



FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION ZONING
ORDINANCE MAP AMENDMENT APPLICATION

Washington County Department of Planning and Zoning

Applicant

20245 Mount Aetna Road, Hagerstown, MD 21742

Address

Meghan Jenkins

Primary Contact

747 Northern Avenue, Hagerstown, MD 21742

Address

☒ Property Owner

☐ Contract Purchaser

☐ Attorney

☐ Consultant

☐ Other: _____

240-313-2439

Phone Number

mjenkins@washco-md.net

E-mail Address

Property Location: 20245 Mount Aetna Road, Hagerstown, MD 21742

Tax Map: 50 Grid: 22 Parcel No.: 4 Acreage: 244.7532

Tax Account ID: 10-031788

Current Zoning: RT- Residential, Transition Requested Zoning: HP Overlay with RT

Reason for the Request:

☐ Change in the character of the neighborhood

☐ Mistake in original zoning

☒ Floating or overlay zoning district

AMANDA HART BROOKS
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES OCTOBER 6, 2027

Applicant's Signature

Subscribed and sworn before me this 14 day of July, 2026.

My commission expires on 10/6/2027

Notary Public

FOR PLANNING COMMISSION USE ONLY

☒ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Ownership Verification or
Owner's Affidavit

☒ Boundary Plat (Including Metes &
Bounds)

