel was originally part of a larger 200 +/- acre piece until the mid-20th century where it slowly decreased in size due to out-conveyances. The property has long been split by/bordering what is now MD64/Smithsburg Pike.

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 owner 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 insure 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 structures identified on the Maryland Inventory of Historic Properties (MIHP) for Washington County as site WA-IV-029 and referred to as “Stone Field”. Both the 1877 An Illustrated Atlas of Washington County and the 1859 Taggart Map Exhibiting the Farms, Election Districts of Washington County, MD refer to the property’s association to the Rohrer family who owned the property for 100+ years. The MIHP also references “Peter Mong’s Cabin” who owned the property prior to the Rohrer’s who purchased it from Mong in the 1827. When State Highway MD64 was widened, a project plat (attached to this report, #18551) does show a log and clapboard building directly across the road to the west, similar to the 1877 map configuration of buildings. It’s possible this structure, no longer existing nor part of this property today, is the “Cabin” referenced colloquially. The MIHP places significance of the property in its architecture and its association with agriculture, significant themes in Washington County’s heritage. The survey form and map excerpts are attached to this report as part of the application materials.

Within an approximate 1-mile radius, there are more than 20 other sites identified in the MIHP including:

Site	Century	Category	Common Name
IV008	19	BUILDING	WELTYS CHURCH OF THE BRETHERN
IV004	19	BUILDING	MONG-LININGER FARM
IV029	18	BUILDING	STONE FIELD

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IV031	19	BUILDING	
IV030	19	BUILDING	
IV032	19	BUILDING	
IV012	19	BUILDING	ST PAULS LUTHERAN CHURCH
IV043	19	BUILDING	WD BROMLEY ORCHARD
IV034	19	BUILDING	
IV052	18	BUILDING	STOUFFER FARM
IV049	20	BUILDING	KRETSINGER FARM
IV045	19	BUILDING	
IV044	19	BUILDING	
IV085	19	BUILDING	
IV064	19	BUILDING	ROWE HOUSE
IV063	19	BUILDING	
IV062	19	BUILDING	GARVERS MILL SITE
IV058	19	BUILDING	
IV041	19	BUILDING	
IV040	19	BUILDING	
IV025	19	BUILDING	
IV024	19	BUILDING	GARDENOUR ORCHARDS, INC.
II1124	0	BUILDING	CHANEYS LOT, CHANEYS LUCK
IV267	20	STRUCTURE	BRIDGE 2601
IV268	0	BUILDING	

It should be noted this rezoning site is the only 18th Century example in the 1-mile radius and one of less than 250 remaining 18th Century sites on the County's MIHP as it currently is documented.

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 site is also identified with both the Rohrer and the Mong families who influenced the County’s development. The Mong family, being of German descent and settling in the County, and

having developed this site originally, means it is an example of the County's historic heritage and its communities. The documentation also indicates that this property retains distinctive characteristics of local architecture for its stone construction and use of environmental features on the property being built over the spring. It is one of a few remaining examples of stone architecture within the County's existing resources.

It is expected that the applicant will provide additional supporting documentation during or following the public hearing as it becomes available.

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.

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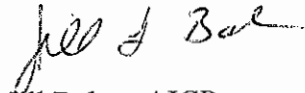
6. The historic resource is the only example ever existing or remaining of a particular period, style, and material or construction technique.

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.

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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 "Jill Baker".

