

**Historic Preservation Commission  
Hearing/Workshop Agenda  
Thursday December 8, 2016  
City Hall Board Room, 6:00 p.m.**

**I. Public Hearing – Swearing In**

*“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Historic Preservation Commission will be the whole truth and nothing but the truth? If so, answer “I do.”*

**II. Announcements**

**III. Approval of Minutes**

1. November 10, 2016 Hearing/Workshop Minutes

**IV. HPC Business**

2. Administrative Approval Report
3. Code Enforcement Report
4. Request for Demolition Review – 306 Upper College Terrace

**V. Consent Items**

- |   |                          |   |
|---|--------------------------|---|
| 5. HPC16-920<br>Install solar panels<br><i>Lisa Mroszczyk Murphy</i>            | 629 N. Market Street     | City of Frederick Housing Authority<br>Aaliyah Brazile, agent |
| 6. HPC16-942<br>Rehabilitate garage<br><i>Lisa Mroszczyk Murphy</i>             | 200 W. All Saints Street | Asbury United Methodist Church<br>Nick Brown, agent           |
| 7. HPC16-944<br>Amendments to previous approval<br><i>Lisa Mroszczyk Murphy</i> | 110 W. South Street      | Gary L. Rollins<br>Gary D. Baker, agent                       |

**VI. Cases to Be Heard**

- |  |                               |   |
|--|-------------------------------|---|
| 8. HPC16-550<br>Amendments to new garage<br><i>Lisa Mroszczyk Murphy</i> | 113 E. 7 <sup>th</sup> Street | Ryan Weinstein                                    |
| 9. HPC16-832<br>Demolish 3-story building<br><i>Joe Adkins</i>           | 56 S. Market Street           | 6601 Suitland Road, LLC<br>Abdullah Hijazi, agent |

- |  |  |  |
|--|--|--|
| <p><b>10. HPC16-935</b><br/>Demolish rear stoop<br/><i>Christina Martinkosky</i></p>                         | <p><b>130 E. 3<sup>rd</sup> Street</b></p> | <p><b>John &amp; Mary Menke</b></p>  |
| <p><b>11. HPC16-867</b><br/>Replace rear stoop<br/><i>Christina Martinkosky</i></p>                          | <p><b>130 E. 3<sup>rd</sup> Street</b></p> | <p><b>John &amp; Mary Menke</b></p>  |
| <p><b>12. HPC16-872</b><br/>Construct detached garage<br/><i>Christina Martinkosky</i></p>                   | <p><b>64 E. South Street</b></p>           | <p><b>Mark &amp; Teresa Stull<br/>Brian Bradfield, agent</b></p>             |
| <p><b>13. HPC16-921</b><br/>Install gas meter<br/><i>Lisa Mroszczyk Murphy</i></p>                           | <p><b>133 W. 3<sup>rd</sup> Street</b></p> | <p><b>Frederick JYC Properties, LLC<br/>James Callear, agent</b></p>         |
| <p><b>14. HPC16-931</b><br/>Demolish shed<br/><i>Lisa Mroszczyk Murphy</i></p>                               | <p><b>117-121 N. Market Street</b></p>     | <p><b>Otho J. Keller</b></p>   |
| <p><b>15. HPC16-947</b><br/>Amendments to previous approval for garages<br/><i>Lisa Mroszczyk Murphy</i></p> | <p><b>507-515 Klineharts Alley</b></p>     | <p><b>Housing Auth. of City of Frederick<br/>Michael Moran, agent</b></p>    |
| <p><b>16. HPC16-950</b><br/>Install metal ramp<br/><i>Lisa Mroszczyk Murphy</i></p>                          | <p><b>24 E. Church Street</b></p>          | <p><b>Historical Society of Frederick County<br/>Mary Boswell, agent</b></p> |

## **VII. Citizen Comment**

## **VIII. Workshop Agenda**

- |  |                                    |  |
|--|------------------------------------|--|
| <p><b>17. HPC16-943</b><br/>Construct permanent roof on pergola<br/><i>Christina Martinkosky</i></p> | <p><b>124 N. Market Street</b></p> | <p><b>Phil Bowers<br/>Jim Mills, agent</b></p> |
|--|------------------------------------|--|

*It is the policy of the Historic Preservation Commission to permit public comment limited to three (3) minutes per person or ten (10) minutes per group. A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at [www.cityoffrederick.com](http://www.cityoffrederick.com). The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived online on the City's website at [www.cityoffrederick.com](http://www.cityoffrederick.com). For information regarding the agenda, minutes, or public meetings of the Historic Preservation Commission please contact Shannon Pyles at (301) 600-2995. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.*



**HISTORIC PRESERVATION COMMISSION**  
**Hearing: December 8, 2016**  
**CONSENT AGENDA REPORT**

**PROJECT INFORMATION**

**CASE NUMBER:** HPC16-920  
**CITATION ISSUED:** No  
**ADDRESS:** 629 N MARKET ST  
**APPLICANT NAME:** Aaliyah Brazile  
**PREPARED BY:** Lisa Mroszczyk Murphy  
**DATE:** November 22, 2016

**CONSENT AGENDA**

The project described in the application and supporting documents (including notes entered by the chair or staff) will be approved at the December 8, 2016 hearing, unless written or verbal concern is expressed before the Consent Agenda vote is taken. If concerns are expressed, the case will be put on the regular agenda at the hearing.

The following work is considered in keeping with the *Frederick Town Historic District Design Guidelines* without further discussion:

Install 109 roof-mounted solar panels on a building dating from 2010. Panels will be installed at the same slope as the flat and nearly flat roofs.

**COMPLIANCE WITH HPC GUIDELINES**

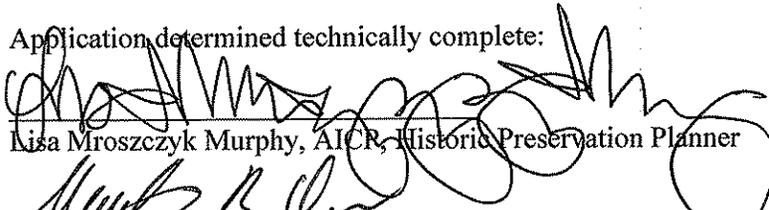
This application is complete:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  Yes  No

**MATERIALS TO BE APPROVED**

- Photographs
- Plans, layouts, and drawings by Sustainable Energy Systems, LLC
- Product information for Trina Solar TSM-PC05 and TSM-PA05 modules
- Product information for Solar Edge inverter and optimizer
- Product information for Ironridge Rails
- Product information for OMG Roof Mount System

Application determined technically complete:

  
Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner

  
Matthew Davis, AICP, Manager of Comprehensive Planning



**HISTORIC PRESERVATION COMMISSION**  
**Hearing: December 8, 2016**  
**Staff Report**

**PROJECT INFORMATION**

**CASE NUMBER:** HPC16-942  
**CITATION ISSUED:** No  
**ADDRESS:** 200 W ALL SAINTS ST  
**APPLICANT NAME:** Nick Brown, agent  
**PREPARED BY:** Lisa Mroszczyk Murphy  
**DATE:** December 1, 2016

**PROJECT DESCRIPTION**

This application concerns the rehabilitation of a historic garage dating from the 1920s. Proposed work includes the replacement of the two doors with new wood doors to match the appearance of the existing. A wood window with simulated divided lights will be installed where missing on the south side of the garage. The new window will match the configuration of the historic window on the north side of the garage which is to be repaired. Other rehabilitation work noted in the application is covered under the Minor Rehabilitation List.

**ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT**

**COMPLIANCE WITH HPC GUIDELINES**

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:

Yes  No

**PROPERTY TAX CREDIT**

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

**STAFF COMMENTS:**

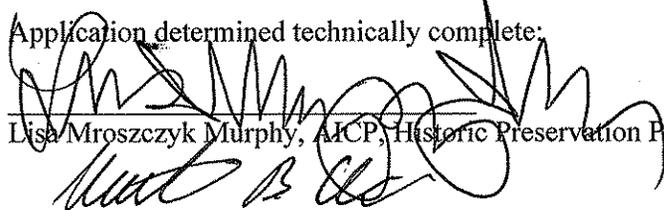
The existing doors are not historic and are in disrepair. The replacement doors will match the appearance of the existing overhead doors although one will be a double leaf door and one will be fixed. There is no documentation of the original doors and since the existing style is appropriate for the style and age of the building, replicating them is appropriate and consistent with the guidelines for doors as outlined on page 74. As recommended by the design guidelines the doors will be solid wood, fit the existing opening, and be painted. The installation of a new matching

wood window where missing is consistent with the guidelines as outlined on page 70; however a dark color spacer bar should be used for simulated divided lights.

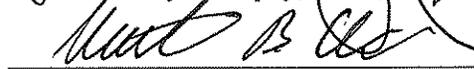
**STAFF RECOMMENDATION**

Staff recommends approval of the application with the condition that a dark color spacer bar is incorporated into the replacement window.

Application determined technically complete:



Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner



Matthew Davis, AICP, Manager of Comprehensive Planning



**HISTORIC PRESERVATION COMMISSION**  
**Hearing: December 8, 2016**  
**CONSENT AGENDA REPORT**

**PROJECT INFORMATION**

**CASE NUMBER:** HPC16-944  
**CITATION ISSUED:** No  
**ADDRESS:** 110 W SOUTH ST  
**APPLICANT NAME:** Gary Baker  
**PREPARED BY:** Lisa Mroszczyk Murphy  
**DATE:** November 29, 2016

**CONSENT AGENDA**

The project described in the application and supporting documents (including notes entered by the chair or staff) will be approved at the December 8, 2016 hearing, unless written or verbal concern is expressed before the Consent Agenda vote is taken. If concerns are expressed, the case will be put on the regular agenda at the hearing.

The following work is considered in keeping with the *Frederick Town Historic District Design Guidelines* without further discussion:

Amend the design of previously approved plans for an addition (HPC13-453). The series of four paired windows shall all have the divided transom.

**COMPLIANCE WITH HPC GUIDELINES**

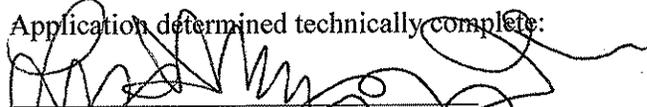
This application is complete:  Yes  No

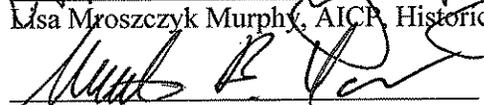
This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No

**MATERIALS TO BE APPROVED**

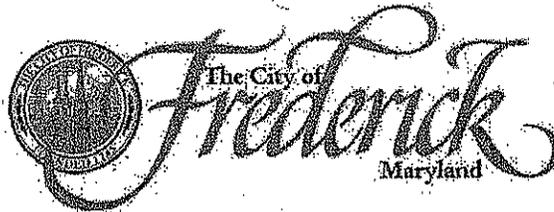
- Scope of work
- Drawings stamped "Received November 17, 2016" to include a divided transom in all four paired windows.

Application determined technically complete:

  
Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner

  
Matthew Davis, AICP, Manager of Comprehensive Planning

Randy McClement  
Mayor



**Aldermen**

Kelly M. Russell  
President Pro Tem

Michael C. O'Connor  
Philip Dacey  
Joshua Bokee  
Dorna Kuzemchak

**HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROVAL  
HPC13-453, 110 W SOUTH ST**

March 3, 2015

Gary Rollins  
440 Mohican Dr  
Frederick, MD 21701

Dear Mr. Rollins:

The City of Frederick Historic Preservation Commission (HPC) approved the request regarding the property at 110 W SOUTH ST at the February 26, 2015, public hearing. The proposal was found to comply with the *Frederick Town Historic District Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation*. You have approval to do the following:

Construct an addition on the west side of the existing structure with the following materials:

- Hardiplank lap siding, smooth finish (painted)
- Marvin windows with simulated divided lights
- Round Permacast Columns, Doric Style (Cap and Base)
- Brick Veneer
- Stucco product
- Standing seam metal roof

The following condition shall apply:

Product information and/or catalog cut sheets for the siding, trim, brick, roofing, and windows (with confirmation of window cladding) shall be submitted for final staff approval. For your convenience, a staff approval application has been attached.

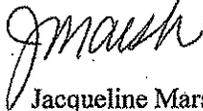
This approval is valid for three years. **You may not begin work until you have applied for and received the required building and/or zoning permits. You are also required to post the green HPC COA placard next to your permit at the subject property.** This placard will be issued to you along with any permits. When submitting the application, please attach 3 copies of this letter and three copies supporting documents stamped "Approved":

**Failure to provide 3 copies of the HPC approval letter and the approved supporting documents, or the plan sets with the same attached may result in delays in the issuance of the building/zoning permit.** If you have any questions concerning the permitting process, please contact the Building Department at 301-600-3829. **A copy of the approval letter and all**

**approved supporting documents must be kept at the job site at all times during construction.**

Pursuant to Section 423 of the City of Frederick Land Management Code and the Maryland Rules of Procedure, an appeal of this decision of the Historic Preservation Commission can be made to the Circuit Court for Frederick County. All appeals must be filed within thirty (30) days of the date of the decision. If you have any questions about this approval, please contact me at 301-600-4588.

