



COMMUNITY OPEN HOUSE

September 22, 2026

WELCOME & INTRODUCTIONS

- MD Dept. of Natural Resources (DNR)
- Preservation Maryland
- Consultant team lead by Mesick Cohen Wilson Baker Architects (MCWB)



**PRESERVATION
MARYLAND**

MCWB | ARCHITECTS ■



Project Goal: Complete a Historic Structure Report (HSR) and a feasibility study for the South Mountain House property

September 2025	Project Kick-Off
October 2025	Collection of high-res. digital documentation using 3D laser scanning, Matterport imaging, and UAV (drone) photogrammetry
Nov.-Dec. 2025	MCWB team and subconsultants consisting of architects, engineers, hazardous material specialists, archaeologists, and other historic preservation practitioners (paint analysis, dendrochronology, etc.) on-site for conditions assessment
Jan.-Mar. 2026	Along with archival research, the digital documentation and findings from the detailed investigation were synthesized in a comprehensive HSR
Apr.-May 2026	DNR conveys initial thoughts on rehabilitation; stakeholder engagement; HSR refinement
June-Aug. 2026	Early-stage architectural concepts and DNR initial review
Now	Public engagement, to be followed by concept refinement and initial feasibility study development

DNR BACKGROUND & INITIAL PROJECT VISION

2023: DNR acquired the former Old South Mountain Inn property

Today: DNR is working with Preservation Maryland to ensure that the work being developed by MCWB is aligned with long-term operational and preservation goals – AND reflects feedback provided by stakeholders and the public

- ➡ Sustainable Operations
- ➡ Regional Visitor Hub
- ➡ Interpretation & Education
- ➡ Support for Various Users
- ➡ Partnership Opportunities
- ➡ Accessibility
- ➡ Thoughtful Site Enhancements

State acquires Old South Mountain Inn property; will become visitors center

By Gabrielle Lewis glewis@newspost.com Aug 3, 2023



The Frederick News-Post

HISTORIC STRUCTURE REPORT (HSR)