Jill Baker, AICP

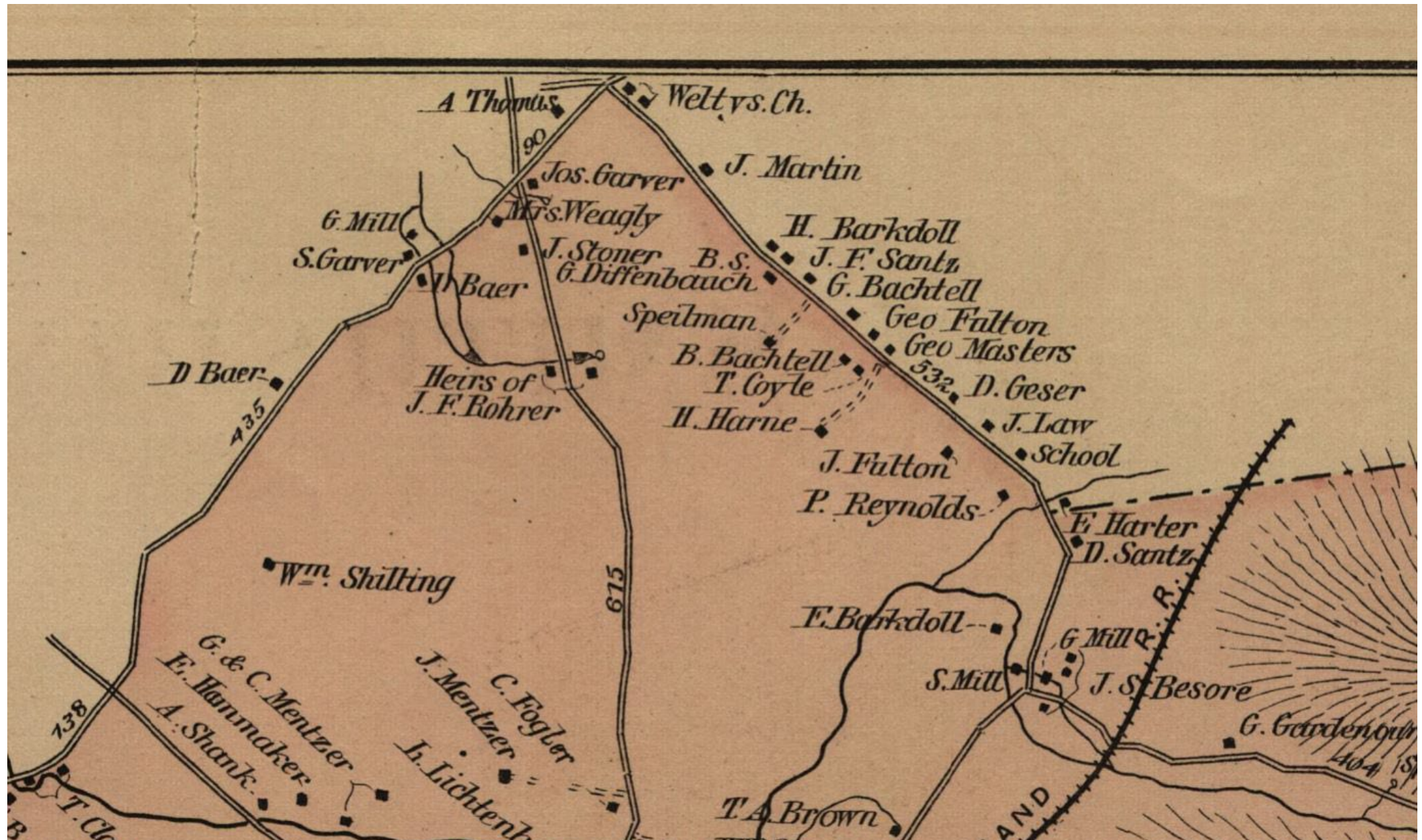
Director

Attachments:

1. 1877 An Illustrated Atlas of Washington County (excerpt)
2. 1859 Taggart Map Exhibiting the Farms, Election Districts of Washington County, MD (excerpt)
3. Staff Deed Chain
4. MIHP WA-IV-029
5. 2019 Aerial Image with HP Overlay detail
6. MD 64 Widening Plat 18551
7. Property Pictures



1859 Taggart Map Exhibiting the Farms, Election Districts Washington County, Excerpted, with Rohrer highlighted



1877 An Illustrated Atlas of Washington County, Excerpted

Deed Chain – Existing Piece (from 2 sources)