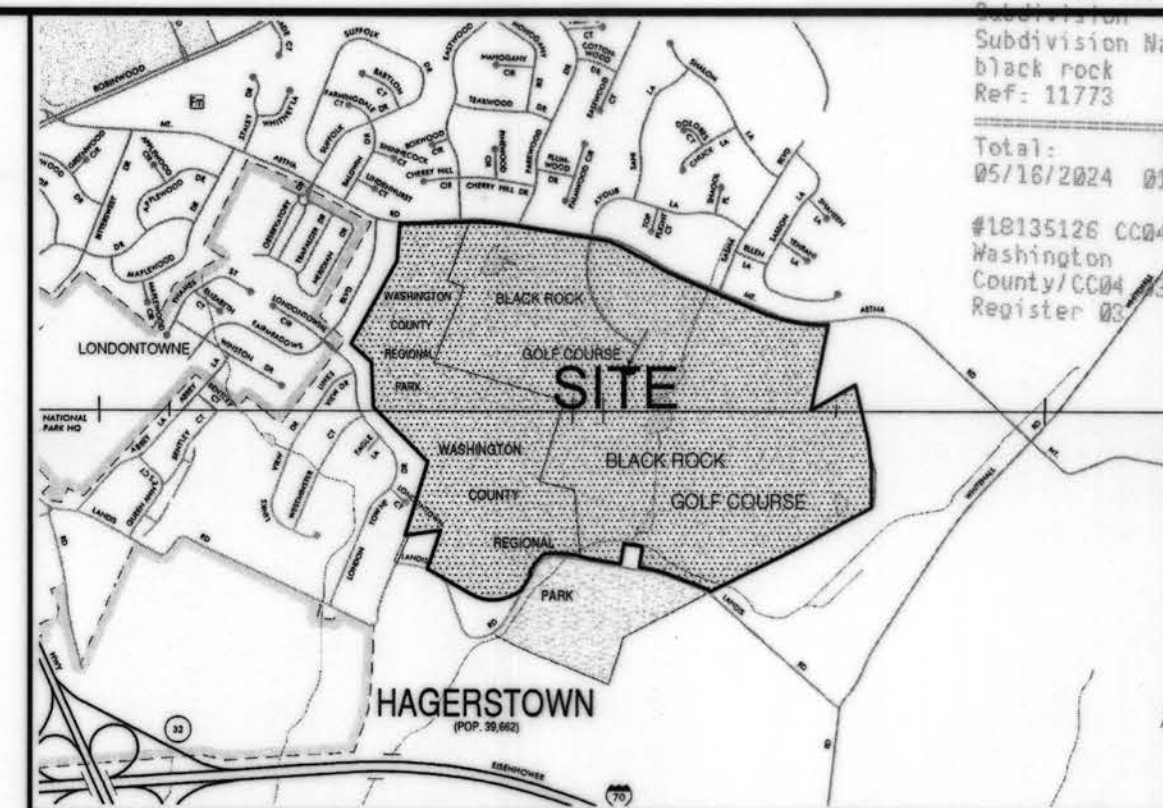
☒ Vicinity Map

☒ Justification Statement

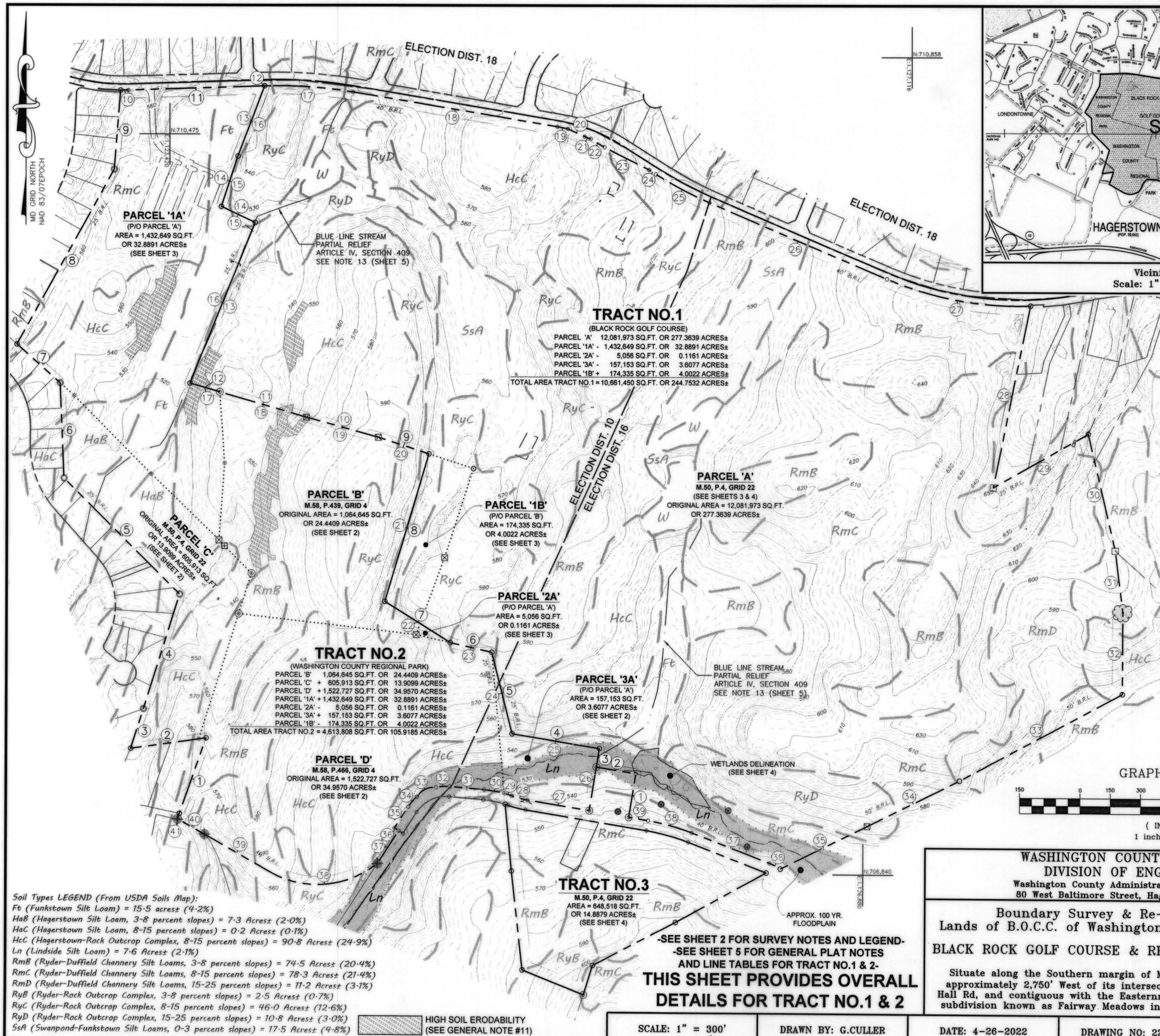
☐ 2 hard copies and 1 digital copy of
complete Application Package



LR - Plat Fee - 5.00
Subdivision Name: black rock
Ref: 11773
Total: 05/16/2024 01 45 25.00
#18135126 CC04 03 - CC21-R2
Washington County/CC04 03 -
Register 00



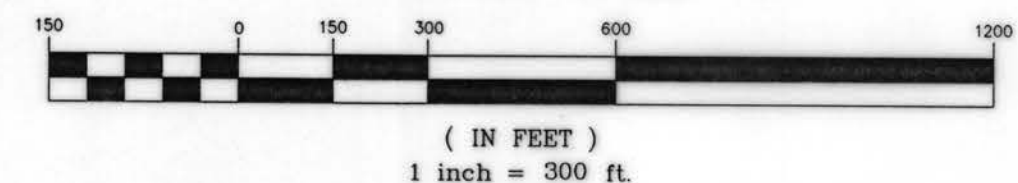
Vicinity Map
Scale: 1" = 2000' ±



PLAT NO. 11773
DATE: 5/16/24
WASHINGTON COUNTY

OWNER:
B.O.C.C. OF WASHINGTON COUNTY, MD
100 W WASHINGTON STREET
HAGERSTOWN, MD 21740

GRAPHIC SCALE



Soil Types LEGEND (From USDA Soils Map):
Ft (Funkstown Silt Loam) = 15.5 Acres± (4.2%)
HaB (Hagerstown Silt Loam, 3-8 percent slopes) = 7.3 Acres± (2.0%)
HaC (Hagerstown Silt Loam, 8-15 percent slopes) = 0.2 Acres± (0.1%)
HcC (Hagerstown-Rock Outcrop Complex, 8-15 percent slopes) = 90.8 Acres± (24.9%)
Ln (Lindside Silt Loam) = 7.6 Acres± (2.1%)
RmB (Ryder-Duffield Channery Silt Loams, 3-8 percent slopes) = 74.5 Acres± (20.4%)
RmC (Ryder-Duffield Channery Silt Loams, 8-15 percent slopes) = 78.3 Acres± (21.4%)
RmD (Ryder-Duffield Channery Silt Loams, 15-25 percent slopes) = 11.2 Acres± (3.1%)
RyB (Ryder-Rock Outcrop Complex, 3-8 percent slopes) = 2.5 Acres± (0.7%)
RyC (Ryder-Rock Outcrop Complex, 8-15 percent slopes) = 46.0 Acres± (12.6%)
RyD (Ryder-Rock Outcrop Complex, 15-25 percent slopes) = 10.8 Acres± (3.0%)
SsA (Swanpond-Funkstown Silt Loams, 0-3 percent slopes) = 17.5 Acres± (4.8%)

HIGH SOIL ERODABILITY
(SEE GENERAL NOTE #11)

TRACT NO.3
M.50, P.4, GRID 22
AREA = 648,518 SQ.FT.
OR 14.8879 ACRES±
(SEE SHEET 4)

-SEE SHEET 2 FOR SURVEY NOTES AND LEGEND-
-SEE SHEET 5 FOR GENERAL PLAT NOTES
AND LINE TABLES FOR TRACT NO.1 & 2-
**THIS SHEET PROVIDES OVERALL
DETAILS FOR TRACT NO.1 & 2**

SCALE: 1" = 300'