INVESTIGATION & RESEARCH: DEVELOPING THE HSR

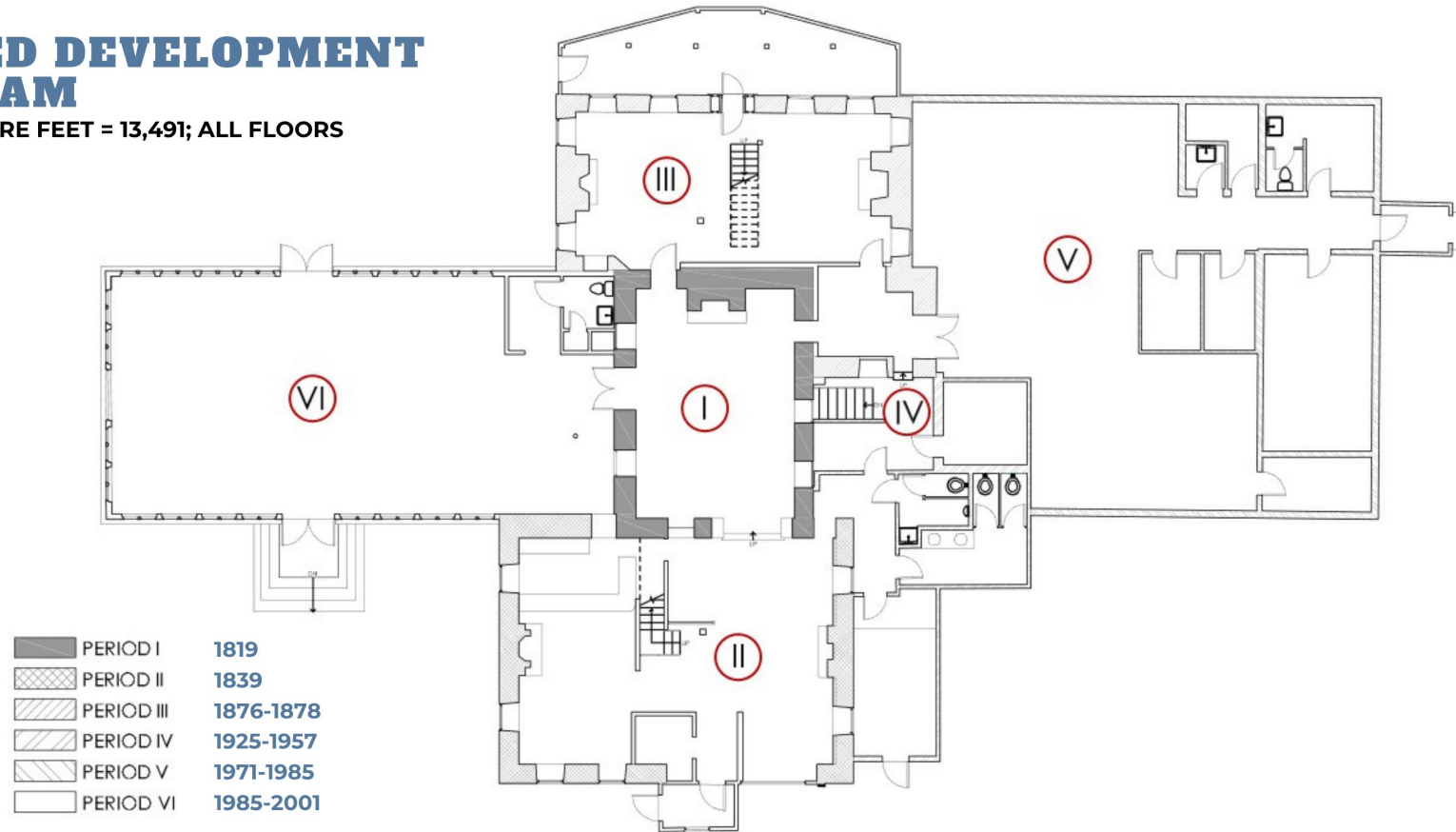


History • Architecture • Engineering • Archaeology • Materials

MORE THAN 200 YEARS, SIX KEY PERIODS OF CHANGE

PHASED DEVELOPMENT DIAGRAM

GROSS SQUARE FEET = 13,491; ALL FLOORS



200+ Years = Many Uses

- Inn & tavern
- Summer resort
- Civil War headquarters
- Private residence
- Religious retreat
- Tourist camp
- Open-air dance hall and bandstand
- Restaurant
- *WHAT NEXT?*

CHAIN OF TITLE

*Blue text below indicates that ownership correlates to a period of development.

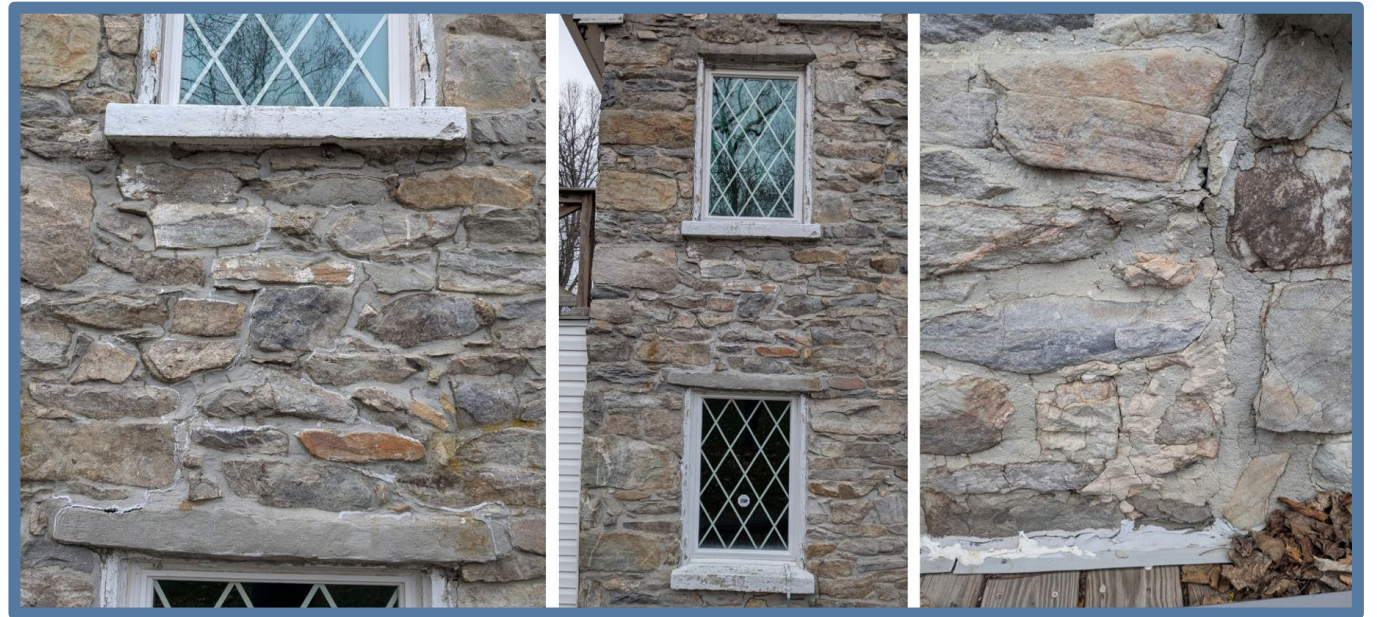
1770-1795..... PHILIP SHAFFER SR.
1795-1826..... PHILIP SHAFFER JR.
1826-1855..... HENRY MILLER AND HEIRS
1855-1866..... EDWARD L. BOTELER
1866-1876..... GEORGE F. SMITH
1876-1890..... MADELEINE V. DAHLGREN
1890-1920..... ULRICA DAHLGREN