From	To	Reference	Year	Notes
Jacqueline Ruth Kelly & Judith Cochran Carlberg	David Forcino	1329/729	1997	25.5 acres
Jacqueline Ruth Kelly	Jacqueline Ruth Kelly & Judith Carlberg	1119/819	1993	25.5 acres
Joanne Burch Senall	Jacqueline Ruth Kelly	869/51	1988	
Elwood and Joanne Hauver	Joanne Burch Senall	784/236	1985	
Elvin & Winnie Gelvin	Elwood and Joanne Hauver	381/24	1962	32.4 acres p/o 2 pieces (Gelvins owned it during widening of Smithburg Pike)

Deed Chain – Gelvin 1 – only a small portion on e/s of property

From	To	Reference	Year	Notes
Roy C. Smith	Elvin and Winnie Gelvin	320/595	1957	(this piece is only a small portion of the property on the E/S)
Nick Dattalio	Roy Smith	232/571	1945	
Peter McNeal	Nick Dattalio	182/428	1929	
Millard Sowers	Peter McNeal	180/303	1928	
Herbert and Bertha Sowers	Millard Sowers	177/481	1927	
Earl Whitmore	Herbert and Bertha Sowers	173/83	1925	
Lancelot Jacques Sr. and Alice B	E. Earl Whitmore	162/263	1922	
Josiah J. Brown	Lancelot Jacques	160/127	1921	
Calvin Spielman and Alice B	Josiah Brown	94/74	1889	67 acres
Rudolph Spielman	Alice B. and Calvin	86/87	1884	
Samual Welty (Sarah and Jacob Good)	Rudolph Spielman	75/573	1877	
E. Tracy Bishop and Mary L. Bishop	Samuel Welty	LBN2/575	1868	
Michael Grose	E. T. Bishop	LBN2/546	1868	
David Fessler	Michael Grose	W/611	1811	"Not at Home"
Joseph Latshaw	David Fessler	S/952	1807	
John Funk	Joseph Latshaw	P/78	1803	
Jacob Shank	John Funk	H/612	1794	
Jacob Thomas	Jacob Shank	F/24	1788	
??	Jacob Thomas	?		

Deed Chain – Gelvin 2 – main portion of the existing

From	To	Reference	Date	Notes
Ralph O. Blickenstaff and Hattie	Elvin and Winnie Gelvin	261/168	1951	"Rohrer Farm", 185.5 acres (minus 12.75 acres outconveyance)
Robert H. and Edna P. McCauley	Ralph and Hattie Blickenstaff	227/675	1944	
Edith H.I. Rohrer (executrix for Aaron and Mary Rohrer)	Robert and Edna McCauley	199/398	1935	185.5 acres
John T. Kinsey		130/764	1918	easement for the natural flow of water rights at the property owned by Rohrer
John H. Rohrer and Kate M. Rohrer (wf)	Aaron F. Rohrer	147/422	1915	this gives John and Kate's interest in the 208 and 8 acre piece soley over to Aaron F. Rohrer
Emma Boteler and George Boteler	John H. Rohrer, Aaron F. Rohrer, and Mary H. Rohrer	93/336	1889	208 acres 23 perches continguous with "The Delight"/"Resurvey on Dry Bottom"/"Whitemans Prospect"/"Keysers Inheritance"/"Wilks and Liberty Resurveyed"
Joseph E. Rohrer and Sadie Rohrer(father to Aaron and Mary), Samuel B. Rinehart and Elizabeth Rinehart, Susanna P. Newcomer, Elizabeth G. Rohrer (widow of Joseph), Daniel P. Saylor and Sarah Saylor	John H. Rohrer, Aaron f. Rohrer, Emma M. Rohrer (Boteler) and Mary H. Rohrer	83/399	1883	208 acres and 23 perches "The Delight"/"Resurvey on Dry Bottom"/"Whitemans Prospect"/"Keysers Inheritance"/"Wilks and Liberty Resurveyed"
Daniel Bear, Committee (Baer)		84/391	1883	8 acres; think this is just the confirmatory deed on behalf of one of the Bears who was incapacitated
Daniel Bear and wf. And Christian Bear (Baer)		84/394	1883	8 acres piece
Daniel Bear and wf. And Christian Bear (Baer)	heirs of Joseph E. Rohrer incl Elizabeth Rohrer (Joesephs widow), Sarah Saylor, John H. Rohrer, Emma Rohrer, Joseph E. Roher, Mary Rohrer, Aaron F. Rohrer	75/298	1877	3 acres 1 rood 23 perches w/improvements

