

FREDERICK TOWN HISTORIC DISTRICT DESIGN GUIDELINES

2009 EDITION



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The Guidelines were adopted by the Mayor and Board of Aldermen on December 3, 2009:

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THE CITY OF FREDERICK PLANNING DEPARTMENT WOULD LIKE TO THANK THE FOLLOWING INDIVIDUALS FOR ASSISTING WITH THE GUIDELINES:

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1 INTRODUCTION



1-1 Bentztown. West Patrick Street, looking west from Bentz Street, date unknown. Courtesy of the Historical Society of Frederick County, Maryland.

A. BACKGROUND

The *Frederick Town Historic District Design Guidelines* (“Guidelines”) have been developed to assist the Historic Preservation Commission (“Commission” or “HPC”) review the exterior rehabilitation of historic properties, new construction and demolition in the Frederick Town Historic District (“Historic District”). They also should assist property owners, tenants, stewards of public properties and others in making preliminary decisions about work that requires HPC approval. The provisions of the Guidelines are intended to provide guidance on rehabilitation and new construction that reflect best rehabilitation practice and the unique character of the Historic District and each resource. The intent of the guidelines and the design review process is to ensure that all properties in the Historic District are rehabilitated to best preserve their essential historic qualities and that new construction is sensitive to the scale and historic nature of the Historic District. These guidelines are the basis of the review process and the foundation for decision-making by the Commission.

B. CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES

The Commission uses the Guidelines and the *Secretary of the Interior's Standards for Rehabilitation* to determine if proposed work is appropriate in the Historic District and appropriate for a particular building or site. Article 66B, §8.01-8.17, of the Annotated Code of Maryland and the Frederick City Code ("City Code") require the Commission to base its decisions on guidelines approved by the Mayor and Board of Aldermen. The Guidelines must conform to the City Code, which codifies zoning and subdivision requirements. The guidelines must be consistent with those accepted by the Maryland Historical Trust, which are the *Secretary of the Interior's Standards for Rehabilitation*. Conformance with the Secretary's standards also is a condition of the City's Certified Local Government status, a program administered by the National Park Service and the Maryland Historical Trust, which is the state's federally-designated State Historic Preservation Office.

C. CONFLICT BETWEEN GUIDELINES AND CODES

In the event of a conflict between state laws or the City Code and the *Frederick Town Historic District Design Guidelines*, the applicable law or code will take precedence.

D. HPC RULES OF PROCEDURE

The Commission's *Rules of Procedure* specify how the Commission operates and how applications are reviewed. Because the *Rules of Procedure* may change from time to time, they are not outlined in the Guidelines; however, they are available at the Planning Department or on the City's web site. Planning Department staff can provide assistance with all aspects of the review process.

E. HISTORIC PRESERVATION OVERLAY ZONE

The Frederick Town Historic District has been designated a Historic Preservation Overlay (HPO) zone, with the underlying zoning specified on the City's official zoning map. Because of the HPO designation, all work in the historic district requires a zoning permit. Some work also requires other permits. Application for zoning and building permits is simultaneous, with both merged on the same document.

F. OTHER PERMITS AND APPROVALS

Some work may require other permits or approvals, in addition to zoning and building permits, such as electrical or plumbing permits, variances from the Zoning Board of Appeals, or site plan approvals from the Planning Commission. Staff of the Building Department can provide information on permits and staff of the Planning Department can provide information on variances and site plan approvals. Both departments are located at the Municipal Annex, 140 West Patrick Street. Information also is available on the City's website: www.cityoffrederick.com.

G. INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE

The City of Frederick uses the most recently adopted International Building Code (IBC) and International Residential Code (IRC). Both codes accommodate the preservation of important features in historic buildings. Information on the building codes and building permits can be obtained from the Building Department.

1-2 All Saints Episcopal Church, Education Building, North Court Street. Built in 1814 as the second place of worship for Episcopalians in Frederick, the building has been rehabilitated to meet modern safety codes and to better serve disabled people, while retaining its essential historic qualities.



H. REHABILITATION

- 1. Definition.** Rehabilitation is defined by the Secretary of the Interior as “the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values” (36 CFR 68.2(b)).
- 2. Distinct from other treatments.** Rehabilitation is distinct from preservation, restoration, or reconstruction treatments for historic properties. *Preservation* is intended to maintain the existing form, integrity and materials of a building or site, *restoration* is intended to return a property to a specific period through the removal of later work, and reconstruction is the rebuilding of a property that no longer exists. *Rehabilitation* is the approved treatment for buildings and sites in the Frederick Town Historic District, where historic properties are maintained for contemporary use. New construction and additions are addressed as an aspect of rehabilitation.
- 3. Application of other treatments.** If the Commission finds that a different treatment would be preferable for a specific property, the Commission shall require application of the standards and guidelines developed by the Secretary of the Interior for preservation, restoration, or reconstruction.

I. BASIS OF THE *FREDERICK TOWN HISTORIC DISTRICT DESIGN GUIDELINES*

1. **Secretary of the Interior's Standards for Rehabilitation.** The *Secretary of the Interior's Standards for Rehabilitation* are the basis of the *Frederick Town Historic District Design Guidelines*. Developed in 1976 and slightly revised in 1992, the Standards were developed to ensure that properties receiving federal funding and federal tax benefits are reviewed consistently. The ten standards are widely accepted in historic preservation practice throughout the United States and they are the basis of design guidelines nationwide. They are recognized by the Maryland Historical Trust as the basis for design guidelines used in local historic preservation programs.
2. **Interpretation of the Standards.** The Secretary of the Interior's Standards are explained in the *Secretary of the Interior's Guidelines for Rehabilitation*. The guidelines have been published in various formats. The City uses the *Illustrated Guidelines for Rehabilitating Historic Buildings*, published by the National Park Service in 1997, and the *Guidelines for the Treatment of Cultural Landscapes*, published by the National Park Service in 1996. As the National Park Service publishes updated versions of these publications, the City may use them for further interpretation. The Secretary's rehabilitation guidelines are considered explanations of the ten standards and are used to interpret the appropriateness of treatments in the Historic District.

J. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FROM THE CODE OF FEDERAL REGULATIONS, 36 CFR68.3(B)

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.



1-3 The Secretary of the Interior's Standards for Rehabilitation do not sanction the removal of distinctive materials or the alteration of features, such as the gable ornamentation on this house at 113 East 7th Street.

- Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

K. GENERAL PARAMETERS FOR REVIEWING CHANGES IN THE FREDERICK TOWN HISTORIC DISTRICT

Several general parameters address rehabilitation and new construction in the Frederick Town Historic District. Based on the *Secretary of the Interior's Standards for Rehabilitation*, these general guidelines specifically address the history, architecture and landscape of Frederick. The general parameters are expanded upon in subsequent chapters of these guidelines. They are:

1. **Hierarchy of façades.** Historically, a building's design reflected its location and siting on its lot. The elevations facing a street typically were more elaborately designed and may have used richer, more decorative detailing than rear elevations. This hierarchy of treatments was based on visibility from the street. The Commission may exercise a certain degree of leniency when considering appropriate treatments for less prominent façades.
2. **Character-defining features.** Character-defining features are those building components that make the structure unique and different from other buildings, characteristic elements of a particular architectural style, technique or architect, or features that are important to a building's unique identity. Elements that contribute to a building's overall significance will be more carefully scrutinized than those of lesser significance. Character-defining elements must be identified, retained and preserved to the fullest extent possible.

Character-defining features.

Throughout these guidelines reference is made to *character-defining features*. Such features are prominent or distinctive aspects, qualities, or characteristics of a resource that contribute to its physical character. Character-defining features of a building may include its form, decorative or functional elements, or specific materials. Character-defining features of a landscape may include plant materials, decorative and artistic details, streetscape elements and the design of the space.



1-4 The cornice, storefront, arched windows, and painted signage on the west wall are character-defining features of this building at 101 East 4th Street.

K. GENERAL PARAMETERS FOR REVIEWING CHANGES... (CONT.)

3. **Original materials.** Every effort must be made to retain and preserve original materials in the Historic District. Non-original materials that the Commission believes have accrued significance must be retained and preserved, if possible. If replacement is necessary, new materials must be compatible in design, quality, materials, size, texture, details and color.
4. **Inappropriate actions.** The following actions are discouraged in the historic district: removing character-defining elements, radically altering a property, introducing elements to the existing building or site that cannot be documented historically, or demolishing significant and contributing properties.
5. **False sense of history.** Changes and new features that create a false sense of historical development, such as adding conjectural features, are not permitted. However, new features can subtly convey their contemporary construction through the use of new materials, offsetting the new feature, or other techniques the Commission may deem appropriate.
6. **Missing features.** A *missing* feature is a feature that no longer exists, but is known to have existed historically by documentary or physical evidence. If a missing feature is proposed to be re-installed, the replacement feature shall be compatible in design, materials, and scale with the historic feature.
7. **Open spaces.** Spaces that were historically designed to remain open shall be maintained and preserved in the same manner, wherever possible.
8. **Adaptive use.** *Adaptive use* refers to modifications that render a building usable for a function other than originally intended. These guidelines are intended to encourage the adaptive use of properties, as long as character-defining features are not compromised.
9. **Energy conservation.** These guidelines are compatible with several measures that result in energy savings. However, when measures that result in the destruction of original fabric are proposed, the Commission may recommend a different strategy that better preserves the resource. See Chapter 7.1.



1-5 Adaptive Re-use. This building at 306 West Patrick Street is an office now, but its original use was residential.

L. WORK THAT IS REVIEWED BY THE HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission reviews all work specified in the Guidelines, including but not limited to the following:

1. **Alteration.** All exterior changes to buildings, sites, structures, or objects. The Commission regulates

changes to the entire building envelope, including all façades and roofs. It also reviews changes to all ancillary or secondary buildings and changes to settings and landscapes located in the Historic District;

2. **Maintenance** that may impact the integrity of the material or structure, such as re-pointing masonry and cleaning exterior materials;
3. **Construction**, including new construction, reconstruction and additions;
4. **Demolition**, of any resource in the Historic District; and
5. **Moving** buildings, structures and objects.

M. WORK THAT IS NOT REVIEWED BY THE HISTORIC PRESERVATION COMMISSION

The Commission does not review the following categories of work:

1. Routine maintenance that does not alter the exterior fabric or features of a site or structure and has no material effect on the historical, archeological, or architectural significance of the site or structure and is not otherwise contrary to the Guidelines. Examples include re-attaching loose downspouts, replacing broken glass and replacing deteriorated flashing. The Commission maintains a list of work that does not require its approval, which is available at the Planning Department or on the City's website;
2. Interior work; and
3. Paint color, except painted signs, roofs, building accessories, and other pre-finished elements.

N. REVIEW OF ALL FAÇADES

The Commission reviews all exterior changes to properties in the Historic District if any portion of the structure or site is visible from a public way, whether or not the proposed changes are visible from a public way. Depending on the nature of the project, the significance of the property, and the impact of the work on the historic resource, the Commission may be more lenient when reviewing proposals that affect portions of buildings not visible from a public way.

O. REQUIRED CONSIDERATIONS FOR REVIEWING APPLICATIONS

The Commission will consider the following in its review of applications:

1. The historic, archeological, or architectural significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area;
2. The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area;
3. The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used; and
4. Any other factors, including aesthetics, which the Historic Preservation Commission considers pertinent.

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 (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.



1-6 A Significant Resource: Winchester Hall, 12 East Church Street. Although a resource need only meet one of the criteria for significance, Winchester Hall meets several. The east wing was completed in 1844 and the west wing was completed in 1857. Both housed the Frederick Female Seminary, which later became Hood College. During the Civil War the west wing was used as a Union hospital, and since 1939 the building has served many functions of Frederick County government, as Winchester Hall, named for the founder of the Frederick Female Seminary. The building is architecturally significant as a premier example of the Greek Revival style.

Q. JUDGMENT OF PLANS

The Commission “shall strictly judge plans for sites or structures determined by research to be of historic, archeological, or architectural significance” (contributing resources). The Commission “may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance, or involving new construction” (non-contributing resources), unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure (66B, Section 8.08).



1-7 A Contributing Resource: 228 East 2nd Street. This simple, brick house is a contributing resource because it was built during the Historic District's period of significance and adds architectural value to the district.

R. PERIOD OF SIGNIFICANCE

The *period of significance* refers to the inclusive time period of the development or construction of resources that define the Historic District. The period of significance for above-ground (non-archeological) resources dates from the mid-eighteenth century to fifty years back from the current year. The period of significance for archeological resources extends from pre-historic times to fifty years back from the current year. Resources less than fifty years old may be considered contributing to the historic district if they are related to an event of great historical importance, to a person of national or international significance, or if they are the work of a master architect or builder.



1-8 Period of Significance. Although this Art Deco bank at 154 North Market Street was built in the 1940s, it falls within the Period of Significance of the Historic District.



S. DEVIATION FROM THE GUIDELINES

From time to time the Commission may decide it should make a decision regarding construction, reconstruction, alteration, moving, or demolition that deviates from the Guidelines and may compromise the historical value of a resource. Such deviation shall only be made under the following circumstances and only if the proposed deviation is in keeping with the Historic District and the neighborhood:

1. **Deviation for *contributing* resources.** Deviation from the guidelines will not be permitted for contributing resources if any of the following pertain:
 - A. The integrity of the streetscape will be compromised; or
 - B. The integrity of any surrounding historic properties will be compromised; or
 - C. The contributing resource or its setting will be so altered that it will no longer be contributing.
2. **Deviation for *non-contributing* resources.** Deviation from the guidelines for non-contributing resources will not be permitted if:
 - A. The integrity of the streetscape will be compromised; or
 - B. The integrity of any surrounding historic properties will be compromised; or
 - C. The design integrity of the resource itself will be compromised.

T. REQUIRED FINDINGS FOR DEVIATION FROM THE GUIDELINES

The Commission shall not deviate from the Guidelines as described in s, above, unless it finds the following:

1. Deviation from the Guidelines will not be contrary to the purpose and intent of the *Frederick Town Historic District Design Guidelines*; or
2. Any resulting loss of historic fabric or character will be ameliorated by the proposed construction, reconstruction, alteration, moving, or demolition.

U. PERMITTED ACTIONS BY THE HISTORIC PRESERVATION COMMISSION

The Commission may take the following actions with regard to applications:

1. Approve;
2. Approve with conditions;
3. Deny;
4. Continue.

Historic Preservation Tax Credits

Work approved by the Commission is not a substitute for Maryland Historical Trust (MHT) or National Park Service approval of work for which historic preservation tax credits will be used. The Commission may allow work that the state and federal agencies deny, or vice-versa.

The tax credits cannot be used for work already completed. For information on the tax credits, please see the Maryland Historical Trust web site at www.marylandhistoricaltrust.net or contact the Trust at 410-514-7628. MHT recommends that property owners who intend to use the Rehabilitation Tax Credit submit their applications for Tax Credits to MHT prior to undertaking HPC review.



1-9 118 West 3rd Street. The owners took advantage of the federal historic preservation tax credits when they rehabilitated this house. The Secretary of the Interior's Standards for Rehabilitation, which is the basis of these design guidelines, was used by the federal and state reviewers of this tax project.

V. RESUBMITTING DENIED APPLICATIONS

If an application is denied, the applicant may:

1. Modify the proposal so it is not substantially the same and submit a new application; or
2. Wait at least one year and resubmit the application; or
3. Follow the applicable appeal rights set forth in the City Code.

W. DEADLINE TO COMMENCE WORK AND EXPIRATION OF APPROVAL

The Certificate of Approval is valid for two years, according to the City Code. The applicant has two years from the date of the approval to obtain a building/zoning permit and commence work. Extensions may be granted if the two-year period has elapsed.

X. COMMISSION MEETING SCHEDULE

The Commission meets at regularly scheduled times and occasionally holds special meetings. Commission *workshops* are intended for informal discussion, with no formal action taken. At regular meetings, or *hearings*, formal action is taken on applications and items. All meeting agendas are posted on the City's website (www.cityoffrederick.com), and agendas may be obtained from the Planning Department.

Y. WORKSHOPS

Workshops provide applicants with an opportunity for Commission feedback and suggestions. Comments made at workshops are intended to provide guidance to applicants. Comments made at workshops are not binding upon the Commission and they may not reflect consensus or the outcome of a formal hearing. No formal action is taken at workshops.

Z. HEARINGS

Hearings are formal and official meetings at which the Commission decides if the application should be approved, approved with modifications, or rejected. If the application is considered incomplete pursuant to the *HPC Rules of Procedure*, the application will be continued to a future hearing. A complete application may be continued if the applicant and Commission mutually agree that the case should be continued.

HPC APPLICATIONS

The approval of work is carried out through the submission of an HPC application to the Planning Department. The department maintains applications for various types of work in the Historic District, which are available at the Planning Department and on the City's website, www.cityoffrederick.com. Once an application has been approved, a Certificate of Approval may be issued so the applicant can obtain a building/zoning permit. If a Certificate of Denial is issued, the applicant cannot obtain a building or zoning permit. The Commission has implemented various measures to facilitate the application and review of proposals, but the same application forms are used, regardless of the review process. Two programs that have been particularly helpful are:

Administrative Approval. The Commission allows qualified historic preservation staff or a qualified consultant to approve certain categories of work that are in compliance with the Guidelines. Categories of work eligible for "administrative approvals" are specified by the Commission in the *HPC Rules of Procedure*. They are listed on the City's web site and are available at the Planning Department. Applications processed administratively do not need to be scheduled for workshops or hearings, unless written comments are received during the public comment period. **The administrative approval process does not preclude the requirements to post a public notice and obtain all required building/zoning permits.**

Construction Phase Modifications. If changes must be made quickly when construction is in progress, the Commission permits historic preservation staff or a qualified consultant to approve certain minor changes to approved plans, without posting a sign for public comment. Examples of such changes include but are not limited to the addition of vents and exhaust fans, the placement of HVAC equipment and the substitution of models of light fixtures. Applicants must complete an application form, which the historic preservation staff will forward to the Building Department if the proposed work complies with the Guidelines.

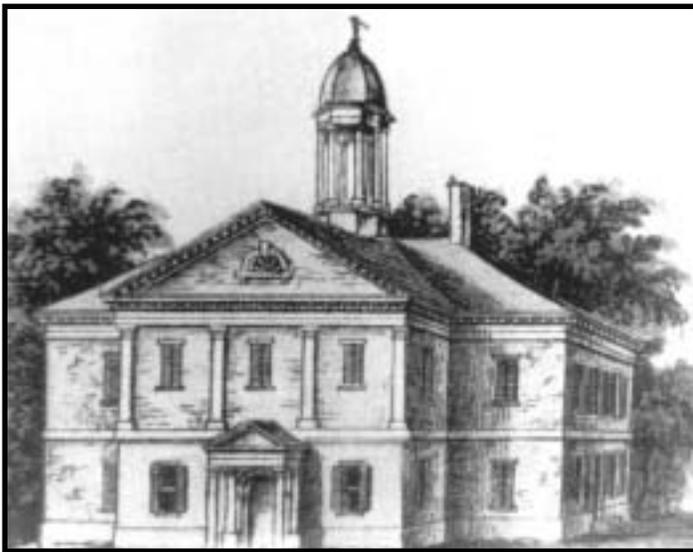
Emergency Approvals. The Commission understands that there may be certain extenuating circumstances that require repair work to begin immediately. For that reason, the Planning Department may issue an emergency certificate of approval for stabilization or in-kind repair work that is consistent with the *Frederick Town Historic District Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation*. Emergency approvals will not be granted for cases of deferred maintenance.

2

THE CULTURAL CONTEXT
OF THE FREDERICK TOWN
HISTORIC DISTRICTA. HISTORICAL OVERVIEW OF FREDERICK (BY PETER KURTZE,
EDITED BY KIRSTEN PEELER AND TERRY REIMER)

Established in 1745 as a speculative land venture, Frederick has evolved over the years from a small frontier settlement to one of the largest cities in the State of Maryland. Over two and a half centuries of growth have transformed the city into an important regional center for commerce and industry, as well as a convenient commuter location for people working in Washington, DC, and Baltimore. Remarkably, because most early growth occurred within the 340 lots platted by Daniel Dulany and his son, the Frederick Town Historic District remains relatively intact and constitutes one of the largest historic districts in the state. It contains a broad spectrum of architectural styles that reflect the region's cultural history.

In 1744 Daniel Dulany, an Annapolis lawyer and proprietary official, bought approximately 7,000 acres west of the Monocacy River from the heirs of Benjamin Tasker. The next year, Dulany subdivided a section of the estate along Carroll Creek for a new town, laying out the original 144 lots along a grid plan with streets running north-south and east-west. Eventually, more lots were added for a total of 340 lots, bounded by the current Seventh Street to the north, South Street to the south, Bentz Street to the west, and East Street to the east.



A five-lot parcel was set aside for the Court House, now City Hall, and other lots were reserved for churches. When Dulany sold the remaining parcels, he stipulated that buyers improve the properties by erecting structures within a specified period. The first settlers were mainly of English and German descent. After only three years, the town had developed so successfully that Frederick Town became the county seat for the newly-created Frederick County. The designation was significant, because at the time Frederick County encompassed all of the area west of present Baltimore and Howard counties, stretching to Maryland's current western border.

2-1 Frederick County Courthouse, c.1752. The Dulany plat set aside five lots for the county courthouse. This courthouse was replaced in 1785 by a brick building that served the county some seventy-five years. The present building was constructed in 1862, and became City Hall in 1985. From Schofield's "View of Frederick," 1854.

A. HISTORICAL OVERVIEW OF FREDERICK... (CONT.)

By the end of the eighteenth century, the town's population had reached 2,606 and was becoming more culturally diverse. There were 449 houses, seven churches, two markets, and numerous public buildings. The Frederick County School, the first established school for boys opened in 1796 at the corner of Council Street and Record Street. The town was a center for trade, industry and politics.

Frederick Town was home to a number of citizens who played important and influential roles during the early years of the nation's development. In 1773 John Hanson established residency on West Patrick Street. He later served as a delegate to the Second Continental Congress and was elected President of Congress in 1781. Maryland's first elected governor, Thomas Johnson, was also a Frederick resident. He died in 1819 at Rose Hill Manor, the home of his daughter located north of Frederick, now encompassed within the City boundaries. From 1801 until 1823, Roger Brooke Taney practiced law in Frederick. Taney was appointed the Maryland attorney general in 1827 and held a number of national appointments, eventually becoming Chief Justice of the United States Supreme Court. While serving as Chief Justice, Taney administered the oath of office to seven presidents-elect, including Abraham Lincoln.



2-2 Francis Scott Key. Frederick has long been proud of its association with Francis Scott Key. Born in Frederick County (in an area that later became Carroll County), Key practiced law in Frederick Town from 1801 to 1805. He wrote the Star Spangled Banner in 1814. Courtesy of the Historical Society of Frederick County, Maryland.



2-3 Key Memorial, Mt. Olivet Cemetery. Key and his wife are buried at the base of the Francis Scott Key Memorial at Mt. Olivet Cemetery, erected at the cemetery in 1898. The oldest portion of Mt. Olivet is included in the Frederick Town Historic District. Courtesy of the Historical Society of Frederick County, Maryland.

2-4 National Road Milestone. *The National Road initially was planned to extend from Baltimore to Cumberland, but with time it extended into the American heartland. The National Road, also known as the National Pike, passed through Frederick on Patrick Street. The milestone on East Patrick Street at Maxwell Avenue, installed in about 1820, was one of many placed along the route.*



Due to its strategic location at the crossroads of major Native American and Colonial transportation routes, Frederick developed into a regional market center. A turnpike connecting Baltimore with the National Pike in Cumberland passed through the town along Patrick Street. A north-south route linking Gettysburg to Washington, DC, intersected the turnpike at the “Square Corner” in Frederick, the intersection of Market and Patrick streets. The burgeoning rail industry established an important presence in Frederick with construction of the Baltimore and Ohio Railroad depot in 1832 at South Carroll and East All Saints streets. A passenger station, constructed in 1854, still stands on the southeast corner of Market and All Saints streets.

Early additions to the original lots laid out by Dulany were clustered on the west side of Bentz Street. Bentz-town and Battletown, added in 1817, were located along both sides of West Patrick Street and extended to the north side of West South Street. Another smaller addition was located west of Bentz Street between 2nd Street and 4th Street. Frederick was incorporated in 1816 and “Frederick Town” became simply, “Frederick.”

A. HISTORICAL OVERVIEW OF FREDERICK... (CONT.)

Frederick played an important role during the Civil War. Because Confederate sympathies ran high in Annapolis, Frederick was selected as the site for 1861 sessions of the Maryland Assembly. The sessions were held in Kemp Hall on the southeast corner of Market and Church streets. Several times throughout the war, both Union and Confederate troops marched through the city. Many of the churches, public buildings and private residences were converted to makeshift hospitals for Union and Confederate armies following the battles of Antietam and Monocacy. Poet John Greenleaf Whittier immortalized Frederick resident Barbara Fritchie for her purported public defiance of Confederate General Thomas "Stonewall" Jackson.



2-5 Kemp Hall. The Maryland Legislature held emergency sessions at Kemp Hall in April 1861. Located at the corner of East Church Street and North Market Street and owned by the Evangelical Reformed Church, the building has changed little since the legislature held the fateful sessions that resulted in Maryland's decision to remain in the Union.



2-6 Hessian Barracks, Civil War Hospital. Built in 1777, the two L-shaped stone buildings were used as a military post, armory, and a place to house Hessian prisoners during the Revolutionary War. The site was later used as the Agricultural Fair Grounds. During the Civil War, the barracks and property were designated General Hospital #1 in Frederick. This hospital treated over 30,000 patients during the course of the war. In 1868, the Maryland School for the Deaf and Dumb moved into the barracks buildings. Courtesy of the Historical Society of Frederick County, Maryland.



2-7 Barbara Fritchie House, 154 West Patrick Street. Immortalized by John Greenleaf Whittier in his poem written in 1863, Barbara Fritchie lived in a house at this site, later destroyed by floodwaters. The existing house is a replica, built in 1927. Courtesy of the Historical Society of Frederick County, Maryland.

The last half of the nineteenth century was marked by the addition of numerous schools, churches and public buildings. In 1867, the Maryland Deaf and Dumb Institute (today, the Maryland School for the Deaf) was established on the barracks grounds on the south side of the City. New public schools were opened, including the West Seventh Street School for African Americans in 1872 and the high school for girls on East Church Street in 1889. These schools added to the already-existing educational opportunities in the City, which included Visitation Academy, a boarding school for girls that was established in 1846 on the site of a previous school at East Second Street and Chapel Alley, and the Frederick Female Seminary, founded in 1839. Eventually, the school constructed the building now called Winchester Hall at 12 East Church Street. The female seminary later became Hood College.



2-8 Maryland Deaf and Dumb Institute. Completed in 1871 and demolished in the early 1960s, the modern Maryland School for the Deaf is one of Frederick's most notable educational institutions. Courtesy of the Historical Society of Frederick County, Maryland.

Industrial and commercial development accelerated after the end of the Civil War and continued growing into the early twentieth century. Cheap labor, locally available raw materials and access to major markets made Frederick an attractive location for a variety of industries. Tanneries and flour mills were located along Carroll Creek, canning companies were opened to process the bounty of the local farms and new industries were established to produce consumer goods. Two of these industries were the Frederick Seamless Hosiery Company, opened in 1887 at the corner of East Patrick Street and Wisner Street, and the Palmetto Fibre Brush Company, later the Ox Fiber Brush Company, located on East Church Street. Several examples of industrial architecture remain along the eastern and southeastern boundaries of the Historic District.



2-9 Birely Tannery. A tannery was located on the north side of Carroll Creek, east of Carroll Street, from about 1836 to about 1930. The 1853 Pittar map included a plan of the large operation and its weirs on Carroll Creek. Courtesy of the Historical Society of Frederick County, Maryland.



2-10 South Carroll Street. By the late nineteenth century, South Carroll Street was a major center of Frederick industry. This photograph was taken in about 1908. Courtesy of the Historical Society of Frederick County, Maryland.

A. HISTORICAL OVERVIEW OF FREDERICK... (CONT.)

The city continued to prosper and grow during the early part of the twentieth century. Because growth was limited within Daniel Dulany's original subdivision, new residential development took place outside the boundaries. The first planned addition to the early plat was the extension of East Third Street to the east of East Street in 1891. In 1894 Clarke Place was laid out just south of the Maryland School for the Deaf property, east of South Market Street. Other city streets were extended and subdivided west of Bentz Street, including Rockwell Terrace, which extended West Third Street in 1905 and Dill Avenue, which extended West Fourth Street.

Over time, new buildings were erected within the original Dulany plat as opportunities became available. The Catholic Novitiate located on the north side of East Second Street and the south side of East Third Street near Chapel Alley was closed in 1900. Developers acquired this eastern two-thirds of the block in 1903 and cleared the way for new residences. By 1908, the site of Lewis McMurray's canning establishment, located east of Bentz Street between West South and West All Saints streets, had been subdivided for residences. A few early twentieth century commercial buildings replaced earlier buildings along Market and Patrick streets. Otherwise, Frederick's historic core remains largely intact.



In 1952 the City of Frederick created a historic district that encompassed a few blocks downtown, becoming the second city in Maryland and the thirteenth in the nation to establish a local historic district. Over the years the boundaries of the district were expanded, and in 1977 the City Code was strengthened, the district boundaries were expanded again, and the Historic District Commission was created. In 1995 the district boundaries were expanded once more, and in 2001 the Historic District was officially named the "Frederick Town Historic District." In 2005 the Commission was renamed the Historic Preservation Commission.