1920-1925..... ST. MARY'S ACADEMY
1925-1957..... HEWITT FAMILY
1957-1971..... MITCHELL H. DODSON
1971-1985..... CHARLES F. REICHMUTH
1985-2001..... RUSSELL L. SCHWARTZ
2001-2023..... CHAD AND LISA DORSEY
2023-PRESENT..... MARYLAND DEPARTMENT
OF NATURAL RESOURCES

CONSIDERING CURRENT CONDITIONS

The HSR's comprehensive conditions assessment and consultant recommendations give us an understanding of what we're working with and what priority items will need to be addressed as we look toward rehabilitation.

- ➡ Roof & Water Management
- ➡ Masonry & Exterior
- ➡ Floors & Interior Finishes
- ➡ Building Systems
- ➡ Site & Accessibility



Examples of areas pertaining to priority masonry

WHAT IS BEING CONSIDERED IN EARLY-STAGE CONCEPTS?

Now, we're considering how the property could once again serve the public—all while respecting the history and character of the place AND the community that surrounds it. That's what the feasibility study will help us understand.

A big component of this work involves developing and evaluating early-stage concepts that have brought into consideration:

-  Historic Preservation
-  Accessibility
-  Operations & Staffing
-  Cost & Feasibility
-  Visitor Experience
-  Programming & Interpretation
-  Maintenance & Sustainability

We don't want to refine concept ideas in isolation; we want to understand what **you** value about the property and what **you** hope it can offer in the future!

COMMUNITY OPEN HOUSE OBJECTIVES

- ☞ Share what the project team has learned and where the planning process stands.
- ☞ Gather community input to help inform the next phase of planning.