Sincerely,



Jacqueline Marsh, AICP  
Planner II

My signature below indicates that the Building Department may agree to issue a zoning certificate and permit for the work described in this letter (HPC13-453, 110 W SOUTH ST) without my signature on the application form. This letter and the attachments stamped "Approved" must be submitted with the permit application

\_\_\_\_\_  
Jacqueline Marsh, AICP

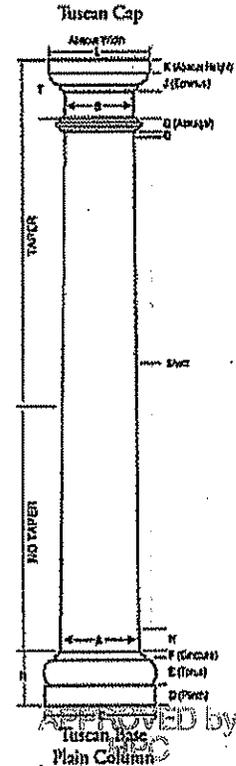
\_\_\_\_\_  
Date

# Round PERMACast® Columns

**ROUND PERMACAST® COLUMN DIMENSIONS (IN INCHES)\***

COL. SIZE	A	B	C	D	E	F	G	H	I	J	K	L	O	N	R	T	LENGTH AVAILABLE
6"	5 1/4"	4 1/4"	9"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	8"	1"	6 1/4"	3 1/4"	4 1/4"	4 1/4"	16, 8	
8"	7 1/4"	6 1/4"	10 1/2"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	9 1/4"	1 1/4"	7 1/4"	4 1/4"	4 1/4"	4 1/4"	8, 16, 24	
10"	9 1/4"	8 1/4"	13 1/2"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	11 1/4"	1 1/4"	9 1/4"	5 1/4"	5 1/4"	5 1/4"	8, 16, 24	
12"	11 1/4"	10 1/4"	16 1/2"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	13 1/4"	1 1/4"	11 1/4"	6 1/4"	6 1/4"	6 1/4"	8, 16, 24, 32	
14"	13 1/4"	12 1/4"	19 1/2"	3 1/4"	3 1/4"	1 1/4"	1 1/4"	2"	2"	17 1/4"	1 1/4"	15 1/4"	7 1/4"	7 1/4"	7 1/4"	16, 24, 32, 40	
16"	15 1/4"	14 1/4"	22 1/2"	4 1/4"	4 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	1 1/4"	17 1/4"	8 1/4"	8 1/4"	8 1/4"	8, 10, 12, 14, 16, 18, 20	
18"	17 1/4"	16 1/4"	24 1/2"	4 1/4"	4 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	21 1/4"	1 1/4"	19 1/4"	10 1/4"	10 1/4"	10 1/4"	10, 12, 14, 16, 18, 20, 22, 24, 26	
20"	19 1/4"	18 1/4"	27 1/2"	4 1/4"	4 1/4"	2"	1 1/4"	2 1/4"	2 1/4"	23 1/4"	1 1/4"	21 1/4"	11 1/4"	11 1/4"	11 1/4"	18, 22, 24, 16, 18, 20, 22, 24	
22"	21 1/4"	20 1/4"	30 1/2"	5 1/4"	5 1/4"	2"	1 1/4"	3"	3"	25 1/4"	1 1/4"	23 1/4"	12 1/4"	12 1/4"	12 1/4"	16, 18, 20, 22, 24, 26	
24"	23 1/4"	22 1/4"	33 1/2"	5 1/4"	5 1/4"	2 1/4"	2 1/4"	3 1/4"	3 1/4"	27 1/4"	1 1/4"	25 1/4"	13 1/4"	13 1/4"	13 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30	
28"	28 1/4"	26 1/4"	38 1/2"	6 1/4"	6 1/4"	2 1/4"	2 1/4"	3 1/4"	3 1/4"	33 1/4"	1 1/4"	31 1/4"	15 1/4"	15 1/4"	15 1/4"	20, 22, 24, 26, 28	
30"	29 1/4"	28 1/4"	41 1/2"	6 1/4"	6 1/4"	2 1/4"	2 1/4"	3 1/4"	3 1/4"	35 1/4"	1 1/4"	33 1/4"	16 1/4"	16 1/4"	16 1/4"	20, 22, 24, 26, 28, 30	

\*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 14 for Parallel dimensions. See page 16 for Ornamental Capital dimensions. □ Standard Fluted Column (Fluted in mold)



3/4/15 gm

**ROUND & SQUARE PERMACAST® LOAD BEARING SPECIFICATIONS**

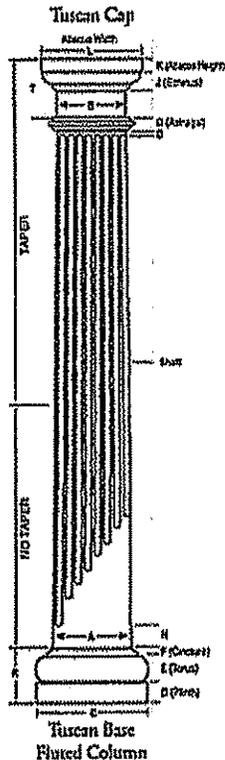
Split columns are not load bearing

COLUMN DIAMETER	STRUCTURAL LOAD
6"	8,000 lbs. Max
8"	10,000 lbs. Max
10"	13,000 lbs. Max
12"	18,000 lbs. Max
14"	20,000 lbs. Max
16"	20,000 lbs. Max
18"	20,000 lbs. Max
20"	20,000 lbs. Max
22"	20,000 lbs. Max
28"	20,000 lbs. Max
30"	20,000 lbs. Max

**ROUND PERMACAST® INSIDE DIMENSIONS**

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".

COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 1/4"	4 1/4"
8"	5 1/4"	6 1/4"
10"	7 1/4"	8 1/4"
12"	8 1/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/4"	16 1/4"
20"	16 1/4"	19"
22"	18 1/4"	20 1/4"
24"	20 1/4"	22 1/4"
28"	22"	26 1/4"
30"	25 1/4"	28 1/4"



## SPLIT COLUMN ASSEMBLY KITS

HB&G now offers a split column assembly kit that utilizes a mechanical fastening system for easy and secure assembly. This kit can be purchased separately when ordering a factory split column or they can be ordered pre-installed on factory split columns. This new kit is available on select sizes.

# PERMA Capitals and Bases

Choosing the right cap and base for your columns is as important as the selection of the column itself. The right cap and base can define the style of the front porch and create an atmosphere that compliments your lifestyle. The cap and base options offered by HB&G are shown on page 7. Please see the following data that corresponds with your cap and base selection to assure that you end up with the products that work best for you.

## CAPITAL AND BASE OPTIONS

Capitals and bases for PermaCast® columns are made of polyurethane and are decorative. The shaft fits through the center of the capital and base and does not alter the height of the shaft. Ornamental capitals for round PermaCast® columns will alter the height of the shaft.

## TUSCAN CAPITAL AND BASES

The Tuscan style is standard and best complements the PermaCast® column. The Tuscan is available for all ROUND and SQUARE shafts. Tuscan caps and bases include at no charge the new PermaFlashing and installation kit. (No Taper and Craftsman not included)

## ORNAMENTAL CAPITAL

Five styles of ornamental capitals are available for all round and square shafts. Nothing makes a statement like a PermaCast® column with an ornamental capital.

Using an ornamental capital with a round PermaCast® shaft will alter the height of the shaft. Ornamental capitals do not alter the height of the shaft when used on a plain square PermaCast® Column.

## ATTIC BASE

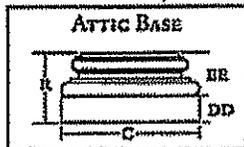
Attic Bases are used for a more ornate look and come in 1 or 2 pieces depending on their size.

## COLONIAL CAP AND BASE

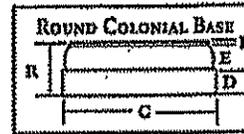
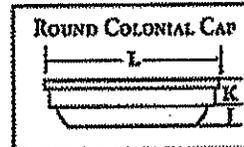
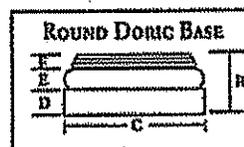
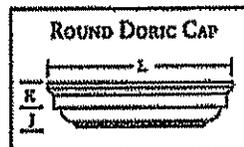
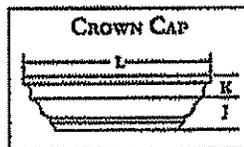
Referred to as our low profile capital and base, the Colonial is approximately 1/2 the size of the Tuscan. It does not provide architecturally correct dimensions and should only be used when aesthetics are not a priority. Only available for ROUND PermaCast® shafts 6" - 12".

## FIBERGLASS BASE

The fiberglass base is manufactured from the same materials as the shaft and available for Round PermaCast® shafts 8" - 14" only. It is designed to be used in high traffic areas.



APPROVED BY  
MPC



## DIMENSIONS OF ATTIC BASE FOR ROUND AND SQUARE COLUMNS

COLUMN SIZE	ROUND ATTIC				COLUMN SIZE	SQUARE ATTIC			
	C	DD	EE	R		C	DD	EE	R
6"	8 3/4"	1 1/2"	2 1/2"	4 1/4"	6"	8 3/4"	1 1/2"	2 1/2"	4 1/4"
8"	10 3/4"	1 3/4"	3 3/4"	5 1/2"	8"	11"	1 3/4"	3 3/4"	5 1/2"
10"	15"	2 1/4"	3 3/4"	6 1/2"	10"	15 1/2"	2 3/4"	4"	6 1/2"
12"	16 3/4"	3"	4 3/4"	7 1/4"	12"	17"	2 3/4"	4 1/4"	7 1/4"
14"	19 1/4"	3 3/4"	5 3/4"	8 1/4"	N/A	N/A	N/A	N/A	N/A
16"	21 1/4"	4"	6 1/4"	10 1/4"	16"	22 1/4"	4"	6 1/4"	10 1/4"
18"	25"	4 3/4"	7 1/4"	11 1/4"	N/A	N/A	N/A	N/A	N/A
20"	27 1/4"	4 3/4"	8 1/4"	13 1/4"	N/A	N/A	N/A	N/A	N/A
22"	30 1/4"	5 1/4"	9 1/4"	14 1/4"	N/A	N/A	N/A	N/A	N/A
24"	33 1/4"	6"	10 1/4"	16 1/4"	N/A	N/A	N/A	N/A	N/A
28"	38"	6 1/4"	11 1/4"	18 1/4"	N/A	N/A	N/A	N/A	N/A
30"	41 1/4"	6 1/4"	11 1/4"	17 1/4"	N/A	N/A	N/A	N/A	N/A

## CROWN CAP FOR SQUARE COLUMN DIMENSIONS

Column Size	K	J	L
6"	1 1/4"	2 1/4"	11 1/4"
8"	1 3/4"	2 3/4"	13 1/4"
10"	1 3/4"	2 3/4"	15 1/4"
12"	1 3/4"	2 3/4"	17 1/4"

## DORIC CAP AND BASE DIMENSIONS

Column Size	C	D	E	F	J	K	L	R
6"	10 1/4"	1 1/4"	1 1/4"	1/4"	1"	1 1/4"	10"	4 1/4"
10"	12 1/4"	2 1/4"	2 1/4"	1/4"	1 1/4"	1 1/4"	12 1/4"	5 1/4"
12"	15 1/4"	2 1/4"	2 1/4"	1/4"	1 1/4"	2"	15"	6 1/4"
14"	18 1/4"	3 1/4"	2 1/4"	1 1/4"	1 1/4"	2 1/4"	17 1/4"	7 1/4"
16"	20 1/4"	3 1/4"	3"	2 1/4"	1 1/4"	2 1/4"	20 1/4"	9"
18"	23 1/4"	4"	3 1/4"	2 1/4"	1 1/4"	3"	23 1/4"	10"

## COLONIAL CAP AND BASE DIMENSIONS\*

Col. Size	C	D	E	F	J	K	L	R
6"	7 1/4"	1 1/4"	1 1/4"	1/4"	1"	1 1/4"	7"	2 1/4"
8"	9 1/4"	1 1/4"	1 1/4"	1/4"	1 1/4"	1 1/4"	9"	3"
10"	11 1/4"	1 1/4"	1 1/4"	1/4"	1 1/4"	1 1/4"	10 1/4"	3"
12"	13 1/4"	1 1/4"	1 1/4"	1/4"	1 1/4"	1 1/4"	12"	3"

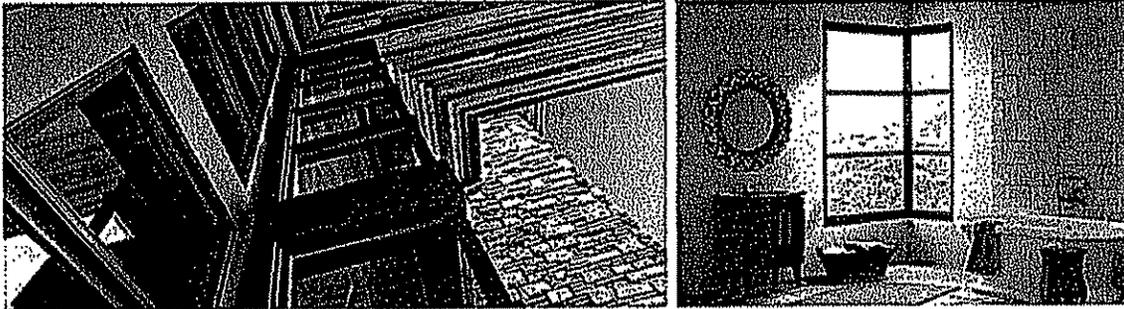
\*Low profile option.



