

FREDERICK NEWEL POST

HISTORIC PRESERVATION NEWS FOR THE CITY OF FREDERICK

HPC ACTION: 2011

Total completed cases: 236 (100%)
Total cases approved: 230 (97.5%)

- HPC: 71
- Administrative (staff): 163

Cases denied: 6* (2.5%)

To see if your application may be reviewed administratively, consult the Historic Preservation Division section of the Planning Department website or contact a Historic Preservation Planner.

* Includes 2 partially denied applications.

CONTACT STAFF

You can schedule a meeting with Preservation Planning Staff to discuss your proposal even before the application deadline. Getting any questions answered about the Guidelines or HPC process and making sure your application is technically complete will help to facilitate the application process in the long run. Call the Planning Department at 301-600-1499 and ask to speak with a Historic Preservation Planner.

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BRICK BY BRICK: PRESERVING 72 EAST SOUTH STREET

A simply detailed, two-story twin house located at 72 East South Street is being lovingly restored by its proud owner Catherine Seamon and her housemate Patty Littell. This historic brick house was constructed during the last quarter of the 19th century which was a period of modernization and expansion for the City Frederick.

The area around East South Street, which was previously open land around the old Hessian Barracks, was slowly developing into an urban landscape with row houses and twin dwellings. This expanding neighborhood was anchored by nearby industries like the B.F

Winchester Brick Yard located to the east and the Calvin Page Agricultural Manufacturing Company to the west. The Maryland School of the Deaf, which opened in 1870, is situated to the south.

During its long existence, the building witnessed the rise and fall of the City's trolley system and survived the devastating flood of 1976. The house was used for many years as a rental property. By the time the City documented the dwelling for Maryland's Inventory of Historic Places in 2002, the house was in a state of disrepair. Luckily, just a year later, Catherine purchased the property and preservation work began.



72 East South Street (pictured right) in 2002.

**72 EAST SOUTH STREET
(CONTINUED)**

Catherine found the old house charming with its hidden alcoves, peculiar marks, and strange closets nestled under the stairs that gave the building a sense of history. She felt that there was something comforting about a home that had already seen a century and liked the idea that her home lived long before her and would continue to exist long after she was gone.

At the time Catherine purchased her home, the old metal roof was leaking, the rear brick chimney was crumbling, and the windows were in need of attention. However, the building was in generally sound condition which allowed the new homeowner to live on site as revitalization work began. The top priority was to replace the deteriorated roof with new standing-seam metal. Shortly after, the rear brick chimney was repointed and the front entry, which held a plain replacement door, was exchanged for a new paneled one that fit better with the historic character of the home.



Window restoration work at 72 East South Street, 2011.

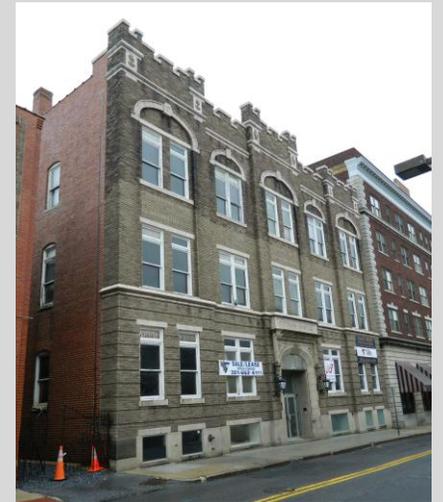
Catherine had some difficulty finding a contractor that was sensitive to the idiosyncrasies of an old house. So, when it came time to restore her old windows, she opted to do the work herself with the help and guidance of Doug Claytor, a local preservationist and master craftsman. In the summer of 2008 Catherine and Patty learned how to repair sashes, make dutchmans, epoxy the wood where rot had damaged the frames and reglaze the glass. This is an ongoing project and neighbors can sometimes spot Catherine and Patty working on their windows. However, the hard work is paying off and the building is look stunning.

So what's next for 72 East South Street? In addition to preserving their old windows, Catherine and Patty are planning to repoint and repaint the historic masonry. After years of use, old buildings sometime require extra attention to maintain, but with a little planning their unique character can be preserved.

Within the City there are thousands of historic buildings that contribute to the charm of the community. Whether your building is simply detailed like Catherine's, or ornately designed, each is a part of the urban fabric that makes downtown Frederick a place worth preserving.