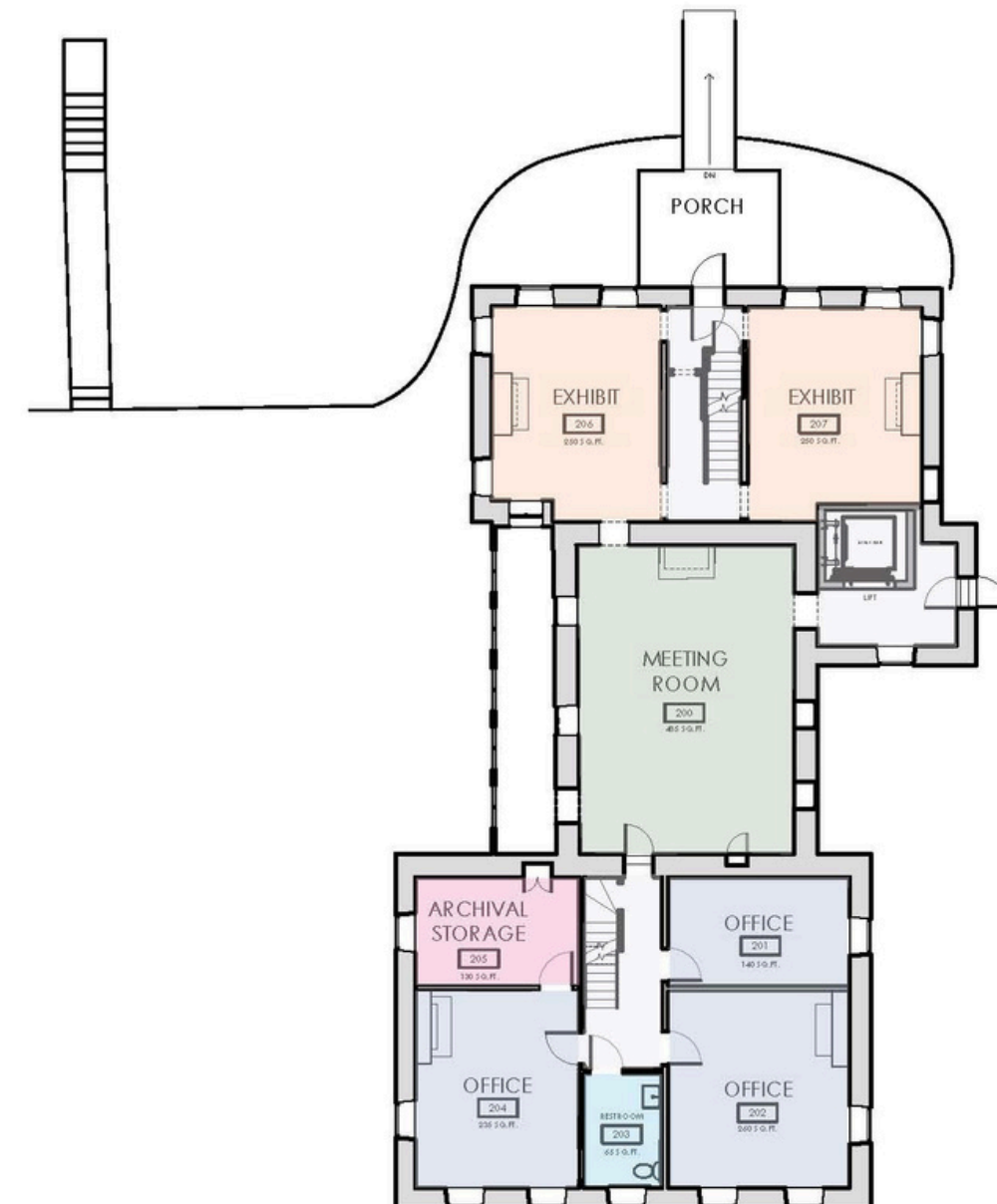
- VISITOR SERVICES
- EXHIBITS
- VENDOR SERVICE
- MEETING
- OFFICES
- RESTROOMS
- CIRCULATION
- STORAGE

Concept A focuses on adapting the existing historic core of the South Mountain House. This approach provides space for exhibits, visitor services, meetings and small gatherings, offices, and flexible programming while offering a more focused approach to the site's future use.