<b>FIND A DEALER</b>	<b>SEARCH SITE</b>
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Homeowner | Windows | Special Shape | 90-Degree Corner | Design Patterns And Grilles

**90-DEGREE CORNER WINDOW**



- OPTIONS
- TECHNICAL RESOURCES
- FEATURES AND BENEFITS
- INTERIOR FINISH OPTIONS
- EXTERIOR FINISH OPTIONS
- DESIGN PATTERNS AND GRILLES

**Divided Lite Options**

Marvin has a variety of ways to bring out the best in your window designs:

- **Simulated Divided Lite with Spacer Bar (SDLB)** - an energy-efficient way to create the look of divided lites. SDLB bars are permanently adhered to both sides of the glass. A spacer bar is installed between the glass, creating the essence of Authentic Divided Lite.
- **Simulated Divided Lite (SDL)** - SDL bars are permanently adhered to both sides of the glass.
- **Grilles-between-the-Glass (GBGs)** - Grilles are permanently installed between the glass panes. This low-maintenance option creates the look of divided lites.
- **GBGs Color Choices for Exterior and Interior** - Color options allow for two tone grilles-between-the-glass. Choose from 13 exterior colors or 4 interior colors.
- **Removable Grilles** - Solid wood Grilles on the interior offer the look of a classic divided lite, but can be easily removed for cleaning.



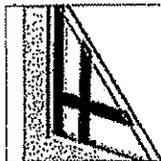
Simulated Divided Lite with Spacer Bar (SDLB)



Simulated Divided Lite (SDL)



Grilles-between-the-Glass (GBGs)



GBGs Exterior and Interior Color



Removable Grilles

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HPC  
3/4/15  
gm

**Divided Lite Patterns**

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up. Divided lites can feature an array of muntin widths, unique muntin profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.

The result is a window or door that combines the detailing and craftsmanship of a small millwork house with the product performance delivered by an industry leader.

Below are some of our most frequently-requested divided-lite patterns:

# DOUBLE HUNG PICTURE AND TRANSOM

INTEGRITY™ FROM MARVIN®  
WOOD-ULTREX® SERIES

## Picture Units

Max. Opp. (mm)	4-6 (1372)	5-2 (1575)
Rgh. Opp. (mm)	4-6 1/2 (1384)	5-2 1/2 (1588)
Frame Size (mm)	4-5 1/2 (1359)	5-1 1/2 (1562)
Glass Size (mm)	4-6 3/4 (1239)	5-3 3/4 (1441)

3-0 (762)		ITDHP5436	ITDHP6236
3-4 (864)		ITDHP5440	ITDHP6240
3-8 (966)		ITDHP5444	ITDHP6244
4-0 (1020)		ITDHP5448	ITDHP6248
4-4 (1122)		ITDHP5452	ITDHP6252
4-8 (1224)		ITDHP5456	ITDHP6256
5-0 (1278)		ITDHP5460	ITDHP6260
5-4 (1380)		ITDHP5464	ITDHP6264
5-8 (1482)		ITDHP5468	
6-0 (1536)		ITDHP5472	
6-4 (1638)		ITDHP5476	

## Transom Units

Max. Opp. (mm)	1-0 (254)	2-2 (560)	2-6 (762)	2-8 (819)	2-10 (864)	3-0 (914)
Rgh. Opp. (mm)	1-0 1/2 (272)	2-2 1/2 (575)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)
Frame Size (mm)	1-0 1/2 (268)	2-1 1/2 (548)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)	2-11 1/2 (902)
Glass Size (mm)	1-0 3/4 (272)	2-0 3/4 (527)	2-4 3/4 (629)	2-6 3/4 (679)	2-8 3/4 (730)	3-0 3/4 (781)

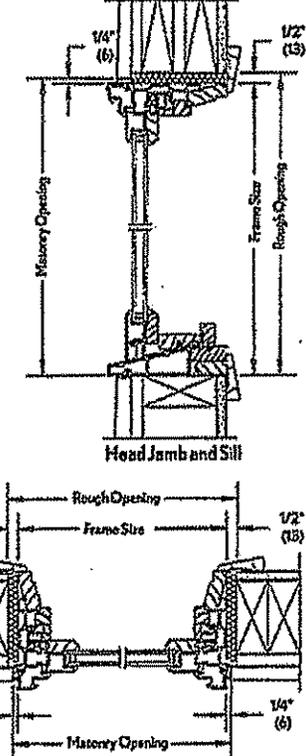
1-4 (103)		ITDHTR2216	ITDHTR2616	ITDHTR3016	ITDHTR3216	ITDHTR3416	ITDHTR3616
2-0 (508)		ITDHTR2224*	ITDHTR2624*	ITDHTR3024*	ITDHTR3224*	ITDHTR3424*	ITDHTR3624*
2-4 (610)							
2-8 (712)							
3-2 (814)							
3-6 (916)							
4-0 (1018)							
4-4 (1120)							
4-8 (1222)							
5-2 (1324)							
5-6 (1426)							
6-0 (1528)							

## In-Sash Transoms Milled Over Double Hungs

Max. Opp. (mm)	1-0 (254)	2-6 (762)
Rgh. Opp. (mm)	1-0 1/2 (272)	2-6 1/2 (775)
Frame Size (mm)	1-0 1/2 (268)	2-5 1/2 (749)

ITDHTR2216 / ITDHT2248      ITDHTR3016 / ITDHT3048

## Construction Details



### MULTIPLE ASSEMBLIES

Multiple assemblies can be factory milled.  
**MAXIMUM ROUGH OPENING** not to exceed 113 1/2" x 76 1/2"  
 Maximum up to 5 units wide by 1 unit high, or 2 units wide by 2 units high.  
**MAXIMUM ROUGH OPENING** not to exceed 84" x 92"  
 Maximum up to 3 units wide by 5 units high.  
 Field mullion kits are available. Structural mullion reinforcement is required for some assemblies.  
 Please consult your local Integrity from Marvin representative for more information.

Details and Elevations not to scale.  
 Special sized units available within product size matrix. See your Integrity retailer.

Optional picture Grilles, GBGs and SDLs are available in a standard Rectangular cut shown. Also available in Prairie lite cuts shown on page 47.

When ordering 6 3/8" (167 mm) or 6 1/2" (173 mm) jambs, add 1/8" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

\*Size available in picture unit also.

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 JPO  
 3/4/15  
 Date  
 gm

# James Hardie® HardieZone™ Product Availability

## HardiePlank® lap siding

**Select Cedarmill® and Smooth**  
 Thickness: 5/16"  
 Weight: 2.3 lbs./sq. ft.  
 Length: 12' planks  
 Widths: 5.25" (4" exposure)  
           6.25" (5" exposure)  
           7.25" (6" exposure)  
           8.25" (7" exposure)  
 Available in all colors and primed

**Beaded Select Cedarmill® and Beaded Smooth**  
 Widths: 8.25" (7" exposure)  
 Available in all colors and primed

## HardiePanel® vertical siding

**Select Sierra 8, Cedarmill®, Smooth and Stucco**  
 Thickness: 5/16"  
 Weight: 2.3 lbs./sq. ft.  
 Sizes: 4' x 8'  
       4' x 9'  
       4' x 10'  
 Available in all colors and primed  
 \* Primed only

## HardieShingle® siding

**Straight-edge Notched Panel**  
 Thickness: 1/4"  
 Weight: 1.9 lbs./sq. ft.  
 Sheet Size: 48" w x 16" h  
 Exposure: 7"

**Staggered-edge Notched Panel**  
 Sheet Size: 48" w x 16" h  
 Exposure: 6"  
 Available in all colors and primed

## HardieSoffit® panels

**Non-vented -- Smooth and Select Cedarmill®**  
 Thickness: 1/4"  
 Weight: 1.9 lbs./sq. ft.  
 Sizes: 12' x 12'  
       16' x 12'  
       24' x 8'\*\*  
       48' x 8'\*\*

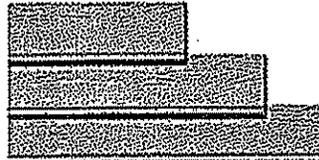
Available in all colors identified on color palette  
 \* Select Cedarmill® available in primed only  
 \*\* Available on Select Cedarmill® only

### Select Cedarmill®



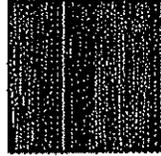
Color shown: Heathered Moss

### Beaded Select Cedarmill®



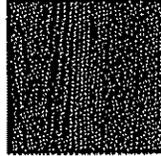
Color shown: Woodland Cream

### Select Sierra 8



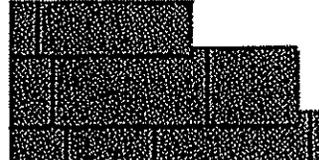
Color shown: Woodbay Blue

### Cedarmill®



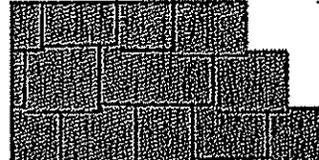
Color shown: Woodstock Brown

### Straight-edge Notched Panel



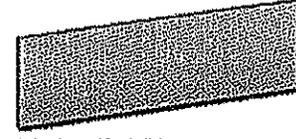
Color shown: Khaki Brown

### Staggered-edge Notched Panel



Color shown: Monterey Taupe

### Non-Vented Smooth



Color shown: Navajo Beige

## HardieSoffit® panels (cont.)

**Vented -- Smooth and Select Cedarmill®**  
 Thickness: 1/4"  
 Weight: 1.8 lbs./sq. ft.  
 Sizes: 12' x 12'  
       16' x 12'  
       24' x 8'

Available in all colors identified on color palette  
 \* Select Cedarmill® available in primed only

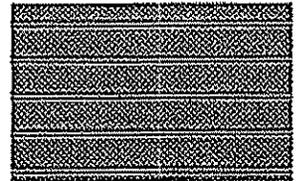
**Beaded Porch Panel**  
 Thickness: 1/4"  
 Weight: 1.9 lbs./sq. ft.  
 Sizes: 4' x 8'  
 Available in Arctic White, Cool Breeze® and primed  
 \* Check with local representative for availability

### Vented Smooth



Color shown: Navajo Beige

### Beaded Porch Panel



## HardieTrim® boards

**1/4" Smooth**  
 Thickness: .75"  
 Weight: 3.8 lbs./sq. ft.  
 Length: 10' boards  
 Widths: 3.5", 5.5", 7.25", 11.25"

**5/4" Smooth**  
 Thickness: 1"  
 Weight: 4.45 lbs./sq. ft.  
 Length: 10' boards  
 Widths: 3.5", 4.5", 5.5", 7.25", 11.25"

Available in all colors identified on color palette

**1/4" Batten Boards Smooth and Rustle Grain®**  
 Thickness: .75"  
 Weight: 3.9 lbs./sq. ft.  
 Length: 12' boards  
 Widths: 2.5"  
 Available in all colors identified on color palette and primed

### Trim Boards -- Smooth



Color shown: Arctic White

### Trim Boards -- Batten Rustle Grain®



Color shown: Khaki Brown



James Hardie offers color-matched accessories to ensure a finished home  
**ColorPlus Touch-up Kit:**