DRAWN BY: G.CULLER

DATE: 4-26-2022

DRAWING NO: 22-074

SHEET NO: 1 OF 5

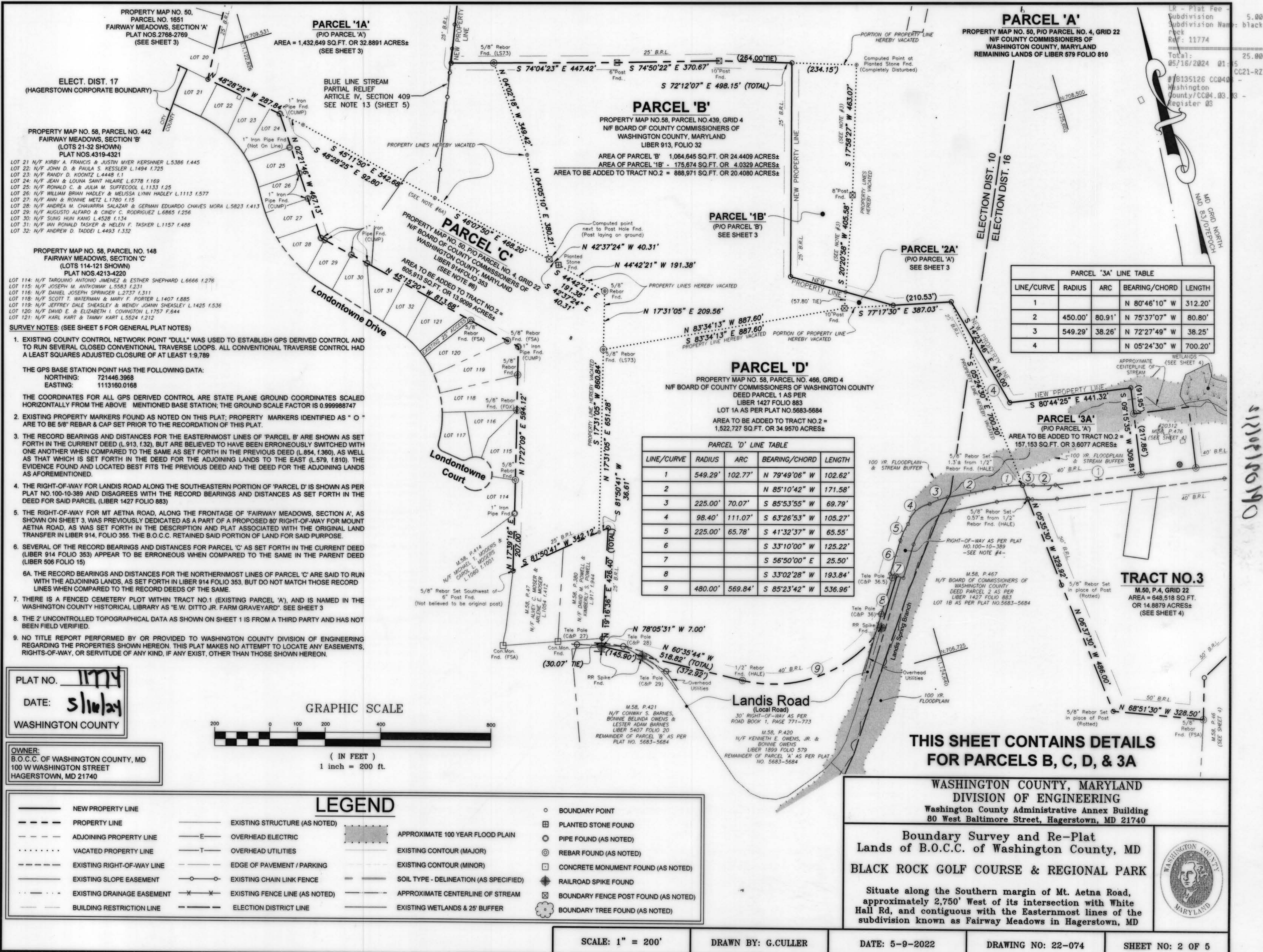
WASHINGTON COUNTY, MARYLAND
DIVISION OF ENGINEERING
Washington County Administrative Annex Building
80 West Baltimore Street, Hagerstown, MD 21740
Boundary Survey & Re-Plat
Lands of B.O.C.C. of Washington County, MD
BLACK ROCK GOLF COURSE & REGIONAL PARK

Situate along the Southern margin of Mt. Aetna Road,
approximately 2,750' West of its intersection with White
Hall Rd. and contiguous with the Easternmost lines of the
subdivision known as Fairway Meadows in Hagerstown, MD



P200521

MSA 11255-9264-1



LR - Plat Fee - 5.00
Subdivision Name: black
Ref: 11774
Total: 25.00
05/16/2024 01:05
#1315126 CC040
Washington
County/CC04.03.13
Register 03

51201106190



20245 Mount Aetna Rezoning



WARNING! : This map was created by the Washington County Planning Department and is intended for the recipients use only. It is not for general distribution to the public, and should not be scaled or copied. 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 hereon are from various public agencies which may have use restrictions or disclaimers.

 HP Overlay Proposed

80
Feet
1 inch equals 80 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.





([images/nr389p.jpg](#)).

Photo credit: Paula Stoner Dickey, 03/1974

Description: The Henry McCauley Farm house is a four-bay, two-story brick dwelling, painted deep red with white and dark green trim. A four bay ell extends to the rear or south of the main section and a small one-story shed-roofed addition is attached to the south gable end. The walls are set on low limestone foundations. The bricks of all elevations are laid in common bond with numerous rows of stretchers between headers. Flat brick arches are present over all windows, including those at attic level. Windows are 6/6 sash, and those of the façade are flanked with paneled shutters at the first story and louvered shutters at the second. Smaller 6/6 pane sashes illuminate the attic. The main entrance is located in the third bay from the east end of the front elevation. The double doors are each decorated with pairs of rounded panels. Flanking the doors are attached columns of the plain Doric order. A transom and sidelights with diamond panes surround the entrance inside paneled jambs and a paneled head. A flat brick arch is present over the doorway. A two-bay entrance porch is supported by heavy Doric columns. An enclosed double porch, included under the main roof span, extends along the east side. Brick chimneys rise from inside each gable end and from the west side of the house between the third and fourth bays from the south end of the ell. The chimneys are large with protruding bricks forming a rim at the top. The roof is covered with sheet metal and is finished with beaded barge boards placed against the end walls. The interior of the front section is divided into four rooms. The northwest room contains only a spiral stair which is open to the attic. The interior woodwork is rather elaborate with doors surrounded by symmetrically placed molded trim with decorated corner blocks. In addition to the house, the property contains a large stone and frame bank barn, with stone end walls and frame side walls. A partially readable date stone set in the barn's north gable is inscribed with the builder's name and date. Only the name McCauley and the year 1833 can be read. Near the house and southeast of the barn is a metal windmill for pumping water.

Henry McCauley Farm

Inventory No.: **WA-II-092**

Other Name(s): **Ditto Farm Regional Park**

Date Listed: **6/29/1976**

Location: **Mount Aetna Road, Hagerstown, Washington County**

Category: **Building**

Period/Date of Construction: **2nd quarter 19th century**

Open National Register Form

[Request Accessible Version](#)

([Accessibility.aspx](#))

Open in Medusa...