FIRST FLOOR PLAN

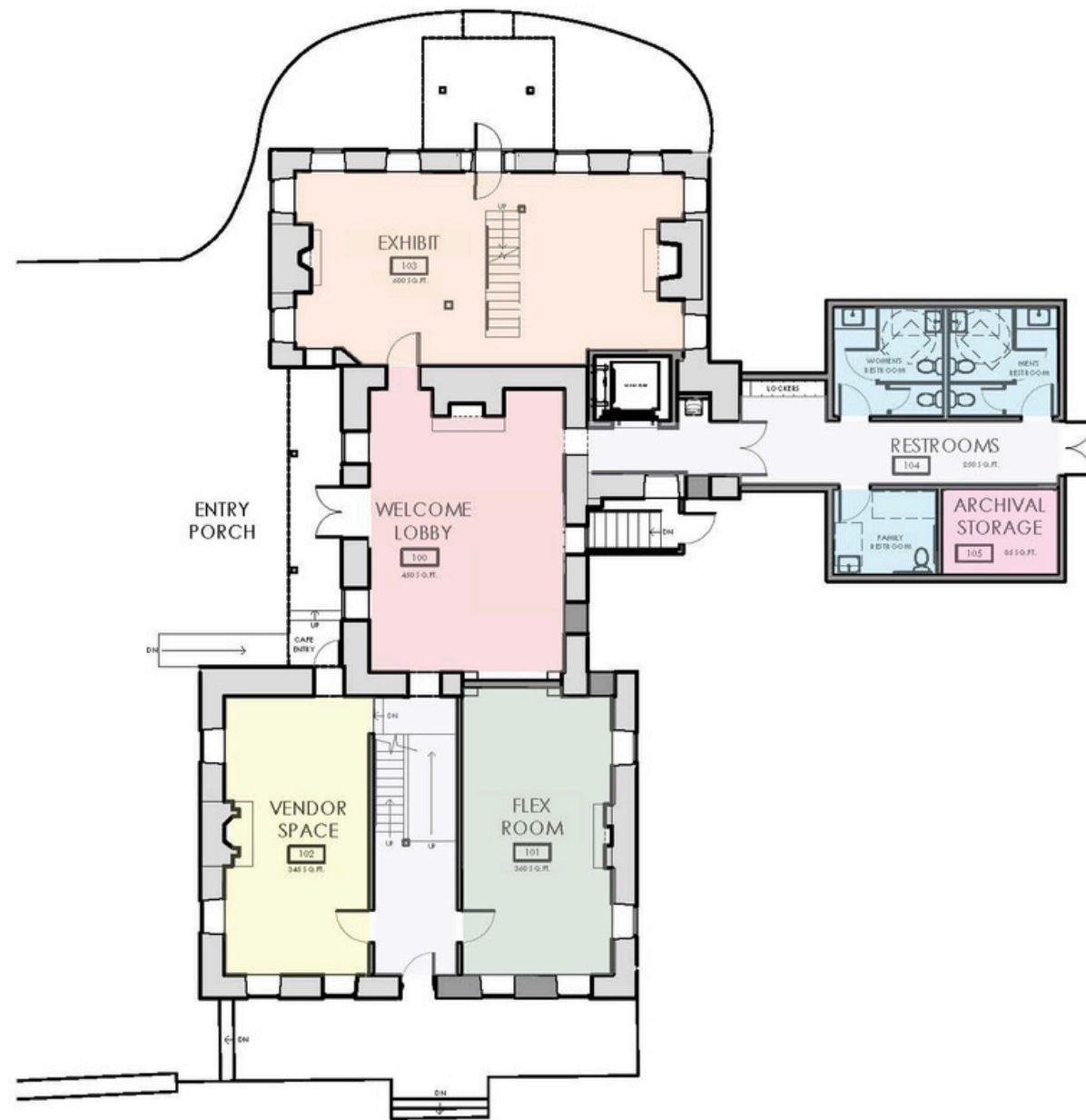
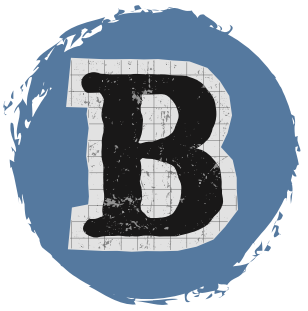
DESIGN OPTION 1