2-11 Old Frederick District, established 1952. *The original historic district in Frederick was called the Old Frederick District. Although limited in size and only minimally regulated, it was the first formal recognition of the City's historic resources. It was the thirteenth local historic district designated in the United States.*

B. PHYSICAL DEVELOPMENT OF FREDERICK TOWN

The Frederick Town Historic District reflects significant trends and concepts of early American urban planning. Laid out in 1745, the essential pattern of development was established by the early nineteenth century and has been left essentially intact for two-and-a-half centuries. The street plan in the Historic District reflects the city's Colonial heritage. The basic grid of the original plat presented primary and secondary streets with long, narrow lots running north to south. Most of the primary streets ran east-west, with the long lots running between them. Patrick Street, which was a portion of the National Road, was destined to become the most commercial of the east-west streets, just as Market Street became the main north-south artery for commerce. At its north end, Market Street became the Liberty Turnpike and at its south end it became the Georgetown Turnpike. The city's most prominent commercial center developed where Market and Patrick streets intersected, known as the "Square Corner."



2-12 Frederick, 1853.
The Pittar map is one of the earliest maps to show the footprints of buildings and, therefore, the extent of Frederick's development. Courtesy of the Historical Society of Frederick County, Maryland.

B. PHYSICAL DEVELOPMENT OF FREDERICK TOWN (CONT.)

Some five lots on the original plat were reserved for a courthouse, now City Hall. Markets, shops, churches, schools, industries and housing developed in predictable patterns, with public and commercial functions on the major streets, industry on Carroll Creek and on the outskirts of town and housing elsewhere. By the mid-nineteenth century, many of the long lots were divided into two, three, or four lots. Buildings fronted directly on the streets, with door stoops straddling the sidewalks. The lateral subdivision of the narrow lots resulted in a streetscape of closely spaced buildings, including many duplexes. Thus was the genesis of Frederick's row buildings that are the hallmark of its streetscape today.

The largely unbroken lines of buildings on the main streets left outbuildings, such as carriage houses, sheds and stables, mostly concealed from view, although many outbuildings were clustered on the city's alleys. With the incorporation of automobiles into Frederick culture, garages became a common secondary building type. They were typically located on alleys, and even today very few garages in the Historic District are accessed from a major street.

Although the early plan of Frederick included some north-south oriented alleys, the occasional east-west alley was not evident until the late nineteenth or early twentieth century. A few streets in the Historic District that were developed later in the nineteenth century, such as Clarke Place, exhibit a consistent pattern of more suburban set backs from the street. The occasional house on other streets also was built contrary to the prevailing setback. Today, these buildings offer interest and enrich the texture of the street fabric, but generally they do not offer a pattern for infill development.

The first streets in Frederick were paved with cobblestones, which were later replaced with brick paving and granite curbs. The first brick paving, installed in 1902, was on East Church Street between Market Street and Chapel Alley. Frederick's earliest sidewalks were built of planks, with stepping stones at the corners. Later, brick sidewalks were standard, although concrete walks graced the fronts of prominent buildings, like the Frederick County Courthouse. Brick was typically laid in the herringbone or running bond pattern. Historic photos of the basket weave pattern that was used later in Frederick have not been found. As the twentieth century unfolded, the brick streets were covered with asphalt and many of the brick sidewalks were replaced with concrete. Where brick walks remain today, generally the granite curbs also are evident.

The earliest photographs of Frederick show some street trees, but by the mid-nineteenth century they were probably common on most streets. Trees were planted in tree wells in sidewalks to provide essential shade in the hot Maryland summers for the front elevations of buildings. Other street plantings were minimal. Tiny flower beds were carved out of sidewalks in front of some houses, and pots and urns filled with flowers probably were a common sight. Window boxes may have had periods of popularity.

B. PHYSICAL DEVELOPMENT OF FREDERICK TOWN (CONT.)

Frederick's earliest street lights were gas fixtures on low poles, probably dating to the mid-nineteenth century. The first electric lights on Frederick's streets were installed in 1887. They may have been suspended from wires that were strung across key intersections. In the early years of the twentieth century, round globes on metal poles were common, either single fixtures, pairs, or clusters. Examples of the round globes remain in several places, including the wall of St. John's Cemetery and the bridge over Carroll Creek on Bentz Street. The "acorn" fixtures that still exist in many parts of Frederick were evident by 1930. These fixtures persisted through the 1950s on Patrick and Market streets and into the 1970s on some residential streets in the Historic District. In some outlying twentieth century neighborhoods, they still exist.



2-13 Frederick's earliest street lights were gas fixtures on poles. This fixture was located near the City Hotel on West Patrick Street. Courtesy of the Historical Society of Frederick County, Maryland.



2-14 Square Corner. The intersection of Patrick and Markets streets has long been known as the Square Corner. Frederick's first electric street light was at this intersection. Courtesy of the Historical Society of Frederick County, Maryland.

B. PHYSICAL DEVELOPMENT OF FREDERICK TOWN (CONT.)

The next generation of streetlights on Patrick and Market streets was long, narrow fluorescent fixtures installed on the power poles. These fixtures were designed to illuminate both the sidewalks and streets. On residential streets, smaller fixtures intended only to illuminate the street were installed on power poles. These fixtures are sometimes known as “cobra” lights. The Historic District Commission objected to the appearance of the lights and extensive networks of wires on Patrick and Market streets, and in 1970 the overhead wires on Market Street were placed underground as far south as Clarke Place. In the 1980s rectangular fixtures were replaced with those known as “shoebox” fixtures to achieve the level of lighting required by state regulations. Today, acorn light fixtures on decorative metal poles are generally the lights of choice in the Historic District when modern lighting is replaced, or in new developments, such as Carroll Creek Park and Maxwell Square.



2-15 Before they were buried. By the mid-twentieth century, there was a maze of wires on Market Street and the street lights were fluorescent tubes.



2-16 Frederick, 1970s. When the wires were buried and the clutter of poles removed, the City installed “shoe box” lights on metal poles. The brighter, taller lights could be spaced farther apart and were considered unobtrusive.

Today, the regular pattern of historic building fabric defines Frederick’s streetscapes with few interruptions. A few surface parking lots are visible, and modern structures and amenities demonstrate that Frederick’s thriving downtown has adapted to its commercial growth. However, early recognition of the remarkably intact historic fabric inspired the City to designate the first portion of the Historic District in 1952. The Historic District boundaries were expanded over the next 45 years, and the role of the Historic Preservation Commission in safeguarding its resources became ever more important.

What is the Historic Context of the Frederick Town Historic District?

The historic context of an area refers to a broad pattern of historical development that resulted in the construction of a collection of resources—buildings, structures, sites and objects—and their pattern on the land. For example, the historic context of Frederick was influenced by the early arrival of German and English settlers, the surrounding rich farm land and available transportation routes, which led to the development of Frederick as an agricultural market town. Major themes of Frederick’s historic context include religion, educational opportunities, trades and professions and the places of origin of the people who lived here. Some aspects of Frederick’s historic context are unique to the City, while other aspects are typical of the state or region. Some are relevant to a small window of time, while others spanned a number of years. Historic contexts allow us to evaluate a resource within a framework of history and culture that provides a meaningful explanation of its existence.

C. HISTORIC LANDSCAPES IN THE HISTORIC DISTRICT

The Frederick Town Historic District includes historic landscapes that are essential parts of the district's heritage and that reflect the evolution of the Historic District over some 250 years. The Historic District has always been characterized by areas of green space, whether for gardens, cemeteries, livestock, or formal settings for prominent buildings. Historically, the major public landscaped areas were the park-like setting of the Frederick County Courthouse (now City Hall), the many cemeteries scattered around town, several churchyards and the campus of the institution now called the Maryland School for the Deaf.

Parks were not evident until the twentieth century, but today a number of parks are located in the Historic District. The number of cemeteries has dwindled, with gravesites concentrated at Mt. Olivet and St. John's cemeteries, instead of the several smaller cemeteries that once existed in the Historic District.

Privately owned land lent a significant amount of green space to the city. Historic maps reveal that undeveloped lots were common at least until the middle of the nineteenth century, and even later on the periphery of the City, especially along East Street and between Patrick and South streets. Agricultural land stretched westward from Bentz Street, north of 7th Street, east of East Street, and south of South Street.



2-17 St. John's Cemetery. *Cemeteries have long been oases of green in Frederick's urban context.*

The generous lots in historic Frederick probably were planted with vegetable gardens and orchards. Shade trees probably were planted to shade the back elevations of houses. Fences were common in the earliest periods of Frederick history, to keep wandering livestock out of garden spaces and to embellish the grounds of the City's important buildings, such as the Frederick County Courthouse and the City's churches. Unlike today's fences, backyard fences were not typically built for privacy or screening, but to control access. Low, picket and board fences were common in back yards. Neighborly chats across backyard fences were an aspect of the City's social life and the preservation of views across backyards allowed families to observe the comings and goings of children.



Masonry walls are evident in historic photographs. Some were used as retaining walls to control changes in grade, and others served the function of a fence. Masonry walls include fieldstone, cut stone and brick. Some were parged or finished with stucco.

2-18 Garden walls at 24 East Church Street. *The Loats Orphans Asylum was originally the home of Dr. William Baltzell and today is headquarters of the Historical Society of Frederick County. A nicely constructed garden wall was located to the right of the house. Courtesy of the Historical Society of Frederick County, Maryland.*

C. HISTORIC LANDSCAPES IN THE HISTORIC DISTRICT (CONT.)

The earliest street trees probably were native species, such as varieties of oak and maple. As horticulture expanded nationwide, exotic trees became available and the variety of species evident in Frederick expanded. Today, the City's parks and streets contain very old specimens of ginkgo, American chestnut and sycamore.

As principles of planning and landscape architecture developed in the nineteenth and twentieth centuries, and as the social sciences simultaneously focused on the problems of cramped, urban environments, Americans realized that green spaces are vital in urban areas and buildings are enhanced by open space. For many decades Frederick's open and green spaces remained relatively intact; however, today these spaces may be the most threatened historic resource in the Frederick Town Historic District. The continually escalating value of real estate, a desire for large-scale buildings, and a quest to develop lots to their highest potential value are threats to the Historic District's historic landscapes.

2-20 Baker Park. *The crown jewel of Frederick's park system is Baker Park, which was opened in 1928. Although it has continued to evolve to meet the needs of Frederick citizens, it remains an important historic landscape in the district.*



2-19 Street trees. *The size of the trees photographed in front of 110 North Court Street indicate they were planted several decades prior to the circa 1900 photograph. Note the cobblestone street, brick sidewalk, solid board wood fence, and concrete stoops on the houses to the north. A fire hydrant is to the right in the photograph. All of these items contribute to the composition of the streetscape. Courtesy of the Historical Society of Frederick County, Maryland.*



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E. COMMON FREDERICK ARCHITECTURAL STYLES (BY DALE DOWLING, PHD)

Frederick, like other cities of the mid-Atlantic region, was designed from the start to be a town. Its earliest buildings are urban buildings— in form and sensibility. When Frederick grew, it grew in density and town-houses abounded. Although Frederick did respond to some national trends in architectural form and style, the purest stylistic expression occurred on properties of the wealthy. Varying degrees of plainer, simpler and smaller versions of styles were more prevalent on the landscape. The city also had its own regional vernacular. Although the construction of some of Frederick's buildings was in a folk tradition, these buildings were not rural in any sense. Many buildings were not pure styles. Local builders usually mixed style elements. For example, Queen Anne decorative elements were often placed on Greek Revival forms. Buildings also changed over time. Additions and new stories were added, as was ornamentation. Many original window and door elements may have been replaced.



2-21 Early Vernacular German house,
23 East 5th Street

1. Early Vernacular German, eighteenth century.

- A. Plan: typical early examples originally had a central chimney plan;
- B. Façade: later structures have four bays;
- C. Entrance: two side-by-side central front doors (one to kitchen and other to parlor) or one off-center front door in some four-bay houses;
- D. Materials: log construction often with siding, stone, brick;
- E. Roof: may taper or have no ridge pole;
- F. Example: 23 East 5th Street



2-22 Early Vernacular English house,
105 East 5th Street

2. Early Vernacular English, eighteenth and nineteenth centuries.

- A. Plan: single or double pile (one unit behind the other) one or one and one-half stories;
- B. Roof: side-gabled;
- C. Door: centered;
- D. Materials: log construction often with siding, stone, brick;
- E. Examples: 101-105 East 5th Street, 527 North Market Street.

E. COMMON FREDERICK ARCHITECTURAL STYLES... (CONT.)



2-23 Georgian house, 104-106 North Bentz Street



2-24 Georgian house, 344 North Market Street

3. **Georgian Style or Influenced, late eighteenth century with influences through the twentieth century.**
 - A. Plan: center or side passage plans;
 - B. Façade: five, three or two-bay façades;
 - C. Entrance: in center of five-bay façade and left or right of center in smaller buildings often with fanlights or multi-light transoms above doors;
 - D. Windows: twelve-over-eight or nine-over-six panes;
 - E. Trim: eighteenth and early nineteenth-century buildings may have heavy or large trim, possibly with mortise-and-tenon joints for windows and doors;
 - F. Doors: usually six raised panels;
 - G. Materials: wood or masonry. Early masonry examples have water tables, jack or flat arches above openings;
 - H. Roof: hipped or gabled;
 - I. Embellishment: principally around door. Since basic designs were simple, variation found in the details;
 - J. Key words: formal, symmetrical, heavy;
 - K. Examples: 341 and 344 North Market Street, 104 North Bentz Street.



2-25 Federal house, 124 West 3rd Street

4. **Federal Style, early nineteenth century with influence through the twentieth century.**
 - A. Plan: center or side passage;
 - B. Façade: five-, three- or two-bay façades;
 - C. Entrance: in center of five-bay façade and left or right of center in smaller buildings, often with fanlights or multi-light transoms above doors;
 - D. Windows: twelve-over-eight or nine-over-six panes;
 - E. Trim: lighter and more delicate than Georgian.
Windows built in the second quarter of the nineteenth century have wide wood lintels with decorated corner blocks often in a bull's-eye pattern. Simpler examples have brick corbelled cornices.
 - F. Doors: often have oval trim on raised panels;
 - G. Roof: parapets on side gables. Dormers with stepped parapets (called "top hat dormers" by locals);
 - H. Materials: wood or masonry. Wall texture becomes uniform. Water tables and belt courses are not usually seen

E. COMMON FREDERICK ARCHITECTURAL STYLES... (CONT.)



2-26 Federal houses, 103-105 Council Street

on these masonry structures. Some buildings were given a skim coat of a stucco-like material. Early masonry structures may have flat or jack arches;

- I. Examples: 228 East 2nd Street, 103 and 105 Council Street, 117 West 2nd Street, 124 West 3rd Street.



2-27 Greek Revival house, 113 Record Street

5. Greek Revival Style, 1820-1860 with later influences.

- A. Entrance: Dominant-columned entry porch (which does not run the full length of the façade) on high style buildings. Doorways have rectangular transoms and sidelights;
- B. Windows: six-over-six window panes;
- C. Trim: wide wood lintels above windows and doors, but often with plain corner blocks;
- D. Doors: six-panel;
- E. Roof: Front gable and cornice with wide-banded trim; brick side parapets;
- F. Materials: usually brick in Flemish bond;
- G. Examples: 113 Record Street, 411-427 North Bentz Street, 115 West 3rd Street, 76-78 East South Street.

6. Italianate and Italianate-Influenced, Mid-1850s to 1890.



2-28 Italianate house, Trail Mansion, 106 East Church Street

- A. Entrances: arched, segmentally-arched transoms, some times rectangular transoms with arched glazing;
- B. Windows: elongated, two-over-two or four-over-four panes, sometimes arched or with arched glazing;
- C. Trim: shouldered arches, elaborate window hoods usually over arched windows or pedimented crowns over rectangular windows. Incised window hoods and door architraves;
- D. Doors: paired or single doors with four panels, often with arch topped panels;
- E. Roof: shed, behind elaborate bracketed cornice;
- F. Material: frame, brick, stone;
- G. Keywords: Elaborate, bracketed and sometimes incised cornice, arched elements;

E. COMMON FREDERICK ARCHITECTURAL STYLES... (CONT.)



2-29 *Italianate-influenced shop, 321 North Market Street*

6. Italianate and Italianate-Influenced, Mid-1850s to 1890 (cont.).

- H. Commercial buildings: as above. Some buildings have an additional cornice above the storefront. Paired windows above first floor;
- I. Examples: Trail Mansion at 106 East Church Street, Frederick City Hall at 101 North Court Street, 121 West 2nd Street, 20-24 East 4th Street, 136-138 West 2nd Street, 321 North Market Street, 203 South Market Street.

7. Gothic Revival, 1855 for churches, with later influences on churches and houses through the 1920s.

- A. Plan: churches asymmetrical with towers. Vernacular houses are often symmetrical with one-story porch. Row houses and duplexes may be asymmetrical, sometimes with no porches.
- B. Doors: arched for churches.
- C. Windows: churches—pointed arch. Houses usually had rectangular windows on the primary façade with a single or paired pointed-arch window in the center gable.
- D. Roof: churches, steeply pitched roof. Houses, side-gabled with short, centered gable with arched window;
- E. Materials: churches, brick or stone; houses were usually wood;
- F. Trim: May have drip mold over windows and doors. Gothic Revival influence may appear as cross-bracing in the center gable of a primarily Queen Anne vernacular house;
- G. Examples: 106 West Church Street, All Saints Episcopal Church. Gothic Revival houses are rare in the Historic District, probably because Gothic Revival was not considered an appropriate expression for urban houses. The center-gable window is often the only trace of Gothic Revival influence on a vernacular house. Examples include 213-215 East 6th Street and 118-120 E. 5th Street.



2-30 *Gothic Revival duplex, 118-120 East 5th Street*

E. COMMON FREDERICK ARCHITECTURAL STYLES... (CONT.)



2-31 *Second Empire commercial building, 401 North Market Street*

8. Second Empire Style, late nineteenth century.

- A. Plan: Center tower on high-style building;
- B. Roof: Mansard roof. Sometimes polychromatic with decorative shingles. Segmented dormers. (Some mansard roofs are not original to structures and do not indicate Second Empire buildings. Sometimes a mansard roof represents an added story to an earlier structure.);
- C. Windows: rectangular;
- D. Trim: brackets at cornice lines. Window hoods on primary façades. Cresting on towers;
- E. Materials: brick walls, often with slate roof;
- F. Examples: commercial examples (storefronts not original) at 401 North Market Street; 326 -330 North Market Street (earlier building rebuilt as Second Empire).



2-32 *Queen Anne commercial building, 236 North Market Street*

9. Queen Anne Style, late nineteenth century to early twentieth century.

- A. Plan: includes porches, towers, polygonal bays. Polygonal towers and wrap-around porches distinguish early twentieth-century structures;
- B. Façade: asymmetrical;
- C. Roof: hipped or cross gabled, also front gabled, especially for attached townhouses;
- D. Materials and construction: frame and brick. Masonry elements can be corbelled or molded. Chimneys may be elaborate. Wood structures have decorative shingles and wood trim;
- E. Embellishment: spindlework, lacey or beaded spandrels, gable decoration which can be incised, half-timbered, shingled or spindled;
- F. Keywords: variety, texture, display, pattern;
- G. Examples: 10 Clarke Place, 103-107 East 3rd Street, 120 West Church Street; Commercial example at 236 North Market Street.



2-33 *Queen Anne house, 10 Clarke Place*

E. COMMON FREDERICK ARCHITECTURAL STYLES... (CONT.)



2-34 Richardsonian Romanesque commercial building, 44 North Market Street



2-35 Richardsonian Romanesque duplex, 201-203 East 2nd Street



2-36 Classical Revival building, Citizens National Bank, 2 South Market Street

10. Richardsonian Romanesque, 1890-1910.

- A. Plan: includes towers;
- B. Windows: usually arched and often recessed into masonry wall. One-over-one sashes;
- C. Façade: asymmetrical;
- D. Roof: hipped or mansard; may have dormers;
- E. Materials: always masonry and usually of both rough-faced and ashlar stonework or brick with rough-faced stone. May be in two or more colors or mixed with brick decorative patterns. May have belt course(s). May have decorative plaques;
- F. Examples: Professional Building at 228 North Market Street, 201-203 East 2nd Street, 44 North Market Street.

11. Classical Revival, twentieth century.

- A. Façade: symmetrical often with large columns (some times paired);
- B. Trim: balustrades and cartouches;
- C. Materials: marble or granite or masonry with stone trim;
- D. Key word: monumental;
- E. Examples: 2 South Market Street (Citizens National Bank building), 1 South Market Street (Maryland National Bank building), and 1 North Market Street (Frederick County National Bank building).

E. COMMON FREDERICK ARCHITECTURAL STYLES... (CONT.)



*2-37 Colonial Revival house, 109 East
2nd Street*

12. Colonial Revival Expression, twentieth century.

- A. Materials: brick or frame;
- B. Roof: gable or hip;
- C. Façade: symmetrical;
- D. Other elements: may have columned front porches. Uses design elements from both Georgian and Federal periods together and may increase the scale of these elements. For example: a Georgian door with Federal trim and an oversized pediment;
- E. Examples: 116 Clarke Place, 109 East 2nd Street.

3

ARCHEOLOGICAL RESOURCES

A. BACKGROUND

Archeological sites and associated artifacts—collectively known as *archeological resources*—are finite, fragile and easily destroyed by various earth moving activities, including construction, demolition and landscaping. The information yielded from archeological resources can reveal a great deal about the city’s prehistoric and historic cultural evolution; therefore, the City has addressed archeological protection in §603 of City Code. The code establishes a requirement *under certain circumstances* for areas to be disturbed to be assessed for their archeological potential. If the assessment indicates the potential for archeological sites, the sites must be identified and evaluated and, in some situations, a management plan must be prepared. The City Code requires *Standards and Guidelines for Archeological Investigations in Maryland* (Maryland Historical Trust Technical Report Number 2) to be the basis for archeological identification, evaluation, and planning.



3-1 Archeological investigations at the site of the Laboring Sons cemetery.

Although the code pertains to the entire City, in the Historic District the identification, evaluation and protection of archeological sites may be required for any building/zoning permit that will result in ground disturbance. Digging holes for fence posts and other minor excavation will not trigger archeological review, unless a known archeological site is present where the digging is proposed. The Commission focuses archeological investigations on properties where there is evidence of historical activity that will be affected by the project.

The archeological sites that are known to exist within the city limits represent the fragile and irreplaceable remains of past human experience spanning some 10,000 years. Although the types of archeological resources found in the City are a microcosm of resources found throughout the mid-Atlantic region, each of the City’s archeological sites represents an expression of cultural change and adaptation unique to Frederick. In the Historic District, historic sites representing the eighteenth, nineteenth and twentieth centuries are most likely to be encountered, due to the disturbance of prehistoric sites throughout the historic settlement period.

3-2 Nineteenth and early twentieth century artifacts found at 527 North Market Street.



B. THE INFORMATION POTENTIAL OF ARCHEOLOGICAL SITES

The information contained at archeological sites can help answer questions of scientific and cultural significance. Research questions concerning population size, social organization, trade and the diet of past populations are examples of the types of questions that can be addressed through an examination of archeological data. The information obtained from the study of archeological resources can be used by educators to teach a variety of subjects and broaden our understanding of local and national history.

1. Historic sites. Historical archeology is a branch of archeology that focuses on the most recent past, from approximately AD 1500 to the present. Historical archeologists study not only artifacts and sites, but also the documents written about the people and places of the past. Information from historic archeological sites allows us to build on existing knowledge of past events and enables us to verify or refute historical accounts. Perhaps most importantly, historical archeology gives a voice to traditionally marginalized groups whose stories are often left out of our national history. The lives of women, enslaved African Americans and the poor have all been given a voice through information gleaned from historical archeological sites.

2. Prehistoric sites. Prehistoric archeological sites represent the time period prior to European contact with Native Americans. Since no written accounts of these thousands of years of human activity exist, archeological information is the only source of information about life in North America during this time. Knowledge gleaned from prehistoric sites can tell the story of the past people who lived here. This knowledge can be used to reconstruct how human groups adapted to changing environmental and social conditions, past economies, past technologies, past trade and political processes, diet and settlement.

C. TYPES OF ARCHEOLOGICAL SITES IN THE HISTORIC DISTRICT

1. **Historic sites.** The following are examples of the types of historic sites that may be discovered in the Historic District: domestic sites, commercial sites, tanneries, potteries, cemeteries, Civil War field hospitals, privies, cisterns, outbuildings, stables and wells.
2. **Prehistoric sites.** The following are examples of the types of prehistoric sites that may be discovered in the Historic District: lithic scatters from the making of stone tools, quarry and mining sites, food procurement and harvesting sites, short-term camps and base camps.



3-3 Polychrome transfer-printed child's cup found at 527 North Market Street.

D. TYPES OF ARTIFACTS

1. **Historic sites.** Pottery, glassware, building materials, personal items, toys, coins, weapons, domestic goods, kitchen refuse and human remains.
2. **Prehistoric sites.** Projectile (spear) points, ceramics, stone flakes from the production of edged tools, tools designed for plant processing (such as axes and grinding slabs) and human remains.

E. DEVELOPMENT PERIODS AND HISTORIC CONTEXTS

Archeological resources that may be present in the City are best understood within a broader series of chronological developmental periods and historic contexts. The following chronological developmental periods have been adapted from the *Maryland State Historic Preservation Plan* and the *Historic Contextual Overview for the City of Frederick* by Reed and Wallace (2004). Information on these development periods and contexts is available at the Planning Department.

1. Prehistoric Development Periods

Paleo-Indian	10,000-7,500 B.C.
Early Archaic.	7,500-6,000 B.C.
Middle Archaic	6,000-4,000 B.C.
Late Archaic	4,000-2,000 B.C.
Early Woodland/Archaic	2,000-500 B.C.
Middle Woodland	500 B.C.-A.D. 900
Late Woodland	900-1600 A.D.

2. Historic Contexts

First Contact and Initial European Settlement Period.	1600-1745 A.D.
Establishing Frederick Town	1745-1800 A.D.
Agricultural and Industrial Transition	1800-1860 A.D.
Industrial/Urban Dominance	1860-1930 A.D.
Modern Period	1930 A.D.-Present



3-4 Archeological investigations at the site of the Laboring Sons cemetery.

F. TYPES OF ARCHEOLOGICAL INVESTIGATIONS

Archeological investigations are grouped into three main categories: Identification (Phase I), Evaluation (Phase II) and Treatment (Phase III). Identification (Phase I) consists of background research and sampling of the site in order to assess whether archeological resources are present. Sampling of the site consists of surface survey and subsurface testing, usually shovel test pits laid out according to a sampling strategy. Evaluation (Phase II) consists of more in-depth research and subsurface testing on a previously-identified site. The purpose of the Phase II investigation is to supplement the known information on an identified property and to determine the significance of the resource. Subsurface testing usually consists of larger excavation units, using as few as necessary for the analysis of the site. The goal of Treatment (Phase III) is to avoid, minimize, or mitigate adverse effects on significant archeological sites. Preserving the resource is the preferred course, but when that option is unavailable, a large-scale data recovery excavation is used to retrieve and analyze as much information as possible.

G. REFERENCES

- (1) Kavanagh, Maureen
1982 *Archeological Resources of the Monocacy River Region, Frederick and Carroll Counties, Maryland.*
Final Report prepared for Maryland Historical Trust by Maryland Geological Survey Department of Natural Resources.
- (2) Reed, Paula and Edie Wallace
2004 *Historic Contextual Overview for the City of Frederick, Thematic Contexts for Architecture and Agriculture, and Industry.*
Prepared for the City of Frederick by Paula S. Reed and Associates.
- (3) Shaffer, Gary D. & Elizabeth J. Cole
1994 *Standards and Guidelines for Archeological Investigations in Maryland.*
Office of Archeology and Office of Preservation Services, Maryland Historical Trust.

4

MATERIALS FOR REHABILITATION AND THEIR TREATMENT

A. APPROVED MATERIALS AND THEIR TREATMENTS

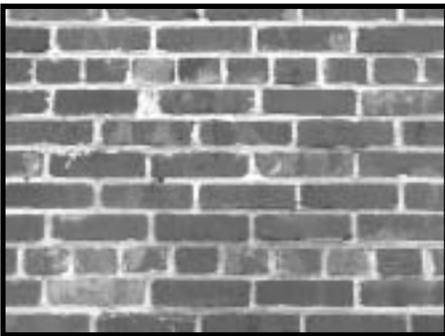
Approved materials are those that may be used in rehabilitation, including additions, in the Frederick Town Historic District. On a case-by-case-basis for the construction of new additions, the Commission may approve the use of materials acceptable for new construction, as discussed in Chapter 10.

B. MASONRY MATERIALS (BRICK, CONCRETE, STONE, AND STUCCO)

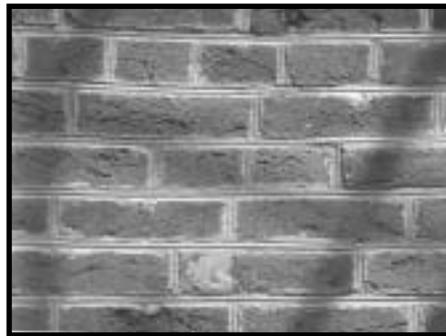
Every effort must be made to retain and preserve original materials in the Historic District, thus helping to maintain the historic character of a property. Character-defining elements should be repaired rather than replaced.

1. Brick.

A. Brick for rehabilitation. Brick used to repair historic work must match the existing brick in material, size, color, texture and finish.



4-1 This wall exhibits brick laid in a common bond, with a header course every sixth row.



4-2 This wall laid in common bond has a beaded mortar joint.



4-3 These tightly-spaced bricks with thin mortar joints are a nineteenth century brick veneer.

B. MASONRY MATERIALS... (CONT.)

2. Concrete.

- A. **Walls and Foundations.** Historic formed-concrete and concrete block walls and foundations shall be repaired and preserved.
- B. **Cast stone.** Cast stone on sills, lintels, cornices and other architectural details shall be retained and preserved. If the Commission believes replacement of any feature is necessary, the replacement shall match the existing in material, size, form, color, texture and finish.



4-4 The twentieth century row houses on East 7th Street were faced with split-face block. Few buildings in the Historic District have terra-cotta roofing, as seen on these pent roofs.



4-5 The stoop at 201 East 2nd Street is an example of a typical concrete application in the Historic District.