Deed Chain – Rohrers and Mongs

From	To	Reference	Date	Note
Peter Mong	Elizabeth Rohrer	II/355	1827	120
Jacob Mong (Catherine)	Peter Mong	AA/414	1814	25.5 acres (p/o the delight)??Not sure if this is part of the other at this time
Catharine Mong	Peter Mong	Z/204	1814	another 20 acres p/o Wilks Liberty again not sure if this is part with house
Devalt Mong	Peter Mong	W/506	1811	20 acres, with houses, buildings, water, water courses, profits and commodities; undivided Eighth part of a tract or parcel of land p/o Wilks and Liberty
George Fishack	Peter Mong	W/760	1811	40 acres of Whiteman's Prospect
Jacob Harbaugh	Catherine Mong	S/787	1807	20 acres p/o Wilks and Liberty, this is Jacob Harbaugh and Wife Mary (Mong) giving interest to Catherine
Peter/Jacob Mong	Peter/Jacob Mong	S/548	1807	Agreement of first refusal of sale of "The Delight"
Peter Mong	Jacob Mong	S/619	1807	Interest in the Delight
Godfried Mong	Peter Mong	R/89	1805	Wilks and Libery
Godfried Mong	Peter Mong	r/87	1805	p/o Delight interest 431/4 acres
Godfried Mong	Peter Mong	r/83	1805	45 acres mentions Tictum Run and called "Stoney Valley"

WA-IV-029

Stone Field

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.

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Last Updated: 03-12-2004

MARYLAND HISTORICAL TRUST

WA-IV-029
District 7
Map 40
Parcel 203
MAGI # 2213665235

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

"Stone Field"

2 LOCATION

STREET & NUMBER

Route # 64 near Welty Church Road

CITY, TOWN

☒ VICINITY OF Smithsburg

CONGRESSIONAL DISTRICT

6

STATE

Maryland

COUNTY

Washington

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☐ YES RESTRICTED
☐ YES UNRESTRICTED
☒ NO

PRESENT USE

☒ AGRICULTURE ☐ MUSEUM
☐ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☐ OTHER

4 OWNER OF PROPERTY

NAME

Mr. and Mrs. Elwood Hauver

Telephone #:

STREET & NUMBER

Route # 3, Box 39

CITY, TOWN

Smithsburg

VICINITY OF

STATE, zip code

Maryland 21713

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC. Washington County Court House

STREET & NUMBER

West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland 21740

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

WK-IV-029

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED $\leq 50\%$

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This farmhouse is a multi-part stone dwelling, the largest section of which has a date stone in its west end wall marked 1810. The stone is a semi circular tablet lined with a finely cut stone arch. This part of the house faces south.

Extending to the north from the main section is a one and a half story three bay stone cabin built directly over a large spring which emerges into a pond behind the house. This structure predates the main section probably was built during the late 18th century and is known traditionally as "Peter Mong's Cabin".

Extending to the east of the main section is a long, one and a half story five bay wing which, itself, was built in two parts. These may date from two separate times from after the 1810 main section.

The 18th century section of the house features batten doors with long strap hinges.

The 1810 main section also has doors hung on long strap hinges. An upstairs mantel shows the Federal period influence with stop-flutes in a swag design and reeded pilasters. The main stair is located in the southeast corner of the 1810 house and is built along the front wall across the first story window. This type of stair construction has been found in a number of Ca. 1800 houses in the northeastern part of the County.

Most windows have nine over six pane sashes.