SECOND FLOOR PLAN

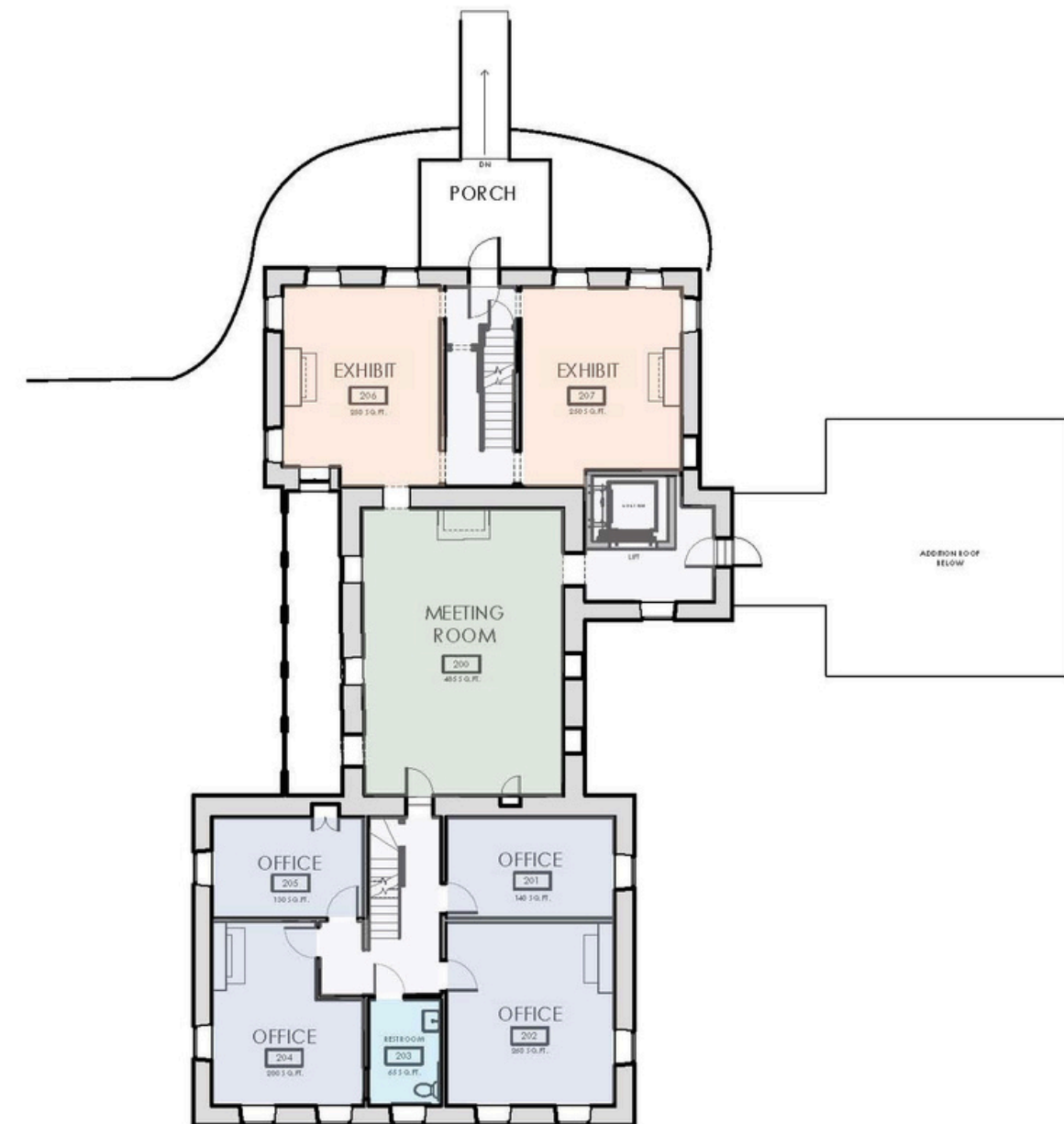
- VISITOR SERVICES
- EXHIBITS
- VENDOR SERVICE
- MEETING
- OFFICES
- RESTROOMS
- CIRCULATION
- STORAGE

Concept B builds on the existing building's historic core with a modest addition that creates additional space for visitor services, restrooms, exhibits, and other uses. This approach offers greater flexibility while maintaining a relatively compact footprint and preserving the historic building as the heart of the visitor experience.