Significance: The Henry McCauley Farm is one of the two historic farm complexes in the Ditto Farm Regional Park. Architecturally, the complex of buildings is a significant example of the construction patterns of Washington County and Western Maryland where stone and brick were important building materials. The brick house on Mt. Aetna Road, probably built between 1830 and 1850, is a well preserved example of the area's brick architecture from the mid-19th century. Its elaborate entrance and spiral stair which are unusual for the area, as well as the extensive use of decorative interior woodwork, suggest that this house is one of the county's finer dwellings of the period. The large stone-end bank barn found at the complex is typical of such structures which appear to be indigenous to Southern Pennsylvania and Western Maryland. The complex also includes a brick out kitchen which appears contemporary with the house. A windmill for pumping water is also significant since such structures are becoming rare in the area.

WA-II-092

Henry McCauley Farm (Ditto Farm Regional Park)

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICEWA-II-92
2205512435NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Henry McCauley Farm

AND/OR COMMON

Ditto Farm Regional Park

2 LOCATION

STREET & NUMBER

Mount Aetna Rd, One mile west of Edgewood Drive

NOT FOR PUBLICATION

CITY, TOWN

Hagerstown

☒ VICINITY OF

Sixth

CONGRESSIONAL DISTRICT

STATE

Maryland

CODE

COUNTY

Washington

CODE

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

Board of County Commissioners of Washington County

STREET & NUMBER

Washington County Courthouse

CITY, TOWN

Hagerstown

VICINITY OF

STATE
Maryland**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington County Courthouse

Liber #:

Folio #:

STREET & NUMBER

West Washington Street

CITY, TOWN

Hagerstown

STATE
Maryland**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

DESCRIPTION

WA-II-92

CONDITION

CHECK ONE

CHECK ONE

☐ EXCELLENT

☐ DETERIORATED

☒ UNALTERED

☒ ORIGINAL SITE

☒ GOOD

☐ RUINS

☐ ALTERED

☐ MOVED

DATE _____

☐ FAIR

☐ UNEXPOSED

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The farm is located on the south side of Mt. Aetna Road, about one mile east of its intersection with Edgewood Drive in Washington County, Maryland, in the Ditto Farm Regional Park. It is situated on the side of a hill and faces north or toward Mr. Aetna Road.

The structure is a four bay, two story brick dwelling, painted deep red with white and dark green trim. A four bay ell extends to the rear or south of the main section and a small one story shed roof addition is attached to the south gable end.

The walls are set on low limestone foundations. The bricks of all elevations are laid in common bond with numerous rows of stretchers between headers. Flat brick arches are present over all windows, including those at the attic level.

Windows are located on all sides of the building. They contain six over six pane double hung sashes within narrow wooden frames finished with a bead. Windows of the facade are flanked by paneled shutters at the first story and by louvred shutters at the second floor level. Smaller six over six pane sashes illuminate the attic.

The main entrance is located in the third bay from the east end of the front elevation. The double doors are each decorated with pairs of rounded panels. Flanking the doors are attached columns of the plain doric order. A transom and side lights with diamond panes surround the entrance inside paneled jambs and a paneled head. A flat brick arch is present over the doorway.

A two-bay entrance porch is supported by heavy doric posts or columns. An enclosed double porch, included under the main roof span of the ell extends along the east side.

Brick chimneys rise from inside each gable end and from the west side of the house between the third and fourth bays from the south end of the ell. The chimneys are large with protruding bricks forming a rim at the top.

The roof is covered with sheet metal and is finished with beaded barge boards placed against the end walls.

The interior of the front section is divided into four rooms. The northwest room contains only a spiral stair which is open to the attic. The interior woodwork is rather elaborate with doors surrounded by symmetrically molded trim with decorated corner blocks.

In addition to the house the property contains a large stone and bank barn. The barn is located northwest of the house and is situated with its north gable at the edge of Mr. Aetna Road. Its end walls are constructed of coursed local fieldstone. Vertical slits in the stonework provide ventilation for the interior. A partially readable date stone set in the barn's north gable is inscribed with the builder's name and date. Only the name McCauley and the year 1833 could be read. In the north elevation above the date stone is a round opening surrounded with carefully cut blocks. The side walls are of frame construction above the ground story. The sheathing is

See continuation sheet # 1.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

WA-II-92

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Henry McCauley Farm,
Ditto Farm Regional Park
Washington County, Maryland.

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

Painted red with white trim. The roofing material is corrugated sheet metal.

Near the house and southeast of the barn is a metal windmill for pumping water. A modern dairy barn not included in this nomination is located some distance east of the house.

The structures appear to be in good to excellent condition.

SIGNIFICANCE

WA-II-92

JD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

HISTORIC	__ARCHAEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
100-1499	__ARCHAEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
1600-1699	__ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Henry McCauley Farm is one of the two historic farm complexes in the Ditto Farm Regional Park which will, in addition to recreational activity interpret farming in western Maryland. The Henry McCauley Farm & Ditto Knolls (see separate National Register nomination) will be restored as part of the park. The Henry McCauley Farm is important for its architecture and place in Washington County history.

Architecturally the complex of buildings is a significant example of the construction patterns of Washington County and Western Maryland where stone and brick were important building materials. The brick house on Mt. Aetna Road, probably built between 1830 and 1850, is a well preserved example of the area's brick architecture from the mid 19th century. Its elaborate entrance and spiral stair which are unusual for the area, as well as the extensive use of decorative interior woodwork, suggests that this house is one of Washington County's finer dwellings of the period.

The large stone-end bank barns found at the complex is typical of such structures which appear to be indigenous to Southern Pennsylvania and Western Maryland.

The Mt. Aetna Road complex also includes a brick out kitchen which appears contemporary with the house. The windmill for pumping water is also significant since such structures are becoming rare in the area.

The property along Mt. Aetna Road was known in the past as the "Henry McCauley Farm." It was bequeathed to him by Charles McCauley as evidenced in his will probated March 9, 1830. Charles McCauley acquired the land in 1799, 1801 and 1802 from Alexander Clagett, Jacob Schnebly, and Peter Adams respectively.

The McCauley family were prominent farmers in Washington County.

The lands making up this farm include part of the original grants, "Meshek's Garden," "Resurvey On Old Fox Deceived," and "Cobbler's Hall."