3. Stone.

- A. **Building walls.** Historic stone walls on buildings and structures, including foundations, shall not be concealed by parging or other treatments
- B. **Details.** Where historic stone details exist, they must be retained and preserved.
- C. **Garden walls.** Historic garden walls and retaining walls must be retained and preserved, unless they are deteriorated beyond repair. They can only be concealed by stucco or parging where stucco or parging was the historic treatment.



4-6 Early construction in Frederick was often stone, like this building at 111 South Carroll St.



4-7 Stone details, like this splash block at 146 West Patrick St., enrich the texture of the historic district.

B. MASONRY MATERIALS... (CONT.)

4. Stucco and Parging.

- A. Walls and foundations.** Existing stucco and parging shall be repaired and preserved if the Commission determines that it was an original treatment or that its removal will damage the underlying wall. If the Commission determines these finishes require replacement, the new finish shall be applied traditionally, with a smooth and uniform finish.
- B. New stucco on existing buildings.** Historic brick, stone, and concrete block walls on contributing buildings cannot be covered in stucco or parging. Stucco may be approved for non-contributing concrete block buildings, structures and additions. The stucco cannot consist of manufactured stucco panels and the finish must be uniform.



4-8 The stucco walls at 104 East 7th Street are a character-defining feature of this twentieth century four-square house.



4-9 The stone foundation at 201 West Patrick Street has been parged and painted.

Preservation Briefs

The National Park Service (NPS) has published a series of *Preservation Briefs* that concern various aspects of rehabilitation. These reports present historical information about various materials and the practical application of rehabilitation treatments. Several of the *Briefs* are specifically mentioned in the text of the Guidelines and a list of all titles is included in the Appendix. The *Briefs* can be found at the NPS website, “Links to the Past,” www.cr.nps.gov/tps/briefs (go to Heritage Preservation Services). A link to the NPS website can be found on the City’s website. The Planning Department will provide copies of the *Briefs* it has on file, but the *Briefs* at the NPS website are the most current version.

C. MASONRY TREATMENTS (BRICK, CONCRETE, STONE, AND STUCCO)

- 1. Character-defining masonry features.** Masonry features that help define the overall character of a building must be identified, repaired and preserved. Such elements include but are not limited to walls, cornices, hoodmolds, columns and pediments. Character-defining masonry elements should be repaired rather than replaced. If replacement becomes necessary, the original should be replicated, matching the original design, material, bonding patterns and joints.
- 2. Replacing missing masonry features.** If historic masonry features are missing, and no physical or documentary evidence remains to indicate the exact nature of the feature, the new design should reflect a contemporary design that is compatible with the size, scale, material and color of the building. Recreating a feature without adequate documentation would create a false sense of history and will not be approved.
- 3. Maintain masonry buildings.** To prevent water penetration, masonry buildings must be carefully maintained. Water penetration can cause serious and potentially costly damage to masonry, either through freezing inside the walls or by causing destructive chemical reactions. For these reasons, it is important to keep roofs, flashing, drains, gutters and downspouts in good repair and free of vegetation.



4-10 Stone architectural details, such as the lintel on this building owned by the Evangelical Lutheran Church at 35 East Church Street, is a character-defining masonry feature.



- 4. Removing brick for rehabilitation.** If brick is removed so repairs can be made, it must be removed carefully to prevent breakage. Cleaning mortar from brick to be re-used must be done to prevent gouging and breakage.
- 5. Painting unpainted masonry.** The painting or coating of masonry structures that are not currently painted or coated will not be approved, except in those cases where it will help stabilize deteriorating brick.
- 6. Stucco.** Stucco shall be repaired and maintained. The removal of stucco will be approved on a case-by-case basis, and only with the assurance that the underlying material will not be damaged during the removal. Stucco repairs shall be in

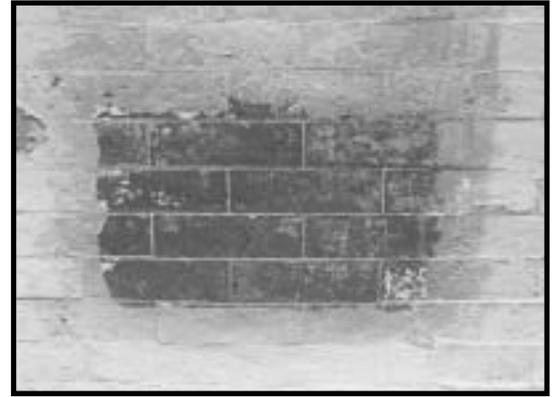
4-11 Paint on unpainted masonry is regulated by the Historic Preservation Commission. The unpainted unit on the right, 32 East 3rd Street, cannot be painted without Commission approval. The unit on the left, 34 East 3rd Street, which already is painted, can be repainted without Commission approval.

C. MASONRY TREATMENTS... (CONT.)

keeping with the original material and shall not incorporate modern materials, such as manufactured stucco panels. The Commission must approve the method of application and the finish texture and color of all proposed stucco.

7. **Parging.** Existing parging shall be repaired and preserved if the Commission determines that it was an original treatment or that its removal will damage the underlying wall.

- A. The removal of parging will be approved on a case-by-case basis, and only with the assurance that the underlying material will not be damaged during removal.
- B. Parging repairs shall be in keeping with the original material. If the Commission determines that parging requires replacement, the new parging shall have a smooth and uniform finish.
- C. The Commission may approve parging over original masonry if deterioration is severe.



4-12 Before the Commission approved the removal of the paint at 118 West 3rd Street, it required a test patch. The Commission determined that the twentieth century brick and mortar would not be harmed by the removal of the paint using the tested product.

8. **Removing paint from masonry.** The brick on many Frederick buildings was low-fired and porous and, therefore, was frequently painted to maintain its integrity. The Commission will not approve the removal of paint from a brick building if the removal will cause damage or compromise its integrity. The Commission may approve the use of a chemical stripping method after it has approved a test patch. Graffiti must be removed in a manner that will not deface or destroy masonry.

9. **Cleaning masonry.** Masonry shall only be cleaned to arrest deterioration or to remove severe soiling. For further information, see *Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

- A. **Appropriate cleaning.** If the Commission recommends that masonry cleaning is appropriate, the gentlest methods possible must be used. The approved method for cleaning masonry is low-pressure water using standard City water pressure without augmentation. Scrubbing can be done with soft bristle brushes and mild detergents. The Commission may approve water washing using the lowest pressure possible between 100 and 300 psi at the nozzle, with the nozzle no closer than eight inches from the surface being cleaned. On some surfaces the Commission may require a psi lower than 100 psi. Pressure compressors cannot be used. All non-masonry surfaces must be protected prior to cleaning.
- B. **Inappropriate cleaning.** Abrasive cleaning techniques, such as sandblasting or strong chemical solutions, are not appropriate and will not be approved. Such methods can severely damage the masonry surface. High-pressure washing, with pressure exceeding 300 psi, is not appropriate and will not be approved because it can cause severe damage to the brick and mortar.

C. MASONRY TREATMENTS... (CONT.)

What is *Documentation* and *Physical Evidence*?

Frequently, the Guidelines state that certain treatments cannot be undertaken unless documentation or physical evidence proves a feature existed. Documentation refers to paper records—either written, printed, or pictorial. Such records include written descriptions (for example, the 1969 City architectural survey may refer to 6/6 windows that previously existed), photographs (a historic photograph may show a commercial storefront with the transom intact), or archival or published material (Jacob Engelbrecht may have mentioned the “new stone stoop added to Mr. Brown’s house” in his diary). Physical evidence may be the ghost of a previous feature outlined on a brick wall, a small remnant of a feature, or a buried foundation. Either alone or together, documentation and physical evidence can reveal much about the earlier appearance of a building.



4-13 The stone portion of this wall is physical evidence that the building was initially a one-and-a-half story stone house, later enlarged to two-and-a-half stories. Stucco was applied to the front of the house to unify the façade materials. The more modern brick on the newer construction is further evidence of the phased construction of this house.

10. Repointing. Repointing involves the removal of deteriorated and loose mortar from the joints of a masonry wall and replacing it with new mortar. If there is evidence of masonry deterioration, such as disintegrating mortar, cracks in joints, loose bricks, damp walls or damaged plasterwork, repointing may be necessary. *Preservation Brief 2, Repointing Mortar Joints in Historic Brick Buildings*, provides specific information.



4-14 Masons use special tools to re-point brick with historical accuracy. These tools are used to make beaded mortar joints.

- A. Preparation.** Repointing shall only be done where deteriorated and loose mortar has been removed. Damaged mortar should only be removed using hand tools. On a case-by-case basis, the Commission may approve the use of some power tools on horizontal joints.
- B. Appropriate mortar.** Mortar used in rehabilitation shall be appropriate to the brick in composition, color, and texture. The use of a lime-based mortar is recommended for nearly all repointing projects and is required for repointing historic brick. The color of the new mortar shall match the existing mortar through the use of sand that matches the historic color or added tints. Consult the most current edition of *Preservation Brief 2, Repointing Mortar Joints in Historic Brick Buildings*, for instructions on mixing a lime-based mortar. Such mixes also are available commercially.

C. MASONRY TREATMENTS... (CONT.)

Mortar Mix for Soft Frederick Brick

Frederick's oldest brick buildings were built with lime-based mortars that did not contain portland cement. Re-pointing such brick and building with salvaged soft brick requires the use of lime-based mortars. Modern mortar mixes can result in damaged brick as freeze-thaw cycles weaken the structure of the brick and the joints.

The American Society for Testing and Materials (ASTM) has defined mortar types in terms of the amount of portland cement and strength in terms of p.s.i. ASTM has designated mortars by the letters M, S, N, O, and K (every other letter of the words "mason work"). The psi ratings range from 2,500 (type M) to 75 (type K). The proportions of materials generally are stated in terms of cement:lime:sand. Type K has the highest lime content and probably is the only ASTM type appropriate for old Frederick brick. The mix is 1:3:10 (1 part cement, 3 parts lime, and 10 parts sand).

A good mortar mix for the softest Frederick brick may be 0:1:3 (no cement, 1 part lime, 3 parts sand). If a slightly harder mortar is appropriate for the brick, a *small* amount of portland may be added, for a proportion not to exceed 1:1:3 (1 part each, cement and lime; 3 parts sand). The type K mortar and the two mixes suggested for Frederick are about 20% lime. The lime should conform to "ASTM C 207, Type S, or Type SA, Hydrated Lime for Masonry Purposes," according to *Preservation Brief 2*.



4-15 The duplex at 231-233 East Church Street was built with soft Frederick brick in the early- to mid-nineteenth century. At one time both houses were painted, but the paint was removed sometime after 1973 on 233, before the Historic Preservation Commission began regulating paint removal.

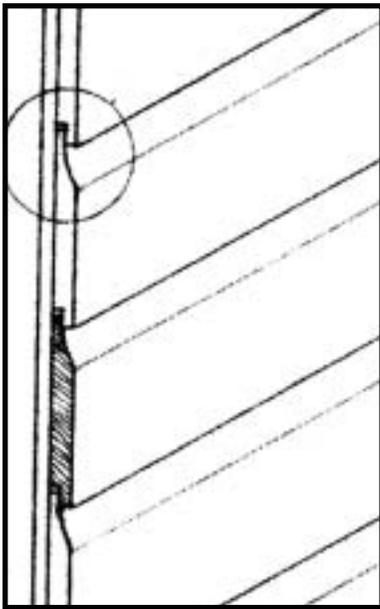
- C. Inappropriate mortar.** Portland cement is not an appropriate mortar for most re-pointing jobs in Frederick and will only be approved on a case-by-case basis. Portland cement probably was not used in mortar mixes in Frederick until the late nineteenth century. The tensile strength of Portland cement is greater than the tensile strength of traditional limestone mortars and creates a bond that is stronger than the historic mortar. The result can be spalling or cracking of the brick during freeze-thaw cycles.

D. WOOD MATERIALS

Every effort must be made to retain and preserve original materials in the Historic District, thus helping to maintain the historic character of a property. Character-defining elements should be repaired rather than replaced.

- 1. Acceptable wood.** Any species of untreated, non-composite wood can be used for wood elements in the Historic District, except as prohibited by building codes. Plywood may be approved, but only where the edges are not visible. All visible wood surfaces must be painted or stained with a solid, opaque stain that resembles a paint finish and conceals the wood grain.

4-16 This house at 101 East 6th Street exhibits two kinds of wood siding used on historic Frederick buildings. The side wall is sheathed in simple lap siding, sometimes known as clapboards or bevel siding. Tongue-and-groove wood siding is evident on the front of the house.



4-17 The most common wood siding in the Historic District is known as German lap siding. Typically the concave upper edge of the board fits into a groove in the board above. In some places this siding is known as drop siding.

- 2. Decay- and termite-resistant wood.** The International Building Code and the International Residential Code require decay- and termite-resistant wood to be used in certain situations, specifically where siding is located within six inches of grade. Decay- and termite-resistant wood includes heartwood of redwood, cedars, black locust and black walnut. 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.

A. Use of pressure-treated wood. 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. Fences can be built of pressure-treated lumber, except as noted in 2.B.

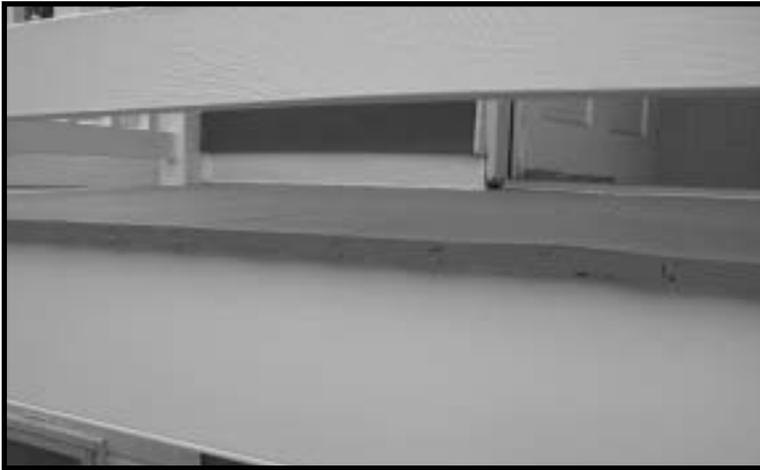
B. Uses that will not be approved. Steps, porch posts, porch floors, trim and balustrades cannot be built of pressure-treated wood. Street-facing gates and fences cannot be built of pressure-treated wood.

4-18 The house at 112 West 4th Street is sheathed in wood siding intended to resemble cut stone, with wood quoins at the corners. The wall treatment is a character-defining feature of this building.



D. WOOD MATERIALS (CONT.)

- 3. Siding and shingles.** Siding, including shingles used for siding, on walls to be rehabilitated must be wood. The siding and shingles used in rehabilitation projects must match the historic wood in dimensions, texture and profile. Historic siding includes lap siding (locally known as German lap), beveled siding, tongue-and-groove, Colonial siding and board-and-batten vertical siding. Shingles are evident in various shapes.



4-19 The edge of the back porch floor at 246 East 6th Street reveals the tongue-and-groove flooring that was typical of wood porches.

- 4. Exterior floors.** Floors of historic porches and balconies must be tongue-and-groove wood that matches the dimensions of the historic fabric, unless evidence of other historic materials is present.
- 5. Exterior ceilings.** Ceilings that shelter porches, balconies and stoops must match the historic ceiling or be of a similar design.
- 6. Trim and soffits.** Trim and soffits must be wood.
- 7. Lattice.** Lattice may be any decay- and termite-resistant wood. It may have a square or diagonal pattern, but it must be framed with wood.
- 8. Doors and windows.** Exterior doors and windows must be solid wood and not composite or clad.

E. WOOD TREATMENTS

- 1. Character-defining wood features.** All character-defining wood features must be identified, repaired and preserved. Such elements include but are not limited to siding, brackets, framing details, windows, doors, sills and lintels, entablatures, porches, cornices, shutters and balustrades.
- 2. Preserve wood elements.** All wood elements shall be repaired. The Commission will only approve the selective replacement of severely deteriorated pieces.

E. WOOD TREATMENTS (CONT.)

3. **Wood siding and trim.** Wood siding and trim shall be retained and repaired. If replacement becomes necessary, the new siding or trim must match the original in terms of materials, size, profile and application as closely as possible.
4. **Non-historic siding materials.** Resurfacing structures that historically were wood-sided with artificial stone, thin brick veneer, asbestos or asphalt shingles, cementitious shingles or siding, T1-11 and similar wood products, vinyl or horizontal metal siding or other non-historic siding materials will not be approved. Roofing materials are not appropriate siding materials, but their use as siding on utilitarian buildings may be approved on a case-by-case basis.
5. **Removal of non-historic siding.** Removal of non-historic siding requires Commission approval. If a structure has been resurfaced with inappropriate materials, such as vinyl siding, the Commission encourages removal of the inappropriate material and repair of the underlying surfaces. Before undertaking the removal of inappropriate siding materials, a test patch must be conducted to insure that the removal method will not unduly harm the underlying material.
6. **Finishing wood surfaces.** All visible wood surfaces must be painted or stained with a solid, opaque stain that resembles a paint finish and conceals the wood grain.
7. **Paint removal.** Paint on wood surfaces can be removed with a putty knife or paint scraper, followed by hand or mechanical sanding to provide an even surface for re-painting. For heavy paint build-up, paint can be removed with a heat gun that does not exceed 750 degrees Fahrenheit or the equivalent, or with chemical strippers designed for wood. Grinders and torches shall not be used to remove paint. Sanding disks and rotary wire strippers are prohibited for stripping wood, as are power washing and sand blasting.
8. **Missing wood elements.** In cases where character-defining wood elements such as cornices, balustrades or German lap siding are missing, recreating those features will be approved if historical, pictorial or physical documentation exists. If documentation is not available, a compatible replacement in terms of material, size, scale and color is appropriate.



9. **Lattice.** 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.

4-20 Historically, lattice was often square-cut and was installed with a frame. The Commission requires lattice to be framed, as shown on this c.1905 photograph of 111 Record Street. Courtesy of Stanley Sundergill.

E. WOOD TREATMENTS (CONT.)

10. **Pressure-treated wood.** Pressure-treated wood is only approved under the conditions described in D (2).
11. **Wood ceilings.** Wood ceilings must be replaced in-kind. If they already have been replaced, the replacement ceiling must resemble historic ceiling materials—either wood, plaster, or metal.
12. **Wood floors.** Porch floors must be tongue-and-groove wood. Exterior porch and stoop stairs can be 5/4" x 6" wood flooring.
13. **Finishing and maintaining wood elements.** 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*.

F. METAL MATERIALS

Every effort must be made to retain and preserve original materials in the Historic District, thus helping to maintain the historic character of a property. Character-defining elements should be repaired rather than replaced.

1. **Existing metal walls.** Historic metal siding on contributing buildings must be repaired and preserved. If the Commission considers the walls beyond repair, the replacement materials shall match the original in material, form, gauge, finish and color, if available. If not available, the new material must match the historic as closely as possible.
2. **Metal components.** Decorative historic metal, such as metal used for cornices, trim and storefronts, shall be repaired and preserved. If the Commission determines that entire or partial replacement is



4-21 The metal fret pattern, although slightly deteriorated, adds richness to the building at 52 North Market Street.

4-22 The awning at 55 East Patrick Street adds distinctive metal accents to the storefront.



F. METAL MATERIALS (CONT.)

required, the new material shall be the same as the existing. On a case-by-case basis, the Commission may approve a non-metallic material for repairs or replacement, if the material is a good facsimile and can form a seamless interface with the historic material.

- 3. Horizontal metal siding.** Horizontal metal siding that imitates wood siding will not be approved in the Historic District. If such siding needs to be replaced, the new siding should replicate the historic material.
- 4. Inappropriate use of metal roofing materials.** Metal roofing materials are not appropriate siding materials, but their use as siding on utilitarian buildings may be approved on a case-by-case basis.

G. METAL TREATMENTS

- 1. Character-defining metal features.** Many buildings in the Historic District employ decorative metal such as cast iron, sheet metal, pressed metal and corrugated metal. Features that were fabricated from metal include storefronts, cornices, columns, window and door hoods, fences and gates, historic siding, roofs, window grilles, stoops, and railings. All character-defining metal components shall be identified, repaired and preserved. Removal of character-defining metal elements will not be approved, unless the Commission determines there is irreparable damage or unsafe conditions. The Commission will determine if the complete or partial removal of metal features is advisable, what should be done to prevent further damage and how the underlying surface should be treated if the feature is removed.

G. METAL TREATMENTS (CONT.)



4-23 The metal storefront at 36 South Market was manufactured by the Mesner Brothers of St. Louis. This character-defining metal feature requires painting on a regular basis to deter rust.

- 2. Missing metal features.** If character-defining metal elements are missing and specific documentary or physical evidence does not exist to prove what was in place originally, a design compatible with the building's architectural style, including, but not limited to, the material, size, scale and color, must be used for the replacement.
- 3. Replacing metal features.** Replacement of metal features is appropriate only if the original fabric is damaged beyond repair. The replacement fabric must conform to the original material. On a case-by-case basis, the Commission may approve modern replacement materials at upper stories.
- 4. Essential maintenance.** Metal surfaces may need occasional painting and caulking. The Commission will only approve cleaning and caulking that adheres to the following guidelines.
 - A. Cleaning metal.** Some metal should be cleaned occasionally to remove potentially corrosive substances, and all metal should be cleaned prior to repainting using water, with pressure not to exceed a garden hose without artificial pressure, and mild detergent. Power washing and sandblasting will not be approved to clean metal or remove old paint and corrosion or rust.
 - B. Painting metal.** If metal needs to be repainted, all rust and loose, flaking and peeling paint should first be removed and the surface should be painted with a primer compatible with the finish paint.
 - C. Caulking metal.** The joints between metal panels may need to be caulked to reduce moisture damage. The caulk should provide a seamless interface between pieces and should be compatible with the feature and the metal fabric.
 - D. Tools.** Tools and methods that damage existing metal, such as sandblasting, cannot be used for modifying, cleaning, repairs and installation.

- 5. Further information.** *Preservation Brief 27, The Maintenance and Repair of Architectural Cast Iron*, includes useful information on the rehabilitation of metal.

H. GLASS MATERIALS



4-24 Glass needs to be replaced when broken and structural elements need to be painted, caulked, and repaired on a regular basis. This window at 48 East Patrick Street appears to be well maintained.

Every effort must be made to retain and preserve original materials in the Historic District, thus helping to maintain the historic character of a property. Character-defining elements should be repaired rather than replaced.

1. **Window and door glass.** Historic glass must be retained, unless it is cracked or broken. If it is cracked or broken, the replacement glass must be essentially the same in clarity or thickness, although modern safety glass may be used. On a case-by-case basis, the Commission may approve the installation of insulated glass in windows and doors, particularly on rear elevations.
2. **Structural glass.** Structural, pigmented glass, such as Carrara Glass and Vitrolite, must be repaired or replaced in kind.
3. **Stained and leaded glass.** Stained and leaded glass must be repaired and preserved. If the glass is broken, replacement glass must match the existing glass and design.
4. **Glass block.** Historic glass block must be repaired and preserved, unless the glass is cracked, missing, or broken. If the Commission allows replacement, the new glass block must match the historic.

I. GLASS TREATMENTS

1. Window and door glass.

See H, above.

2. Structural Glass.

A. Character-defining structural glass. *Structural glass* refers to glass construction materials that became popular in the early twentieth century for wall surfaces. Glass block and plate glass, which are still used, are included in this category of materials. Pigmented structural glass, often known by the trade names of Carrara Glass and Vitrolite, is not produced anymore. It was used as a veneer on existing walls—usually storefronts—and on new buildings and usually is associated with Art Deco and Moderne styles. Structural glass is often a character-defining feature, even if applied to more historic walls, and, therefore, it must be identified, repaired and preserved.

B. Deterioration and repairs. The joints or adhesive backing of structural glass tend to deteriorate over time. When the cement joints fail, moisture penetrates behind the glass and

I. GLASS TREATMENTS (CONT.)

2. Structural Glass. (cont.)

compromises the bond between the mastic adhesive and the underlying masonry substrate or the metal anchors. Repairs to structural glass include repointing the joints with a silicone compound, replacement of the original mastic and the installation of new panels. Although old inventories of Carrara Glass or Vitrolite may be found, spandrel glass with a back-colored surface also can be used as a replacement.

- C. Technical information.** *Preservation Brief 12, The Preservation of Historic Pigmented Structural Glass*, explains in detail how pigmented structural glass can be repaired.



4-25 The stained glass windows at Centennial Memorial United Methodist Church at 8 West 2nd Street are character-defining features that require special maintenance. The lead between the panes of stained glass, known as comes, needs to be kept in good condition to hold the glass in place and prevent water penetration.

3. Stained and Leaded Glass.

- A. Retrofitting window glass.** Windows may not be retrofitted with stained or leaded glass, unless its previous existence can be proved with documentation or physical evidence.
- B. Deterioration and repairs.** Stained and leaded glass repairs should not result in the removal of original fabric, such as glazing and lead, except as approved for repairs.
- C. Further information.** *Preservation Brief 33, The Preservation and Repair of Historic Stained and Leaded Glass*, should be consulted for further information.

4. Glass Block.

- A. Previous existence.** If documentary or physical evidence shows the previous existence of glass block in an opening, its installation may be approved by the Commission.
- B. No previous existence.** If it never existed previously, the installation of glass block in existing windows will only be approved by the Commission on a case-by-case basis and only on rear or side elevations not readily visible from the street.

4-26 The Landis Jewelry storefront at 23 South Market Street is Frederick's premier example of the application of Carrara Glass. Such storefronts generally are considered important aspects of a building's façade, even when they post-date the original construction. In recent years, several panels were replaced and new adhesive strengthened the bonds of existing panels.



J. PLASTER MATERIALS

Every effort must be made to retain and preserve original materials in the Historic District, thus helping to maintain the historic character of a property. Character-defining elements should be repaired rather than replaced.

- 1. Existing plaster walls and ceilings.** Historic plaster walls on sheltered exterior spaces, such as porches, must be repaired and preserved. Plaster repairs shall match the original in material, texture, finish, and color.
- 2. Replacement.** If the Commission considers the plaster beyond repair, the replacement plaster shall match the original plaster in material, texture, finish, and color.
- 3. Substitute material.** On a case-by-case basis, the Commission may approve the use of dry wall as a replacement for plaster walls and ceilings, but the finish surface must be the same as the original.



4-27 This porch ceiling at 121 West Second Street is plaster, a treatment generally reserved for porches on upper levels.

K. PLASTER TREATMENTS

- 1. Character-defining plaster.** *Plaster* is mostly an interior finish material, but in some cases plaster ceilings were installed on porches, particularly upper level porches.
- 2. Retain existing plaster.** Existing plaster must be repaired with plaster that resembles the existing plaster in texture and finish.
- 3. Replacing plaster ceilings.** Plaster ceilings that the Commission determines are deteriorated beyond repair must be replaced with new plaster on lath that is the same as the existing in texture and finish.

L. TERRA COTTA MATERIALS

Every effort must be made to retain and preserve original materials in the Historic District, thus helping to maintain the historic character of a property. Character-defining elements should be repaired rather than replaced.

- 1. Walls and details.** Terra cotta that the Commission considers contributing shall be repaired and preserved.
- 2. Replacement.** Terra cotta that the Commission considers beyond repair shall be replaced with terra cotta to match the original. If unavailable, the Commission will determine a replacement strategy on a case-by-case basis.



4-28 This terra-cotta detailing contributes to the significance of the building at 2 North Market Street.

M. TERRA COTTA TREATMENTS

- 1. Character-defining terra cotta.** Architectural terra cotta is a brick-like product molded to various shapes and motifs on one plane, and fired to achieve a hard, hollow block. Often it was glazed, producing a variety of colors. The block was popular in the early twentieth century for building details, such as cornices. Architectural terra cotta is a character-defining feature that may add rich detailing to buildings. It must be repaired and preserved if the Commission determines this is a viable option.
- 2. Deterioration and repairs.** Deterioration of the mortar, metal anchors, and the material itself is possible and is generally caused by moisture penetration. Over time, moisture behind the glaze can lead to crazing and moisture behind the units can lead to spalling. As deterioration progresses, the blocks or portions of blocks can be lost. This unfortunate situation is unattractive and potentially dangerous. Repairs to terra cotta need to be made immediately to arrest further damage and to ameliorate hazardous conditions. The approach to repairs needs to be approved by the Commission. Repairs should result in stabilization of the terra cotta and elimination of the conditions that led to the deterioration. As much historic fabric as possible must be retained but, if replacement parts are needed, the Commission may approve a substitute material, such as fiberglass or precast concrete, as a replacement material.
- 3. Technical information.** *Preservation Brief 7, The Preservation of Historic Glazed Architectural Terra-Cotta*, explains the repair of this material.

N. ROOFING MATERIALS

Every effort must be made to retain and preserve original materials in the Historic District, thus helping to maintain the historic character of a property. Character-defining elements should be repaired rather than replaced.

1. **Wood shingles** are an appropriate roofing material only if there is pictorial, historical or architectural evidence that they were once in use on the historic building, and if they were typical of a particular building style or type. Otherwise, their use is not permitted. Products that simulate wood shingles will not be approved.



2. **Slate roofs** often can be repaired, and this treatment should be pursued using a slate that matches the existing whenever possible, before replacement is considered. Slate roofs that are beyond repair can be replaced in-kind or with a material that is most appropriate for the age and style of the building.

4-29 The slate roof at 7 East 5th Street exhibits slate of various shapes.

3. **Standing-seam metal** roofs should be replaced in-kind, unless evidence exists for an earlier roofing material. Manually crimped standing-seam metal is preferred by the Commission. If interlocking standing seam roofing systems maintain the same historic profile as manually crimped standing seam, including a rolled ridge, not a cap, its use may be approved. Interlocking seam roofing will not be approved if the roofing material on an adjacent building would preclude a tight seal at the intersection of the roofs. Panels must range from 12" to 18" in width, depending on the width of the original roof panels, and seams can not 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. Ribbed panels will not be approved, although, on some secondary buildings, other types of panels may be approved on a case-by-case basis. Corrugated metal is appropriate for some industrial or small-scale buildings, such as garages and sheds.