FIRST FLOOR PLAN

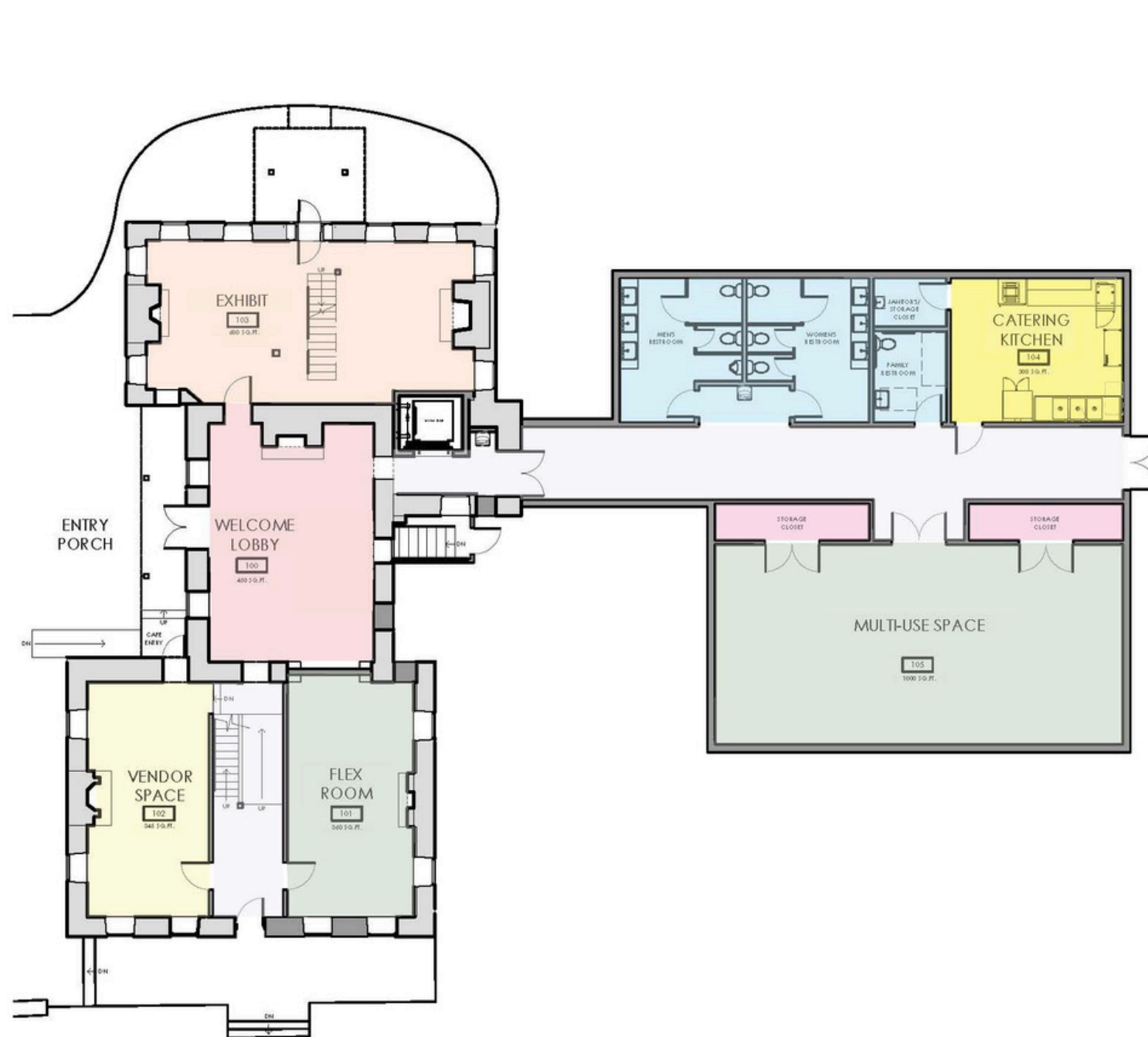
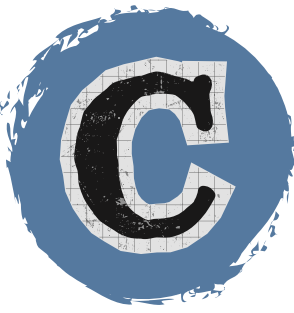
DESIGN OPTION 2