South of the house is a large stone bank barn with a date tablet similar to that on the 1810 section. It would appear to be contemporary with that part of the house.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES **1810 (Main Section)** BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This farmstead is an important example of vernacular stone construction and also shows the preference among early builders to put their dwellings over a spring of water. The architectural history of this house is complex but illustrative of traditional building in the area. Apparently it was a homestead of the Mong family were of German descent and who came to the area from Pennsylvania.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCESPotomac Valley Architect., May/June 1968.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 26.75 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Paula Stoner, Architectural Historian

ORGANIZATION

Preservation Associates

DATE

July 1978

STREET & NUMBER

109 West Main Street, Box 202

TELEPHONE

301-432-5466

CITY OR TOWN

Sharpsburg

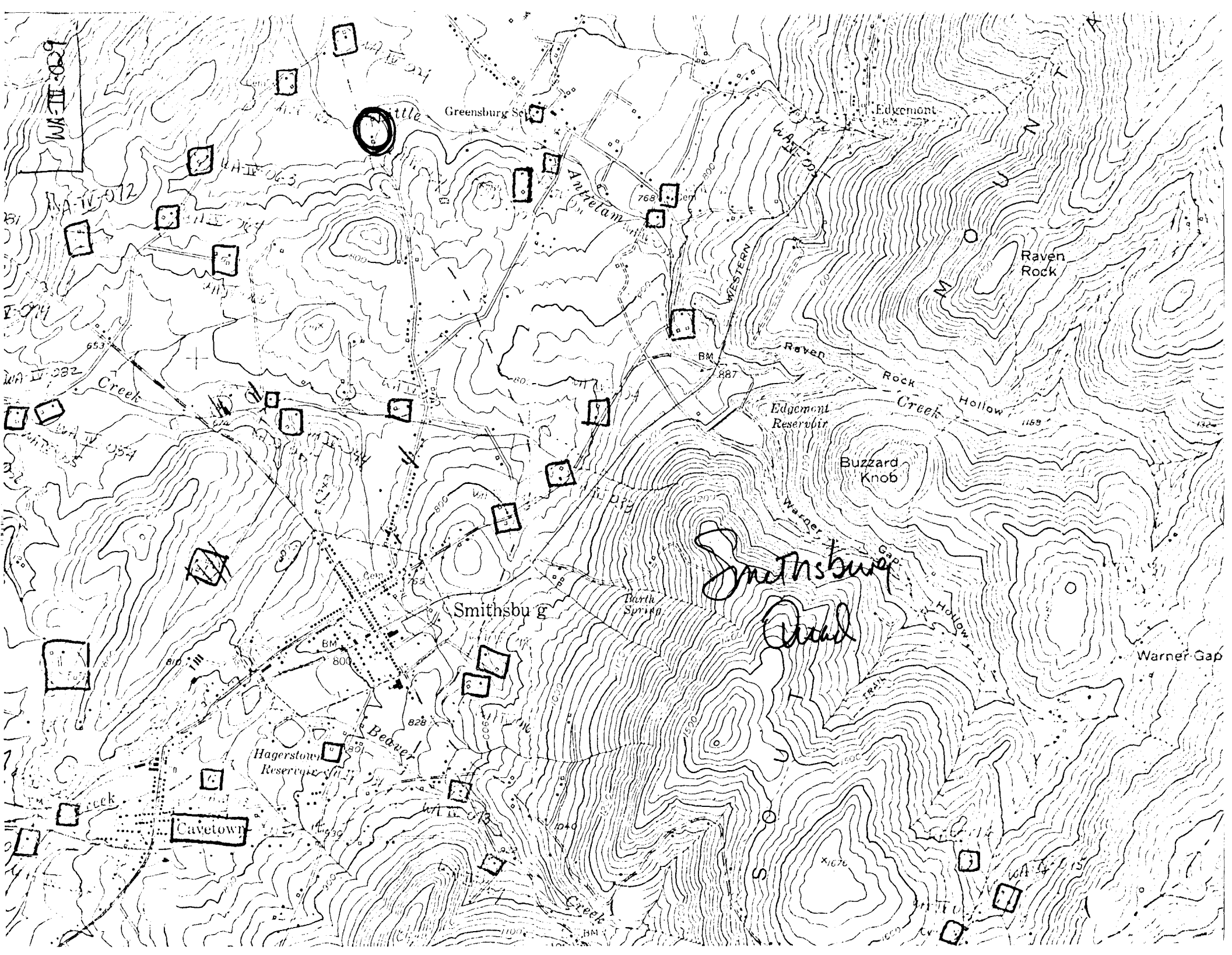
STATE

Maryland 21782

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438





WA-IV-029

S.W.