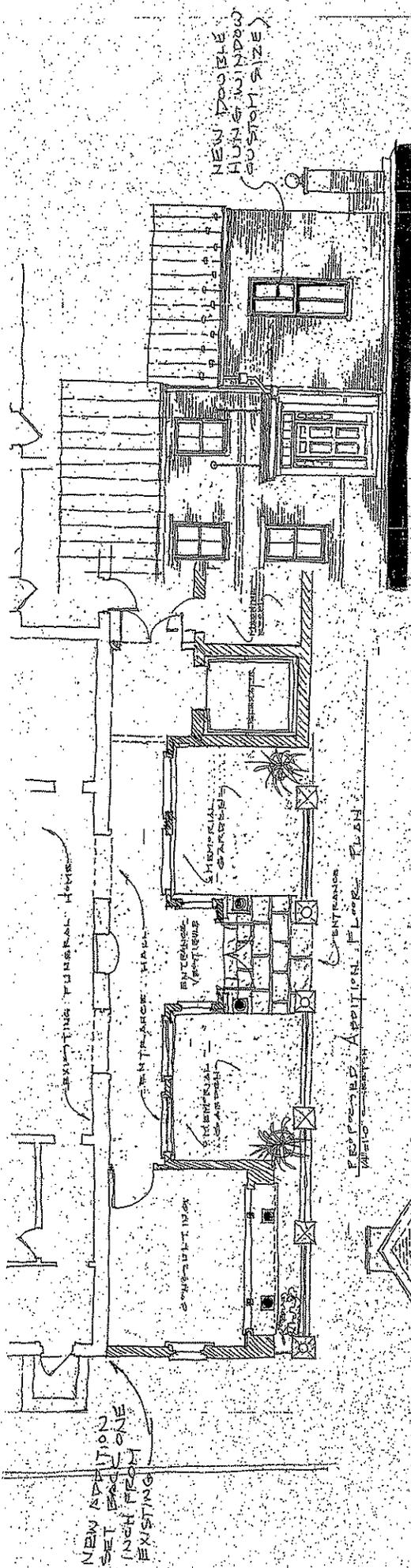
Edge coater -- Used to coat exposed edges  
 Touch-up pen -- For nail heads and scratches

Caulk -- Ensures a complete color-matched finish

APPROVED by  
 HPO

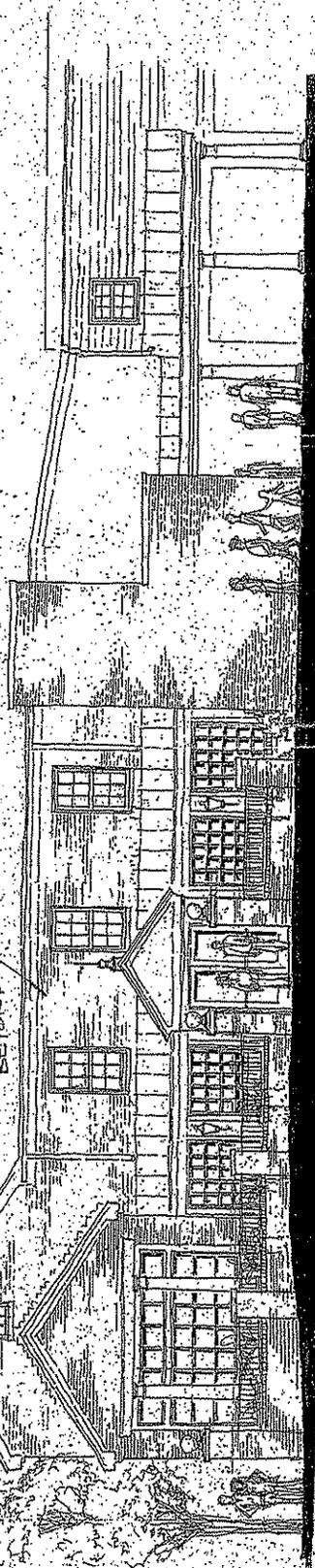
3/4/15  
 Date

JM



SOUTH SIDE ELEVATION

EXISTING BUILDING BEYOND



PARKING LOT ELEVATION

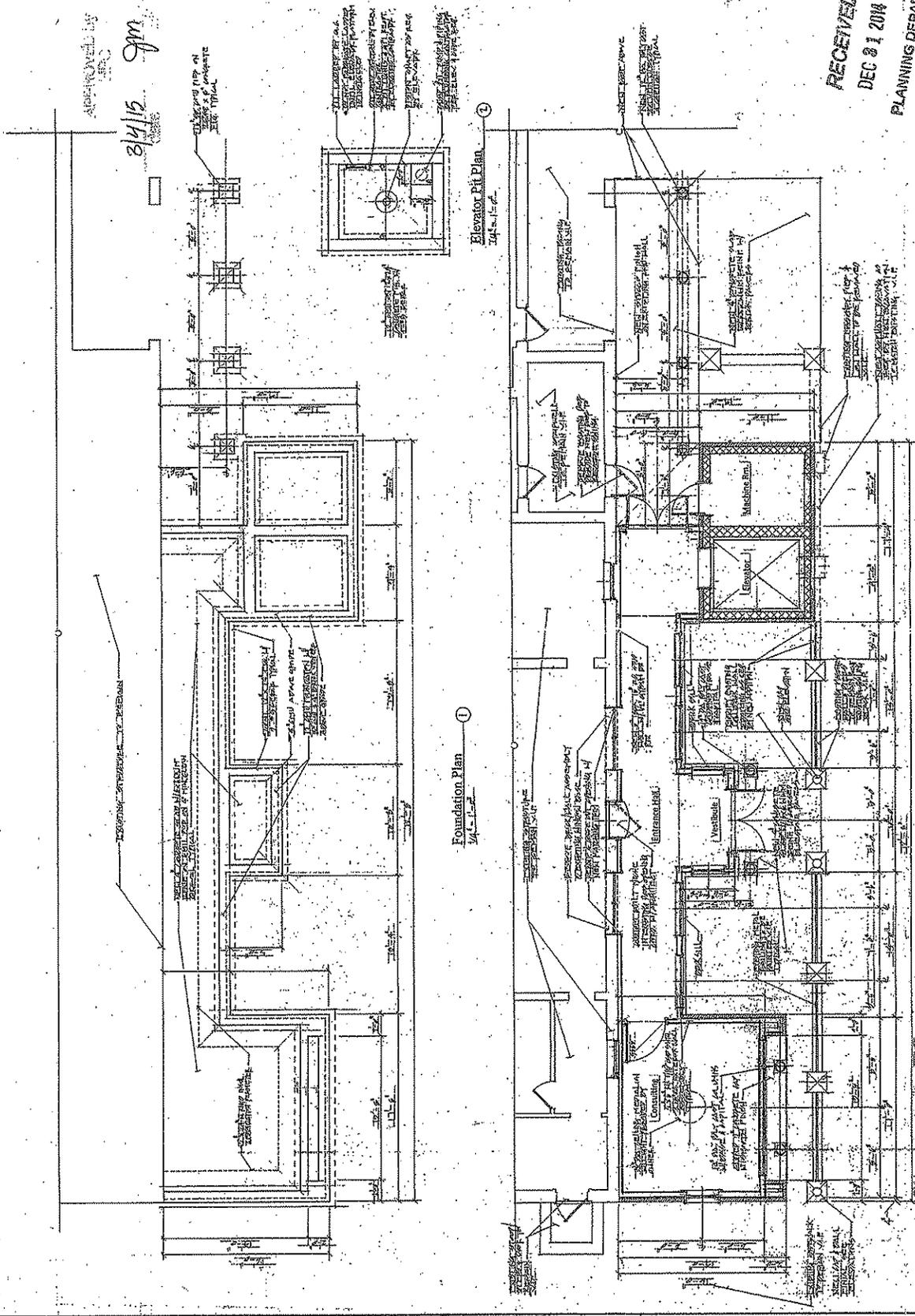
EXISTING BUILDING BEYOND

- WINDOWS SHALL BE INSULATED WITH SIMULATED DIVIDED LITES AND SPACER BAR CLAD.
- BRICK VENEER SHALL MATCH EXISTING IN BRICK PATTERN, MORTAR JOINT, COLOR AND BOND.
- WINDOWS ARE FIXED WINDOW TYPE.

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FEB 06 2015  
PLANNING DEPART

3/4/15 gm

RECEIVED  
DEC 31 2014  
PLANNING DEPART









**HISTORIC PRESERVATION COMMISSION**  
**Hearing: August 11, 2016, September 8, 2016 &**  
**October 13, 2016**  
**Staff Report**

**PROJECT INFORMATION**

**CASE NUMBER:** HPC16-550  
**CITATION ISSUED:** Yes  
**ADDRESS:** 113 E 7TH ST  
**APPLICANT NAME:** Ryan Weinstein  
**PREPARED BY:** Lisa Mroszczyk Murphy  
**DATE:** August 4, 2016, updated November 22, 2016

**PROJECT DESCRIPTION**

This application concerns amendments to previously approved plans for a two-story garage at the rear of the property (HPC13-410). Amendments include:

1. Add 24" x 48" single-hung composite windows at the second level and remove the windows from the first floor;
2. Substitute flush panel metal garage doors for the previously approved wood doors with recessed panels; and
3. Maintain the width of the second floor deck as constructed which corresponds with the width of the building and extend the depth from six feet to seven feet.

The applicant has submitted to staff the following items of clarification to the scope of work:

- The feature described as the "porch roof" is to be the same roof overhang detail shown in the previously approved drawings. No additional approvals are required for this feature.
- A simple painted line will demarcate the parking area setback from the side property line. No additional approvals are required.
- The deck railing will match the detail previously approved. No additional approvals are required for this feature.

**ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT**

**COMPLIANCE WITH HPC GUIDELINES**

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No

## PROPERTY TAX CREDIT

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

## STAFF COMMENTS:

This garage was originally constructed without prior HPC approval or permits. The Commission's approval (HPC13-410) included numerous modifications. The Commission also approved other amendments to modify the height of the garage (HPC14-408). Regarding garages, the *Frederick Town Historic District Design Guidelines* state, "New garages must be compatible with the scale, form, roof type, openings, location and orientation of historic garages" (p. 101).

One bay garages averaging around 350 square feet are the most prevalent type of garage on residential properties in this historic district. There are larger two bay historic garages on residential properties which typically average around 750 square feet. Historic garages are typically one story with a shed or gable roof. There are a few examples of one- and-one-half story garages and two story garages (see attached). Many of the two story garages are a result of inappropriate 20<sup>th</sup> century alterations to original one-story garages.

1. Staff previously approved the removal of the second floor windows from the design under a previous request. Under this application the applicant proposes to reintroduce windows at the second floor but eliminate them from the first floor. In general, historic garages have few if any windows. Therefore, staff supports this modification. The proposed "Fibrex" windows by Anderson are the same as those previously approved for this garage.
2. The guidelines for new construction state that, "Generally, wood doors are appropriate unless they are part of a commercial/public metal storefront system. Non-wood doors will be reviewed on a case-by-case basis and evaluated for their quality of material, detail and construction and contribution to the overall design." (p. 145) The applicant has indicated that the metal doors will have a smooth finish. Staff finds that the approved paneled wood doors are more compatible with historic garages.
3. Regarding decks, the *Frederick Town Historic District Design Guidelines* state, (p. 120)

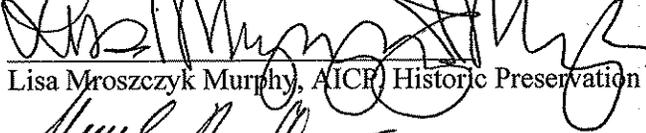
Decks project farther from buildings than the four- to five-feet that traditional Frederick porches project, and may span the width of the building. Deck railing is often horizontal, and a flight of stairs may lead to the back yard. Decks became popular in the mid-twentieth century and are associated with American suburbs. Decks are not appropriate in the Historic District and will not be approved.

In some cases decks have been approved on additions and new construction where they are made an integral part of the design which is not the case here. Although the deck would be resurfaced with more appropriate materials than what was previously constructed, it will be larger than is necessary to provide access to the second floor and is not appropriate for the historic district as outlined by the design guidelines.

**STAFF RECOMMENDATION**

Staff recommends approval of item #1 to modify the windows according to the submitted drawings. Staff recommends denial of items #2 and 3 as they are inconsistent with the *Frederick Town Historic District Design Guidelines* for doors as well as landscapes and streetscapes.

Application determined technically complete:



Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner



Matthew Davis, AICP, Manager of Comprehensive Planning



## HISTORIC PRESERVATION COMMISSION

Hearing: December 8, 2016

Final Staff Report

### PROJECT INFORMATION

**CASE NUMBER:** HPC16-832  
**CITATION ISSUED:** No  
**ADDRESS:** 56 S MARKET ST  
**APPLICANT NAME:** 6601 Suitland Road LLC  
**PREPARED BY:** Joe Adkins, AICP  
**DATE:** November 2, 2016, updated November 29, 2016

### PROJECT DESCRIPTION

The applicant is seeking to demolish a 3 story brick building fronting on South Market Street without a replacement plan.

### ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

Section 423(e) of the Land Management Code requires that at the first hearing for a demolition application, the Commission determine whether the site or structure is “noncontributing” or “contributing” based on the criteria in the Commission’s guidelines.” If the Commission determines that a site or structure is noncontributing, the Commission may take action on the demolition request at the same hearing. If the Commission determines that the site or structure is contributing, the Commission may not vote on the demolition request until a subsequent hearing. Approval for the demolition of a site or structure may be conditioned upon the approval of an acceptable replacement plan.

The Commission approved the request for demolition of the rear two story brick warehouse and the partial brick wall at the rear of the property line at their October 13, 2016 hearing. The approved replacement plan for this demolition approval was simply cleaning the site and removing all rubble and stabilizing the remaining building as needed.

The Commission also approved the demolition of the building facades at 66 to 70 South Market Street at their November 10, 2016 hearing. The replacement plan for this demolition was a six foot board on board fence (non-pressure treated lumber) placed on the eastern and western property lines.

### COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:

Yes  No

## PROPERTY TAX CREDIT

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

## STAFF COMMENTS:

At the October 27, 2016 meeting of the HPC, the Commission determined that the building at 56 South Market Street was a contributing building to the district. With that determination the Commission could not make a decision on the demolition of 56 South Market Street at that meeting, the case was continued until the November 10, 2016 hearing.

At the November 10, 2016 hearing, a motion to deny the demolition was made and resulted in a 3/3 tie vote. Several other motions were attempted and the final motion was made to continue the case until the December 8<sup>th</sup> meeting.

The applicant has submitted their engineering report from Paul Milano, Inc. dated 9/1/16 detailing the condition of the entire building. The report describes both the three story building that fronts on South Market Street and the two story warehouse building to the rear of the property.

The City of Frederick hired a structural engineer, Pecora Engineering, LLC, to review the applicant's engineering report, make a visit to the building and make recommendations on the condition of the building. Pecora Engineering's report is dated 9/19/16. The approval letter and both engineering reports are included with the property owner's application.

Both reports detail the lack of maintenance to this property. Where the reports differ is in the conclusion and recommendations. Mr. Milano recommends that both sections of the building (front three story and rear two story) be taken down. Mr. Pecora's recommendations indicated that the buildings should be either shored up (without delay) or the entire building should be demolished.

The applicant is asking for consideration of the 3 story brick building fronting on South Market Street to be demolished without a replacement plan. The applicant did submit a replacement plan that has Level I approval (HPC 15-855) for 58 and 66-70 South Market Street. This plan was then put on hold until the Planning Commission approved a site plan and subdivision. These plans never received Planning Commission approval.

Staff maintains its findings that the building is non-contributing due to a substantial loss of integrity. As noted in previous reports:

Integrity is the ability of a property to convey its significance through its physical features. The qualities of integrity include location, design, setting, materials, workmanship, feeling and association. In order to retain integrity, a property generally possesses most, if not all, of these qualities.

Documentary and physical evidence indicates that the front façade of this building has been substantially altered by the removal of a cornice, the removal of three large double hung windows with decorative hoods at each floor and the addition of a storefront and two smaller double hung windows at each upper floor. Please see the attached

photograph from 1888. These alterations were likely undertaken in the twentieth-century. Staff finds that although the general form of the building remains and the main block features a historic sign, these alterations have affected the integrity of the building so that it is no longer contributing to the significance of the historic district. This property, including the warehouse and wall, no longer has integrity of design, materials, workmanship, feeling or association.

Demolition of non-contributing resources may be approved if the demolition will not compromise the integrity of the streetscape, any surrounding historic properties or the design integrity of the overall building. (p. 149). Staff finds that these requirements are met because:

- The demolition will not affect the properties to the south which, apart from the façades which are to be demolished, are vacant lots;
- The building no longer has any design integrity of its own; and
- A replacement plan, such as a fence, will minimize impacts to the streetscape until a development plan can be finalized.

However, since the Commission found the building to be a contributing resource, the demolition may only be approved the following requirements from the *Frederick Town Historic District Design Guidelines* are met (p. 149):

- The integrity of the streetscape will not be compromised;
- The integrity of any surrounding historic properties will not be compromised; and
- Demolition will not alter the overall building so that it is no longer contributing.

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### STAFF RECOMMENDATION

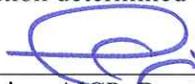
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In consideration of the two engineering reports on the building at 56 South Market Street, the testimony by the applicant's engineer at the October 27<sup>th</sup> and November 10<sup>th</sup> meetings concerning the difficulties of getting inside the building, site visit and based on testimony from the City Engineer and the Director of Public Works, staff would recommend that the three story brick building at 56 South Market Street be approved for demolition with the following conditions:

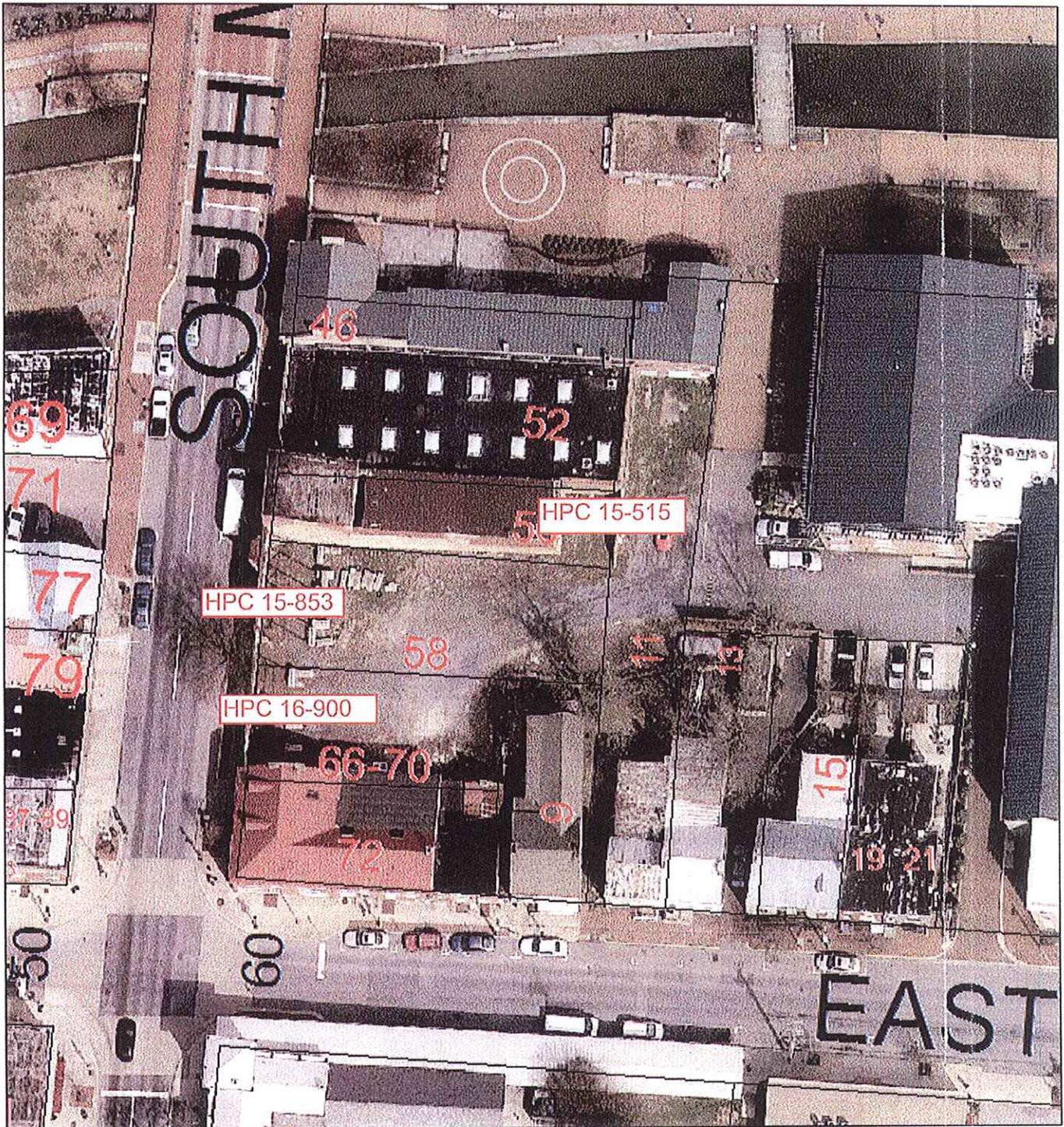
- A replacement plan (fence application) is submitted for administrative review to match that approved for 66-70 South Market Street (HPC16-900).
- The property is clear of debris, the foundation is backfilled to provide positive drainage and prevent ponding, and that the site is stabilized and that photo documentation is submitted to the City.

Application determined technically complete:

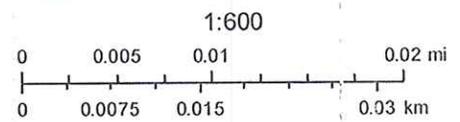
  
\_\_\_\_\_  
Joe Adkins, AICP, Deputy Director for Planning

  
\_\_\_\_\_  
Matthew Davis, AICP, Manager of Comprehensive Planning

# City of Frederick



November 29, 2016





## HISTORIC PRESERVATION COMMISSION

Hearing: December 8, 2016

Staff Report

### PROJECT INFORMATION

**CASE NUMBER:** HPC16-935  
**CITATION ISSUED:** No  
**ADDRESS:** 130 E 3<sup>RD</sup> STEET  
**APPLICANT NAME:** John & Mary Menke  
**PREPARED BY:** Christina Martinkosky  
**DATE:** November 21, 2016

### PROJECT DESCRIPTION

The applicant is proposing to remove the non-historic stoop leading to the rear entrance.

### ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

Section 423(e) of the Land Management Code requires that at the first hearing for a demolition application, the Commission determine whether the site or structure is “noncontributing” or “contributing” based on the criteria in the Commission’s guidelines.” If the Commission determines that a site or structure is noncontributing, the Commission may take action on the demolition request at the same hearing. If the Commission determines that the site or structure is contributing, the Commission may not vote on the demolition request until a subsequent hearing. Approval for the demolition of a site or structure may be conditioned upon the approval of an acceptable replacement plan.

### COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements:  Yes  No

This application meets the *Design Guidelines for Individual Landmarks & Small Districts in the Historic Preservation Overlay*:  Yes  No  To be determined

### PROPERTY TAX CREDIT

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

### STAFF COMMENTS:

The *Frederick Town Historic District Design Guidelines* states that “a decision regarding demolition must be based on a complete application, including historical information about the resource and the replacement plan. In taking action on a demolition application, the Commission considers the following:

1. The degree of importance of the resource

2. The proposed replacement plan for the demolished resource (pg. 149).

When the Commission makes a decision regarding demolition, it must consider the historical, archeological, and architectural value of the resource, including its integrity. Resources in the Historic District are either contributing or non-contributing.

**A. Contributing.** Contributing resources are the following:

1. Buildings, structures, sites, or objects (or parts thereof) that help define the district;
2. Buildings, structures, sites, or objects (or parts thereof) that add historical or architectural value; or
3. Generally, those buildings, structures, sites, or objects (or parts thereof) that were built during the Historic District's Period of Significance (see r, below). Resources that are less than fifty years old, but which are important for their association with a significant event, person, or architectural movement of national relevance, may be considered contributing.

**B. Non-contributing.** Non-contributing resources are those buildings, structures, sites, or objects that do not help define the Historic District and do not add historical or architectural value to the Historic District. Generally, resources that are less than fifty years old are non-contributing.

Staff finds that the rear stoop is likely less than 15 years of age and is therefore a non-contributing resource to the Frederick Town Historic District because it is less than fifty years in age and does not help add historic or architectural value to the property.

If the resource is *non-contributing*, demolition will not be approved if one of the following pertains:

- A. The integrity of the streetscape will be compromised; or
- B. The integrity of any surrounding historic properties will be compromised; or
- C. The resource being considered is a part or feature of a building, site, structure, or object and its demolition will compromise the design integrity of the overall building, site, structure or object (pg. 149).

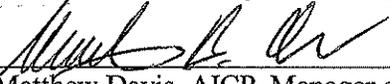
**STAFF RECOMMENDATION**

Staff recommends that the Commission find the wood stoop a non-contributing element to the Historic District.

Further, Staff recommends that the Commission support the stoop's demolition as it will not compromise the integrity of the primary resource, the streetscape, or surrounding historic properties. This approval should be contingent on an approved replacement plan.