**PYTHIAN CASTLE
CELEBRATES 100 YEARS**

The Pythian Castle, located at 20 North Court Street, was constructed by Mountain City Lodge No. 29 of the Knights of Pythias in 1911. The exterior of the building retains much of its original detailing.



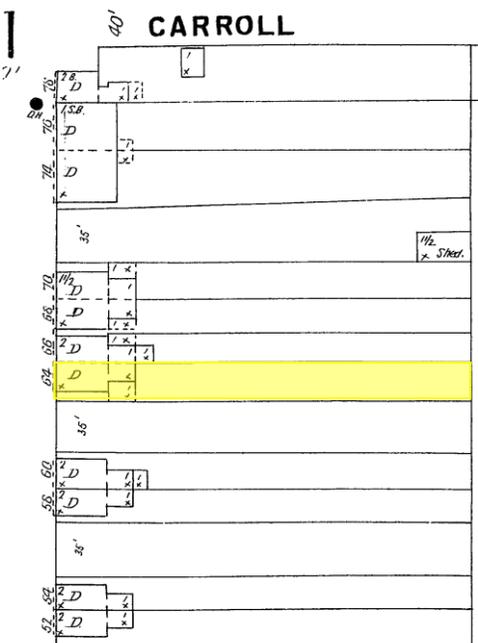
The lodge was chartered as a non-sectarian fraternal order in 1869 and once had nearly 2,800 members. The primary object of the organization is to promote friendship among men and to relieve suffering.



References and more information:

The Pythians: The Order of Knights of Pythias <http://www.pythias.org/index.php>

Timothy L. Cannon, Tom Gorsline, and Nancy F. Whitmore; *Pictorial History of Frederick Maryland: The First 250 Years 1745-1995*. F&B Printing; Frederick, MD, 1995.



This 1897 Sanborn Fire Insurance Map is the earliest document to depict 72 East South Street (formerly addressed 64 East South Street). The building's footprint has remained unchanged.

DO YOU KNOW THESE BUILDINGS?



Photo #1: Two front doors???

The traditional German two-front-door house is a single-family residence with one door opening into the kitchen side and the other into the parlor or formal part of the house. These were important and persistent traditions among the German American residents of Frederick County and Frederick City.



Photo #2: Decorative Detailing

This metal panel, with an Art Deco design, is an important architectural detail to this notable building in downtown Frederick. Typical Art Deco ornamentation consists of low relief geometrical designs, often in the form of parallel straight lines, zigzags, chevrons and stylized floral motifs that represented the sleekness of the modern machine age.

Answers

Photo #1:
Barbara
Fritchie
House at
154 West
Patrick
Street;

Photo #2:
154 North
Market Street

HISTORY OF THE FREDERICK TOWN HISTORIC DISTRICT

Inspired by Frederick's bicentennial in 1945, a group of residents recognizing the unique character of the downtown and wanted to protect it, formed the Historic Zone Committee. In 1952, the City created the "Old Frederick District" that encompassed a few blocks and the Architectural Commission was established. The "Old Frederick District" was the second city in Maryland and the thirteenth in the nation to establish a local historic district. The Architectural Commission made recommendations on plans to the Mayor and Board of Aldermen.

In 1963 the state passed the Historic District Commission Act which enabled local governments to establish historic districts and commissions empowered with review authority. In 1967, Frederick residents, businessmen, the Downtown Frederick Association and other civic groups petitioned the Mayor and Board of Aldermen for a Historic District Commission under the 1963 act. Part of the petitioners' plea included the positive impact preservation would have on tourism in the City. In 1968 as a result of these efforts, a Historic District Commission was created.

City Aldermen Hear Historic District Plea

Group Requests A Commission

Over 30 Frederick residents and businessmen last night asked the Board of Aldermen to create a Historic District Com-

In 1974 a volunteer group of artists, architects, merchants, property owners, civic and government leaders initiated

"Operation Town Action" in an effort to renovate and restore the downtown. It is estimated that over 1000 people participated and more than 60 properties were improved. Shortly thereafter in 1976, the great Frederick Flood caused many areas of the City including the historic downtown. After several years of grassroots efforts, the historic district's boundaries were expanded in 1977 and then again in 1995. In 2001 the name of the district was changed to the "Frederick Town Historic District."

With the adoption of the City's Land Management Code in 2005, criteria and procedures for designating new districts and individual landmarks were established. As a result, the Historic District Commission became the Historic Preservation Commission to more accurately reflect their purpose. There are over 75 designated local historic districts, including those in Baltimore City, throughout the state. The Frederick Town Historic District constitutes the largest contiguous collection of historic resources in the state.