4-30 Traditional standing seam metal roofs, like this one at 101-103 North Bentz Street, have been a popular roofing material in Frederick for many years. The snow birds or snow guards at the bottom edge keep snow from sliding off the roof.

N. ROOFING MATERIALS (CONT.)



4-31 This flat-seam metal roof helps define the character of the tower on this house at 18 Clarke Place.

4. **Metal shingles** may be approved on a case-by-case basis.
5. **Asphalt shingles** can be used to replace existing asphalt or asbestos shingles and on additions, but otherwise they are not permitted unless evidence of their use exists under later roofs. The Commission must approve the color of proposed asphalt shingles. Colors have not been specified, but generally neutral earth tones and black are preferred over pastel colors.
6. **Rolled, composition roofing** is inferior to other roofing materials and its use is discouraged. Alternative materials installed in a similar manner may be approved on a case-by-case basis.
7. **EPDM, or rubber roofing systems**, can be used on flat and nearly flat roofs that are not visible from the street.
8. **Bitumen and gravel roofs** were installed on flat or nearly flat roofs and are acceptable in such situations.
9. **Other** roofing materials may be approved on a case-by-case basis, depending on the qualities of the material and their appropriateness for the style of the building.

O. ROOFING TREATMENTS

See Chapter 5, L.

P. PAVING MATERIALS

Every effort must be made to retain and preserve original materials in the Historic District, thus helping to maintain the historic character of a property. Character-defining elements should be repaired rather than replaced. New paving materials must reflect the materials that were used traditionally in Frederick, but the method of their installation can reflect modern needs and technology.



4-32 Brick is laid in a herringbone pattern in front of Winchester Hall at 12 East Church Street.

- 1. Brick.** Brick paving on public roads and sidewalks must be laid according to the City standard, which requires a 3" concrete base. Brick laid on private property should follow the industry standard, which is a 4" to 6" base of crusher run-stone, with 2" of stone dust over that. Stone dust and sand (or only sand) is worked into the cracks. A steel or plastic edging must surround brick paved areas that are not adjacent to walls. The HPC may specify which material is appropriate for particular locations. Only herring bone and running bond patterns will be approved. Brick shapes and patterns not included in the City standards, including hexagonal-shaped, may be approved on a case-by-case basis.



4-33 This brick near All Saints Street is laid in a running bond pattern.



4-34 The sidewalk in front of 121 West Second Street exhibits the dimpled finish that is unusual today, but a common treatment in earlier periods.

P. PAVING MATERIALS (CONT.)

2. **Concrete.** Concrete paving on public roads and sidewalks must be poured according to the city standard. Maryland State Mix #2 with 100% Portland cement (or equivalent) must be used to achieve an historically appropriate concrete color. Within a year of the pour, the concrete should have an appropriate gray color. Concrete should have a horsehair broom finish (a light broom finish); a dimpled finish is acceptable. Patterned concrete may be approved on a case-by-case basis.
3. **Stone.** Cut and shaped stone surfaces will be approved on a case-by-case basis. Irregularly shaped flagstones generally are not appropriate for paving visible from the public way.
4. **Gravel.** Gravel has long been used in the Historic District, but its use today is limited because it is not considered a dust-free surface. Gravel only will be approved within the limits imposed by the Engineering Department.
5. **Asphalt.** The use of asphalt is limited to areas designed for vehicular traffic, including parking.
6. **Tile.** Tile or other mosaic treatments may be approved on a case-by-case basis.

4-35 Tile paving is rare in the Historic District, but this mosaic emblem is embedded in the sidewalk in front of the original Landis Jewelry store at 27 South Market Street.



Q. PAVING TREATMENTS

See Chapter 8, I.

R. OTHER MATERIALS

1. **Synthetic materials.** Fiberglass and other synthetic materials used to repair or replace missing cast concrete, wood and sheet metal decorative elements may be approved at the third story or higher. If the entire feature needs replacing, synthetic materials may only be used at the fourth story or higher.
2. **Other non-historic materials.** Other non-historic materials may be approved on a case-by-case basis.

S. TREATMENTS OF OTHER MATERIALS

1. These Guidelines do not discuss all materials evident in the Frederick Town Historic District. Other materials that may need repairs or replacement include tile, wood shingles, carved stone, stucco and cast stone.
2. All materials, whether mentioned in these guidelines or not, must be repaired rather than replaced and must be preserved through an on-going program of maintenance.
3. The *Preservation Briefs* should be consulted for fundamental information about appropriate treatments for specific materials. An approach to rehabilitation that demonstrates knowledge of the fabric and its treatment must be presented to the Commission before an approval will be granted. A list of *Preservation Briefs* is included in the Appendix.

T. MATERIALS THAT ARE NOT APPROVED

1. **Materials that will not be approved.** Unless otherwise stated in the guidelines, certain materials, including but not limited to the following, are not appropriate and will not be approved for rehabilitation in the Historic District: composite decking and accessories, vinyl and aluminum siding, cementitious siding and shingles, T1-11, brick and stone veneers, particle board and asphalt and asbestos siding. Lattice made of synthetic materials, such as plastic, is not permitted.
2. **Prohibited materials.** Materials prohibited by law may not be replaced in-kind and will not be approved.

5

GUIDELINES FOR REHABILITATING VARIOUS BUILDING ELEMENTS

A. PARAMETERS OF THIS CHAPTER

This chapter pertains to the rehabilitation and maintenance of existing resources in the Historic District. It complements Chapter 4, *Materials*, and, likewise, is intended to correspond with the Secretary of the Interior's Standards for Rehabilitation. Some parts of this chapter pertain to additions, which are considered an aspect of rehabilitation. However, additions are discussed more fully in Chapter 9.

B. TREATMENT GUIDELINES FOR WALLS

- 1. Definition.** Walls are the vertical planes that form the sides of a building envelope. Walls are constructed by various methods, generally with self-supporting materials or a wood or steel framing system that supports a sheathing material. Historically, self-supporting walls in the Historic District were stone or brick. Traditional wood framing systems included timber framing and balloon framing. Timber framing was common until the mid-nineteenth century, then was eclipsed by the lighter, cheaper balloon framing in all but utilitarian construction. Later, steel framing systems were used, mostly in larger or industrial buildings. Wood siding was the most typical sheathing material in the Historic District, although in the twentieth century brick and stone veneers became evident. Other veneers included glass, such as Carrara glass, and metal. As wood sided buildings aged, new siding was often applied over the old. Rolled composition siding, asbestos and asphalt shingles, vinyl and metal siding and stucco were added to a number of historic buildings.



- 2. Preserve original wall materials.** Non-historic siding may be removed, with permission from the Commission, to reveal earlier siding that often can be rehabilitated. The original, underlying material must be preserved and repaired wherever possible.
- 3. Preserve non-original siding that has achieved significance.** Some later siding, such as pressed metal, is now rare and has achieved significance that is as important

5-1 The wall material, the type of foundation, the location of openings, and the cornice treatment all contribute to the character of walls. The wall on the front elevation of 1 South Bentz Street exhibits a high degree of integrity.

B. TREATMENT GUIDELINES FOR WALLS (CONT.)

as the underlying material. The Commission evaluates the removal of all siding, although it allows a very minimal removal to examine the underlying material, as per the *Minor Rehabilitation* guidelines that are part of the HPC Rules of Procedure. Please obtain a copy of the *Minor Rehabilitation* guidelines, which is a list of maintenance and diagnostic tasks that can be undertaken without HPC approval, at the Planning Department or the City's website, www.cityoffrederick.com.

4. **Retain historic foundation materials.** Materials at the base of a building may differ from the material above. Foundation materials may be fieldstone, concrete block, poured concrete, or other load-bearing or sheathing materials. Foundation materials are considered character-defining aspects of walls, and their treatment should correspond to the treatment of other wall materials.
5. **Retain the number, pattern, and placement of openings.** New window and door piercings may be permitted on a case-by-case basis and generally only to access or accommodate an addition. In filling of historic opening generally will not be approved, and proposals to infill non-historic openings will be evaluated according to the impact on the entire wall. If the Commission approves the infill of historic openings, the lintel and sill shall be retained in place and the blocking material shall be recessed. Infilling will not be approved on street-facing elevations.



5-2 The foundation is often a contrasting material, such as this foundation treatment at 154 North Market Street, which structurally and visually supports the building.



6. **Retain decorative elements.** All historic decorative elements, such as dentils, corbelling and inset panels, shall be preserved and repaired. Replacement may only be undertaken on those features that are beyond repair. The replacement must match the original as closely as possible.
7. **Materials.** The treatment of various wall materials is explained in Chapter 4.

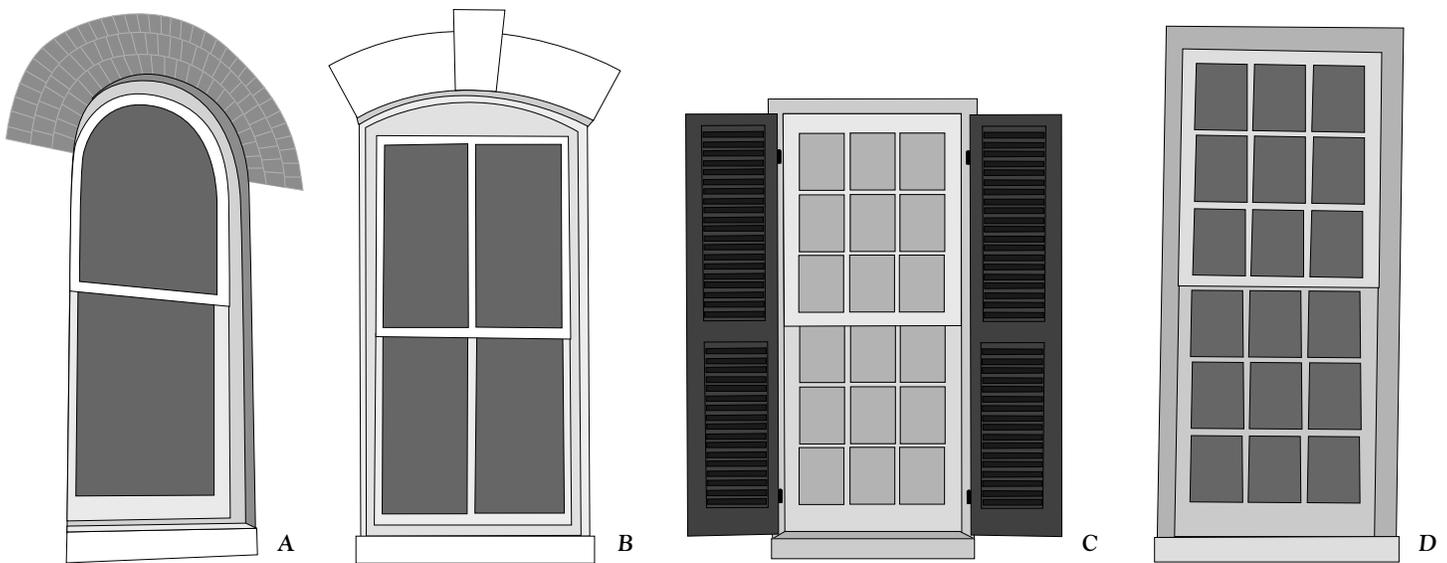
5-3 The alteration of openings can visually disrupt a façade, including the adaptation of a door to a window, as seen at the corner of 200 East Patrick Street.

C. TREATMENT GUIDELINES FOR PARAPETS

- 1. Definition.** The parapet is a low protective wall that extends above the roof or side walls of a building. Parapets on the front façade of buildings in the District are often ornamented with cornices. Typically made of wood, brick, stone, or terra cotta, cornices on parapets also were made of decorative metal, such as pressed sheet metal.
- 2. Preserve parapets.** Existing parapets must be retained and preserved.
- 3. Replacing parapets.** Only elements that are lost or deteriorated beyond repair should be replaced, matching any new elements as closely as possible to the original. Entire replacement of a parapet is only permitted where the parapet is severely deteriorated. The replacement should match the original.

D. TREATMENT GUIDELINES FOR WINDOWS

- 1. Definition.** A window is a glazed opening in the wall of a building used to admit light and air. Generally, the window is composed of a frame that supports one or more operable or fixed sashes containing panes of glass. Windows with fixed panes are common on storefronts and in other situations where operable windows were not desired. See *Preservation Brief 9, The Repair of Historic Wooden Windows*, and *Preservation Brief 13, The Repair and Thermal Upgrading of Historic Steel Windows*.



5-4 Windows are evident in a number of glazing patterns in the Historic District. In sash windows, glazing patterns are defined by the number of panes in the top sash and the number in the bottom sash. Thus, a one-over-one window, such as the round-arched window on the left, has a single-pane sash over a single-pane sash. Two of the most common patterns are two-over-two windows and six-over-six windows. Nine-over-nine and twelve-over-twelve windows also are evident in the Historic District. In some cases, windows are divided unevenly, either by design or the result of repairs. Thus, a six-over-one window or a two-over-one window is not uncommon.

D. TREATMENT GUIDELINES FOR WINDOWS (CONT.)



5-5 The parts of a double-hung or single-hung sash window are illustrated by this window at 153 West Patrick Street.



5-5 A Basement windows contribute to the articulation of a façade and should be repaired and preserved. This basement window at 111 Record Street is unusual for its shutters and divided panes.

- 4. Stained and leaded glass.** Existing stained and leaded glass must be retained and preserved. Stained and leaded glass is appropriate in the rehabilitation of existing buildings, only where historical documentation or physical evidence proves it existed, although it may be approved on additions.

- 2. Preserve window features.** All existing window assemblies shall be preserved, with their defining elements repaired rather than replaced. The functional and decorative features of the windows that help define a building's historic character should be identified, retained and preserved. These features include, but are not limited to, frames, sashes, muntins, glazing, sills, heads, hoods, hoodmolds, lintels and paneled or decorated jambs and moldings. Deteriorated elements may be selectively repaired. With Commission approval, window elements or entire windows that are deteriorated beyond repair can be replaced. Windows should be repaired in place, where possible, to prevent further damage and routine maintenance should be undertaken to prevent window deterioration.

- 3. Glass quality.** Only clear glass is permitted. Mirrored and tinted glass will not be approved, and applied films are only permitted in the context of signage. Plexiglas may not be used in place of glass.



5-6 The stained glass on the Evangelical Lutheran Church, behind 35 East Church Street, has been carefully maintained over the years.

D. TREATMENT GUIDELINES FOR WINDOWS (CONT.)

5. **Spandrel glass.** Spandrel glass will not be approved on existing buildings in the Historic District that are significant or contributing buildings; however, it may be approved on non-contributing buildings.
6. **Glass block.** Glass block is generally inappropriate if it never existed previously, but may be approved on a case-by-case basis, particularly on non-character defining elevations.
7. **Energy efficiency.** On historic windows, improved energy efficiency may be achieved by installing or replacing inadequate or damaged weather stripping and caulking. Installing exterior or interior storm windows according to the standards in (8), below, is an appropriate option for obtaining energy efficiency in historic windows. Replacing historic windows for the sole purpose of achieving energy efficiency will not be approved.
8. **Storm windows.** Storm windows must incorporate dimensions that correspond with the window to be covered, particularly regarding the width of the stiles and rails. The stiles and rails can be narrower than the window to be covered, but not wider. The meeting rail of the storm window must match the meeting rail of the window to be covered. Divided lights generally are not approved for storm windows. Storm windows must fit the opening entirely. Storm windows can be metal or wood and they must be painted or have a factory-applied finish to match the underlying window or the window trim. Interior storm windows may be preferred in some situations. More detailed information on increasing energy efficiency in historic buildings is available in National Park Service publications and on the National Park Service website, www.cr.nps.gov. See *Preservation Brief 3, Conserving Energy in Historic Buildings*.



5-7 The narrow frames of the storm window at 112 West Church are unobtrusive, and the mid-rail of the storm window is aligned with the meeting rail of the window. Storm windows add energy efficiency and may protect the wood and glass of historic windows.



5-8 Metal windows such as this window on the rear of 112 East Patrick Street, require special maintenance, including regular painting and caulking.

D. TREATMENT GUIDELINES FOR WINDOWS (CONT.)

- 9. Replacing decorative elements on windows.** If decorative elements, such as trim, pediments, corbels and pilasters are missing, their replacement must match that which was present historically, based on documentary or physical evidence. If such evidence does not exist, a historically compatible facsimile may be approved.
- 10. Replacing windows.** If the Commission determines a replacement window is necessary due to severe deterioration, the new window must duplicate the material, design, dimensions, configuration, and hardware of the window to be replaced. For rear and side elevations, leniency regarding one or more of these characteristics might be allowed for replacement windows.
- A.** Approval to replace one window does not imply approval is granted to replace other windows in the building. Window replacements are considered on a window-by-window basis.
 - B.** For windows with divided lights, replacement windows must have true divided lights, with the style and size of the muntins matching the window to be replaced. Removable muntins are not acceptable. Simulated divided-light windows may be acceptable with insulated glass in new additions or on rear and side elevations, if the muntins are fixed and a dark spacer bar is placed between the layers of glass.
 - C.** The glazing pattern on replacement windows must correspond with the glazing pattern on windows to be replaced. Without documentation or physical evidence showing it previously existed, replacing multi-pane windows with a single span of glass and replacing a single span of glass with a multi-light sash is prohibited. With documentation or physical evidence, the Commission may approve replacement windows that reflect an earlier style.
 - D.** Replacement windows for wood windows must be all wood, without cladding. Vinyl, clad, and metal windows will not be approved in place of wood windows. Metal windows can only be used to replace metal windows, unless documentary or physical evidence indicates alternatives once existed.
 - E.** Replacement windows in buildings that historically had metal windows must be metal and in keeping with the historic windows.
 - F.** Windows that already have been replaced (second or later generation replacements) may be replaced with windows that incorporate energy-saving features, such as insulated glass; however, such windows cannot be vinyl, clad, or metal intended to resemble wood, and they must incorporate acceptable features, as described above, if applicable. The Commission will determine if the pane configuration of second generation windows should match the original windows or the first generation replacement.
 - G.** Replacement windows on the street-facing façade must match the existing windows, unless all the windows will be replaced. In that case, insulated glass can be used, although the glazing pattern of the original windows must be followed. Replacement windows on other façades can be an approximate match. For example, the pane configuration can match, but the glass can be insulated.
- 11. Replacement for egress.** On a case-by-case basis, the Commission will decide if modifying windows or window openings for egress purposes will be approved.



5-9 The window grilles at 120 North Court Street may not be historic features, but they are in keeping with the metal railing at the front stoop.

D. TREATMENT GUIDELINES FOR WINDOWS (CONT.)

12. **Window grilles.** Grilles and other decorative security devices will only be approved if they are in keeping with the building and if original features and materials will not be damaged in the installation.
13. **Window boxes.** The Commission must approve the placement of window boxes that are attached to the building with screws or other devices that may penetrate the wall or window frame or sill. Only mounting hardware and drainage features that do not damage historic fabric will be approved.
14. **Lead abatement.** Lead paint is found in a majority of older houses and state and federal regulations exist to address the problems it presents. A variety of methods can be used to control lead hazards, short of window replacement. Window replacement for the sole purpose of abating lead hazards will not be approved.



5-10 These window boxes at 124 West 3rd Street add a nice seasonal touch, but the Commission will not approve window boxes that damage historic fabric.

E. TREATMENT GUIDELINES FOR SHUTTERS



5-11 The first floor shutters on the house at 19 West 2nd Street are paneled, and the shutters on the upper stories are louvered. This practice allowed privacy from the street, but ventilation in the rooms above.

1. **Definition.** A shutter is a movable cover for a door or window used for privacy or to keep out light or air. These guidelines refer to shutters mounted on the exterior of buildings.
2. **Retain, repair and preserve historic shutters.** All shutters that are compatible with Sections 3, 4 and 5, below, must be retained, repaired and preserved. Shutters that are partially deteriorated must be repaired by the selective replacement of deteriorated pieces, instead of replaced. Shutters that are vinyl or metal can be removed and can be replaced with wood shutters, if documentary or physical evidence suggests they once existed on the building.
3. **Material.** Shutters must be wood. However, if documentary or physical evidence proves that shutters fabricated from another material existed historically, the Commission may approve the installation of shutters fabricated from the documented historic material.
4. **Hardware.** Shutters must be attached with historically appropriate hardware, including operable hinges. They must be mounted to the window frame, not the wall.
5. **Proper fit required.** Shutters must match the existing openings and cover the opening when closed. They must be the width and length of the windows they are intended to cover.

6. **Replacement.** If replacement becomes necessary, replacement shutters must match the originals in terms of size, scale, detail, thickness and hardware. Mid-rails must be incorporated in new shutters if physical or documentary evidence shows they were present. Replacement shutters must be functional. Aluminum and vinyl shutters will not be approved.

7. **Inappropriate installation.** The installation of shutters in locations where they did not exist historically will not be approved. Installation shall only be approved if documentary or physical evidence proves they once existed.



5-12 The shutters on the house at 11 East 2nd Street are curved at the top to correspond with the window opening. Should these shutters need to be replaced, the new shutters will have to fit the opening and have the same details, dimensions, and hardware (sometimes old shutter hardware can be re-used).

F. TREATMENT GUIDELINES FOR ENTRANCES

- 1. Definition.** Entrances are the means of ingress and egress in a building. Entrances are composed of a door, the structural parts needed to maintain the opening or support the door and features such as pilasters, pediments, columns, sidelights and transoms. Entrances are important aspects of a building's character and historic fabric.
- 2. Preserve original entrances.** All original features of an entrance shall be identified, repaired and preserved. Entrances can be returned to their original configuration and detailing, if documentary or physical evidence exists.
- 3. Adding new entrances.** It is not appropriate to damage original walls with new entrances and such modifications will only be approved on a case-by-case basis.
- 4. Modification.** Radically altering historically intact entrances will not be approved. However, the Commission will take into consideration that to meet modern needs and uses and to accommodate handicapped accessibility, some alteration may be required.
- 5. Entrance accessories.** The design and placement of house numbers, door bells, door knockers, mailboxes, light fixtures and other entrance amenities must be in keeping with the Historic District and the scale and appearance of the building. Approval is required for these entrance features but these items are generally reviewed under the Administrative Approval Program (see Chapter 1). The Commission does not review peepholes, doorbells or door knockers.

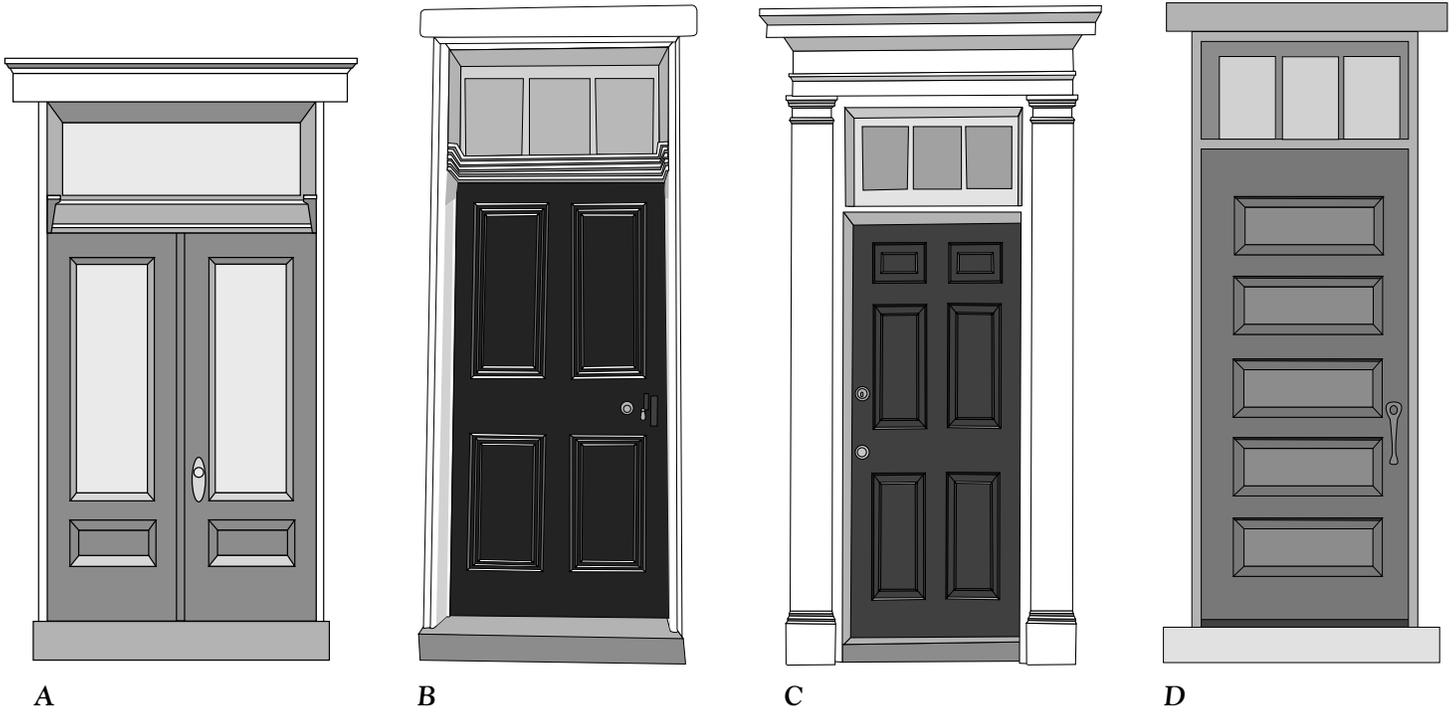


5-13 The essential components of an entrance are evident at the main entrance to 123 West 2nd Street.

G. TREATMENT GUIDELINES FOR EXTERIOR DOORS

- 1. Definition.** Doors are the metal or wood covers to entrances that provide access to the building, protection from the elements and security. Historically, most doors in the Historic District were wood, although in some industrial buildings historic metal doors may be evident. Doors are defined by structural, practical and decorative elements, such as panels, windows and hardware.

G. TREATMENT GUIDELINES FOR EXTERIOR DOORS (CONT.)



5-14 Paneled doors installed on residences in the Historic District are evident in a number of configurations. A panel at the base of a door is common in single and double doors. The four- and six- panel doors are the most common doors on Frederick's early houses, and the five-panel door usually indicates twentieth century construction or a replacement door.



- 2. Original doors.** Original doors and their hardware must be identified, preserved and repaired.
- 3. Repairs.** Deteriorated doors must be selectively repaired with new parts, rather than replaced. A door should be as weather-tight and as secure as possible, and repairs and the selective replacement of parts, such as hardware, will be permitted to assure security. The installation of weather-strip-ping is encouraged to reduce drafts. Storm doors may be installed to increase energy efficiency (see section H).
- 4. Replacement.** If historic doors are so deteriorated that they need to be replaced, the replacement door must match the original in terms of design and materials. If the original door no longer exists and documentation is no available to substantiate the appearance of the original door, the new door must be compatible to the period and style of the building. All replacement doors must fit into the original opening in the same manner as the original door.

5-15 Doors with half-lights (a fixed pane of glass in the top half) are most common as back doors, but many front doors in the Historic District also exhibit a glazed opening. The door at 201 East 3rd Street has three panels, a fairly unusual door style in the Historic District.

G. TREATMENT GUIDELINES FOR EXTERIOR DOORS (CONT.)

5. **Door openings.** Existing door frames must not be enlarged or reduced in size to accommodate a new door.
6. **Material.** Solid wood doors are required, unless a code requirement for a fire-rated door prohibits a solid wood door. Clad doors and hollow core doors will not be approved. Wood-covered steel doors will be approved for new additions to meet fire codes.
7. **Hardware.** Original door hardware must be identified, retained and repaired. If replacement becomes necessary, the new hardware must match the original, in terms of design and materials, as closely as possible. If non-original hardware needs to be replaced, the new hardware must be compatible in scale, material, finish and the design of the period of the house and style of the door. Levers will only be approved where required by code or for handicapped accessibility.
8. **Door amenities that do not require approval.** Door knockers, peep holes and mail slots do not require HPC approval.



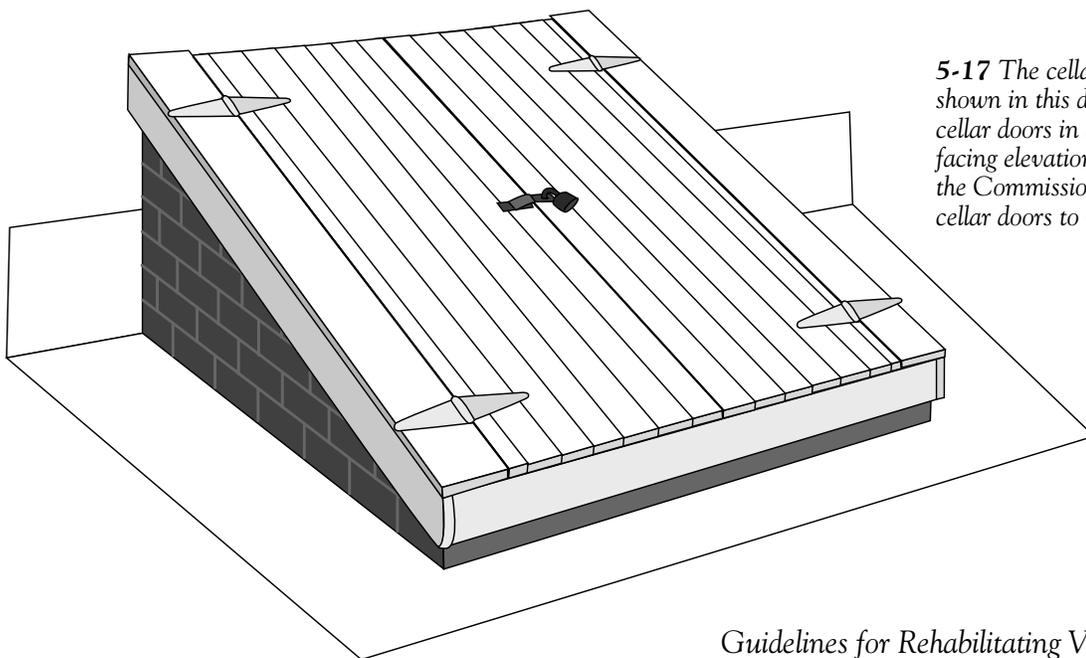
5-16 Door amenities may contribute to the historic fabric of a door or may be inappropriate additions. This apparently old door at 214 East Church Street has a door knocker and mail slot that may have been on the door for many years.