Application determined technically complete:

  
Christina Martinkosky, Historic Preservation Planner

  
Matthew Davis, AICP, Manager of Comprehensive Planning



## HISTORIC PRESERVATION COMMISSION

Hearing: November 10, 2016  
Workshop: November 10, 2016  
Staff Report

### PROJECT INFORMATION

CASE NUMBER: HPC16-867  
CITATION ISSUED: No  
ADDRESS: 130 E 3rd Street  
APPLICANT NAME: John & Mary Menke  
PREPARED BY: Christina Martinkosky  
DATE: November 30, 2016

### PROJECT DESCRIPTION

The applicant proposes to demolish the existing, non-historic stoop to the back entry and replace it was a deck.

### ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

Section 423(e) of the Land Management Code requires that at the first hearing for a demolition application, the Commission determine whether the site or structure is “noncontributing” or “contributing” based on the criteria in the Commission’s guidelines.” If the Commission determines that a site or structure is noncontributing, the Commission may take action on the demolition request at the same hearing. If the Commission determines that the site or structure is contributing, the Commission may not vote on the demolition request until a subsequent hearing. Approval for the demolition of a site or structure may be conditioned upon the approval of an acceptable replacement plan.

### COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No

### PROPERTY TAX CREDIT

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

### STAFF COMMENTS:

*The Frederick Town Historic District Design Guidelines* provides the following definitions:

The Guidelines provides the following definition and parameters of review:

- Deck – A platform, such as the landing on a stoop or a raised floor-like area near a house that is intended for outdoor living.
- Stoop – An uncovered platform at the entrance to a house.
- Porch – A covered and floored area on the exterior of a building.
- All existing porches and door stoops and their character defining elements must be retained and preserved wherever possible (pg. 81).
- Porch replacement should be based on documentary or physical evidence. If it is known that a porch or stoop existed, but documentary or physical evidence is not available, the replacement design should resemble historic porches that exist in the neighborhood and that are in keeping with the style and period of the building. The design must be consistent with the streetscape in terms of materials, size, scale, profile, and details (pg. 82).
- A deck is a raised platform built of wood or synthetic wood, usually attached to the back of a house and without a roof. Decks project farther from buildings than the four- to five-foot that traditional Frederick porches project, and may span the width of the building. Deck railing is often horizontal, and a flight of stairs may lead to the back yard. Decks became popular in the mid twentieth century and are associated with American suburbs. Decks are not appropriate in the Historic District and will not be approved (pg. 120).
- Pressure treated southern yellow pine also is decay- and termite-resistant; however, generally this material is a poor quality, it has a high moisture content and it tends to warp (pg. 50).
- In the Historic District, visible pressure-treated wood only can be used where wood is in direct contact with the ground, such as posts, lattice and some structural and trim elements. It also can be used for structural elements that are concealed (pg. 50).
- Lattice that is deteriorated and must be replaced should have a square or diagonal pattern, unless historical evidence exists for the use of metal lattice or any other pattern. The lattice must include a simple wood frame (pg. 52).
- Lattice made of synthetic materials, such as plastic, will not be approved (pg. 84)
- Porch floors must be tongue-and-groove wood. Exterior porch and stoop stairs can be 5/4" x 6" wood flooring (pg. 53).
- No matter the type of wood used, it must be painted or stained with a solid, opaque stain to ensure longevity and to attain the appropriate appearance for the Historic District. Proper maintenance and a regular painting schedule will prolong the life of all wood elements. Refer to Preservation Brief 10, Exterior Paint Problems on Historic Woodwork (pg. 53).

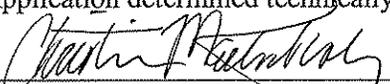
**Staff's Comments:**

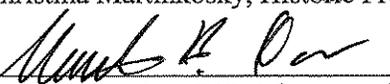
- The applicant is requesting the proposed design because it will allow for the installation of a ramp in the future without blocking the existing gate.
- Staff supports the use of a traditional railing, which is more constant with materials found on porches and stoops. Although the Guidelines generally require the use of tongue-and-groove decking, leniency can be given to this modern feature which is not protected by a roof.
- Staff is concerned that revised width and form of the proposal now meets the definition of a deck, which is defined as a platform, such as the landing on a stoop or a raised floor-like area near a house that is intended for outdoor living. The Guidelines do not permit decks and similar proposals have not been supported by the Commission.
- Staff would support a revised plan that shorted the proposed width of the feature so that it better resembles a typical stoop.
- All exposed wood must be non-pressure-treated wood. The applicant proposes to paint all wood elements, which is consistent with the Guidelines. Lattice must be constructed of wood and include a simple wood frame.

**STAFF RECOMMENDATION**

Staff recommends that the Commission deny this application because decks are not permitted in the Historic District.

Application determined technically complete:

  
Christina Martinkosky, Historic Preservation Planner

  
Matthew Davis, AICP, Manager of Comprehensive Planning



## HISTORIC PRESERVATION COMMISSION

Workshop: November 10, 2016

Hearing: December 8, 2016

Staff Report

### PROJECT INFORMATION

**CASE NUMBER:** HPC16-872  
**CITATION ISSUED:** No  
**ADDRESS:** 64 E. SOUTH STREET  
**APPLICANT NAME:** Brian Bradfield, agent  
**PREPARED BY:** Christina Martinkosky  
**DATE:** November 3, 2016

### PROJECT DESCRIPTION

The applicant is requesting to construct a detached garage with finished office space above and basement workshop with the following materials:

- Glen-Gery natural "thin" stone veneer to match existing on home. "Willow Rustic Squared LedgeStone" with appropriate mortar joints. (attachment "A")
- Painted wood Dutch lap siding with 6" exposure to match existing on home. (attachment "B")
- Painted wood fascia and rake trim to match existing on home.
- Copper 5" half-round gutter and 3" round downspouts to match existing on home. (attachment "C")
- Jeld-Wen metal clad wood windows with traditional simulated divide lites grille pattern to match existing on home. (attachment "D")
- Jeld-Wen wood exterior doors with painted smooth finish. Full-light configuration with traditional grille pattern on south (Hessian Alley) elevation at balcony. Half-light configuration with traditional grille pattern on north (rear yard) elevation at porch. (attachment "E")
- Clopay "Reserve" wood garage doors with painted smooth finish and colonial style hardware. (attachment "F")
- Painted wood decorative bracket.
- Englert standing seam metal roof. 21" wide panel with 1" high seam in mill finish "terra cotta" color. (attachment "G")
- Painted tongue and groove wood porch decking. (attachment "H")
- Painted 6" square wood porch posts.
- Painted tongue and groove wood porch ceiling. (attachment "I")
- Painted 1"x4" wood corner, door and window trim.
- Painted 1"x6" wood door and window trim with decorative end-cut.
- Cushwa "Regency Handmade" brick pavers at porch. (attachment "J")
- Hampton Bay wall-mounted light fixture. (attachment "K")
- Exterior HVAC unit.
- An existing, non-historic shed will be removed.

## ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

In cases of garages, a site plan does not need to be approved by the Planning Commission. Therefore, the Level 1 & Level 2 HPC review process for new construction is combined.

It is important to note that an accessory garage is permitted under current zoning. However, a detached dwelling unit with a kitchen is not permitted in an existing development and is only allowed in conjunction with the approval of a master plan for a new community. Failure to comply with those provisions would be a violation of the zoning codes.

## COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No

## PROPERTY TAX CREDIT

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

## STAFF COMMENTS:

*The Frederick Town Historic District Design Guidelines* notes that early garages typically housed one vehicle and were of wood frame construction, with a shed or gable roof and a dirt floor. Later garages may have been constructed of concrete block, and a small number of garages were stucco or brick. Almost all garages had a wood garage door that either raised or slid at the vehicle opening, which typically faced an alley. Garage doors were commonly plank or bead-board. Early two-car garages often served duplexes and later two-car garages may have served a single house. In either case, single bay doors were used on historic garages. In more recent times, conveniences such as electronic doors may have been installed.

The *Guidelines* provide the following parameters of review regarding the construction of new garages in the historic district:

- New garages must be compatible with the scale, form, roof type, openings, location and orientation of historic garages. Multi-bay garages must be built with one door per vehicle unless sliding wood doors are used (pg. 101).
- New construction should positively enhance this character through a design that is compatible with existing buildings and the streetscape while having its own design integrity. New construction should respect the massing, scale, materials, form, detailing, rhythm and setbacks of nearby historic buildings (pg. 137).
- Style: New construction should be designed to be sensitive to the built environment of the immediate vicinity, but should clearly be a product of its own time (pg. 138).
- Form: Building "form" refers to the scale, massing and general shape of new construction. Form is carefully scrutinized, for assurance that the new construction is compatible with prevalent forms and massing (pg. 138).
- Rhythm: Rhythm refers to a repetition of architectural patterns or motifs in a similar or modified form. New construction should maintain the setback line that has been established on the street and should respond to the predominant pattern of spacing between buildings. Existing buildings will suggest an appropriate width for new

construction, and existing buildings will provide a reference for dividing the façades and massing of large new buildings into a series of smaller visual units (pg. 139).

- **Texture:** Texture refers to the physical and visual qualities of individual buildings and the street- scape. The façades of new construction should incorporate window and door openings that respond to the rhythm and proportion, size and detailing of openings on existing street-facing elevations (pg. 139).
- **Massing:** The mass of a building is the enclosed volume that constitutes a building's exterior form. With few exceptions, the massing of a building should relate to the massing of buildings in the vicinity of the new construction (pg. 139).
- **Height:** The height of a building is the vertical distance, measured in feet, from the elevation at the front street curb to the highest point of the main roof or wall, whichever is higher. New construction should be designed so that it is visually compatible with neighboring structures and with the predominant pattern of that block (pg. 139).
- **Scale:** The scale of a building refers to the proportionate size of the building in relation to surrounding buildings, and the proportionate size of building components and decorative elements in proportion to each other. New buildings should have a scale consistent with surrounding buildings and reflect the human scale that characterizes the entire Historic District (pg. 141).
- **Roof shape:** The roof profile is an important character-defining quality in existing and new construction. New roofs should respond to forms that are common in the Historic District, including gable, flat, hipped, shed and mansard (pg. 141).
  - Dormers, which are windows placed in projections on sloping roofs, are a common feature in the Historic District. Dormers should have an intentional relationship with the openings below them (pg. 141).
- **Materials:** The use of materials is one method to differentiate new construction from existing buildings in the Historic District. The materials outlined in Chapter 4 are suggested for use in new construction and are generally considered to be compatible throughout the Historic District. Other materials may also be considered compatible and will be reviewed on a case-by-case basis and evaluated based on their contribution to the integrity of the overall design although vinyl, stucco panels, exterior insulating finishing system (EIFS) and siding with fake textures will not be approved. If traditional materials are used, they should be applied in a manner that is consistent with its traditional application.
- Residential yards must maintain a 30% area of greenspace outside of the primary structure (pg. 117).

#### **Staff Comments:**

Form, Massing, Height, Scale, Roof Shape:

- The massing, height, scale and overall form of the proposed garage are not compatible with other historic garages. However, the proposed site is near another large garage and therefore a two-story building may not be inappropriate. Still, the proposed height of 24'8" is very large and the rear elevation of the garage resembles a dwelling.

- An asymmetrical roof is found in other garages downtown and is not inappropriate in this case.

Style, Rhythm, Texture, Materials:

- The proposed metal clad windows with simulated divided lights are appropriate for new construction.
- This multi-bay garage is designed with one door per vehicle as required by the design guidelines. All proposed garage doors are of wood construction, which is supported by the Guidelines. The single bay doors are wood and metal clad, which are appropriate for new construction.
- The proposed cladding material, stone veneer and painted wood Dutch lap siding with 6" exposure was chosen to correspond with the existing house.
- The proposed standing seam metal roof is supported by the design guidelines.
- Staff has no concerns with the proposed use of wood fascia, copper gutters, painted tongue and groove decking/ceiling, wood posts, wood trim, and wall mounted light fixtures.

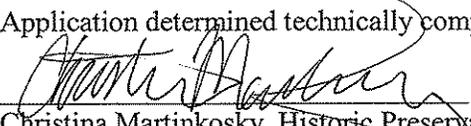
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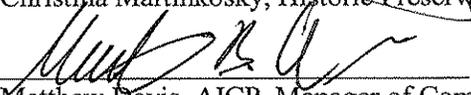
- A revised site plan showing the location of the proposed garage was submitted and the amount of greenspace was calculated. The site currently has 24.8% greenspace. Although a proposed patio area will encroach on existing greenspace, an area along the eastern side boundary, which is currently covered by the existing driveway, will be reclaimed as yard space. Staff finds that the proposal will not diminish the amount of current greenspace.

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the proposed garage as its design and materials meet the standards set forth in the Frederick Town Historic District Design Guidelines.