SECOND FLOOR PLAN

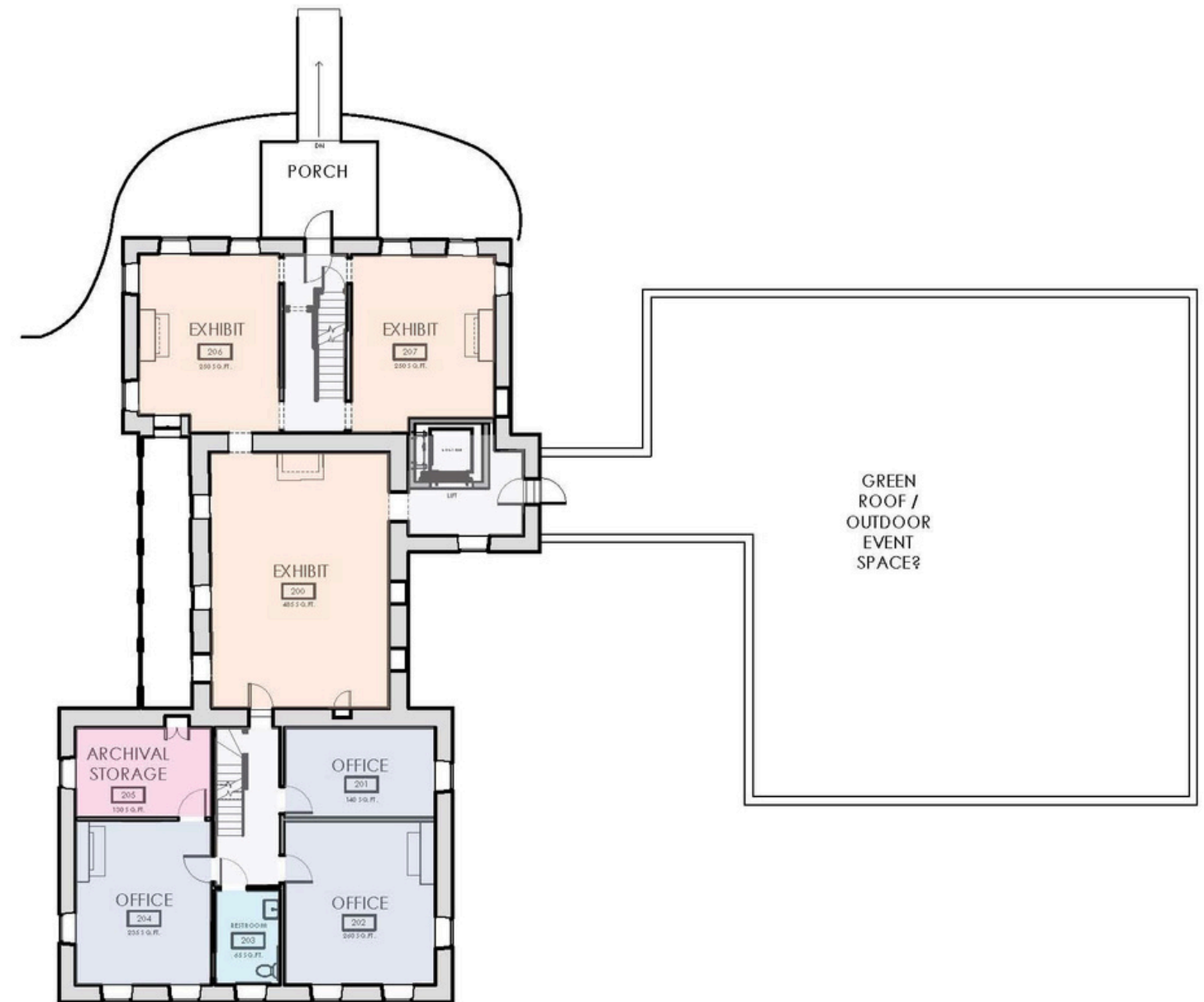
- VISITOR SERVICES
- EXHIBITS
- VENDOR SERVICE
- MEETING
- OFFICES
- RESTROOMS
- CIRCULATION
- STORAGE
- FOOD SERVICE

Concept C provides the greatest amount of space and flexibility, pairing the existing building's historic core with a larger addition for multi-use space, outdoor event space/green roof, restrooms, and a catering kitchen. This approach could support a wider range of programs, gatherings, and outdoor events.



FIRST FLOOR PLAN

DESIGN OPTION 3



SECOND FLOOR PLAN