5-17A Metal cellar doors add a great deal of historic interest. Most have the name of the manufacturer stamped in the frame. This cellar door was manufactured by Henry Pampel of Frederick.

G. TREATMENT GUIDELINES FOR EXTERIOR DOORS (CONT.)

9. Cellar doors. Cellars can be reached from the outside by various types of entrances. In the Historic District the most prevalent entrances are slanted entrances (traditionally with wood doors), entrances flush with and parallel to the ground plane (traditionally with metal doors) and standard pedestrian doors with interior or exterior stairs. Historic cellar doors must be retained and repaired wherever possible. If the door is deteriorated beyond repair, the replacement cellar door must be in keeping with the historic door. If the historic door has been replaced, the new door must be in keeping with the building. Metal cellar doors may be permitted on side or rear elevations, but will be approved on the front façade only on a case-by-case basis.



5-17 The cellar door at 202 East 3rd Street, shown in this drawing, is typical of older, wood cellar doors in the Historic District. On street-facing elevations where wood cellar doors exist, the Commission usually requires replacement cellar doors to be wood.



H. TREATMENT GUIDELINES FOR STORM DOORS

- 1. Definition of storm door.** A storm door is any door installed outside an exterior door and intended to protect the exterior door and conserve energy. Storm doors generally include a glazed opening. Some storm doors have built-in screens or removable screen panels that can replace the glass seasonally.
- 2. Design.** Storm doors should be simple in design and their dimensions should approximate the dimensions of the historic vestibule doors. The glazed opening should be surrounded on the top and sides by 4" to 6" framing; a bottom panel should be 18" to 24" high.



5-18, 5-19, 5-20 (left to right) These storm doors show the proportion of solid to opening that is encouraged by the Guidelines. Note that each door has a single panel at the base. These doors are modeled after the air-lock doors that are often seen as the outer door of a vestibule. The door on the left, at 31 East 3rd Street, appears to have a removable panel that allows the installation of a screen.

H. TREATMENT GUIDELINES FOR STORM DOORS (CONT.)



- 3. Inappropriate features.** Storm doors with leaded, frosted or etched glass inserts will not be approved. Storm doors with a cross-buck panel and those with sleek, modern proportions will not be approved. Kick plates will not be approved.
- 4. Hardware.** Storm door hardware should be simple and should not visually dominate the door. If available with a model and brand that has been approved, door knobs should be selected in situations where the building code allows door knobs. Levers may be used instead of door knobs, if door knobs are not available or when handicapped accessibility is required. Both door knobs and levers must have a matte finish.
- 5. Materials.** Storm doors can be metal or wood. Metal doors must have a non-metallic finish. Wood doors must be painted or stained with a solid, opaque stain.

5-21 The metal storm door at 411 South Market originally had an aluminum finish, but its rehabilitation included painting, which eliminated the metallic finish the Guidelines do not sanction.

I. TREATMENT GUIDELINES FOR SCREEN DOORS

- 1. Definition of screen door.** A screen door is a door with openings covered with screens, intended to keep insects out of the house, but allow air flow. Screen doors sometimes are installed seasonally.
- 2. Appropriate.** Screen doors should be in keeping with the historic character of the entrance. Wood and metal doors will be approved. Multi-track storm/screen doors will be approved on side and rear elevations only; however, screen and storm panels that are removed seasonally are appropriate on any façade.
- 3. Inappropriate.** Multi-track storm/screen doors will not be approved on the front of a building. Historically, louvered doors were common in some regions of the country, but not in Frederick, and they will not be approved.

5-22 The wood screen door at 24 East Church Street has an old-fashioned appearance that is welcome in the Historic District. Note that it has a door knob, not a lever.



I. TREATMENT GUIDELINES FOR SCREEN DOORS (CONT.)

- 4. Hardware.** Screen door hardware should be simple and should not visually dominate the door. If available with a model and brand that has been approved, door knobs should be selected in situations where the building code allows door knobs. Levers may be used instead of door knobs, if door knobs are not available or when handicapped accessibility is required. Both door knobs and levers must have a matte finish.
- 5. Finishes.** The finish of screen doors should correspond with the main door or door frame. Metallic finishes are not permitted.

J. TREATMENT GUIDELINES FOR TRANSOMS AND SIDELIGHTS

- 1. Definitions.** Transoms are windows located directly above a door or window. Sidelights are narrow windows on either side of a door.
- 2. Repair.** Transoms and sidelights, along with their character-defining elements, must be repaired and preserved. If necessary, deteriorated parts of transoms and sidelights, such as trim and muntins, may be replaced, rather than replacing the entire feature.



5-23 The transom at 116 East Church Street is unusually large. Many transoms feature divided lights; stained glass is rare. This transom includes gold foil numerals for the address, which today are available from many sign-makers.



5-24 The entrance at 107 West 2nd Street features a transom and sidelights, which were particularly characteristic of Greek Revival architecture. Some earlier houses received such entrances in mid-nineteenth century remodeling. It is inappropriate to conceal or obscure transoms and sidelights.

- 3. Replacement.** Replacement will only be approved if the Commission determines the original feature is deteriorated beyond repair. Replacement transoms and sidelights must be consistent with the original. If the window is missing, the replacement must be compatible with the opening and the period of the house.
- 4. Obscuring.** Transoms and sidelights must not be covered, filled, or obscured by painting. Removing the transom or sidelight and filling it with masonry, plywood, glass block, or other material will not be approved.

J. TREATMENT GUIDELINES FOR TRANSOMS... (CONT.)

- 5. Glass.** If the transom glass requires replacement, clear, transparent glass must be installed, unless documentation or physical evidence reveals a different original material. Films that mimic other treatments will not be approved.

K. TREATMENT GUIDELINES FOR PORCHES AND DOOR STOOPS



- 1. Definition.** A porch is an exterior appendage to a building that forms a covered approach to a doorway that generally spans more than one bay on a façade. A stoop is a small entrance porch. Although generally not sheltered by a roof, stoops may have hood molds, a projecting decorative treatment, either arched or square and often with brackets. Porches and stoops are common to residential buildings.

Residential buildings in the Historic District reflect recurring types of porches. The rear wing of a house that was perpendicular to the main block generally included a two-story porch along the long wall. Other building types had one- or two-story porches across the back wall. A front porch may span the entire front façade or part of the front façade of houses that have an adequate front setback. Porches and stoops sometimes project into the public right-of-way if the front wall of the house is on the front lot line.



5-25, 5-26 The houses at 120 East 6th Street (top) and 176 All Saints Street (bottom) are very similar, but the porches show variation due to different elevations and post placement.

5-27 Stoops are entry features that are smaller than porches. Whether plain or elaborate, a door stoop should be in keeping with the remainder of the building in materials, style, and embellishment. The stoop at 150 West Patrick Street, reminiscent of the wood stoops that are prevalent in historic photographs, is in keeping with the house.





5-28 The twin metal stoops at 15-17 West 3rd Street are among the most elaborate stoops in the Historic District.

K. TREATMENT GUIDELINES FOR PORCHES...(CONT.)

2. **Original materials.** Porches were generally built of wood, although larger and later houses, such as those on Clarke Place, may have originally had masonry porches. Stoops were wood, metal, stone, or concrete. Some stoops had brick cheek walls, but brick treads and decks were rare. Many porch and stoop details have been replaced with inappropriate wood, brick and metal details, which should be replaced as needed or requested with appropriate materials and forms. Porches and stoops are character-defining features that make important contributions to façades in the Historic District.
3. **Preserve existing.** All existing porches and door stoops and their character-defining elements must be retained and preserved wherever possible. Such elements include the columns, railings, roof shapes, balustrades, posts, lattice, floors, ceilings, cheek walls and stairs.



5-29 The concrete stoops at 113-117 West 4th Street are notable for their curved cheek walls.

K. TREATMENT GUIDELINES FOR PORCHES...(CONT.)



5-30, 5-31 The box-like features on either side of the stoops at 19 East 2nd Street and 153 West Patrick Street are typical of many old Frederick houses. Built of wood, brick, or concrete, they were part of Frederick's tradition of front stoop-sitting.

- 4. Conjectural additions.** Porches and stoops must not be added to character-defining façades if pictorial or documentary evidence does not indicate their previous existence. Features, such as turned posts and brackets, must not be added unless documentary or physical evidence proves they existed historically.



5-32 The parts of a balustrade are shown on the porch at 216 East 6th Street. Balustrades and porch floors may deteriorate sooner than other porch components. Replacements must be in keeping with the existing porch.

- 5. Porch replacement.** 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.

K. TREATMENT GUIDELINES FOR PORCHES...(CONT.)



6. Materials. Porches must be built of the acceptable materials outlined in Chapter 4. Turned posts are acceptable where there is evidence they existed. Turned balusters (spindles) generally are not appropriate for exterior applications. Cut wood balusters will be approved if documentation shows they existed historically.

7. Finishes. All wood components must be painted or stained with a solid, opaque stain. Painting concrete and brick decks and stairs generally is not appropriate. Metal porches must be painted. Masonry porches shall not be parged, unless the Commission deems parging a good solution to conceal cracks.

5-33 The house at 22 West 4th Street has cut wood balusters and turned porch posts.

8. Ceilings. Because exposed joists and rafters did not characterize historic porch ceilings, all porch ceilings must be finished, unless documentary or physical evidence prove that the structural members were exposed. Original porch ceilings must be retained wherever possible. If the Commission determines that replacement is necessary, the new ceiling must be fabricated from materials identified in Chapter 4. The Commission may approve the replacement of a slatted ceiling with a solid ceiling. If a slatted ceiling is kept to improve ventilation under the porch roof, screen can be installed to keep insects out.



5-34 The porch ceiling on the right at 434 North Market Street shows the spacing of ceiling boards to allow ventilation. The porch ceiling on the left at 432 North Market Street is a solid board ceiling.

K. TREATMENT GUIDELINES FOR PORCHES...(CONT.)

9. **Lattice.** Wood lattice typically was used as a skirt on a porch or stoop to keep small animals out and to present a neat, finished appearance. Both square and diagonal lattice was used historically and will be approved, but all lattices must be finished with a wood frame. Lattice made of synthetic materials, such as plastic, will not be approved.



5-35 The underside of this porch at 39 East 4th Street shows the appropriate installation of lattice, with a wood frame at the periphery.

10. **Ramps and chair lifts.** Retrofitting porches and stoops for ramps or chair lifts must be done in a manner that preserves character-defining details as much as possible, has a minimal impact on the façade, and does not do irreversible damage to historic fabric.



A

L. TREATMENT GUIDELINES FOR ROOFS

1. **Definition.** The roof is the surface covering the top of a building or structure. Roofs in the Historic District are varied, but predominant types are gable and shed roofs (some nearly flat). Hipped and mansard roofs are evident, and gambrel roofs are rare.



B



C

5-36 A, B, C Roofs are found in a variety of forms in the Historic District, but the most common roof types are gable, like this roof at 103 West 2nd Street, mansard, shown at 124 Clarke Place, and shed, such as this roof at 7-11 East Church Street. Roofs are character-defining features on buildings that shall not be altered or obscured.

L. TREATMENT GUIDELINES FOR ROOFS (CONT.)

- 2. Character-defining.** Roof form is an important character-defining element of a building. Roof form shall not be altered or obscured.

5-37 The gambrel roof at 116 East 7th Street is unusual in the Historic District.



5-38 The wood shingle roof on the Barbara Fritchie house at 154 West Patrick Street is one of the few in the Historic District. Although wood shingles were common on early Frederick buildings, as metal and slate became available, these more fire-proof materials became preferred.

- 3. Original materials.** The earliest roofs in the Historic District were sheathed with slate, wood shakes, or wood shingles. Wood shingles were machine-cut, while wood shakes were hand-split. There is no known documentary or physical evidence showing that wood shakes were used on roofs in the City, but wood shingles may exist under later roofing. Sheet iron and galvanized metal roofs were other nineteenth century roofing materials. By the 1920s asphalt roofing was readily available, in sheets and shingles. Composition (rolled) roofs are used throughout the Historic District. Except for some slate roofs, most roofs in the Historic District are not original; instead a second, third, or fourth generation roof is evident, often not reflecting the original material. See *Preservation Brief 9, The Repair, Replacement, and Maintenance of Historic Slate Roofs*.

- 4. Changes to roofs.** In general, alterations or changes that radically change, damage or destroy the roof's defining historic characteristics are not permitted. If permission is granted to install skylights and sun tunnels, they must be installed so they are not visible from the pedestrian view (see O). In some cases, the Commission will allow such features to be screened. See Chapter 7 for information on the installation of antennas, mechanical equipment and solar panels on roofs.
- 5. Functional and decorative roof features.** Functional and decorative features must be preserved. Such features include but are not limited to cupolas, cornice elements that rise above the roof, cresting, finials, snow guards, dormers, chimneys, weathervanes, lightning rods, soffits and the shape, materials, size, color and patterning of roofs.

L. TREATMENT GUIDELINES FOR ROOFS (CONT.)

6. Replacement of roof features. If the replacement of roof features becomes necessary, the replacement feature shall match the original in terms of design and materials. If documentary or physical evidence does not exist to guide reconstruction of features known to be missing, such as cresting, the reconstructed feature should be in keeping with the age and style of the house and its roof. Conjectural decorative features must not be added.



7. Roof repairs. Repairs to roofs must include replacement in kind wherever possible, or replacement of extensively deteriorated portions with a compatible substitute material.

5-39 Many of the roofs on Clarke Place include several character-defining features. The house at 12 Clarke Place has a character-defining chimney, cresting on the ridge of the roof, dormers, and snow guards.

8. Replacement of roof sheathing. If replacement of the finished roofing becomes necessary, either the existing roofing type (if it is original or appropriate to the building) or a substitute material that reflects an earlier roof must be used. If a material is to be changed, the new material should be based on documentary or physical evidence of the earlier roof on the building. When there are multiple roofing materials on a building, the material that will provide the best service and best historic appearance should be selected.



5-40 The Commission will require repair of a slate roof, if possible and practical, before replacement is approved. The slate roof at 137 East 3rd Street may be serviceable for more years.

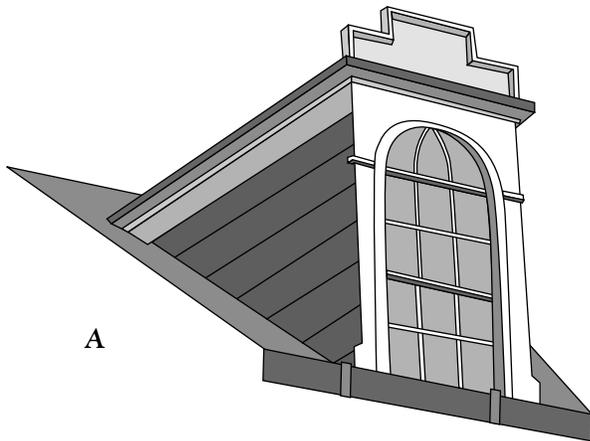
9. Replacement of roof structure. If the roof structure is deteriorated beyond repair, the replacement structure must result in a roof of the same form, shape and dimensions.

5-41 Only rarely does the entire roof structure require replacement. Most often, only the roof sheathing--the outer skin of the roof--needs replacement. This standing seam metal roof at 46-48 South Market Street appears to have been replaced in recent years.

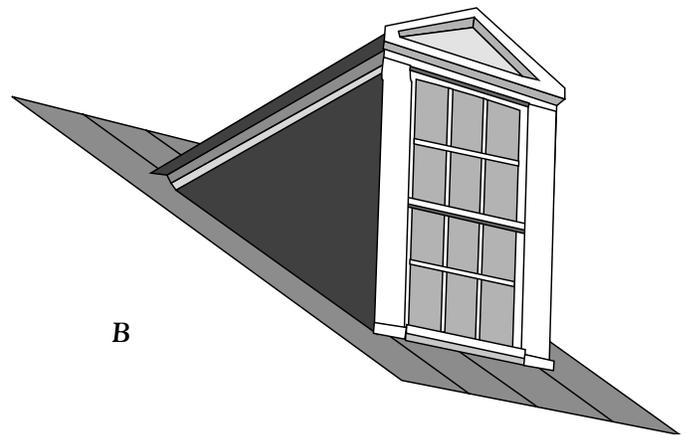


M. TREATMENT GUIDELINES FOR DORMERS

1. **Definition.** Dormers are roof projections with windows, allowing light and ventilation on the upper most story of a building. *Wall dormers* are dormers that project upward from the top of the wall and, in fact, are an extension of the wall. Dormers are found on a variety of roof types, and dormers themselves exhibit a variety of roof forms. Most typically they have single windows in the Historic District, but double and triple window dormers also are evident.
2. **Retain and repair.** Dormers are character-defining features that must be retained and repaired.
3. **New dormers.** New dormers on roofs facing the street are generally not appropriate if they did not exist historically. New dormers should be located on rear and side facing slopes of the roof that are not visible from the street.



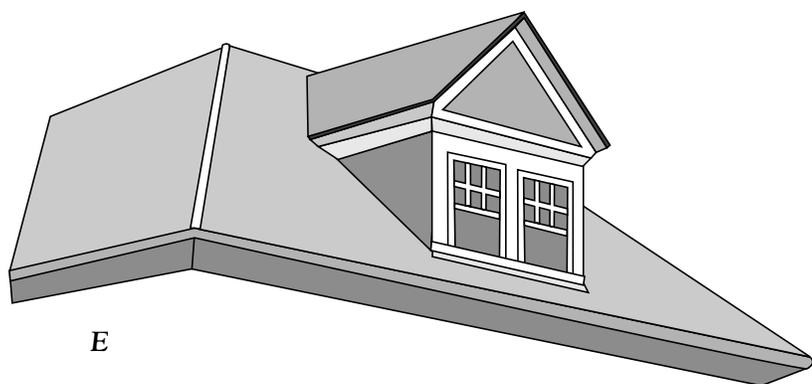
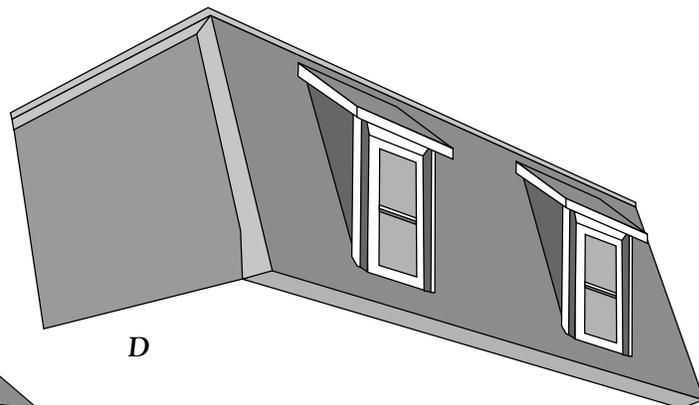
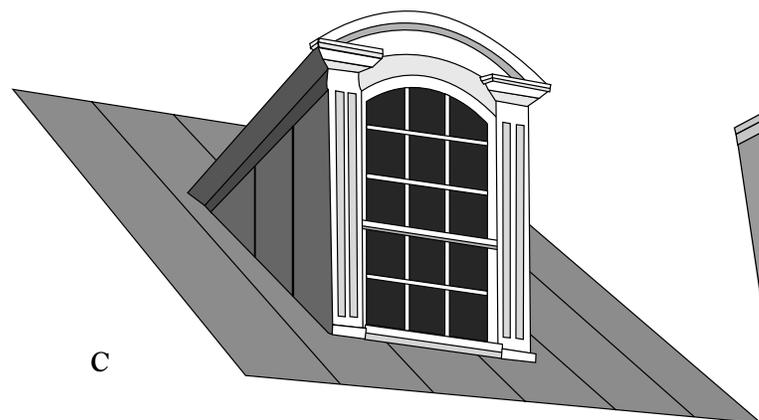
A



B

5-42 A, B (C, D, E following page) Dormers were often used to provide livable space in the attic. Typical dormer styles include the early "top hat" dormers, gable-roofed dormers, round-arched dormers, and shed-roofed dormers. Shed dormers are unusual on front elevations; those that exist may not be historic. A few double-window dormers can be found in the historic district. New dormers will not be approved on street-facing façades.

M. TREATMENT GUIDELINES FOR DORMERS (CONT.)



5-42 (A, B previous page) C, D, E Dormers were often used to provide livable space in the attic. Typical dormer styles include the early “top hat” dormers, gable-roofed dormers, round-arched dormers, and shed-roofed dormers. Shed dormers are unusual on front elevations; those that exist may not be historic. A few double-window dormers can be found in the historic district. New dormers will not be approved on street-facing façades.

N. TREATMENT GUIDELINES FOR MONITOR ROOFS

1. **Definition.** Monitor roofs are elongated projections on the ridge of a gable roof that were designed to allow light and ventilation into industrial spaces.
2. **Retain and repair.** Monitor roofs are character-defining features that must be retained and repaired.
3. **New monitors.** Monitor roofs were generally used on industrial buildings. Their use on other types of buildings generally is inappropriate, but will be evaluated on a case-by-case basis.

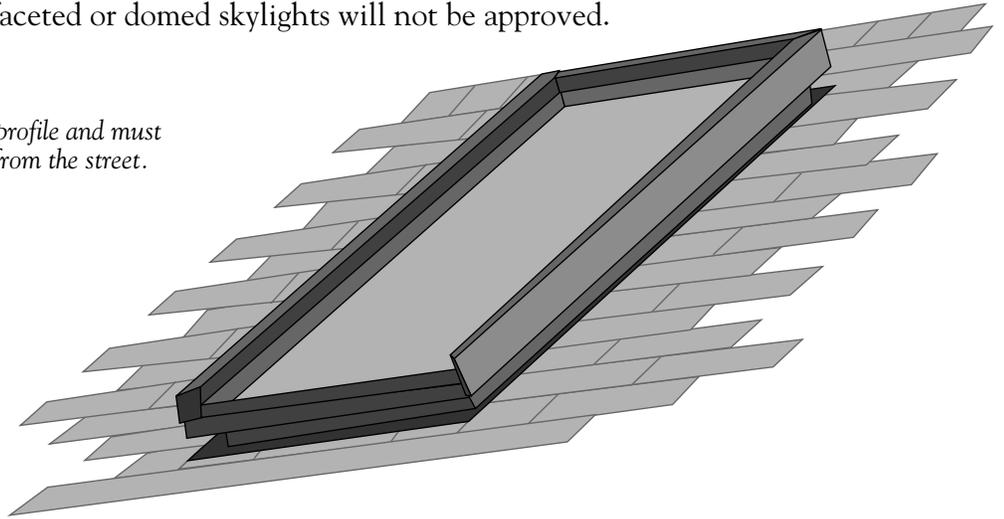
O. TREATMENT GUIDELINES FOR SKYLIGHTS AND LIGHT TUNNELS

1. **Definition.** Skylights are windows installed in the plane of a roof to light interior spaces. Light tunnels are small-scale, cylindrical windows, usually with a domed top, that are used for the same purpose.

O. TREATMENT GUIDELINES FOR SKYLIGHTS AND LIGHT TUNNELS (CONT.)

- 2. Appropriate.** Skylights and light tunnels cannot be added to front elevations or side elevations visible from the street. On rear elevations, low profile skylights and light tunnels may be approved on a case-by-case basis.
- 3. Inappropriate.** Bubble, faceted or domed skylights will not be approved.

5-43 A skylight must have a low profile and must be placed on elevations not visible from the street.



P. TREATMENT GUIDELINES FOR CHIMNEYS



5-44 The chimneys on these houses at 109-111 East 4th Street demonstrate the visual interest and character such features add to individual buildings and the streetscape.

- 1. Definition.** Chimneys are masonry projections from walls or roofs that allow smoke and gas to escape from fireplaces, stoves and furnaces inside buildings.
- 2. Retain and repair.** Chimneys are character-defining features that must be retained and kept in a good state of repair. They add visual interest to the district's skyline and character to individual buildings. Chimneys that are no longer used must be retained and, with Commission approval, may be capped with an unobtrusive cover. Screening the tops of chimneys is acceptable.
- 3. Flashing.** Commission approval is not needed for the repair or replacement of chimney flashing.

Q. TREATMENT GUIDELINES FOR CORNICES

- 1. Definition.** A cornice is a projecting horizontal band or molding between floors or at the top of a building that helps to protect the windows and walls below from water damage. It is usually designed as part of the parapet to emphasize the roofline or upper silhouette of the building.



A

5-45 A, B The cornices at 21 East All Saints Street (top) and at 233 East 2nd Street (bottom) demonstrate the variety of cornice treatments evident in the Historic District.



B

- 2. Preserve cornices.** Intact cornices must be preserved. Their defining elements must be repaired rather than replaced. Removing, covering, or obscuring all or part of a projecting cornice is not permitted.
- 3. Cornice replacement.** If a cornice is missing or replacement becomes necessary, the replacement must be based on documentary or physical evidence. If no such evidence exists, the cornice should be compatible with the style and period of the building and incorporate approved materials, as defined in Chapter 4.

R. TREATMENT GUIDELINES FOR GUTTERS AND DOWNSPOUTS



5-46 Half-round gutters and round downspouts, shown at 200 East 6th Street, are generally appropriate in the Historic District.

1. Definition. Gutters are channels positioned at the top of a wall to catch water running off the roof. Downspouts are the pipes that carry the water from the gutters to the yard or street below, or to the public stormwater management system. Gutters and downspouts are essential drainage devices for keeping water from the house and maintaining its longevity.

2. Appropriate style. Round-profile, galvanized gutters and downspouts are most appropriate for historic buildings, but copper gutters and downspouts and those with factory finishes also are approved. The gutter size should be appropriate for the roof area to be drained. If square profile gutters and downspouts on a building need to be repaired, they should be repaired in-kind. When they need replacing, round profile gutters and downspouts may be installed.

3. Retain character-defining gutter and downspout features.

Some components of the drainage system, such as cast iron downspouts, decorative leader heads, and splash blocks, may be historic features. Such features should be retained and repaired.

5-47 Although often considered ephemeral building elements that need periodic replacement, some downspouts are built for longevity, such as this cast iron downspout at 148 West Patrick Street.



5-48 The splash block at 152 West Patrick Street is a character-defining aspect of the drainage system on the house.

S. TREATMENT GUIDELINES FOR AWNINGS

- 1. Definition.** Often found in the City's nineteenth and early twentieth century commercial and residential architecture, awnings are simple, inexpensive, but highly effective devices for providing shelter from the elements, creating shade, and focusing attention on a building's storefront. Awnings are vehicles for introducing color, variety and interest to the streetscape, and they can increase energy efficiency by significantly reducing heat gain, particularly in south and east facing openings.
- 2. Preserve historic awnings.** Historic awnings are character-defining features that must be repaired and preserved, rather than replaced. Awnings must be kept clean and in good repair.
- 3. Appropriate location and types.** Awnings are permitted over a wide variety of entrances and windows. Unless historic photographic or other documentation suggests a different style previously existed, shed-type fabric awnings that slope away from the building will be the only type of awning approved by the Commission. Awnings should include a loose valance. Both retractable and permanent awnings are permitted.
- 4. Inappropriate awnings.** Backlit (internally lit) and dome awnings will not be approved.
- 5. Materials.** Canvas and synthetic materials that closely resemble canvas are permitted for awnings. The fabric should be slightly loose on the frame and the valances should hang freely. Plastic, vinyl and metal awnings will not be approved.



A

5-49 A, B (next page) *The awnings at 52 North Market Street resemble those in historic photographs. Although the fabric recently was replaced, the traditional hardware still is in use.*



B

S. TREATMENT GUIDELINES FOR AWNINGS (CONT.)

6. **Relationship to openings.** Awnings must correspond with existing openings. For arched windows and doors, the Commission may approve a rounded awning that matches the size and configuration of the opening.
7. **Open-sided awnings.** Although open-sided awnings are preferred to minimize the visual intrusion on building elements, modern awning hardware may make them an inferior choice. The selection of open- or closed-sided awnings will be made on a case-by-case basis, depending on the hardware and building façade.
8. **Valance.** A valance or skirt on an awning can be straight or scalloped, but should not be taut.
9. **Attachment.** All awning hardware must be approved by the Commission. All awning hardware must be mounted in the mortar joints of masonry buildings. The awning must be attached directly into the building, rather than requiring columns or supporting poles inserted into the sidewalk. On the backs of houses, pole supports may be acceptable. If extant and functional, historic hardware must be used.
10. **Colors.** Awning colors should complement those used on the storefront or upper façade of commercial buildings. On residential buildings, the awning color should correspond with other colors on the building. The Commission will approve awning colors on a case-by-case basis.
11. **Information.** *Preservation Brief 44, The Use of Awnings on Historic Buildings*, is an excellent source of information.

6 GUIDELINES FOR SPECIAL BUILDING TYPES

A. INTRODUCTION

This chapter concerns building types that are characterized by special features that reflect their original or adaptive use. The rehabilitation of such buildings will be reviewed according to other chapters in the Guidelines concerned with rehabilitation and applicable sections in this chapter. New construction of special building types will follow the guidelines in Chapter 10, in addition to the guidance contained in this chapter.

B. COMMERCIAL BUILDINGS

- 1. Features of retail commercial buildings.** Retail commercial buildings generally are characterized by storefronts composed of the main entrance to the business, a display area to be viewed from the side walk and signage. Historically, storefront design was organized in a standard arrangement. Typically, the main entrance was centered on the main façade and recessed. It was flanked by display windows and a wide transom spanned the façade over the main entrance and display windows.

An awning may have spanned the façade above the transom and a signboard area located above the transom and awning. The bulkhead anchored the front façade at its base. The fronts of commercial buildings often included an entrance to the upper stories, typically intended for residential use. Commercial properties also may have included rear wings or ancillary buildings that were used for storage or processing.