Application determined technically complete:

  
Christina Martinkosky, Historic Preservation Planner

  
Matthew Davis, AICP, Manager of Comprehensive Planning



**HISTORIC PRESERVATION COMMISSION**  
**Hearing: December 8, 2016**  
**Staff Report**

**PROJECT INFORMATION**

**CASE NUMBER:** HPC16-921  
**CITATION ISSUED:** No  
**ADDRESS:** 133 W 3RD ST  
**APPLICANT NAME:** James Callear  
**PREPARED BY:** Lisa Mroszczyk Murphy  
**DATE:** November 28, 2016

**PROJECT DESCRIPTION**

The applicant is seeking post-work approval for the installation of a gas meter on the front of a contributing resource.

**ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT**

**COMPLIANCE WITH HPC GUIDELINES**

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No

**PROPERTY TAX CREDIT**

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

**STAFF COMMENTS:**

Regarding utility boxes and meters, the *Frederick Town Historic District Design Guidelines* state (p.107-108):

- The Commission will not approve the installation of a utility box or meter on the primary façade of a building, unless no other option is available.
- In some situations the Commission may require the utility box or meter to be screened from view from the public right-of-way.
- The Commission may require boxes and meters to be painted to match the building.

Although the new meter is located on the front of the building, there is no other option available for this particular property. The meter placement does not obscure any architectural features or damage any historic materials. Although the meter location has little impact on the historic

streetscape, it appears a section of the brick sidewalk was removed during construction and filled in with gravel. This work is not consistent with the guidelines and should be repaired and restored.

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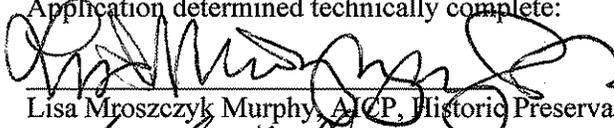
**STAFF RECOMMENDATION**

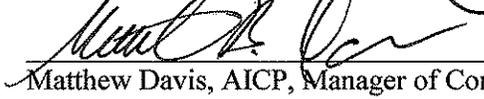
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Staff recommends approval of the application with the condition that the brick sidewalk is repaired in-kind.

Application determined technically complete:

  
Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner

  
Matthew Davis, AICP, Manager of Comprehensive Planning



## HISTORIC PRESERVATION COMMISSION

### Hearing: December 8, 2016

### Staff Report

#### PROJECT INFORMATION

**CASE NUMBER:** HPC16-931  
**CITATION ISSUED:** No  
**ADDRESS:** 117-121 N MARKET ST  
**APPLICANT NAME:** Otho J. Keller  
**PREPARED BY:** Lisa Mroszczyk Murphy  
**DATE:** November 23, 2016

#### PROJECT DESCRIPTION

This application concerns the demolition of a one-story frame shed constructed after 1960 which is in serious disrepair. No replacement plan is proposed.

#### ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

Section 423(e) of the Land Management Code requires that at the first hearing for a demolition application, the Commission determine whether the site or structure is “noncontributing” or “contributing” based on the criteria in the Commission’s guidelines.” If the Commission determines that a site or structure is noncontributing, the Commission may take action on the demolition request at the same hearing. If the Commission determines that the site or structure is contributing, the Commission may not vote on the demolition request until a subsequent hearing. Approval for the demolition of a site or structure may be conditioned upon the approval of an acceptable replacement plan.

#### COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No

#### PROPERTY TAX CREDIT

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

#### STAFF COMMENTS:

The *Frederick Town Historic District Design Guidelines* direct the Commission to consider the degree of importance of the resource when considering any application for demolition. The Commission’s guidelines provide the following criteria for determining if the resource is contributing or noncontributing (p. 15):

**p. Degree of Importance**

**(1) Required consideration.** When the Commission makes a decision regarding construction, reconstruction, alteration, moving, or demolition, it must consider the historical, archeological and architectural value of the resource, including its integrity. Resources in the Historic District are either contributing or non-contributing.

**A. Contributing.** *Contributing* resources are the following:

1. Buildings, structures, sites, or objects (or parts thereof) that help define the district;
2. Buildings, structures, sites, or objects (or parts thereof) that add historical or architectural value; or
3. Generally, those buildings, structures, sites, or objects (or parts thereof) that were built during the Historic District's *Period of Significance*. Resources that are less than fifty years old, but which are important for their association with a significant event, person, or architectural movement of national relevance, may be considered contributing.

**B. Non-contributing.** *Non-contributing resources* are those buildings, structures, sites, or objects that do not help define the Historic District and do not add historical or architectural value to the Historic District. Generally, resources that are less than fifty years old are non-contributing.

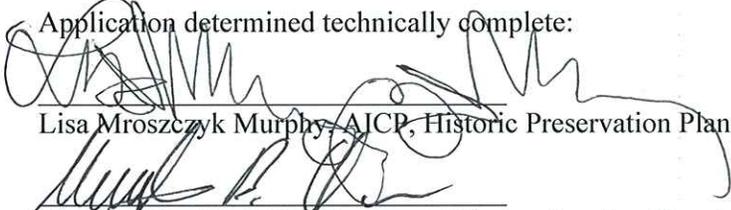
The structure is the easternmost (identified on the application documents as "E") of two frame extensions. It is attached on its north side to the building at 123 North Market Street and on the west side to another non-historic shed on the property. It is not attached to the primary structures at 117 and 121 North Market Street. The shed does not appear on the 1960 Sanborn Fire Insurance Map and appears to have been inadequately constructed. Due to its age, design, and conditions, the structure does not have historical or architectural value and should be considered a non-contributing resource.

The Commission may approve the demolition of a non-contributing resource of the integrity of the streetscape will not be compromised; the integrity of any surrounding historic properties will not be compromised; or the resource being considered is a part or feature of a building and its demolition will not compromise the design integrity of the overall building. (p. 149) The applicant has indicated to staff that the structure can be removed without any additional work being required to neighboring structures due to the shed's makeshift nature. If it is found that any repairs or alterations will be required when the shed is removed, the applicant must obtain Historic Preservation Commission approval if they exceed that work outlined on the Minor Rehabilitation List.

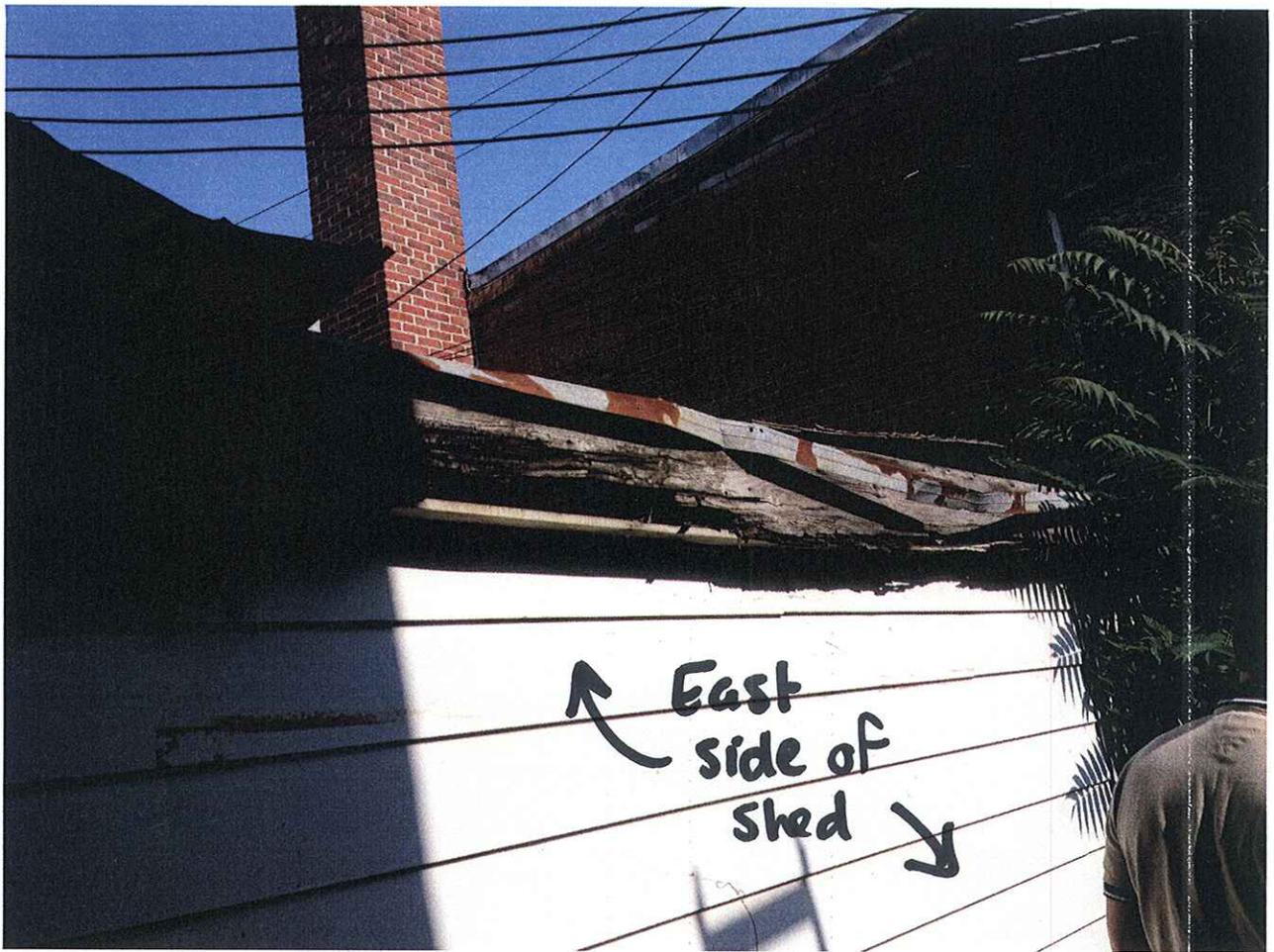
**STAFF RECOMMENDATION**

Staff recommends the Commission find the post-1960 shed "E" to be non-contributing and approve its demolition.