Nov. 1976

"Stone Field"

**Rt. 64 near Welty Church Road
Smithsburg Vicinity**

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-TV-029

N.E.

Nov. 1976

"Stone Field"

Rt. 64 near Welty Church Road
Smithsburg

PAID BY CHECK NO. 111

UNIVERSITY OF WASHINGTON

HISTORICAL SOCIETY



WA-IV-029

S.E.

Nov. 1976

"Stone Field"

**Rt. 64 near Welty Church Road
Smithsburg Vicinity**

PAUL STONER

CONSULTANT

HISTORICAL



WA-TV-029

N.W.

Nov. 1976

"Stone Field"

**Rt. 64 near Welty Church Road
Smithsburg**

PAULA STONER DICKEY
CONSULTANT WASHINGTON, DC
HISTORICAL SITES SURVEY



"Stone Field"

WA-IV-029

N.W.

Nov. 1976

**Rt. 64 near Welty Church Road
Smithsburg Vicinity**

PAUL HUNTER BERRY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-TV - 029

N.

Nov. 1976

"Stone Field"

Rt. 64 near Welty Church Road
Smithsburg Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



"Stone Field"

WA-TV. 029

Rt. 64 near Welty Church Road
Smithsburg Vicinity

Barn. N.E.

Nov. 1976

PAULA STONER DICKEY
CONSULTANT WASHINGTON CO
HISTORICAL SITES SURVEY



WA-IV-029

Smokehouse N.W.

Nov. 1976

"Stone Field"

Rt. 64 near Welty Church Road
Smithsburg Vicinity


PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY

13215 Smithsburg Pike



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 Parcels
 RZ-23-007
 Roads

100

Feet
1 inch equals 100 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 Taxations 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.



9-222-5-9

SENT TO RECORD OFFICE





Bank Barn, facing west



Bank Barn, facing west, windows and venting with metal straps



Bank Barn, facing north west, southeast corner



Bank Barn, facing north, entrance



Bank Barn, facing east, Old Smithsburg Pike side



Bank Barn, facing east, Old Smithsburg Pike side, ruin adjacent to barn, unknown use



Bank Barn, facing southeast, showing opening between barn and ruin, metal windows in barn



Bank Barn, facing west, toward Old Smithsburg Pike, showing tie in from ruin to bank barn and opening into the bank barn on its southside



Bank Barn, interior, east wall, venting and timbers with opening



Bank Barn, interior, roof, trusses



Bank Barn, interior, west wall, vinyl exterior covering intact wood siding



Bank Barn, interior of doors on the southside, (bank access) of barn



Dwelling, facing north



Dwelling, facing north, wood window detail and front door



Dwelling, facing east, note inset with date 1810



Dwelling, to rear, facing east



Dwelling, to rear, facing south, end wall



Dwelling, to rear, facing south



Dwelling, to rear, facing southwest, kitchen 30 pane



Dwelling, facing north



Dwelling, facing north, door and masonry detail



Smokehouse, facing north, pyramidal roof wood shingle and entrance



Smokehouse, facing south, rear and west side of structure



Smokehouse, facing north, brickwork detail to left side of entrance door



Smokehouse, interior



Walled Pond, facing west toward
Smithsburg Pike



Walled Pond, facing west toward
Smithsburg Pike



Walled Pond, facing west, steps on north east side



Walled Pond, facing north east, steps and collapsed portion



Walled Pond, facing southeast, showing spring under structure and pipe previously used by Town of Smithsburg