- 2. Preserve character-defining features.** Character-defining features of commercial buildings must be identified, repaired and preserved, whether or not the commercial function still exists.

6-1 This storefront at 325 North Market Street illustrates the typical features of retail commercial buildings, including a centered and recessed door, display windows, and wide transom.



B. COMMERCIAL BUILDINGS (CONT.)

3. Typical alterations. Over time, many features of commercial buildings may have been altered or concealed. For example, transoms may have been covered, display windows, doors and bulkheads may have been replaced, a recessed entrance may have been moved forward and the signboard may have been modified. The rehabilitation of historic commercial buildings may include returning the building to its historic commercial appearance.

4. Replacement. If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.

5. Alterations that will not be approved. In most cases, the following modifications to commercial buildings will not be approved.

- A. Installing a door that is not commercial in nature at the main entrance.
- B. Filling the transom or changing the nature of the glass in the transom.
- C. Using inappropriate materials to replace the bulkhead.
- D. Concealing any character-defining feature.
- E. Removing or obscuring character-defining elements, including architectural features, rear wings or ancillary structures, historic signage and historic advertising painted on walls.
- F. Replacing storefront glass and frames in a manner that is inconsistent with the original.

6. Other buildings with commercial uses. Commercial features, such as storefronts, should not be added to buildings that were not designed as commercial buildings but have assumed a commercial function. If a storefront already has been installed in another building type, the Commission will determine if it has become a character-defining feature prior to approving modifications. If it is considered character-defining, the feature must be repaired and preserved. If it is not character-defining, the Commission may approve removal of the feature. The replacement construction must be in keeping with the original design, based on documentary or physical evidence, or must be a replacement that the Commission considers to be compatible with the building.



6-2 The storefront at 17-19 South Market Street preserves character-defining features commonly seen on retail buildings.



6-3 The industrial building at 47 East All Saints Street was built in 1916 and was once a wholesale confectioner. It retains many of the features from its original use and is now used as offices.

C. INDUSTRIAL BUILDINGS

1. **Special features.** Buildings that were used for manufacturing, known as *industrial buildings*, incorporated features to accommodate a manufacturing process, such as wide doorways, windows to provide adequate lighting and ventilation, monitor roofs and loading docks. Industrial buildings are frequently, but not always, one-story. Roofs are gable, shed, or flat. Industrial buildings commonly are masonry with steel or wood windows. Frederick's industrial buildings exhibit a wide range of scale, from large buildings that housed agricultural processing businesses to small buildings that may have been concerned with ceramic or candy manufacturing.
2. **Preserve character-defining features.** Character-defining features of industrial buildings must be identified, repaired and preserved, whether or not the original function still exists.
3. **Typical alterations.** Over time, features of industrial buildings may have been altered or concealed. For example, loading docks may have been removed and entrances and windows may have been blocked. Some changes were done to accommodate adaptive uses. As appropriate, the rehabilitation of historic industrial buildings should include returning the buildings to their historic appearance, using materials of the original construction and removing inappropriate alterations.
4. **Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.

D. SERVICE BUILDINGS



6-4 The former Dietrich and Gambrill grain elevator at 124 South Carroll Street exhibits numerous character-defining features, including the walkway over South Carroll Street.

1. Special features. *Service buildings* include warehouses and other buildings used to provide commercial services, such as wagon and automobile repairs. Service buildings incorporated some of the same features as industrial buildings, although storage buildings may have a minimal number of windows. Frequently, but not always, they are one-story. Roofs are gable, shed, or flat. Service buildings may be masonry and may have steel or wood windows, but they were also built of timber or wood frame construction.

2. Preserve character-defining features. Character-defining features of service buildings must be identified, repaired and preserved, whether or not the original function still exists.

3. Typical alterations. Over time, features of service buildings may have been altered or concealed. For example, loading docks may have been removed and entrances and windows may have been blocked. Some changes were

done to accommodate adaptive uses. As appropriate, the rehabilitation of historic industrial and service buildings should include returning the buildings to their historic appearance, using materials of the original construction and removing inappropriate alterations.

4. Replacement. If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.



6-5 The former Winebrenner warehouse at 103 South Carroll Street is a rare three-story example of a service building.



6-6 The former Ideal Garage at the rear of 112 East Patrick Street is a good example of a twentieth century service building related to the automobile.

E. PLACES OF WORSHIP

- 1. Description.** Places of worship include churches, synagogues, temples, mosques and any other building intended for worship. Different religions may incorporate features in their buildings that include, but are not limited to, the following: the plan and form of the building, the shape, placement and quality of windows, the placement and character of doors, symbols of the religion, domes, towers and other projections.
- 2. Preserve character-defining features.** Character-defining features of places of worship must be identified, repaired and preserved.
- 3. Typical alterations.** The most common alterations include additions, modifications to entrances and the removal of decorative elements, particularly when the original use is abandoned.
- 4. Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- 5. Additions to places of worship.** Additions will not be approved on character-defining façades or where they are visible from the public way.
- 6. Alterations that will not be approved.** In most cases, alterations that compromise character-defining features, even if the original use of the building has been abandoned, will not be approved.



6-7 *The Evangelical Reformed Church at 11 West Church Street.*



F. EDUCATIONAL INSTITUTIONS

- 1. Special features.** Educational institutions include schools, academies, colleges and any other building used for teaching. Both private and public schools are represented in the Historic District. Several historic schools have been converted to other uses.
- 2. Preserve character-defining features.** Character-defining features of educational institutions must be identified, repaired and preserved, whether or not the original function still exists.

6-8 *This building at 115 East Church Street was originally the Girls' High School. It has been converted into office space for the Frederick County Board of Education while retaining its character-defining features.*

G. RESIDENTIAL GARAGES



6-9 A small, front-gable, wood frame garage at 218 East Church Street with its original doors.

1. Description. Many garages contribute to the historic fabric of the district and have retained their character over time. Garages began to be built in the Historic District in the 19-teens or 1920s. 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.

- 2. Preserve character-defining features.** Character-defining features of garages must be identified, repaired and preserved.
- 3. Typical alterations.** Garages often were not substantially built and many early garages have deteriorated or been altered over time. The most common alterations include the replacement of garage doors, the replacement of roofs and the addition of new siding.
- 4. Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- 5. Additions to residential garages.** Additions will not be approved on character-defining façades.
- 6. Alterations that will be approved.** The installation of new wood doors, including those with electronic opening devices, may be approved to replace deteriorated original doors or later replacement doors. Wood replacement doors must match the original wood doors or, if the appearance of the original door is unknown, they must be in keeping with the period of the structure. Retrofitting original doors with electronic opening devices will be approved if it preserves the integrity of the door and opening.
- 7. Alterations that will not be approved.** The installation of vinyl and metal garage doors that imitate wood paneling will not be approved.



6-10 A concrete block garage at 25 West 3rd Street.

G. RESIDENTIAL GARAGES (CONT.)

- 8. Guidelines for new garages.** 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.

H. UTILITARIAN BUILDINGS AND STRUCTURES

- 1. Description.** Utilitarian buildings and structures include those that house mechanical systems, with special requirements for ventilation, fire-rated walls, pedestrian access, or vehicular access. Very few utilitarian buildings or structures contribute to the Historic District.
- 2. Siting utilitarian buildings and structures.** Utilitarian buildings and structures should be sited in locations not readily visible from public rights-of-way. If such siting is not possible, the structure or building should be designed to blend with the streetscape.
- 3. New construction.** The massing, height, scale and materials of utilitarian buildings shall correspond with the guidelines for new construction.

I. SHEDS AND OTHER ANCILLARY RESIDENTIAL STRUCTURES

- 1. Description.** Sheds and other small outbuildings or appendages to the main building were used for storage, as privies or workshops, or for other functions. They generally are wood frame construction, with shed roofs, but gable roofs also are evident. Board-and-batten was a typical early sheathing. Other wood siding and corrugated metal also were used for siding. Sheds and other small outbuildings may have single or double doors and they may have windows or vents.
- 2. Preserve character-defining features.** Character defining sheds and other domestic outbuildings, and their character-defining features, must be identified, repaired and preserved to the extent possible.
- 3. Typical alterations.** Sheds and other small outbuildings often were poorly built on inadequate foundations. As these buildings became obsolete, maintenance may have been neglected. New doors may have been installed, windows may be boarded up, modern siding may have been added, and bracing may be evident.
- 4. Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- 5. Alterations that will not be approved.** In most cases, siding sheds with the materials identified in Chapter 4, Section t, that are not considered compliant with these guidelines will not be approved.
- 6. Guidelines for new sheds.** New sheds must be of wood frame or masonry construction, including concrete block, brick and stucco. Sheathing on wood frame sheds must be approved wood siding, although on a case-by-case basis corrugated metal or other metal may be approved by the Commission. They must have the same general form, including a shed or gable roof, to correspond to historic sheds. The following features of some pre-fabricated sheds will not be approved: gambrel roofs, cross-buck doors, clad windows, metal doors and synthetic and non-functioning shutters. Sheds should be located toward the rear of the lot.



6-11 Board and batten shed at 210 East Church Street.

J. BARNs AND CARRIAGE HOUSES



6-12 *The stable and carriage house at the rear of 19 West 2nd Street is well-preserved and retains many of its original features.*

- 1. Special features.** Barns and carriage houses are building types in the Historic District that generally have been adapted to modern uses, such as garages. Barns and carriage houses are larger than early garages, sometimes one-and-a-half or two stories high. They may exhibit typical barn-like construction, and include features such as board-and-batten siding and sliding plank doors. A very small number of bank barns remain in the Historic District.
- 2. Preserve character-defining features.** Character-defining barns and carriage houses, and their character-defining features, must be identified, repaired and preserved.
- 3. Typical alterations.** If adapted for other uses, barns and carriage houses may have modern vehicular doors and character-defining openings may have been covered.

4. Replacement. If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.

5. Alterations that will not be approved. In most cases, character-defining features may not be removed or covered if barns or carriage houses are adapted for new uses.



6-13 *The stables behind 103-105 Council Street have been adapted for use as office space.*

6-14 *The new city parking deck at 140 West Patrick Street incorporates city office space in the section that fronts Patrick Street.*



K. PARKING DECKS OR PARKING GARAGES

- 1. Description.** Parking decks, also known as parking garages, are designed for the temporary storage of personal vehicles. Parking garages typically are not historic buildings. Most parking garages are public facilities, built, owned and operated by the municipality. The earliest municipal parking garage in Frederick is the Church Street deck, built in 1975.
- 2. Guidelines for new parking decks.** New parking decks must meet the following requirements:
 - A.** Where possible, parking decks should be sited behind other buildings, preferably in the middle of blocks.
 - B.** Where possible, parking decks shall incorporate commercial space or the appearance of commercial space on the first floor façade facing the main street.
 - C.** The massing, details, height and materials of parking decks shall correspond with the guidelines for new construction outlined in Chapter 10. The height of parking decks must conform to the limits stated in Chapter 10, unless a parking deck will be surrounded by existing adjacent buildings.
 - D.** On the main façade, voids must resemble appropriately scaled window openings.
 - E.** The ground floor level of parking decks shall not reveal parked vehicles to the extent possible to meet required codes, nor shall vehicles on the rooftop be visible from the adjacent streets.
 - F.** The preferred wall material of parking decks is brick.

L. OTHER SPECIAL BUILDING TYPES

This chapter has not addressed every building type that occurs in the Frederick Town Historic District, but any building that reflects a specific use through its form, openings, roof shape, decoration, materials, etc. should retain its character-defining features, even if it is rehabilitated for another use or to better serve its original purpose.

Recent Special Buildings.

Some of the special building types in the Historic District are not only unusual, but they are relatively recent. For example, the Quonset hut at 307 Chapel Alley is a World War II-era relic. These lightweight buildings, sheathed in corrugated steel, were manufactured by the United States Navy to meet the need for barracks, offices, clinics, and housing. Some 150,000 were built during the war years, and after the war many were sold to the general public. This type of resource was not the genesis of the Frederick Town Historic District, but it is a contributing resource reflecting its recent past and on-going evolution.



6-15 *Quonset hut on Chapel Alley.*

7 GUIDELINES FOR BUILDING ACCESSORIES AND SIGNS

A. DEFINITION

Building accessories are items attached to or located near buildings that are intended to increase comfort or convenience. Such amenities are clearly modern and often electronic. They can negatively impact the historical integrity of a building and the streetscape; therefore, their placement shall be as unobtrusive as possible. Building accessories should be placed inside the building, if possible, but if inside placement is not possible, they should be placed in areas not readily visible from the public right-of-way.

B. AUTOMATIC TELLER MACHINES (ATMS)

- 1. Definition.** *Automatic teller machines*, or ATMs, are unstaffed, electronic banking facilities that are generally available at all hours. An ATM may be a panel that is installed in a vestibule or on the façade of a building, frequently banks.
- 2. Required review.** An ATM proposed for the exterior of a building requires Commission approval. Those located inside a building do not require Commission review.
- 3. Incompatible with Historic District.** ATMs are generally incompatible with the character of the Historic District and their placement should be carefully considered prior to undergoing any rehabilitation project. The installation of ATMs can disrupt the streetscape by replacing historic character-defining open storefronts with solid panels or by causing irreversible damage to historic materials. For these reasons, every effort should be made to install an ATM on the interior of a building. If an ATM cannot be located on the interior, they should be installed in a manner that is reversible and does not damage or obscure a character-defining feature of the building. ATMs should be installed on the sides and rears of buildings whenever possible.

C. NIGHT DEPOSITORIES

- 1. Definition.** A *night depository* is a small opening in a bank wall that houses a receptacle for making deposits when the bank is closed. In historic banks they generally were installed on a street-facing elevation, often near the main entrance. Night depositories have been evident on Frederick banks at least since the early twentieth century.

7-1 This night depository at 154 North Market Street shows the historical placement and appearance of night depositories.



C. NIGHT DEPOSITORIES (CONT.)

2. **Required review.** Night depositories require Commission approval prior to installation.
3. **Placement.** Night depositories that are not installed as new construction must be installed where they do not damage or conceal character-defining architectural elements. If installed in a masonry wall, the night depository should correspond with the mortar joints. Night depositories installed in new construction should correspond with the placement of historic night depositories.
4. **Size.** The size of night depositories should correspond to the size of historic night depositories.
5. **Materials.** Night depositories must be fabricated from metal, with a finish that matches other metallic finishes on the building or, in the absence of other metallic finishes on the building, a finish that is compatible with the wall material.

D. SATELLITE ANTENNAS AND DISHES

1. **Definition.** *Satellite antennas and dishes* are electronic communication devices used for telephone, television and computer connections.
2. **Placement.** Antennas and dishes must be installed in the least obtrusive locations possible, where they are least visible from the street. To reduce their visibility, antennas should be installed as far back from the building's roof edge as possible. Where possible, antennas must be concealed behind a parapet wall.
3. **Size.** The Commission encourages the smallest size possible, consistent with the requirements for reception and transmission.
4. **Screening.** The Commission may require a satellite dish or antenna to be screened by a wall, fence, or vegetation to be approved by the Commission.
5. **Color.** Satellite dishes and antennas shall match the predominant color of nearby buildings in order to limit visibility from the public way.

E. UTILITY BOXES AND METERS

1. **Definition.** *Utility boxes and meters* are used to monitor the use of gas, water, electricity and other services.
2. **Placement.** 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.

7-2 *These utility boxes and meters at 78 East South Street are located on the side of the building and match the color of the wall.*



E. UTILITY BOXES AND METERS (CONT.)

3. **Screening.** In some situations the Commission may require the utility box or meter to be screened from view from the public right-of-way.
4. **Painting utility boxes.** The Commission may require boxes and meters to be painted to match the building.
5. **Junction boxes.** Junction boxes placed by utility companies must be approved by the Commission and must be screened from view from the public right-of-way by the applicant, to the extent possible.

F. VENDING MACHINES

1. **Definition.** *Vending machines* are stations for purchasing or dispensing small-scale items, such as food and newspapers. They are usually free-standing, box-shaped objects.
2. **Limits of approval.** The Commission only will approve vending machines intended for newspapers.
3. **Newspaper vending machines.** The Planning Department has developed specifications for the design and installation of newspaper vending machines, in consultation with local newspaper companies. These specifications are available from the Planning Department.

7-3 *Approved style of newspaper vending machines in the Historic District. Located on East Church Street.*



G. LITERATURE RACKS

1. **Definition.** *Literature racks*, usually made of wood, metal, or plastic, are stands intended to store pamphlets, newspapers, flyers and other papers for public distribution.
2. **Placement.** The Commission will not approve permanently installed literature racks on a public way or where they are visible from a public way.



7-4 Ramp at 8 East 2nd Street.

H. ACCESSORIES TO IMPROVE ACCESS FOR THE DISABLED

1. **Definition.** Accessories that enhance access for disabled people include, but are not limited to, ramps, railing and new entrances.
2. **Compliance with ADA.** The Americans with Disabilities Act (ADA) establishes standards for accommodating the movement of disabled people to and through buildings. 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.
3. **Information about ADA.** The National Park Service, the U. S. Department of Justice, and the Maryland Department of Housing and Community Development provide guidance on complying with ADA requirements. *Preservation Brief 32, Making Historic Properties Accessible*, is a helpful resource. The Justice Department maintains a telephone hotline to answer basic questions about ADA requirements (800-872-2253). The Maryland Building Rehabilitation Code Hotline can interpret the state's "Smart Codes" for historic properties (866-424-6269; Maryland Relay for the Deaf: 800-735-2258).

I. EXTERIOR LIGHTING

1. **Definition.** *Exterior lighting* encompasses fixtures attached to buildings, fixtures on freestanding poles and fixtures placed at ground level. The Commission reviews lighting on public ways and on private property.
2. **Preserve historic lighting.** Historic fixtures should be preserved and repaired if possible.

I. EXTERIOR LIGHTING (CONT.)

3. **Attached fixtures.** Historically, few buildings in the Historic District had attached fixtures; however, for safety and convenience many property owners want fixtures to light entrances. “Period” fixtures, such as coach lights, are discouraged unless there is documented evidence that a particular type of fixture was used. Attached fixtures should be small-scale (generally no more than 12” to 16” in height) and have a dark or burnished finish. Although brass may be appropriate, fixtures with a shiny, modern sheen will not be approved. On masonry walls, fixtures must be attached in mortar joints to prevent damage to historic fabric.
4. **Fixtures on poles.** Light poles and their fixtures must be pedestrian in scale. In the public right-of-way light poles are placed by the City, according to approved standards. See Chapter 8.m, *Street Lights*. The Commission may approve pole lights on private property to light a walk or doorway. The scale and intensity of the fixture shall reflect this limited use.
5. **Security lights.** The Commission may approve the attachment of security lights to the building, on the ground, or on a pole. Security lights are generally utilitarian in nature and are to be placed where they are minimally noticeable, while serving the lighting purpose.
6. **Gas lights.** Gas lights attached to houses will not be approved unless documentary or physical evidence indicates that they once existed on the building. Gas lights on poles may be approved on a case-by-case basis.
7. **Light quality and intensity.** The Commission will only approve lights that give warm, true, color renditions, and that have non-glaring qualities. Design of lighting must comply with regulations regarding light pollution, light trespass and energy efficiency.
8. **Artistic lighting.** Artistic lighting that is intended to highlight architectural features by creating sharp or contrasting shadows, such as up lighting, will not be permitted.



7-5 Appropriate attached fixtures for residential buildings in the Historic District. These fixtures are located at 128 West 3rd Street, 344 North Market Street, and 110 West 3rd Street.

J. MECHANICAL EQUIPMENT

1. **Definition.** HVAC systems, including air conditioning units, heat pumps, air compressors, vents, and other types of mechanical equipment placed outside of buildings, are subject to Commission review.
2. **Placement.** Mechanical equipment must be installed so that it will not destroy or damage building materials.
3. **Rooftop mechanicals.** Rooftop mechanical units are permitted if they can be installed so they are not visible from the public right-of-way. If rooftop mechanical equipment cannot be installed so it is not visible from the street, it must be screened from view, in a manner approved by the Commission.
4. **Placement of cables and wires.** Electrical, telephone and cable service should be placed under ground whenever possible. If this is not an option, they should be placed on side or rear elevations.
5. **Window units.** Air conditioning window units are not within the purview of the Commission, unless their installation will result in damage or the removal of any building parts or materials. The installation of unobtrusive drainage pipes may be required.
6. **Vents.** Vents include openings intended to eliminate exhaust or exchange air. They may be round, rectangular, or square, with or without louvers. Vents must be placed as discretely as possible. They must be installed so they are not readily visible from the public right-of-way and their finish color should correspond with the wall or trim color, unless mounted in a clear material. Their location should be considerate of the impact on neighbors and their installation should result in minimal damage to historic fabric.

K. SIGNS

1. **Definition.** A sign is any device, structure, painting, or visual image designed to be seen by the public for the purpose of advertising or identifying a business, product, or service. Signage can incorporate graphics, symbols, letters, or numbers. All signage must be in accordance with the City Code. Signs come in a variety of sizes, shapes, and types, including the following that are acceptable in the Historic District:



- A. **Panel sign.** A sign that is fastened directly to a sign board or wall
- B. **Projecting or hanging sign.** A two-sided sign that hangs from a bracket or is suspended from an overhang, usually at a right angle to the building. Hanging signs are intended to be seen by pedestrians on the sidewalk.

7-6 Hanging sign at 49 South Market Street.

K. SIGNS (CONT.)



7-7 Window sign at 107 East Patrick Street.



7-8 Awning sign at 36 South Market Street.

- C. **Window sign.** Signage that is applied directly to a window or intended to be seen from the street or sidewalk.
- D. **Awning sign.** Signage that is painted or applied to the slope or valance of an awning.
- E. **Freestanding sign.** A sign that is not attached to a building and that is supported by posts or similar construction.
- F. **Sidewalk or entrance sign.** Rarely, signage has been incorporated into the sidewalk in front of a building or in the paving at the front entrance.
- G. **Building directory.** A sign that lists the occupants of a building. The Commission encourages the use of building directories for multi-tenanted buildings, instead of the installation of a sign for each tenant.



- H. **Painted sign.** Signs that are painted directly on the finish wall material of a building.

7-9 Historic painted advertising sign on the side of the building at 56 South Market Street.

K. SIGNS (CONT.)

2. **Preserve original signs.** Historic signs must be identified, repaired and preserved, including signs that have been deemed historic by the Commission and that are painted directly on buildings. They should be preserved even if their commercial or advertising value no longer applies.
3. **Appropriate size, scale and design.** Signage must not obscure or overwhelm architectural details. The size and location of signage must be compatible with the architecture, scale and design of the building. The City Code specifies the amount of signage allowed and parameters regarding its placement; however, the Commission does not have to allow the maximum signage allowed by the code. The Commission considers the style of signage, its impact on the building, its placement, and other aesthetic factors. Signs that graphically represent a business are acceptable, but it should be clear they are signage, not murals.
4. **Projecting signs.** Projecting signs in the Historic District cannot extend more than 30” into the public right-of-way and the bottom of the sign must be at least 8 feet from the ground. Projecting sign must be installed so that historic fabric is not damaged. For example, signs attached to masonry walls must be attached into mortar joints.
5. **Historic and commemorative markers.** Historic and commemorative markers are plaques that contain information about aspects of the community’s culture. Such markers may not dominate a streetscape or block the view of buildings. New markers shall be similar to existing markers that are in keeping with these guidelines regarding materials, scale and placement.
6. **Permitted materials.** Wood signs are preferred and Medium Density Overlay (MDO) is permitted. All wood and MDO signs must be painted. Signs with a rustic appearance generally will not be approved. Metal may be approved for signs. Vinyl letters and graphics are acceptable. Other synthetic materials for signs may be approved on a case-by-case basis.
7. **Types of signs that will not be approved.** The following types of signs are not permitted in the Historic District: neon signs, light-emitting diode (LED) signs, pin-mounted letters mounted directly on walls, signs with moving, lighted characters, plastic signs and cabinet signs. Banners may only be installed as permitted by the City Code. Vinyl that mimics frosted glass will only be permitted for lettering or graphics and will not be approved for entire windows.
8. **Appropriate size, scale, and design.** Lettering and graphics may be painted, applied, or carved onto the background of the primary materials.
9. **Lighting for signs.** Light fixtures may be installed to illuminate signs, but flashing or blinking lights will not be approved. Light fixtures should be unobtrusive. They should give a warm, true, color rendition and have a non-glaring quality. Their appearance and placement should be compatible with the building façade.

L. AWNINGS

See Chapter 5, S.

M. ENERGY CONSERVING FEATURES

- 1. Definition.** Energy conserving features include treatments that reduce the amount of energy expended in heating, cooling, or construction. The Commission will approve the use of energy conserving features if they do not obscure, damage, or cause the removal of historic features or materials. The Commission does not consider low-maintenance materials to be the same as energy efficient materials.
- 2. Approved energy-conserving treatments.** Treatments that are approved and do not require Commission approval include caulking, insulating and flashing. Treatments that require Commission approval include, but may not be limited to, the installation of storm and screen doors and windows and the installation of awnings.
- 3. Shading devices.** Shading devices intended to conserve energy may be approved on rear elevations of existing buildings. On new construction, they may be approved on a case-by-case basis, if they fit with the overall building design.
- 4. Solar panels.** On existing buildings, solar panels may be approved if they are not visible from the street and if they do not extend higher than the existing building. On new construction they may be approved on rear elevations on a case-by-case basis, if they are well-integrated with the overall construction.



7-10 Fire department Siamese connection in front of 30 North Market Street.

N. MISCELLANEOUS WALL FEATURES

- 1. Items included.** Items such as mailboxes, house numbers and fire department connections that may be necessary or desirable to install on the front or secondary façade of a building must be approved by the Commission. These items are generally reviewed under the Administrative Approval Program (see Chapter 1). Approval is not required for hose bibs or electrical outlets.

N. MISCELLANEOUS WALL FEATURES (CONT.)

2. **Appropriate designs and placement.** Features that are important to safety, such as house numbers and fire department connections, must be placed as required by regulations; however, the regulations generally present some latitude, allowing the Commission to select locations that will be less damaging to historic fabric or less obtrusive.



7-11 Individual numerals mounted on wood component of 110 East 2nd Street.



7-12 Gold foil house numbers at 15 East 3rd Street.



7-13 Mailbox at 36 East 3rd Street with the long dimension running vertically.

3. **House numbers.** The size, scale and materials of house numbers should be compatible with the building. Individual numerals should be mounted on the wall or on a wood component of the opening. Plaques should be sized so they complement the entrance and other features of the building. Gold foil numerals are appropriately placed in transoms over the door.
4. **Mailboxes.** Mailboxes should generally be rectangular, with the long dimension running vertically. Historic mailboxes that remain in the Historic District commonly have these proportions. Mailboxes with the longest dimension running horizontally are generally not appropriate in the Historic District and are more commonly found along rural routes.

8 GUIDELINES FOR LANDSCAPES AND STREETSCAPES



8-1 Park-like setting of the Old Court House Square, now City Hall, 101 North Court Street.

A. DEFINITIONS

- 1. Landscape.** *Landscape* is used to reference those parts of the Historic District that are planted and that provide relief from building and street fabric. Landscaped areas include the settings or yards of buildings, institutional campuses, parks and cemeteries. Historically, the major public landscaped areas were the park-like setting of the Frederick County Courthouse (now City Hall), the many cemeteries scattered around town, several churchyards and the campus of the institution now called the Maryland School for the Deaf. Parks were not evident until the twentieth century, but today a number of parks are located in the Historic District. The number of cemeteries has dwindled, with gravesites concentrated at Mt. Olivet and St. John's cemeteries, instead of in the several smaller cemeteries that once existed in the Historic District.

A. DEFINITIONS (CONT.)



8-2 *Laboring Sons Memorial Ground, 121 East 5th Street. This nineteenth century African American cemetery was rededicated as a memorial park in 2003.*



8-3 *Carroll Creek Linear Park, view near South Market Street.*

- 2. Streetscape.** Streetscape refers to the visual image of a street, including the buildings, paving, utilities, signs, street furniture, plantings and other design elements. Although the roots of Frederick's street plan are Colonial, its architecture and infrastructure present an eclectic streetscape. Elements of its infrastructure, including the paving, utilities, sidewalks and lighting, are distinctly mid-twentieth century. The development along Carroll Creek ushered city streetscapes into the twenty-first century.
- 3. Greenspace.** *Greenspace* refers to areas that are unpaved and devoid of buildings. Modern parking needs and increased density in the Historic District have eroded greenspace. The Commission will evaluate all proposals for new development, additions, parking and other paving for their impact on greenspace in the Historic District. Residential yards must maintain a 30% area of greenspace outside of the primary structure. Garages, new additions and paved areas cannot occupy more than 70% of the lot, not including the primary structure.
- 4. Yard.** A *yard* is the space on lot not occupied by buildings or parking, generally characterized by plantings or turf. Yards in Frederick are usually at the backs of buildings.
- 5. Setting.** *Setting* refers to the space surrounding a building, which may or may not be confined to the lot.



8-4 Streetscape along West 2nd Street showing residential buildings, paving, utilities, signs and plantings.

B. LANDSCAPE AND STREETScape FEATURES THE HPC REVIEWS

The Commission considers the potential impact of rehabilitation, new construction and demolition on the streetscape and landscape and on the settings of buildings. In addition, its review includes, but is not limited to, the following aspects of streetscape and landscape design in the Historic District:



8-5 Greenspace in front of the Federated Charities Building, 16 South Market Street.

1. The rehabilitation, new construction and demolition of sites and settings, including but not limited to yards, parks, memorials, streets, alleys and parking lots;
2. Plantings and tree removals, as described in (f), page 120;
3. Fences, gates and walls;
4. Alley gates;
5. Paving;
6. Garden structures and permanently installed equipment;
7. Hot tubs and swimming pools;
8. Water features;



B. LANDSCAPE AND STREETScape ... HPC REVIEWS (CONT.)



8-7 Unusual small residential front yard at 201 East 4th Street.