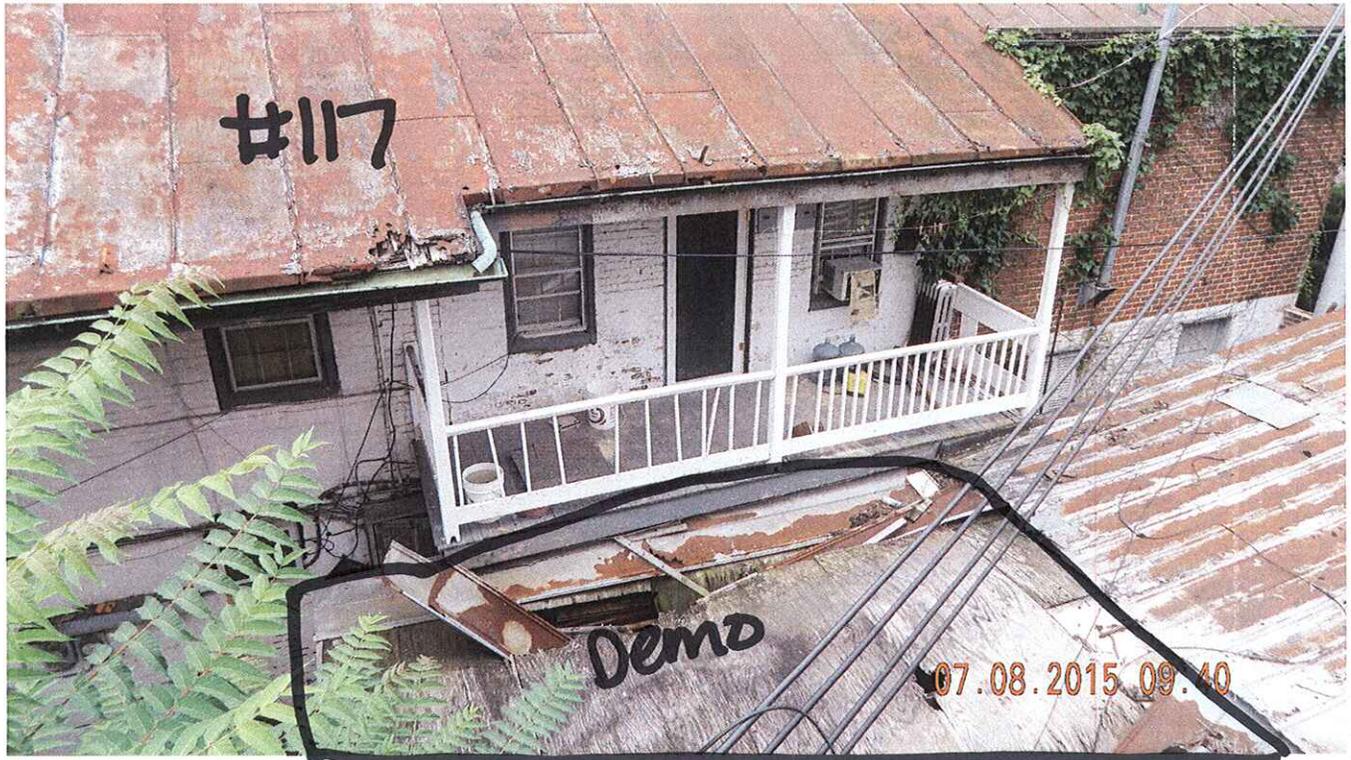
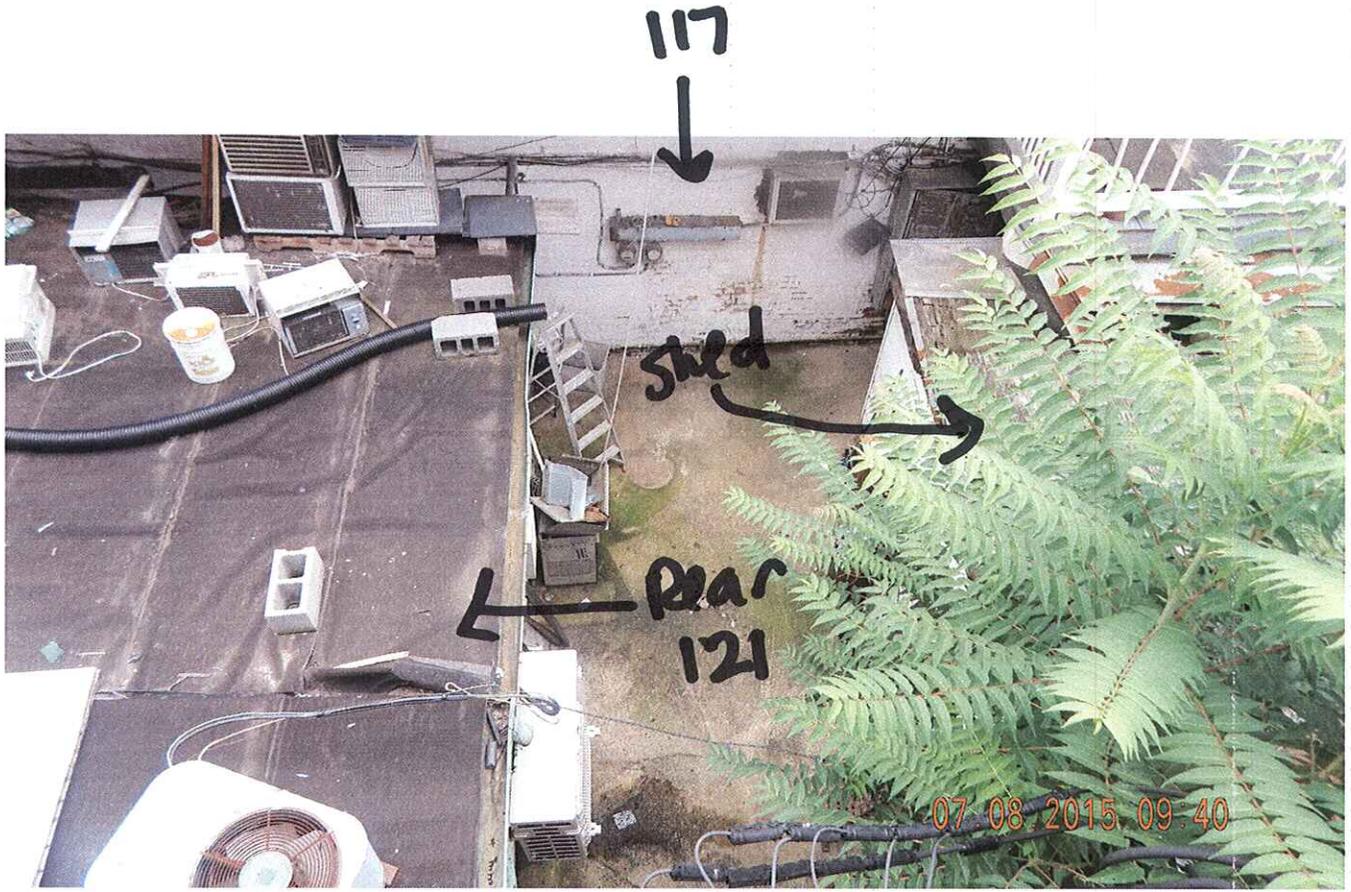
Application determined technically complete:

  
Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner

  
Matthew Davis, AICP, Manager of Comprehensive Planning









**HISTORIC PRESERVATION COMMISSION**  
**Hearing: December 8, 2016**  
**Staff Report**

**PROJECT INFORMATION**

**CASE NUMBER:** HPC16-947  
**CITATION ISSUED:** No  
**ADDRESS:** 507-515 Klineharts Alley  
**APPLICANT NAME:** Michael Moran, agent  
**PREPARED BY:** Lisa Mroszczyk Murphy  
**DATE:** November 23, 2016

**PROJECT DESCRIPTION**

This application concerns amendments to previously approved plans for optional detached garages. Each frame garage would measure 12'-0" x 23'-0" and feature side gable roofs with asphalt shingles, fiber cement siding and trim, a six-panel fiberglass door, and a paneled wood overhead door. Materials and finishes will match those previously approved for the house.

**ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT**

**COMPLIANCE WITH HPC GUIDELINES**

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No

**PROPERTY TAX CREDIT**

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

**STAFF COMMENTS:**

In reviewing the proposed garage, the Commission should consider the following points from the *Frederick Town Historic District Design Guidelines*:

- New garages must be compatible with the scale, form, roof type, openings, location and orientation of historic garages. (p. 101)
- The materials outlined in Chapter 4 [Materials for Rehabilitation and their Treatment] are suggested for use in new construction and are generally considered to be compatible throughout the Historic District. Other materials may also be considered compatible and will be reviewed on a case-by-case basis and evaluated based on their contribution to the integrity of the overall design. (p. 142)

- Generally, wood doors are appropriate unless they are part of a commercial/public metal storefront system. Non-wood doors will be reviewed on a case-by-case basis and evaluated for their quality of material, detail and construction and contribution to the overall design. (p. 145)
- The Commission will evaluate all proposals for new development, additions, parking and other paving for their impact on green space in the Historic District. Residential yards must maintain a 30% green space outside the primary structure. (p. 117)

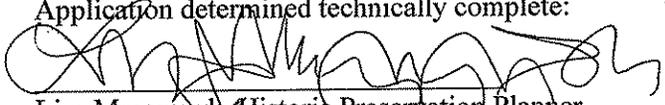
The previous approval required front gable roofs, which are more common on historic garages and a reduction in length by eliminating a 4' deep storage area on the yard side of the garages in order to maintain more green space. Since the original approval, the design for the Klineharts Alley townhouses have been revised and approved and other garages of the same design have been approved on other lots. Based on the development of the site to date and within the context of new construction, staff supports this application. However vinyl materials, as noted on the wall section, should not be used. All drawings should be consistent in noting materials for the garage that match those approved for the townhouses. Additionally, all lots shown on the approved landscape plans (HPC07-468) to have a tree in the rear yard should maintain a tree in the yard even if the optional garage is constructed.

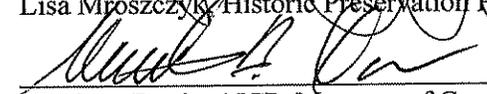
#### **STAFF RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

- The typical wall section should be revised to note materials matching those approved for the houses and should not include vinyl materials; and
- Trees shall remain where indicated on the approved landscape plans HPC07-468.

Application determined technically complete:

  
Lisa Mroszczyk, Historic Preservation Planner

  
Matthew Davis, AICP, Manager of Comprehensive Planning



**HISTORIC PRESERVATION COMMISSION**  
**Hearing: December 8, 2016**  
**Staff Report**

**PROJECT INFORMATION**

**CASE NUMBER:** HPC16-950  
**CITATION ISSUED:** No  
**ADDRESS:** 24 E CHURCH ST  
**APPLICANT NAME:** Mary Boswell, agent  
**PREPARED BY:** Lisa Mroszczyk Murphy  
**DATE:** November 29, 2016

**PROJECT DESCRIPTION**

This application concerns the installation of modular metal ramps on the rear of a contributing resource in order to provide an accessible entrance. A switchback ramp will provide access to the east side of the porch and require the removal of a small section of historic wooden railing. Another short ramp and landing will provide access from the porch to the door.

**ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT**

**COMPLIANCE WITH HPC GUIDELINES**

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No

**PROPERTY TAX CREDIT**

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

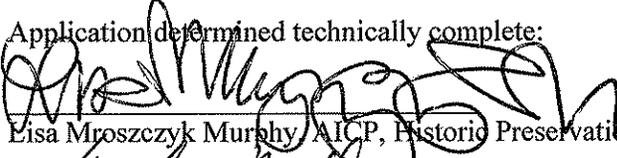
**STAFF COMMENTS:**

The *Frederick Town Historic District Design Guidelines* state that, "ADA requirements should be met in a manner that results in the least amount of damage to historic buildings, while providing adequate access to the disabled." (p. 109) The proposed ramps will be located in an unobtrusive location at the rear of the building and will not be visible from the street. They will not cause damage to historic materials or architectural features apart from a small section of historic wooden railing; however, enough will remain that it could be replicated in the future if the ramps are removed. Overall, the proposed installation will be largely reversible and is an appropriate solution to providing an accessible entrance to this prominent building.

**STAFF RECOMMENDATION**

Staff recommends the Commission approve the application with the condition that a drawing detailing the railing removal is submitted for staff approval prior to applying for a permit.

Application determined technically complete:



Lisa Mroszczyk Murphy, AICP, Historic Preservation Planner



Matthew Davis, AICP, Manager of Comprehensive Planning



## HISTORIC PRESERVATION COMMISSION

Workshop: December 8, 2016

Hearing: TBD

Staff Report

### PROJECT INFORMATION

**CASE NUMBER:** HPC16-943  
**CITATION ISSUED:** No  
**ADDRESS:** 124 N Market Street  
**APPLICANT NAME:** Jim Mills, agent  
**PREPARED BY:** Christina Martinkosky  
**DATE:** 12/2/2016

### PROJECT DESCRIPTION

In an effort to provide solar shading and protection from rain on the upper roof terrace at Brewer's Alley, the applicant is proposing a permanent roofing system. However, it should be noted that approval was already received for an awning system using Beige fabric from Sunbrella, which was reviewed under HPC14-1. The preliminary details for the new application include a prefinished standing seam metal roof (color to be determined) sitting over tapered insulation at a minimum slope of 1/8. The applicant proposes to use a tongue and groove decking above the existing terrace pergola. The wood would be stained to match the decking in the dining room addition.

### ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

### COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements:  Yes  No

This application meets the *Frederick Town Historic District Design Guidelines*:  
 Yes  No  To be determined

### PROPERTY TAX CREDIT

The work that is the subject of this application is eligible for the Historic Preservation Property Tax Credit (§8-10 of The Code of the City of Frederick):  Yes  No

### STAFF COMMENTS:

The Guidelines provide the following perimeters of review in regards to this proposal, which will alter the appearance of a recently constructed addition:

- Additions shall be limited in size, scale and relationship to the historic building (pg. 135).

- Additions to contributing and significant properties will not be approved on street-facing elevations if they would be visible from the public way. On non-contributing buildings, additions may be approved on street-facing elevations if they do not negatively impact the integrity of the historic streetscape. Stories cannot be added to the elevations of contributing or significant resources that are visible from the street. If the façade facing an alley is character-defining, the Commission may not permit an addition on the alley-facing façade (pg. 135).
- Pergolas are defined as an open grid, supported by columns, for growing vines and covering a walkway or sitting area (pg. 155).
- Panels must range from 12” to 18” in width, depending on the width of the original roof panels, and seams cannot be higher than 1 inch. Factory-finishes must reflect traditional hues (galvanized, green and red). Standing seam roof panels must be fabricated from flat panels (pg. 60).

Staff provides the following comments:

- This initial application for an addition was reviewed in 2013 and has been modified and expanded several times, including the rooftop deck with a pergola. Staff initially supported the proposed pergola extension because it didn't strongly impact the scale of the addition. However, incorporating a permanent roof structure does impact the massing of the side addition.
- The Commission has recently allowed the inclusion of rooftop decks in rehabilitation and addition plans, but has carefully considered the visual impact from the public right-of-way. The proposed roof feature will be clearly visible from the street.
- Additional product information is needed for a complete application. Further, applications require an image of the front elevation.

<b>STAFF RECOMMENDATION</b>
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A recommendation will be made at the hearing.