JOR BIBLIOGRAPHICAL REFERENCES

WA-II-92

Washington County Land & Probate Records
 Washington County Courthouse
 Hagerstown, Maryland

10 GEOGRAPHICAL DATA

5

ACREAGE OF NOMINATED PROPERTY

UTM REFERENCES

A 1 8 2 7 1 4 6 0 4 3 8 8 1 4 0
 ZONE EASTING NORTHING
 C

B
 ZONE EASTING NORTHING
 D

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Paula Stoner Dickey, Consultant

ORGANIZATION Washington County Historic Sites Survey DATE April 1974

STREET & NUMBER Court House Annex TELEPHONE 301-791-3065

CITY OR TOWN Hagerstown STATE Maryland

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

MARYLAND HISTORICAL TRUST WORKSHEET

2203325404

Copy II

NOMINATION FORM

WA-II-092

for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME				
COMMON: Ditto Knolls Farm Regional Park				
AND/OR HISTORIC: The Henry McCauley Farm				
2. LOCATION				
STREET AND NUMBER: Mt. Aetna Road, about 1 mile west of Edgewood Drive				
CITY OR TOWN: Hagerstown				
STATE: Maryland		COUNTY: Washington		
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object		☐ Public ☒ Private ☐ Both		☒ Occupied ☐ Unoccupied ☐ Preservation work in progress
		Public Acquisition: ☐ In Process ☐ Being Considered		Yes: ☐ Restricted ☐ Unrestricted ☒ No
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: Edward W. Ditto, Jr., M.D. Board of County Commissioners of Washington County				
STREET AND NUMBER: 1702 Cathedral Avenue Washington County Court House				
CITY OR TOWN: Hagerstown		STATE: Maryland		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Washington County Court House				
STREET AND NUMBER: West Washington Street				
CITY OR TOWN: Hagerstown		STATE: Maryland		
Title Reference of Current Deed (Book & Pg. #): 185/243				
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:		

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

This house is located on the south side of Mt. Aetna Road, about one mile east of its intersection with Edgewood Drive in Washington County, Maryland. It is situated on the side of a hill and faces north or toward Mt. Aetna Road.

The structure is a four-bay, two-story brick dwelling, painted deep red with white and dark green trim. A four-bay el extends to the rear or south of the main section and a small one-story shed roof addition is attached to the south gable end.

The walls are set on low limestone foundations. The bricks of all elevations are laid in common bond with numerous rows of stretchers between headers. Flat brick arches are present over all windows, including those at the attic level.

Windows are located on all sides of the building. They contain six-over-six pane double-hung sashes within narrow wooden frames finished with a bead. Windows of the facade are flanked by paneled shutters at the first story and by louvered shutters at the second floor level. Smaller six-over-six pane sashes illuminate the attic.

The main entrance is located in the third bay from the east end of the front elevation. The double doors are each decorated with pairs of founded panels. Flanking the doors are attached columns of the plain doric order. A transom and side lights with diamond panes surround the entrance inside paneled jambs and a paneled head. A flat brick arch is present over the doorway.

A two-bay entrance porch is supported by heavy doric posts or columns. An enclosed double porch, included under the main roof span of the el extends along the east side.

Brick chimneys rise from inside each gable end and from the west side of the house between the third and fourth bays from the south end of the el. The chimneys are large with protruding bricks forming a rim at the top.

The roof is covered with sheet metal and is finished with beaded barge boards placed against the end walls.

The interior of the front section is divided into four rooms. The northwest room contains only a spiral stair which is open to the attic. The interior woodwork is rather elaborate with doors surrounded by symmetrically molded trim with decorated corner blocks.

In addition to the house the property contains a large stone end bank barn. A family cemetery is also located on the property. Near the house is a windmill for pumping water. The property contains 170 acres.

A partially readable date stone set in the barn's north gable is inscribed with the builder's name and date. Only the name McCauley and the year 1833 could be read.

Standard
is one of

The barn is located northwest of the house and is situated with its north gable at the edge of Mt. Aetna Road. Its end walls are constructed of coursed local fieldstone. Vertical slits in the stonework provide ventilation for the interior. In the north gable end of the structure, above the date stone is a round opening surrounded with carefully cut blocks. The side elevations are frame above the ground story. The sheathing is painted red with white trim. The roofing material is corrugated sheet metal.

SEE INSTRUCTIONS

and sawed
the barn

Standard

in sent in #
Ditto
Finn

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

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

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

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

STATEMENT OF SIGNIFICANCE

The area of significance of this house is its architecture. Probably built between 1830 and 1850 it is a well-preserved example of the area's mid 19th century brick architecture. The main entrance, stair and interior woodwork would suggest that it is one of the area's finer houses of the period.

Since much of its original interior and exterior woodwork remains the house is important as a building which has received only minimal alterations.

The large stone end barn present on the property is worthy of note as an excellent example of such structures which are indigenous to Pennsylvania and Western Maryland.

The windmill for pumping water is also significant since they are becoming rare in the area.

The property was known in the past as the "Henry McCauley Farm." It was bequeathed to him by Charles McCauley as evidenced in his will, probated March 9, 1830. Charles McCauley acquired the land between 1799 and 1801. (See deed listings on attached sheets.)

SEE INSTRUCTIONS

omit interpreting for NR

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land and Probate Records
 Washington County Court House, Hagerstown, Maryland.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	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	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 170 acres

Acreage Justification:

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

STATE:	COUNTY:
STATE:	COUNTY:
STATE:	COUNTY:
STATE:	COUNTY:

11. FORM PREPARED BY

NAME AND TITLE: Paula Stoner Dickey, Consultant	
ORGANIZATION Washington County Historic Sites Survey	DATE April, 1974
STREET AND NUMBER: Court House Annex	
CITY OR TOWN: Hagerstown	STATE Maryland

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

Significance of this property is:

National ☐ State ☐ Local ☐

Signature

SEE INSTRUCTIONS

Deed Records -- WA-II-092 --Ditto Knolls ("Henry McCauley Farm")

Liber 184, Folio 243, March 27, 1930

Grantors: J. Cleveland Grice & Omer T. Kaylor, Trustees

Grantor: Dr. Edward W. Ditto

\$7,990, 170 acres.

The property is described as the "Henry McCauley Farm."