9. Street furniture;
10. Street lights (see Chapter 7 for other outdoor lighting);
11. Street signage;
12. Public art.

8-6 Aerial view of backyards in the 200 block of East 6th Street and East 7th Street. Note the long, narrow lots and the garages facing the alley.

C. LANDSCAPE AND STREETScape FEATURES THE HPC DOES NOT REVIEW

The Commission does not review the following:

1. Water features less than four feet in diameter, unless their installation requires any permit;
2. Items that are temporary in nature, such as children's play equipment or plant containers not attached to a structure;
3. Removal of trees less than 12" in diameter;
4. See f, following page, for parameters of plant review.

D. PROHIBITED LANDSCAPE AND STREETSCAPE CONSTRUCTION

1. **Decks.** 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-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.
2. **Planks used for paved surfaces.** The Commission will not approve the placement of boards or logs for patios.
3. **Gravel yards.** The Commission will not approve the placement of gravel in an area that is more appropriately a planted landscape.

E. REHABILITATION TREATMENTS FOR LANDSCAPES AND STREETSCAPES

1. **Retain historic landscape and streetscape features.** Historic features must be identified, repaired, and preserved. The National Park Service publication, *Guidelines for the Treatment of Cultural Landscapes*, edited by Charles Birnbaum and Christine Capella Peters, contains useful information on this subject.
2. **Replacement features.** If upon review the Commission determines that replacement of a historic feature is necessary, the replacement must be the same as the existing. If the exact appearance of the historic element is not known, the replacement must be based on documentation or physical evidence. If evidence is not available, the replacement must be in keeping with the landscape or streetscape.
3. **Materials.** The materials used in landscapes and streetscapes must be materials approved for rehabilitation or new construction in the Historic District (see Chapter 4 and Chapter 10) or materials specified in this chapter. All materials must be compatible in color and texture with historic streetscapes and landscapes. Non-historic materials may be approved on a case-by-case basis.

F. PLANTINGS AND TREE REMOVALS

1. **HPC review.** The Commission must approve the following regarding plantings in the Historic District:
 - A. **Tree removal.** The removal of trees over 12 inches in diameter must be approved by the Commission.
 - B. **Street trees.** Street trees are the trees planted on the public right-of-way in established tree

F. PLANTINGS AND TREE REMOVALS (CONT.)



8-8 Street tree in front of 24 East Church Street.

wells. The Commission may require street tree plantings and in the context of new construction or where changes are being made to the streetscape. With the advice of the City arborist and in compliance with City Code, it will approve the species to be planted and the size and location of tree wells. The Commission will encourage the use of tree species that were planted historically in Frederick. Tree wells must not be covered with grates, unless the surface of the tree well is needed to comply with required sidewalk widths. Borders that are tripping hazards cannot be installed around tree wells.

C. Plantings for screening. The Commission may require HVAC equipment and other utilities to be screened from view from the public way. Screening approved by the Commission may be fencing, plant materials, or a combination. Fencing must comply in material and design with fences described in this chapter. It must be high enough to screen, but cannot exceed six feet unless otherwise permitted by Code. If plant materials are required for screening, shrubs must be at least two feet high when planted and trees must be at least five feet high when planted. Evergreen species must be planted if the conditions would foster the healthy growth of evergreen species. The Commission will approve the spacing of plant materials used for screening.

D. Attached window boxes. The Commission must approve the placement of window boxes that are attached to the building with screws or other devices that may penetrate the wall or window frame or sill. Only mounting hardware and drainage features that do not damage historic fabric will be approved. Window boxes should not sit directly on wood window sills and should include airspace between the house and box. Plastic or vinyl window boxes are not permitted.

E. Other plantings. Other plantings as required by the Commission.

2. Plantings that do not require HPC review. The Commission does not approve the following plantings:

A. Plantings in tree wells. Property owners can plant annual or perennial flowers in tree wells. In order to maintain the health of the tree, such plantings should be 12" from the base of the tree and soil and mulch cannot be built up around the trunk.

B. Tree removal less than 12" diameter. The Commission does not review the removal of trees less than 12 inches in diameter.

F. PLANTINGS AND TREE REMOVALS (CONT.)

- C. Free-standing planters.** The Commission does not review the placement of free-standing planters but their placement must be compliant with City Code. In certain situations may require a planter for screening purposes (see 1.C., above).
- D. Window boxes, not attached.** The Commission does not review the placement of window boxes that are not attached to the building with screws or other hardware that penetrates or otherwise damages the wall or window frame or sill.
- E. Garden plantings.** The Commission generally does not review tree, shrub, perennial and annual plantings; however in the context of new construction it must approve landscape plans, including the full range of plant materials.

G. FENCES, GATES AND WALLS

- 1. Definition.** Fences and walls are constructed barriers that help define and screen parking lots, yards, and walk ways. Gates are movable portions of fence that allow passage.
- 2. Removal of fences.** The removal of all fences, gates and walls must be approved by the Commission.
- 3. Historic precedence for fences, gates and walls.** New fences and walls must resemble those that were built historically in the district and must be built of the same materials. Some modification to historic fence and wall styles may be allowed to accommodate modern desires for backyard privacy in Frederick's narrow backyard spaces. For example, six-foot fences can be made less foreboding with lattice or scalloped tops.
- 4. Location of fences and walls.** The placement of fences and walls must correspond with the City Code, which specifies that front yard fences (fences that extend beyond the front façade of a building) are not permitted. Fences and walls on corner lots must leave the sight triangle unfenced, as specified in the City Code.
- 5. Height of fences and walls.** The height of fences and walls is regulated by the City Code. The code allows fences and walls to be six-feet high, including posts, as measured from the outside of the fence



8-9 Historic stone wall at 216 East 4th Street.

G. FENCES, GATES AND WALLS (CONT.)

or wall. The Commission might not approve a fence at the maximum height allowed. In fact, the Commission encourages lower fences in backyards to correspond with historic patterns and to preserve sight lines.

- 6. Appropriate materials.** The following materials are permitted for fencing in the Historic District: wrought or cast iron, aluminum, steel, wood boards (minimum width 4”), wood pickets and wire (including woven wire). Lattice surrounded by a wood frame may be approved as a fence detail, but is not permitted alone as a fence material. Brick and stone are permitted wall materials. Traditional, rectangular, untinted concrete block may be permitted for some locations. Poured concrete walls may be approved on a case-by-case basis.



8-10 Solid board fence with cap board.

- 7. Appropriate fence types.** The following fence types are evident in historic photographs of Frederick and are approved for construction in the Historic District. Some fence types are only approved at low heights. Other fence types will be reviewed on a case-by-case basis.

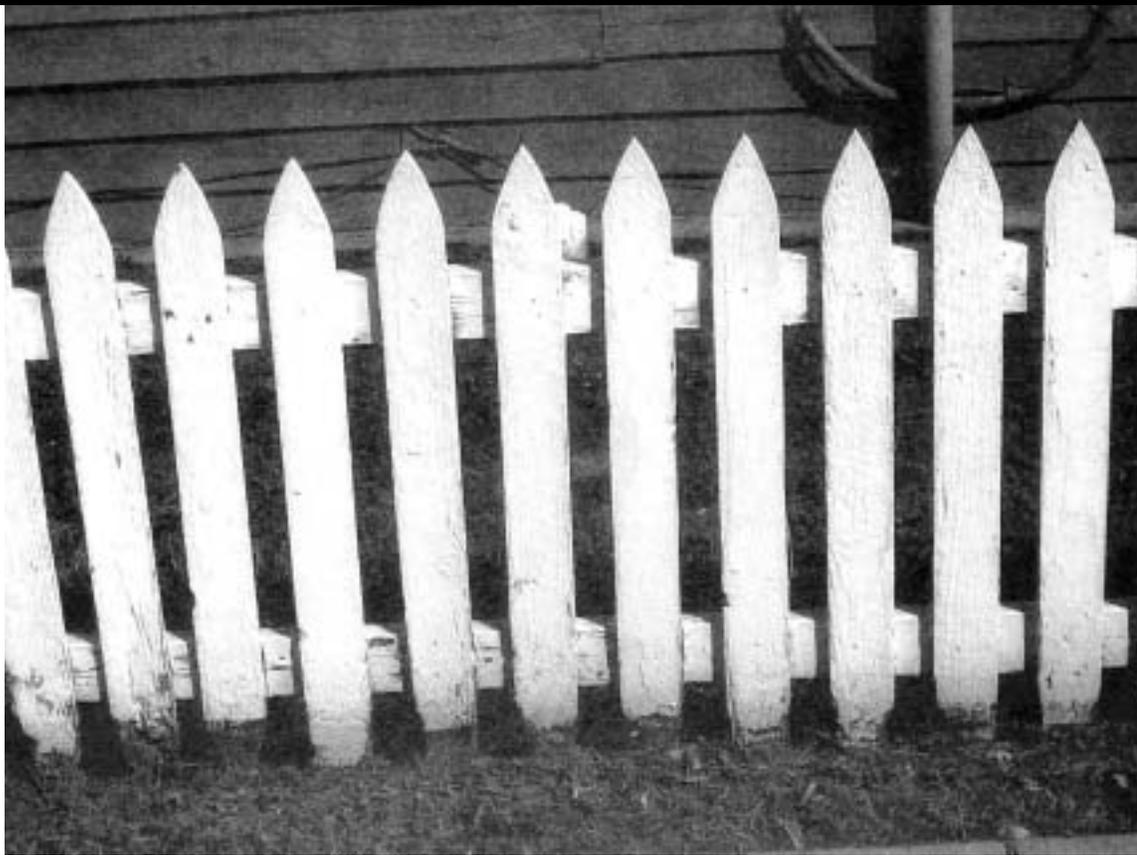
- A. Solid board fences, with and without cap boards.** The width of boards ranges from about 4 inches to 14 inches. Historically, fence heights did not seem to exceed five feet in back and side yards, but the Commission may approve six-foot high fences. Board fences may have posts that extend above the boards, but they cannot exceed six feet in height. Posts can be topped with metal or wood caps, but not vinyl caps. The use of “dog-ear” boards is acceptable.



8-11 Solid board fence with lattice top.



8-12 Solid board fence with “dog-ear” boards.



8-13 Picket fence with pointed pickets.

G. FENCES, GATES AND WALLS (CONT.)

B. Scalloped-top board fences. The boards are cut to create a sweeping scallop between posts. Historically, this fence type seems to have been unusual and reserved for front yards. It will be approved on a case-by-case basis.



8-14 Gothic style picket fence.

C. Picket fences. The low wood fences are built of narrow, vertical boards with pointed tops, known as pickets. Traditionally, the pickets, which are attached to a top and bottom rail, were spaced an inch or less apart; however, the Commission will accept wider spacing. Some variation was shown on the top points of the pickets and the posts. Historically, picket fences may have been the most common fence type, used in front yards and back yards, at modest and more elaborate buildings.



G. FENCES, GATES AND WALLS (CONT.)



8-15 Iron fence at 12 East Church Street.

- D. Wire fences.** Various types of wire, including woven wire, are stretched between wood or metal posts. This fence type was very common in Frederick, but it is vanishing from the Historic District as owners replace them with more secure and less transparent fencing.
- E. Wrought and cast iron fences.** Iron fences are the most ornate fences in the Historic District, although simple versions of the fence also exist. The installation of fences of alternative materials that mimic wrought or cast iron fencing will be evaluated on a case-by-case basis.

- 8. Inappropriate fence types and materials.** Several fence types are not appropriate in the Historic District, because of their relatively recent popularity or their rural or industrial nature. Fences that will not be approved include board-on-board (alternating board) fences, stockade fences and split rail fences. Chain-link fences will only be approved for some recreational or industrial sites. Fencing materials that will not be approved include plastic, including vinyl post caps, fiberglass and other non-traditional materials. Pressure treated wood is permitted for fences and gates that do not face streets.
- 9. Inappropriate wall materials.** Dry-laid landscaping blocks, tinted or not, will not be approved for walls. Fiberglass and plastic will not be approved as a wall material in any form.
- 10. Finishes for wood fences.** Wood fences may be painted or stained.
- 11. Required orientation of fences and walls.** All fences must be installed with the “beauty side” facing outward, meaning that the structural components of fencing must face the yard being fenced, as required by City Code.

H. ALLEY GATES

- 1. Background.** Alley gates are the gates that face the street and city sidewalks, usually opening to walks that lead to back yards. Such walks are sometimes known as “horse trots” in Frederick. Alley gates are most commonly made of wood or cast iron, and they may have a short piece of fencing on one or both sides. An alley gate may be shared by adjoining properties, or two gates may be placed side-by-side with the property line between them. Some alley gates are the height of doors and in corporate a doorframe and decorative elements. Those that are gates cannot exceed six feet in height.

H. ALLEY GATES



8-16 Double alley gate at 219-221 East 2nd Street.



8-17 Driveway and alley gates at 16 West 3rd Street.



2. **Preserve historic alley gates.** Historic alley gates, doors, frames and decorative elements must be identified, repaired and preserved.
3. **Replacement.** If the Commission determines an alley gate, door, frame, or decorative element cannot be repaired, but must be replaced, the new gate, door, frame, or decorative element must be the same as the old gate. If the gate to be replaced is not historic, the design of the new gate must be based on documentation showing a previous gate that existed at the location. If documentation is not available, the new gate should be based on other historic gates in the neighborhood.

8-18 Woven wire alley gate at 115 Record Street.

I. PAVING

1. **Definition.** *Paving* refers to the surface treatment of horizontal surfaces intended for pedestrian or vehicular travel. Paved surfaces must be a durable and dust free, according to standards issued by the city Engineering Department. The Historic Preservation Commission reviews paving proposals for sidewalks, private walks and patios, driveways, parking areas and parking lots, streets and crosswalks. A *parking area* is a small number of spaces located on private property, and a *parking lot* is larger and publicly or commercially operated.



8-19 Herringbone paving in front of 12 East Church Street.

I. PAVING (CONT.)

2. **Materials.** New paving materials must be selected from the list in Chapter 4; however, the method of installation can reflect modern needs and technology.
3. **Paved Surfaces for Specific Uses.**

A. Public sidewalks. Public sidewalks may be paved with brick or concrete, according to the City standards, with some exceptions. Brick shapes and patterns not included in the City standards, including hexagonal-shaped, may be approved on a case-by-case basis. Acceptable brick patterns from the City standards are limited to herringbone and running bond. The brick on existing sidewalks can be removed and re-laid, according to the current City standard. Only broken bricks should be replaced. New brick that matches the old sidewalk brick in Frederick can be used to replace concrete sidewalks with brick. Commission approval is not needed to relay brick sidewalks, to replace concrete sidewalks with brick, or to re-pave concrete sidewalks with concrete. Commission approval is required to replace brick sidewalks with concrete. Property owners should contact the Building Department for more information on paving City sidewalks.



8-20 Historic hexagonal paving in front of 106 East Church Street.

I. PAVING (CONT.)



8-21 Running bond paving on South Market Street at Carroll Creek.

B. Public streets and alleys. Streets and alleys in the Historic District will be consistent with the City Code. The Commission will approve new streets and alleys in the Historic District and changes in materials on existing streets and alleys. Traffic control devices must be approved by the Commission.

C. Private walkways and patios. Paving for private pedestrian walks and patios may be brick, concrete, stone, or other masonry pavers. Crushed gravel may be used for private walks. A private walk that abuts a City sidewalk must be brick or concrete.

D. Driveways, parking lots and parking areas. Parking areas and driveways near alleys can be asphalt, brick, concrete, or other masonry pavers approved by the Commission, but those visible from a public street must be consistent with the surrounding streets and sidewalks. Parking lots must be located behind buildings and not visible from streets. The Commission may require screening to block the view of parking lots from streets and alleys. Screening requirements may involve vegetation, fencing, walls, or a combination. Drawings for parking lots submitted to the Commission should include the delineation of spaces and a description of the appearance and placement of stops.

E. Crosswalks. Crosswalks may be required where streets, alleys, or driveways intersect a City street. The design of crosswalks must correspond with the design specified in the City Code. Crosswalks of alternative materials will be reviewed by the Commission.



8-22 Crosswalk across South Market Street at Carroll Creek.

J. GARDEN STRUCTURES AND PERMANENTLY INSTALLED EQUIPMENT



1. **Definition.** *Garden structures* include gazebos, arbors, pergolas and similar devices that provide sitting areas and may support plants.
2. **HPC review.** The Commission reviews the scale of permanently installed garden structures, their visual impact on the setting, their affect on green space and the appropriateness of their materials and construction.
3. **Materials.** Garden structures are usually made of wood or metal. Pressure treated wood can be used for garden structures, but it must be painted or stained with a solid, opaque stain.

8-23 *Garden structure at rear of 142 West Church Street.*

K. HOT TUBS, SWIMMING POOLS AND OTHER WATER FEATURES

1. **Commission approval.** Hot tubs, swimming pools, other water features, and their settings that require any permit for installation are subject to Commission approval. The Commission will evaluate the impact on the yard or setting, the appropriateness of the scale and materials, visibility from the public way, screening and the impact on greenspace. An archaeological investigation may be required as part of installation.
2. **Screening required.** Hot tubs, swimming pools and other water features will not be approved without adequate screening from view from the public way.

L. STREET FURNITURE

1. **Definition.** *Street furniture* includes, but is not limited to, benches, trash receptacles, ash trays, commercial mail boxes and drinking fountains placed on public sidewalks or in other public spaces. The design and location of street furniture must be approved by the Commission.
2. **Prohibited street furnishings.** Vending machines and publication racks are not permitted on streets and sidewalks in the Historic District and cannot be visible from any public right-of-way.

L. STREET FURNITURE (CONT.)



8-24 Style of trash receptacle approved for the Historic District.



8-26 Historic marker at 124 North Market Street.



8-25 The Diehl Memorial Fountain in Carroll Creek Linear Park, which includes a bas-relief of the original Diehl Memorial and drinking fountains for both people and dogs.

- 3. Materials.** In general, street furniture must blend with the historic nature of the streetscape through the use of materials that are consistent with approved materials. Plastic, fiberglass and other non-historic materials are not acceptable.
- 4. Benches.** Benches have long been common street furnishings in downtown Frederick. New benches must resemble historic benches. They must be made of metal, wood, concrete, or a combination.
- 5. Trash receptacles.** For consistency, trash receptacles shall be in keeping with others approved by the Commission, as practical.
- 6. Drinking fountains and ash trays.** Drinking fountains and ash trays shall not be placed on public sidewalks, but can be placed in parks and other public spaces that encourage passive recreation.
- 7. Commercial mail boxes.** Mail boxes, other than boxes placed by the United States Postal Service, cannot be placed in locations that are visible from public rights-of-way. Such mail boxes should be placed inside buildings.

M. STREET LIGHTS



8-28 *Globe style street lights in Carroll Creek Linear Park.*

8-27 *Acorn fixture street light on North Market Street.*

1. **Definition.** *Street lights* are lights that are installed by the City of Frederick to illuminate streets and sidewalks in the Historic District. Street lights also are used to illuminate parks, parking lots and other public spaces.
2. **Preferred models.** The preferred street lights in the Historic District are “acorn” fixtures according to the City standard, installed on ten or twelve foot cast iron poles. Such lights should be installed throughout the Historic District.

3. **Replacing other lights.** Acorn light fixtures on cast iron poles should be installed on any street where major street work is undertaken that results in the replacement of major parts of the infrastructure. All streetlights on Market and Patrick streets in the Historic District shall be acorn fixtures on cast iron poles. Elsewhere, such lights shall be installed as other lights need replacing or as the City budget allows.
4. **Other outdoor lighting.** Lighting attached to buildings or located in places other than City streets is discussed in Chapter 7.

N. STREET SIGNAGE

1. **Definition.** Street signage refers to public signs displayed by the city, county, state, or federal government to provide directions, control traffic, identify locations, and provide emergency information.
2. **Amount and placement.** Unnecessary and redundant signage should be avoided to reduce the amount of streetscape clutter that such signage can present. The number of poles containing signs should be as minimal as possible. To that end, signs should be placed together on poles as possible.

O. PUBLIC ART

- 1. Definition.** Public art refers to works of art that are placed or created outside and intended for public appreciation. Such artwork includes, but is not limited to, sculpture, murals and mosaics. Functional aspects of streetscapes and landscapes, such as bridges, benches and fencing, may provide opportunities for artistic expressions, and in certain situations will be evaluated as public art.
- 2. Review of Public Art.** The Commission reviews all applications for public art with respect to its relationship to character-defining façades or features or its placement within a historic streetscape or landscape in addition to the effect of its attachment on any historic materials. The Commission shall not consider the content, color, subject matter or style of the proposed artwork. The Commission shall have final approval authority regarding height, massing, scale, materials and placement. The Commission shall give great weight to the recommendation of the Public Art Commission when reviewing public art.



8-29 “Spire” sculpture in Baker Park at the corner of North Bentz Street and Carroll Parkway.



8-30 “The Edge of Gravity,” by William M. Cochran, one of the Angels in the Architecture murals on the side elevation of 43 South Market Street. Copyright, William M. Cochran, 1991.

- 3. Placement.** Public art should be located in a manner that complements the existing site design and streetscape, while not necessarily dominating the character-defining elevations of historic buildings or the streetscape. When selecting the location of public art, consideration should be given to the height, scale and massing of the installation, so that the artistic work does not irreversibly alter the character-defining features of historic buildings or damage historic materials.

9 GUIDELINES FOR REHABILITATION: ADDITIONS

A. DEFINITION

Additions are new construction attached to an existing building, typically with doorways linking the existing and new construction. Additions have been a common means of increasing livable space since the early days of Frederick. Over time, certain conventions regarding additions have been followed, and the guidelines describe these characteristics.

B. TYPICAL ADDITIONS

Additions typically have been built on the backs of buildings in the Historic District, because of the narrow Frederick lots. Occasionally, an addition was added to the side of a building, but such additions were more commonly an entirely new unit, such as a duplex, rather than the addition of livable space to an existing house. Some additions added upper floors, typically to one-story wings on the backs of buildings. Building materials for additions did not necessarily correspond with the materials of the original building. Masonry houses often had wood additions or additions built of other types of masonry, and wood buildings sometimes had masonry additions. Additions may be rooms, porches, attached sheds, etc.



9-1 This addition on the rear of 35 East 5th Street reflects the style, patterning, scale, and roof form of the historic structure.



9-2 The addition on the rear of 229 East 4th Street is differentiated from the original structure through a change in materials and by offsetting the new construction.

C. PRESERVE HISTORICAL INTEGRITY AND FEATURES

Additions may not compromise the historical or architectural integrity of the existing building, the setting, the streetscape, or the neighborhood. Additions may not destroy, damage, or conceal historic fabric that is considered essential to the character-defining nature of the building or specific features.

D. AFFECT ON HISTORIC WALLS AND OPENINGS

Historic exterior walls cannot be removed or damaged to allow construction of an addition. Existing door and window openings must be left in place if an addition is approved, although the Commission may permit existing doors and windows to be concealed by a new wall. Access to additions should be via an existing door, although the Commission may allow a window to be converted to a door on a case-by-case basis, if there is no existing door that can be used for access.



E. PERMITTED ADDITIONS

An addition must be constructed on the rear or on an inconspicuous side of a building. The rear of a garage is considered the side without the garage door, generally facing the yard. If the Commission considers the back or side of a building character-defining, an addition in these locations may not be approved.

F. ADDITIONS THAT ARE NOT PERMITTED

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.

G. DESIGN

Additions to historic buildings must be compatible with the design and materials of the existing building. They should reflect the style, patterning and design motifs of the original building. Additions should be differentiated from historic structures by offsetting the new addition from the original structure, through an obvious or subtle change in materials, or by the insertion of a vertical joint or trim element. Additions must be appropriate to the historic building and neighborhood.

H. SCALE AND MASSING

Additions shall be limited in size, scale and relationship to the historic building. Additions cannot be higher, longer, or wider than the existing building.

I. PRESERVATION OF SETTING

On residential and institutional properties, and on other properties with yards, additions cannot reduce greenspace to a degree that is not in keeping with the neighborhood or the building. Residential yards must maintain a 30% area of greenspace, but the Commission may require the retention of more greenspace to be in keeping with the neighborhood or to preserve the setting. A landscape plan that shows the treatment of the area to be disturbed and the surrounding yard must be submitted to the Commission for approval.

J. MATERIALS

Additions to historic buildings must incorporate materials that are compatible with the age and style of the historic building. The materials listed in Chapter 4 should be used in the construction of additions. On a case-by-case basis the Commission may approve materials acceptable for new construction, as discussed in Chapter 10, New Construction. The materials of the addition do not have to be the same as the materials of the existing building.

K. DOORS AND WINDOWS

Doors and windows may closely resemble the existing windows and doors or may be contemporary expressions that are similar in size and scale to the existing windows.

L. ROOF FORMS

The roof forms of additions must be compatible with the existing roof. The roof of the addition does not have to be the same as the original roof, but it must not detract from it. On a case-by-case basis, the Commission may approve the removal of a roof on a character-defining rear elevation to allow construction of an additional story.

M. PORCH INFILL

Proposals to infill character-defining porches will be carefully considered for their impact on the historic feature and the elevation. On a case-by-case basis, the Commission may approve the partial in-fill of a character-defining porch or approve another strategy to save a porch from being completely obscured, removed, or damaged.

9-3 The porch infill at 104 Clarke Place had minimal impact on the character-defining rear porch.



10 GUIDELINES FOR NEW CONSTRUCTION

A. DEFINITION

New construction in the Historic District refers to the development of new, freestanding buildings and structures, the replacement of missing row buildings and new site development, such as the development of a park. “New construction” also encompasses proposals for housing and multi-use developments that involve the construction of more than one building. Additions on existing buildings and structures are considered part of the rehabilitation process and, therefore, they are not addressed in this chapter (see Chapter 9).

B. INTRODUCTION



10-1 *New commercial building along Carroll Creek Linear Park at 51 South Market Street.*

The individual character unique to each and every structure and site is the foundation for the diversity and authenticity of the Historic District. 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. A careful and thoughtful study of these elements should be the starting point for new construction in the Historic District from which certain design principles should be derived. The immediate context of the site should be the primary source of inspiration for new construction. New construction also includes landscaping which should enhance the overall design and respond to the existing context. The HPC strives to promote new construction that is compatible with the Historic District and is of a quality that will itself someday be worthy of preservation.

C. REVIEWING NEW CONSTRUCTION

The approval of new construction is a deliberate process, often requiring two or more hearings. The construction of new buildings, multi-family developments, mixed-use facilities and open spaces may require the submission of more than one application to the HPC. The construction of accessory buildings, such as garages, sheds, garden structures and other small scale buildings, usually requires one application. For a complete outline of the process, please refer to the Commission's *Rules of Procedure* document which is available in the Planning Department or on the City's website. The HPC will only review designs for new commercial and multi-family construction that have been signed and sealed by an architect registered in the State of Maryland. For all other types of new construction, the HPC strongly recommends the design be prepared by an architect.

D. DESIGN

The Commission evaluates the overall design of new construction itself in addition to its compatibility with and impact on the Historic District. Before undertaking a new construction project, regardless of the scale, the applicant shall consult with a planner in the Planning Department to ensure the proposal complies with all applicable requirements of the City Code and should be able to demonstrate that compliance to the HPC. When evaluating new construction for compatibility with the Historic District, the Commission's review shall include, but not be limited to, the following design variables which should also be addressed by applicants:

- 1. Style.** Buildings in the Historic District represent a range of architectural styles. Although Frederick is best known for its Federal and early brick vernacular architecture, many later styles are evident as infill construction or in areas that developed later. 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.
- 2. Form.** Building "form" refers to the scale, massing and general shape of new construction. The wall placement and roof shape of buildings define their form. At the initial review, form is carefully scrutinized, for assurance that the new construction is compatible with prevalent forms and massing.



10-2 The materials of this new office building at 35-47 East South Street are compatible with nearby historic buildings in texture, size, shape, color and scale.

D. DESIGN (CONT.)

- 3. Rhythm.** Rhythm refers to a repetition of architectural patterns or motifs in a similar or modified form. The rhythm of a streetscape is created by the siting, spacing and proportions of buildings, the organization of building façades, and architectural details. The prevailing pattern or rhythm should be referenced in designs for new construction to enhance their compatibility with the existing streetscape. 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.
- 4. Texture.** Texture refers to the physical and visual qualities of individual buildings and the streetscape. In the built environment, texture is created by construction materials, the proportion of openings and wall surfaces, and architectural details. Materials should be compatible with nearby historic buildings in texture, size, shape, color and scale. 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.

E. BUILDING FORM AND PRELIMINARY SITE PLAN

- 1. General form of the building.** The Commission begins the review of new construction by discussing the general form and siting of the proposed building. The general size and shape of the building, as shown on elevation plan drawings, and a preliminary site plan are approved at early stages of project review. The following variables will be addressed early in the review process.
- 2. Massing.** The mass of a building is the enclosed volume that constitutes a building's exterior form. In the Frederick Town Historic District, the dominant mass of historic buildings generally fronts on the street, with subordinate forms of lesser massing to the rear of the main block. In new construction, this pattern may be reversed to permit the construction of buildings that are taller than typical historic buildings on the streetscape, but minimizing their impact by placing the larger mass on the rear. With few exceptions, the massing of a building should relate to the massing of buildings in the vicinity of the new construction.
- 3. 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. Note that this definition differs from the City Code. In order to preserve the unique qualities of the historic district and streetscape, new construction should be designed so that it is visually compatible with neighboring structures and with the predominant pattern of that block. New buildings at corner lots may provide opportunities for greater variation in height than those lots located mid-block. In some cases, new buildings may achieve greater height by stepping back the upper floor(s). Where deemed appropriate, this approach typically requires a substantial setback, the extent of which depends on the height of the building, the height of adjacent buildings, the topography of the area, the width of

10-3 These new townhouses at 217-219A East 5th Street have front elevations that correspond to the historic patterns in the neighborhood.



E. BUILDING FORM AND PRELIMINARY SITE PLAN (CONT.)

the street, the relationship of the subject building to its surroundings and views from public vantage points surrounding the building. The Commission may require street views and renderings to evaluate such proposals. For building height regulations by zoning classifications see Section 405(a) of the City of Frederick Land Management Code.

- A. Steeples.** Steeples should be integrated into the overall design of the building.
- B. Accessory structures.** Accessory structures are not attached to the principal building on the lot, and include structures such as sheds and detached garages. The height of accessory structures shall not exceed the height of the principle structure and should be compatible with the other accessory structures. If accessory structures that are taller than the primary building exist on the site, the height of the new construction shall not exceed the height of the primary building.
- C. Mechanical Equipment.** Mechanical equipment that is housed on the roof of new construction may exceed the approved building height with the following conditions: Any structure enclosing the mechanical equipment cannot resemble in height or massing an additional story; the structure must be built of a permitted material that corresponds with or complements the primary building material; and, where possible, the structure must set back from any building edge.

E. BUILDING FORM AND PRELIMINARY SITE PLAN (CONT.)

4. **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. The perception of scale can be influenced by the size, number and placement of openings, and by the type, placement and size of ornamentation; therefore, proposed openings and ornamentation need to be addressed early in the review process.
5. **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. Their form, orientation and height should be compatible with surrounding buildings and typical applications. Various additions to the main roof form include the following:
 - A. **Dormers.** Dormers, which are windows placed in projections on sloping roofs, are a common feature in the Historic District. Dormers that are upward projections from the top of the cornice line, known as “wall dormers,” also are evident in the Historic District. Either type of dormer can be used effectively on new buildings; however, they should remain a minor design feature and should not dominate the roof slope and elevation. Dormers should have an intentional relationship with the openings below them.
 - B. **Skylights and sun tunnels.** These devices for providing natural light to interior spaces from rooftop sources will only be located on secondary elevations that are not visible from the public way. Only skylights and sun tunnels with low or flat profiles are permitted. Dome or bubble-type skylights will not be approved if they are visible from the public way.
 - C. **Solar devices.** Solar devices may be approved if their location will not compromise the design integrity of the building or the integrity of the Historic District. On new construction, solar panels should be placed on rear elevations, positioned to be obscured from view from the street, unless they are integral to the overall design of the building and do not detract from the streetscape.
6. **HPC preliminary site plan.** The preliminary site plan submitted for HPC review identifies the location of existing and proposed buildings and structures and site features, such as driveways, walks, parking areas, and major landscape features. The layout of features must be consistent with the site plans of surrounding lots that are in keeping with the Historic District. The siting of buildings and major features must follow these guidelines:
 - A. **Building footprint.** “Building footprint” refers to the outline of the total area covered by a building’s perimeter at the ground level. In the absence of walls, the footprint is considered the area under the horizontal projection of the roof. The footprint of new construction should have an intentional relationship to the footprint of adjacent historic buildings. The footprint drawing must indicate the location of the primary façade and the footprint of adjacent buildings must be indicated.
 - B. **Parking area and driveways.** Driveways, parking areas, and garages shall be located on the site so that they are not visible from streets. Where alleys exist, garages must be oriented

with the vehicular entrance on the alley. Driveways shall not run from the street into the lot, unless it is a common, historic site feature in the neighborhood. If off-street parking is not available from alleys, such driveways may be approved, if they are screened at the front wall of the building with walls, gates, plantings, or a combination.

- C. Public sidewalks and private walkways.** Public sidewalks must be built according to City standards. The width of sidewalks and private walkways must be consistent with existing historic walks in the neighborhood. They should reflect the character of the neighborhood, such as commercial, residential, or industrial development.

F. FINAL SITE PLAN APPROVAL, ARCHEOLOGY REVIEW, PLANNING STAFF APPROVAL

- 1. Final Site Plan approval from the Planning Commission.** If required by City Code, Final Site Plan approval must be obtained from the Planning Commission prior to final approval from the HPC. The Final Site Plan approval from the Planning Commission does not preclude the HPC requiring changes, particularly to elements it has not reviewed. The site plans reviewed by the Commission and the Planning Commission must be consistent for a building permit to be issued.
- 2. Archeology review.** The Planning Commission will not grant Final Site Plan approval until all conditions have been met, including any requirements requiring archeological investigations.
- 3. Planning staff approval.** Projects that do not require Final Site Plan approval from the Planning Commission must be approved by designated staff of the Planning Department before final HPC approval will be granted.

G. MATERIALS, ELEVATIONS, OPENINGS, ARTICULATION, FINAL SITE PLAN, LANDSCAPE PLAN AND LIGHTING PLAN

- 1. 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.
- 2. Elevations.** The elevations of new construction should reflect a hierarchy of design, with the street-facing elevation defining the style and general impression of the building. The side and back elevations usually have little ornamentation. Window sills and lintels and door treatments are usually simple.



10-4 This large commercial retail building at 50 Carroll Creek Way incorporates storefronts along Carroll Creek and offices above. The massing of the building is divided both horizontally and vertically.

G. MATERIALS, ELEVATIONS, OPENINGS... (CONT.)

- A. Front elevation.** The composition of the street-facing façade should respond to historic patterns that have developed for particular types of buildings. Utilities and rooms that contain utilities should not be placed on the front façade.
- 1. Single family and duplex residential buildings.** New residential buildings should present an entrance or entrances on the front façade which should be emphasized at a level that is consistent with the surrounding buildings. Window patterns and sizes should be compatible with historic windows in the neighborhood. In some cases, it may be permitted to diminish the window size on upper levels. The top of the front walls in the Historic District are often defined by a cornice and in many cases it may be appropriate to incorporate a similar strong horizontal element.
 - 2. Commercial retail buildings.** New commercial retail buildings should incorporate a strong storefront element at the street level of the primary façade. The storefront should be differentiated from the upper levels in the size and scale of its elements and in the degree of ornamentation. Signage should be designed to be integral to the building. A cornice or other device should separate the storefront from the upper portion of the building, which should be dominated by window openings. The top of the front wall should be strongly defined. Architectural details that frame the building or define its vertical massing, such as piers or pilasters, may be approved. Large commercial retail buildings must be divided into a series of smaller elements, with the massing divided by vertical and horizontal separations.

G. MATERIALS, ELEVATIONS, OPENINGS... (CONT.)

3. **Other commercial buildings.** Other commercial buildings, such as office buildings, can be built without a storefront façade, although the main façade should incorporate a space designated for signage.
4. **Multi-use buildings.** Buildings designed to house multiple uses must incorporate retail commercial space on the street-facing first floor façade. The first floor must comply with (A)2.
5. **Multi-family dwellings.** Apartment buildings and other multi-family dwellings should follow the guidelines for commercial buildings at the upper levels and do not need to incorporate a storefront. In some cases a prominent entrance may be more appropriate. If the immediate context of the new construction is composed of smaller buildings, the massing should be minimized with vertical and horizontal separations so that the structure relates to its context.
6. **Public buildings.** Public buildings should also follow the general guidelines for commercial buildings, except for the storefront. Instead, the main façade of public buildings must incorporate a strongly delineated main entrance with an allowance for permanent signage identifying the building. Blank walls must be avoided.
7. **Utilitarian and industrial buildings.** Utilitarian and industrial buildings should respond to the character of these types of historic buildings. Historic industrial buildings often had simpler styling and detailing and were embellished on the street-facing façade with contrasting materials, sills, lintels, awnings and parapets.

B. Side elevations. Side elevations, except on corner lots, may have minimal openings if there are narrow spaces between the new building and existing construction, or if the building code so dictates. Porches may be approved on side elevations of new dwellings. On corner lots, the side elevation facing the street may be articulated at the same level as the front elevation if it is consistent with the building type and the immediate context. Large-scale buildings that have side walls visible from the street should be detailed to complement the front façade. Expanses of wall unbroken by windows should be avoided,



10-5 *The windows and doors in these new townhouses facing East All Saints Street are compatible with historic buildings in their proportion and the relationship between solids and voids.*

G. MATERIALS, ELEVATIONS, OPENINGS... (CONT.)



10-6 The front porches on the new townhouses at 34-36 East 5th Street reflect the typical porches in the neighborhood.

but, if required by code, they should be broken by panels, piers, or other devices intended to define a wall or divide it into smaller units.

C. Rear elevations. The backs of buildings should be simpler in overall design and articulation than front elevations.

3. Openings. Openings in new construction projects should be compatible with historic buildings in their proportion, size and detailing, and the relationship between solids (wall area) and voids (openings). Window and door openings should continue the rhythm already established on the street.

A. Windows. Windows must be fabricated from appropriate materials. Generally, wood windows are appropriate, but in some cases non-wood windows that have a quality of material, detail and construction which is commensurate with that typically found in the historic district may be approved. Vinyl and vinyl clad windows are prohibited. Divided and undivided panes are permitted. Sash, casement and awning windows are permitted and, in some situations, fixed pane windows are permitted. Other types of windows will be reviewed on a case-by-case basis. Insulated glass is allowed, but the spacer must have a non-metallic finish. Storm windows are permitted, and must correspond with the guidelines outlined in Chapter 5. Glass cannot have a noticeable tint.

B. Doors. 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. Door styles should be compatible with historic door types found in the Historic District, as illustrated in Chapter 5. Storm doors also must respond to the acceptable types outlined in Chapter 5.

4. Articulation. The articulation of a building refers to its detailing and ornamentation. Articulation should reference historic motifs and patterns of surrounding buildings and should be appropriate for the building type and façade. Examples of typical articulation on historic buildings include, but are not limited to, porches and stoops, doors and window hoods, brackets, quoins, cornices and water tables. In many cases, it is appropriate to incorporate these elements into new construction. The hierarchy of articulation descends from front to back to sides, with the front elevation being the most articulated and the sides the least articulated, except on corner lots. Articulation also can be

G. MATERIALS, ELEVATIONS, OPENINGS... (CONT.)



10-7 Detail of brickwork and windows of the new construction at 50 Carroll Creek Way.

architecture. For that reason, the Commission will review landscaping in as much detail as other aspects outlined in this chapter. Landscape plans will be reviewed for compatibility with the proposed structure and its context.

- A. Planning Commission or Planning Department approval.** The landscape plan approved by the Planning Commission must be submitted for HPC consideration. If the project does not include a landscape plan approved by the Planning Commission or Planning Department staff, the applicant must prepare a landscape plan for the HPC.
 - B. Contents of landscape plan.** The landscape plan presents the approved site plan embellished with plantings and landscape features, such as fencing. A plant schedule identifying the species and common name of all proposed plants must be included.
- 7. Lighting plan.** The lighting plan must include all lighting, including fixtures attached to buildings, street lights, walkway lights, signage lighting, and lighting intended for artistic effect. Light fixtures should be simple, scaled appropriately for the building, without obvious historical references (such as coach lights) and with a finish that does not detract from the streetscape. Light poles should reflect the pedestrian scale of the Historic District. In most cases, light poles should not exceed 10 feet in height but the HPC may review higher poles within the City Standard if it can be shown that it will be compatible with the site. Artistic lighting, or lighting that is intended to highlight architectural features by creating sharp or highly contrasting shadows, must be minimal and, in some cases, will not be permitted. In general it is not appropriate for lighting to bathe the buildings and landscape with extra illumination or direct light into the sky.

enhanced by a change in wall materials or through the use of contrasting materials on architectural details.

5. Final Site Plan. The Final Site Plan approved by the Planning Commission and the approval letter issued by the Planning Department must be submitted for HPC consideration.

6. Landscape Plan. Planting layouts and materials, fences and other site features should correspond to the guidelines in Chapter 8. Utilities and undesirable sight lines can be effectively screened with plant materials. The Commission may require plant materials of a certain size and type not only for screening purposes but to enhance the overall design and site. Landscaping has the potential to greatly enrich

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DEMOLITION

A. DEFINITION

Demolition refers to the removal of an entire structure or landscape. Partial demolition refers to the removal of a portion of a building or landscape, such as a wing on a building, or a discrete feature, such as an entire porch. The removal of small-scale elements, such as a small portion of a wall to enable construction of an addition, will be considered in the context of the proposed rehabilitation.

B. DEMOLITION IS DISCOURAGED

The Historic Preservation Commission was formed to preserve the historic district and its contributing resources and approve appropriate rehabilitation and new construction. When a contributing historic resource is demolished, a vital and tangible link to the City's past is lost. This loss disrupts the historic streetscape and decreases the historical and architectural integrity of the entire historic district.

The guidelines are intended to discourage the demolition of contributing resources; therefore, they force the Commission to use a review process that is deliberate and thorough. Demolition will be considered only when all possible alternatives to preservation have been exhausted.

C. DEMOLITION BY NEGLIGENCE

Contributing properties that are greatly deteriorated because of deferred maintenance will not be approved for demolition.

D. ALTERNATIVES TO DEMOLITION

The Secretary of the Interior's Guidelines for Rehabilitation encourage the following alternatives to demolition:

1. Protecting and maintaining historic features through treatments such as rust removal, caulking, and painting.

D. ALTERNATIVES TO DEMOLITION (CONT.)

2. Repairing historic features with the least degree of intervention possible, and according to recognized preservation methods.
3. Replacing an entire feature with new material only because the level of deterioration or damage precludes repair.
4. Attaching a new addition, including code-required safety and accessibility features, so that character-defining features of the historic building are not obscured, damaged, or destroyed.
5. Design and build new features to avoid the removal of historic landscape features, including plant materials and paths.

E. MOVING HISTORIC BUILDINGS

The relocation of a historic structure to prevent its demolition will be considered after all other options have been exhausted. Relocating a historic structure can adversely impact its structural and historical integrity and its removal can impose a severe loss to the streetscape. For these reasons, it is preferable to preserve a structure in place and the Commission will carefully evaluate all applications for moving a building.

F. PROPOSED WORK THAT REQUIRES A DEMOLITION APPLICATION

1. Demolition of an entire structure, including ancillary buildings, such as sheds and garages.
2. Demolition of a portion of a building, as opposed to a single feature that would be reviewed as part of the rehabilitation process.
3. Demolition of a feature, such as a porch or a roof, if the feature will not be replaced in-kind or at all.
4. Removal of a wall or portion of a wall to enable rehabilitation or construction of an addition.

G. PROPOSED WORK THAT DOES NOT REQUIRE A DEMOLITION APPLICATION

The following work does not require a demolition application, but does require Commission approval:

1. The removal of a *feature* that has deteriorated beyond repair and will be replaced with a replica in keeping with the historic;
2. The removal of metal and plastic shutters and awnings;
3. The removal of vinyl sheds.

H. REQUIRED CONSIDERATIONS AT DEMOLITION HEARINGS

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 (see Chapter 1);
2. The proposed replacement plan for the demolished resource.

I. THE DEGREE OF IMPORTANCE INFLUENCES DEMOLITION DECISIONS

1. Resources of *unusual importance* are individual contributing resources that embody the highest levels of architectural, historical or archaeological significance. A resource of unusual importance must individually meet one of the Criteria for Designation in section 423 of the Land Management Code. If the resource is of *unusual importance*, demolition will only be approved if one of the following pertains:
 - A. The site or structure is a deterrent to a major improvement program which will be of substantial benefit to the local jurisdiction; or
 - B. The retention of the site or structure would:
 1. Cause undue financial hardship to the owner; or
 2. Not be in the best interests of a majority of persons in the community.
2. If the resource is *contributing* (but not of unusual importance), 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 so alter the overall building, site, structure or object such that the building, site, structure or object will no longer be contributing.
3. 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.



J. FINANCIAL HARDSHIP

Upon the request of an applicant and with the submission of all required documentation by the applicant, the Commission will consider if financial hardship is justification for the approval of the demolition of a contributing resource. Financial hardship means that the resource or partial resource cannot be put to reasonable use without an expenditure that will exceed the value of the property upon completion of its rehabilitation. An applicant must provide substantial structural and financial information to demonstrate the presence of financial hardship. The requirements are outlined in the demolition application form.

K. DOCUMENTATION REQUIREMENTS

If the Commission allows demolition of a resource, it must be documented as determined by the Commission and prior to the demolition. The amount of documentation will depend on the significance of the resource and will be in accordance with the document titled *Archival Documentation for Resources to be Demolished in the Frederick Town Historic District*.

APPENDIX

APPENDIX 1. SUGGESTED READINGS

Frederick History

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APPENDIX 1. SUGGESTED READINGS (CONT.)

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- Wasch, Diane Shaw. *City Building in Frederick, Maryland, 1820-1860*. Thesis, Graduate School of Arts and Sciences, George Washington University, 1990. (Available in the Maryland Room, C. Burr Artz Central Library, Frederick)

APPENDIX 2. GLOSSARY

- Accessory structure** – A subordinate building that is located on the same lot as the principle building.
- Adaptive use** – The conversion of a building to a use other than that for which it was built.
- Arbor** – A lattice or light frame structure generally spanning a path or walkway and intended to support plant materials.
- Architrave** – The lower-most division of an entablature that rests on the capitals. See entablature.
- Awning** – A roof-like covering that projects over a door or window to provide shelter from the elements. Historically they were constructed of fabric, but contemporary materials include metal and plastic.
- Bay** – Any number of principal divisions of a building that are marked by vertical elements.
- Bay window** – A window in a protruding bay.
- Board-and-batten** – A wood siding system composed of vertical boards with narrow wood strips placed over the joints where the boards meet.
- Bond** – The arrangement of masonry units in a pattern.
- Bracket** – A support projecting horizontally or diagonally under eaves or other overhangs, either decorative or functional.

APPENDIX 2. GLOSSARY (CONT.)

Brick veneer – A non-structural facing of brick, usually single width.

Building – A permanent structure with a roof and walls.

Building envelope – The outermost walls and roof of a building that define its overall shape.

Bulkhead – On a commercial storefront, the base at the bottom of the storefront that supports the display window.

Canopy – A projecting roof structure that shelters an entrance to a building.

Capital – The topmost member of a column or pilaster.

Cast stone – Manufactured products that resemble stone, usually composed of Portland cement and stone aggregate.

Cementitious siding – Fiber cement siding made of a combination of Portland cement, ground sand and cellulose fiber.

Character-defining feature – Building or landscape components that contribute to the historical or architectural interest or significance of a resource.

Cladding – A non-structural material used as an exterior covering on a building.

Clapboard – One of a series of long narrow boards used to cover the outer walls of frame structures; also known as weatherboard or siding.

Column – A vertical support or pillar.

Commission – The Historic Preservation Commission. In the past tense, “Commission” may refer to the Historic District Commission, which was replaced by the Historic Preservation Commission in 2005.

Context – The historical and cultural background and physical setting of a resource, used to evaluate its significance and integrity.

Contributing resource – A building, structure, site, district, or object with qualities of historical or architectural interest. Generally contributing resources are more than 50 years old.

Coping – A flat or sloping cap or covering at the top of a wall.

Corbelling – A slightly projecting, stepped, decorative element on exterior masonry walls.

Cornice – A continuous molded projection that crowns or horizontally divides a wall. Also, the uppermost portion of the entablature, which surmounts a column. See entablature.

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.

Demolition – The intentional destruction of all or part of a building, structure, or feature.

Demolition by neglect – The destruction of a building or structure caused by the failure to perform routine maintenance over a period of time.

APPENDIX 2. GLOSSARY (CONT.)

- Display windows** – On a commercial storefront, the windows intended to display goods, usually extending from the transom or cornice/frieze to the bulkhead and consisting of one plane of glass.
- Divided light** – A window or door in which the glass is divided into smaller panes.
- Door frame** – The fixed portion of a door opening comprised of two jambs, a lintel, and a sill.
- Dormer** – A projection on a roof that includes a window.
- Double hung window** – A window with two sashes that slide past each other vertically.
- Eaves** – The edge of a roof that projects over an outside wall.
- Entablature** – A horizontal element that is physically or visually supported by columns or pilasters and is composed of a cornice, frieze, and architrave.
- EPDM** – Ethylene propylene diene monomer, a waterproof rubber roofing membrane.
- Façade** – Any of the exterior walls of a building; when not modified by “rear” or “side” referring to the front wall.
- Feature** – Any part or characteristic; in terms of architecture, any part or characteristic of a building.
- Frieze** – A decorative band located directly below the cornice and frequently designed in conjunction with the cornice. On top of a column, the mid-band of an entablature, between the architrave and cornice.
- Gable end** – The exterior wall of a building at the peaked end of a gable roof.
- Gable roof** – A pitched roof with two inclined planes having equal angles that meet at a peak in the center.
- Gambrel roof** – A ridged roof with two slopes on each side, the lower roof having the steeper pitch.
- Gazebo** – An open-sided decorative shelter in a garden or park.
- General Maintenance** – Ordinary maintenance needed to keep a building or structure in good repair; generally requires minimal or no change in materials.
- Head** – The uppermost member of a door frame or window frame.
- Hipped roof** – A roof that slopes inward from all exterior walls.
- Historic resource** – A comprehensive term that encompasses buildings, structures, districts, objects and sites, including archeological sites, of historical interest or significance.
- Hood** – A projection above an opening to provide shelter or decoration.
- Hoodmolds** – A projecting molding over the arch of a window or door.
- In-kind** – A material of the same type. In-kind replacement refers to replacing a deteriorated element with a matching element of the same material, size, shape and appearance.
- Jamb** – Either of the vertical sides of an archway, doorway, or window opening.
- Jib door** – A door that is designed to resemble a window and generally has no visible hardware.

APPENDIX 2. GLOSSARY (CONT.)

Light – A pane of glass in a window or a glazed component of a window.

Lintel – A horizontal structural member, such as a beam, over an opening that carries the weight of the wall above it.

Louver – Overlapping slats that permit air and light to penetrate a building.

Mansard Roof – A roof with two slopes, with the lower part is steeper and the upper part more shallow.

Mass, massing – The bulk and shape of a building.

Meeting rail – The rail of each sash in a double-hung window that meets at the rail of the other when the window is closed.

Mid-rail – A narrow band that may be structural that divides a shutter or storm window horizontally at a mid-point.

Molding – A slender strip of wood used for ornamentation and finishing.

Monitor roof – Projections on the ridge of a gable roof designed to allow light into the interior.

Mullion – The vertical members between the lights of a window or panels of a door.

Muntin – A window framing member that holds panes.

Non-contributing resource – A building, structure, site, district, or object without any qualities of historical or architectural interest or significance.

Oriel – A bay window located above the first floor, sometimes more than one-story high.

Panel – A section that is recessed below or raised above the surrounding area or enclosed by a frame or border.

Parapet – A low protective wall that extends above the roofline.

Parging – A rough coat of mortar on the surface of a masonry wall.

Patio – An open, outdoor paved area adjoining a house and intended for outdoor living.

Pediment – A wide, low-pitched gable surmounting the façade of a building in a classical style; any similar element used over doors and windows.

Penthouse – A structure on top of the roof used to house equipment, such as HVAC equipment and elevator mechanicals; also, an apartment at the uppermost story.

Pent roof – An eave-like projection, usually above the first floor, that protects entrances and windows.

Pergola – An open grid, supported by columns, for growing vines and covering a walkway or sitting area in a garden.

Piers – Columns designed to support a load.

Pilaster – A shallow column that projects from a wall, often including a capital and base, and intended to frame an opening, delineate the edge of the wall, or divide the storefront.

APPENDIX 2. GLOSSARY (CONT.)

Porch – A covered and floored area on the exterior of a building.

Portico – A large porch or covered walk with a roof supported by columns or piers.

Portland cement – A hard, strong cement composed of calcium carbonate, calcium silicate and calcium aluminate.

Preservation – The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses on maintenance and repair of historic materials and features, rather than extensive replacement and new construction.

Pressure treated wood – Wood injected with preservative chemicals under high pressure.

Protection – The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack.

Quoin – Masonry pieces at the edge of a wall used to reinforce or accent a corner.

Rail – Horizontal members framing a panel.

Reconstruction – The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation – The act or process of making possible an efficient compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.

Remodeling – Changing a building without regard to its distinctive, character defining architectural features or style.

Repointing – Repairing existing masonry joints by removing defective mortar and installing new mortar.

Resource – In the context of historic preservation, a building, structure, site, district, or object. Also known as “cultural resource” or “historic resource.”

Restoration – The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Reveal – The part of a feature that is visible, such as the portion of siding that is not covered by the board above or the part of the jamb that is visible between the outer wall surface and window or doorframe.

Rhythm – A patterned repetition or alternation of formal elements (doors, windows, porches, etc.) or motifs to establish a repetitive pattern.

Ridge – The highest point of a roof or the horizontal line where two roof planes meet.

Riser – The vertical portion of a step, perpendicular to the tread.

APPENDIX 2. GLOSSARY (CONT.)

Roof sheathing – The external covering on the top of a building or building feature, such as a porch.

Roof structure – The roof and related upper wall elements, such as cornices and parapet walls.

Sash – A window's fixed or movable portion in which the panes of glass are set.

Scale – The apparent size and mass of a building's façade and form in relation to nearby buildings. Important factors in establishing the scale of a façade include the physical relationship of elements, such as window area to wall area, the shape and size of fenestration, the bonding pattern of the brickwork, and details such as cornices and trim.

Setback – The minimum distance required between a property line and a building or structure, as established by the yard requirements for various districts in the City code.

Setting – The physical environment that surrounds a building or structure.

Shed roof – A roof with only one sloping plane.

Sidelight – A narrow window adjacent to a door or larger window and the same height as the door or window.

Signboard – On a commercial storefront, the portion, generally above the door and display windows, reserved for the placement of signage.

Significant or significance – The evaluation of a historic resource for qualities of historical or architectural value.

Sill – A horizontal timber at the bottom of a wood frame structure that rests on the foundation. A sill can also be the horizontal bottom member of a window, door, or other frame.

Site – The land on which a building or other feature is located; also, a place where something occurred. Sites may have a particular reference, such as historic sites or archeological sites.

Soffit – The exposed undersurface of an overhead building component, for example, where a roof projects beyond a wall.

Soldier course – Bricks placed in an upright course, with the narrow edge facing outward.

Spandrel glass – A type of clear glass with an opaque colored coating on the back face.

Stabilization – Work to halt deterioration of a building by making it weather tight and structurally stable, before more extensive rehabilitation can begin.

Standing seam metal roof – A sheet metal roof with vertical folded seams joining adjacent panels; the parallel seams run along the slope.

Stile – Various vertical members that frame a panel.

Stoop – An uncovered platform at the entrance to a house.

Streetscape – The visual image of a street, including the buildings, paving, utilities, signs, street furniture, plantings, and other design elements.

APPENDIX 2. GLOSSARY (CONT.)

Street wall – The line formed by the façades of buildings set back a common distance from the street.

Stucco – Plaster applied on the exterior of a building.

Synthetic slate – A roofing material intended to resemble slate shingles.

T1-11 – A pressed wood product available in sheets, rather than boards, which is applied as siding on buildings. T1-11 often is scored in attempt to resemble wood siding.

Terra cotta – Fired ceramic clay used for architectural elements.

Texture – The visual qualities of a building's surface separate from its color.

Tongue-and-groove – Wood boards that are milled to interlock with adjacent boards to create a tightly spaced floor surface. The tongue of one member is inserted into the groove of the adjacent board.

Transom – A window or series of windows located above a door or window. In commercial buildings they may appear as an extension of the display window.

Tread – The flat portion of a step where the foot rests as one climbs up or down.

Trim – Finished woodwork used to decorate, border or protect the edges of openings, such as doors and windows.

Vent – An opening intended to move air in or out of a building that may be covered with a louver on the outside wall; also, a stack that allows vapor or gases to escape from a building.

Veranda – A covered and partly enclosed porch or balcony extending along the sides of a building and used for natural ventilation and shading.

Vernacular – In reference to architecture, buildings in indigenous styles constructed from locally-available materials and following traditional building practices and patterns.

Wall dormer – A dormer with a front wall that is an extension of the building wall.

Weatherboard – Horizontal wood siding used as an exterior sheathing on wood frame or timber frame buildings.

Window frame – The fixed portion of a window opening comprised of two jambs, a lintel, and a sill.

APPENDIX 3. PRESERVATION BRIEFS

The National Park Service publishes the Preservation Briefs to provide technical information on various rehabilitation topics. The briefs are available on the National Park Service website, www.cr.nps.gov/hps/tps/briefs. The City includes a link to this website at www.cityoffrederick.com, and it has paper copies of the briefs at the Planning Department.

APPENDIX 3. PRESERVATION BRIEFS (CONT.)

- 01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- 02: Repointing Mortar Joints in Historic Masonry Buildings
- 03: Conserving Energy in Historic Buildings
- 04: Roofing for Historic Buildings
- 05: The Preservation of Historic Adobe Buildings
- 06: Dangers of Abrasive Cleaning to Historic Buildings
- 07: The Preservation of Historic Glazed Architectural Terra-Cotta
- 08: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 09: The Repair of Historic Wooden Windows
- 10: Exterior Paint Problems on Historic Woodwork
- 11: Rehabilitating Historic Storefronts
- 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
- 13: The Repair and Thermal Upgrading of Historic Steel Windows
- 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- 15: Preservation of Historic Concrete: Problems and General Approaches
- 16: The Use of Substitute Materials on Historic Building Exteriors
- 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
- 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- 20: The Preservation of Historic Barns
- 21: Repairing Historic Flat Plaster - Walls and Ceilings
- 22: The Preservation and Repair of Historic Stucco
- 23: Preserving Historic Ornamental Plaster
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25: The Preservation of Historic Signs

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- 26: The Preservation and Repair of Historic Log Buildings
 - 27: The Maintenance and Repair of Architectural Cast Iron
 - 28: Painting Historic Interiors
 - 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
 - 30: The Preservation and Repair of Historic Clay Tile Roofs
 - 31: Mothballing Historic Buildings
 - 32: Making Historic Properties Accessible
 - 33: The Preservation and Repair of Historic Stained and Leaded Glass
 - 34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
 - 35: Understanding Old Buildings: The Process of Architectural Investigation
 - 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
 - 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
 - 38: Removing Graffiti from Historic Masonry
 - 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
 - 40: Preserving Historic Ceramic Tile Floors
 - 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
 - 42: The Maintenance, Repair and Replacement of Historic Cast Stone
 - 43: The Preparation and Use of Historic Structure Reports
 - 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