Liber 112, Folio 92, January 23, 1900

Grantor: Charles McCauley & Daniel Gilbert, Trustees

Grantee: Samuel Funk

\$8,700, 170 acres

Conveyed to Henry McCauley in the will of Charles McCauley, probated March 9, 1830 (will book C, Folio 413)

Liber II, Folio 185, January 3, 1827

Grantor: John McCauley, Ross Co., Ohio

Grantee: Samuel McCauley & Charles McCauley

\$16,530, 413-1/4 acres.

This document is for lands described in the following three deeds:

Liber O, Folio 319, April 19, 1802

Grantor: Peter Adams

Grantee: Charles McCauley

58 acres, 500 h. The tract is described as part of the "Resurvey on Mesheck's Garden," beginning 28 perches on 11th line of "Old Fox Deceived." It was to have been conveyed to said Charles McCauley by deed dated March 27, 1801 which was defective.

Liber N, Folio 518, June 1, 1801

Grantor: Jacob Schnebly

Grantee: Charles McCauley

712 h, 2 s., 9 p., the tract is described as part of "Meschek's Garden" 88 acres.

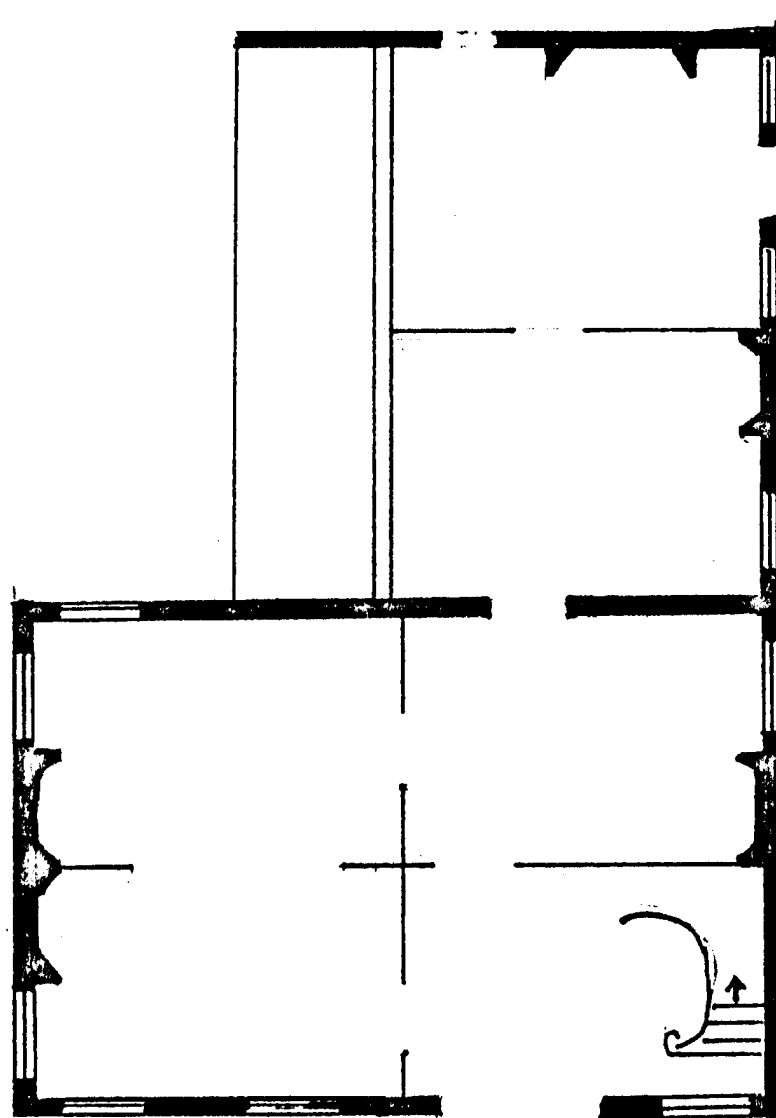
Liber L, Folio 569, March 19, 1799

Grantor: Alexander Claggett

Grantee: Charles McCauley

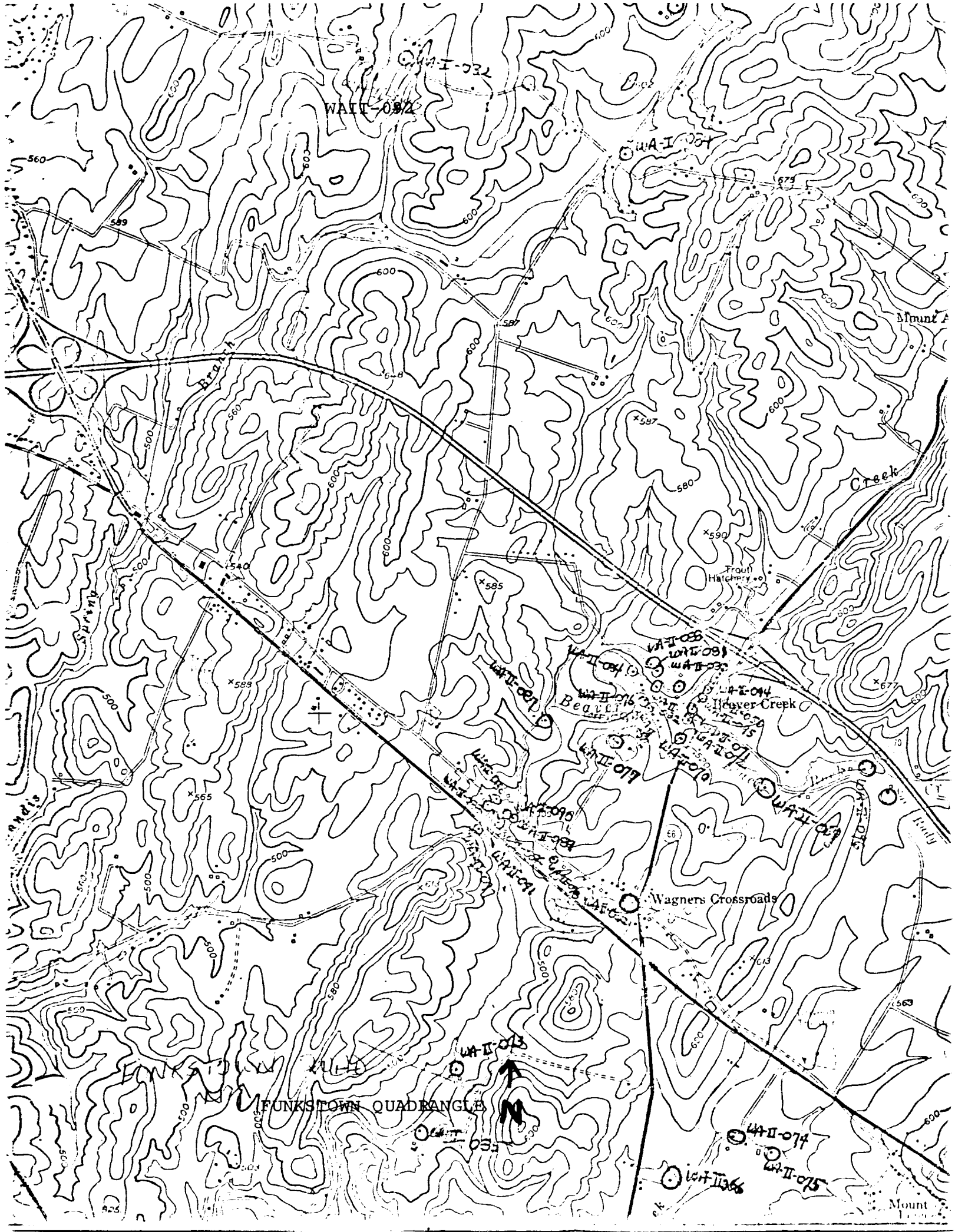
1,739 h, 10 s. Part of resurvey on "Masheck's Garden" beginning on first line on the tract of resurvey on "Old Fox Deceived"

235 acres, 16 perches, part 2, part of "Colonel" 13-1/2 acres.



WA-II-042 APPROXIMATE FLOOR
PLAN, NOT IN SCALE

N.↓





WA-II-092

from N.

3/74

RS. Dickey

WA-II-092

March 1974

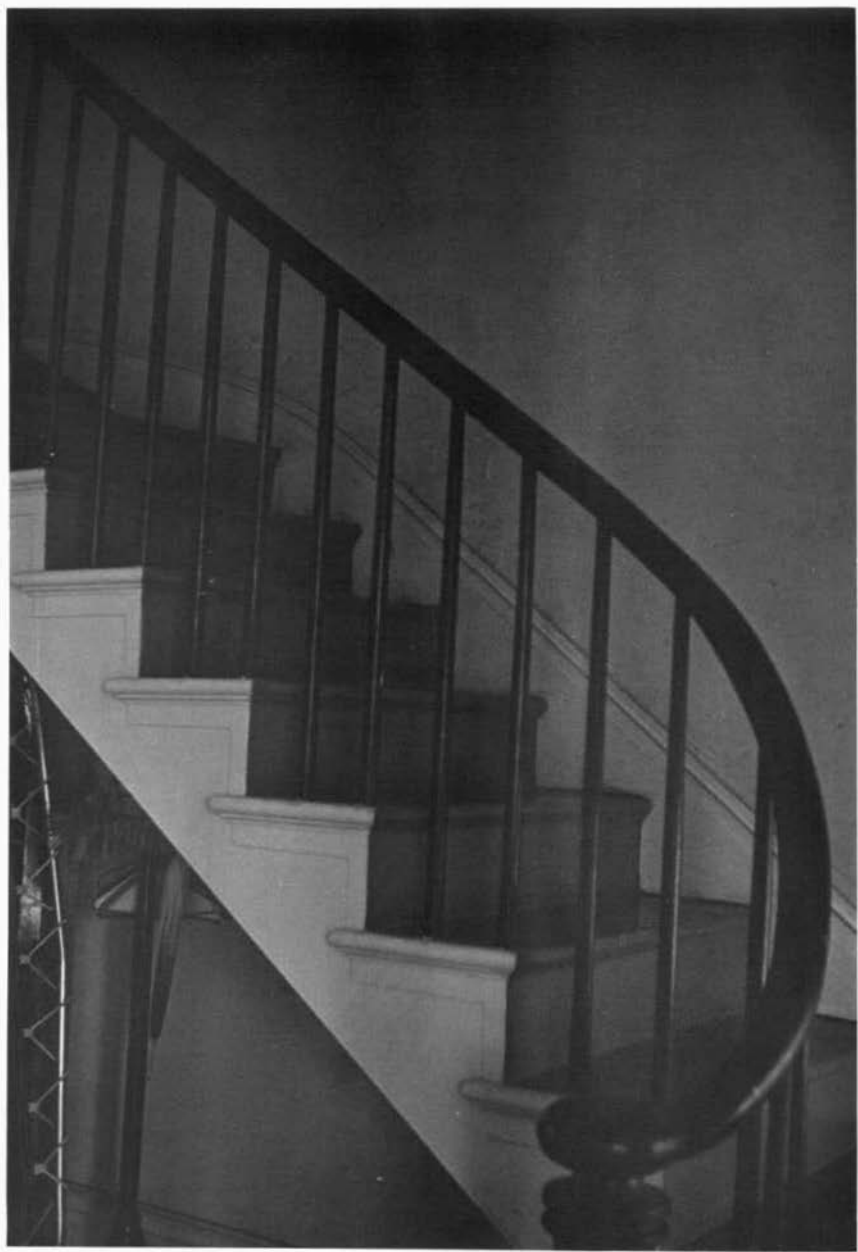
March 1974

PHIL STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY

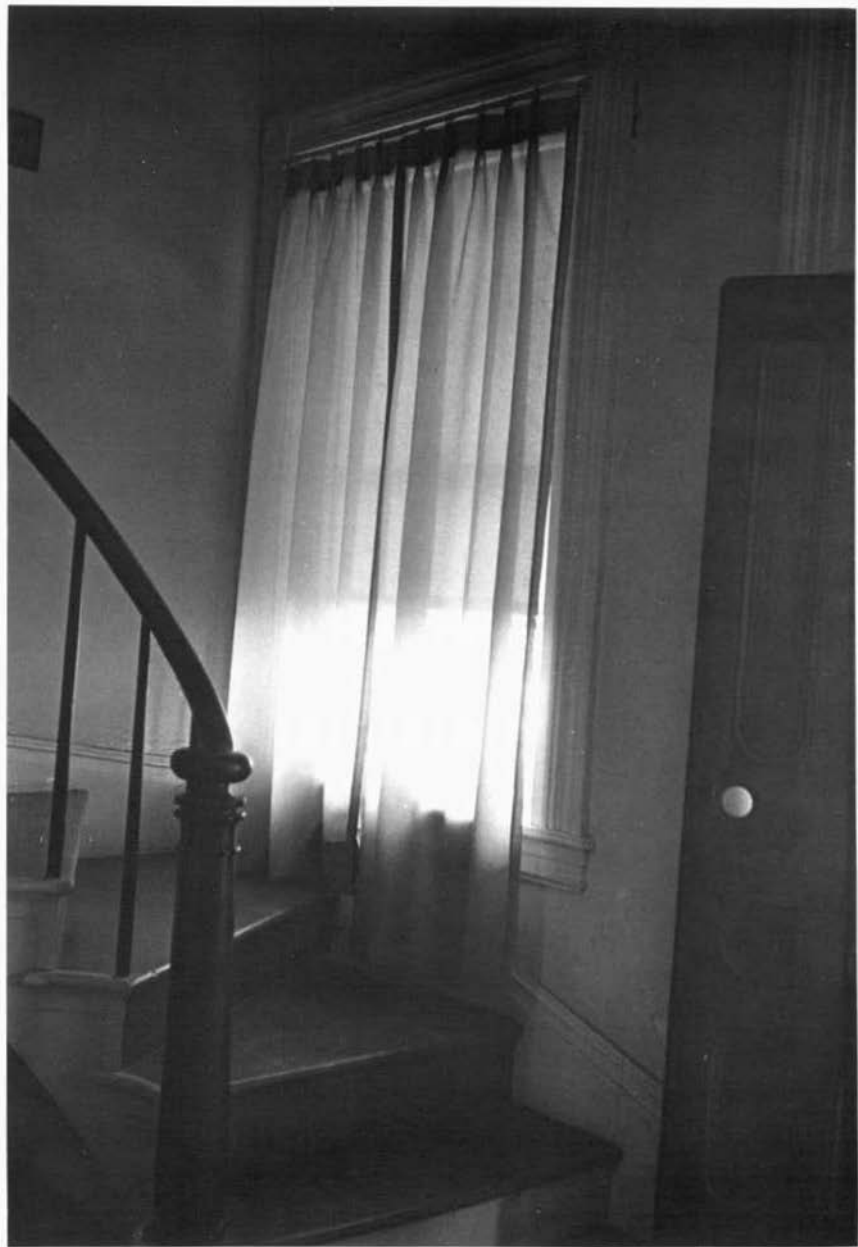
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PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-1000

1000

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



10/10/92

5.00 6.00

10/10/94

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



607 15 292
100 15 292
100 15 292

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WP 11-579

Barro, N.E.

March, 1970

PAULA STONER DICKNEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY.



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

October 2026

Case #: RZ-26-005

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

Property Owner(s) :	Board of County Commissioners of Washington County
Applicant(s) :	Same
Location :	20245 Mount Aetna Road, Hagerstown
Election District :	#10
Comprehensive Plan Designation :	Residential, Transition
Zoning Map :	50
Parcel(s) :	4
Acreage :	2.8 acres
Existing Zoning :	Residential, Transition (RT)
Requested Zoning:	Residential, Transition (RT) with Historic Preservation (HP) Overlay
Date of Meeting :	October 5, 2026

Location and Physical Features

This parcel is located approximately 1 mile east of the intersection of Mt. Aetna and Edgewood Drive. It is situated east of Black Rock Golf Course along Mount Aetna Road. The property contains a brick dwelling, brick smoke house, summer kitchen, outhouse and metal windmill for pumping water. Also located on the property is a stone-end bank barn.

The dwelling is a four bay, 2-story brick construction, modernly painted gray with red shutters and white trim. A small 1-story shed roof addition is attached to the south gable end. The walls are set on low limestone foundations; the bricks are laid in common bond with numerous rows of stretchers between headers with flat brick arches present over all windows. A two-bay entrance porch is supported by heavy Doric columns. Brick chimneys rise from each gable end and from the west side of the house; the chimneys are large with protruding bricks forming a rim at the top. It is estimated that the dwelling was built between 1830 and 1850, according to Maryland Inventory of Historical Properties (MIHP).

The barn located on the property is a large stone end bank barn with framed side walls. A semi-readable date stone is set in the north gable inscribed 'McCauley, 1833'. Above the date stone is a round opening surrounded with carefully cut blocks, the sheathing is painted red with white trim.

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 19th century. Surrounding development is a mix of agricultural with newer residential development being located between Regional Park and Black Rock Golf Course. The subject parcel is part of a larger 200 +/- acre piece.

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-II-092 and referred to as “Henry McCauley Farm” and/or “Ditto Knolls”. It is also registered on the National Register of Historical Places.

Deed records show the farm was bequeathed to Henry McCauley by Charles McCauley in his will in 1830. Charles McCauley acquired the land in 1799, 1801, and 1802. The McCauley family were prominent farmers in Washington County. The MIHP places significance of the property in its architecture and its association with agriculture, significant themes in Washington County’s heritage.

Within an approximate 1-mile radius, there are 15 other sites identified in the MIHP including:

Site	Century	Category	Common Name
I030	19	BUILDING	WARRENFELTZ FARM
I178	19	BUILDING	
I371	19	BUILDING	WINDERS FARM
II0135	19	BUILDING	LANDIS-HELM FARM
I435	19	BUILDING	LANDIS FARM
II0138	19	BUILDING	BREEZY VIEW FARM
I032	19	BUILDING	MELROSE MANOR
I441	19	BUILDING	MELROSE MANOR
II0137	19	BUILDING	PRICE FARM
I075	19	BUILDING	THE SNAVELY FARM, HAMILTON MICHAEL FARM
I084	19	BUILDING	STONE HOUSE, WHITE HALL ROAD
II0144	19	BUILDING	STOTLER FARM
I063	19	BUILDING	SNAVELY FARM
II0092	19	BUILDING	DITTO KNOLLS
II0093	18	BUILDING	DITTO KNOLLS

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 and NRHP documentation and references that highlight their justification and eligibility of the site for the HP Overlay. The existing documentation supports the property having distinctive characteristics of local architecture for its brick and stone constructions.

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.**

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- 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 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.

RZ-26-005 – BOCC

Page 6 of 6

October 2026

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Kyla M. Shingleton', with a long, sweeping horizontal line extending from the end of the signature towards the right.

Kyla M. Shingleton
Comprehensive Planner