TIMELINE

- 1945** Bicentennial celebration
- 1952** "Old Frederick District" established
- 1963** State Historic District Commission Act
- 1968** City Historic District Commission established
- 1974** Operation Town Action
- 1976** Great Frederick Flood
- 1977** Historic District boundaries expanded
- 1995** Historic District boundaries expanded
- 2001** Old Frederick District becomes the Frederick Town Historic District
- 2005** Historic District Commission becomes the Historic Preservation Commission

✿ MESKER & BROTHER: FRONT BUILDERS ✿

The building featured in the Winter/Spring 2011 “Do you know what building this is?” was 36 South Market Street. The photograph featured a detail of the building’s cast iron storefront which was manufactured by the Mesker Brothers of St. Louis, MO. Cast iron was widely used for industrial purposes at the beginning of the 19th century; it was not until the 1850s that it became a popular material for storefronts and other architectural elements cities across the country. The material continued to be used until the early 20th century when steel became more popular.



36 South Market Street, 1983

Cast iron storefronts were appealing because they could be identical and interchangeable parts could be mass produced at a low cost and shipped across the country. They could be constructed in far less time than comparable stone facades and the need for an architect or skilled craftsman was eliminated. The material’s fireproof qualities were also touted in light of the major urban conflagrations of the period.

In addition to the cast iron storefront, the building at 36 South Market Street also

features a unique stamped sheet metal façade, cornice and pediment—all specialties of the Mesker Brothers. Popular by the 1870s, stamped sheet metal was light, easy work with, inexpensive and could be installed over existing facades. It was ideal for upper stories where it would not be damaged by activity at the street.

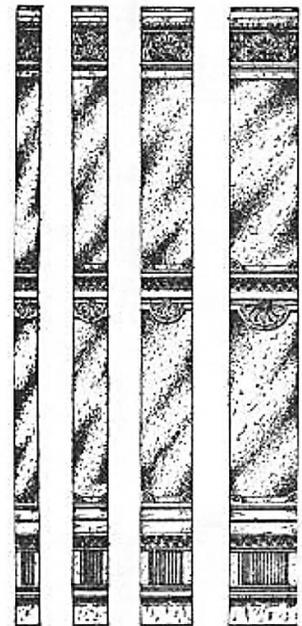


Mesker Bro's Front Builders embossed nameplate at 36 South Market Street

Brothers Bernard and Frank Mesker operated the Mesker & Brother Iron Works in St. Louis while the other brother George owned and operated the George L. Mesker & Co. in Evansville, IN. They were two of the largest and best known sheet metal manufacturers in the country. Both companies provided catalogs with engravings of standard elements and conducted their business by mail order. In fact there are many items from the Mesker & Brother 1906 catalog present at 36 South Market Street, such as the columns, pediment, cornice and signature fleur-di-lis.

References and for more information:

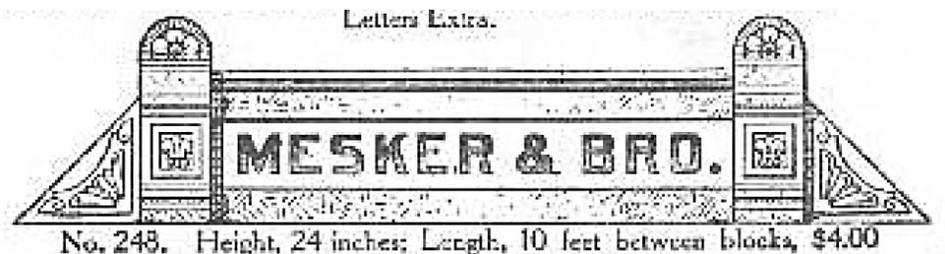
- National Park Service, “Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron,” available at www.nps.gov/tps/how-to-preserve/briefs.htm
- Historic Illinois, “Sibling Rivalry Good for Illinois Architecture: The Meskers’ Sheet-Metal Businesses,” April 2006, available at www.gotmesker.com
- Mesker & Bro. 1906 catalog. Also at www.gotmesker.com/.



Ornamental Steel Box Columns For Galvanized Iron Fronts.

186 187 188 189

Engravings from the Mesker & Brother 1906 Catalog (above and below)



No. 248. Height, 24 inches; Length, 10 feet between blocks, \$4.00

WOOD WINDOW WORKSHOP 2011

On May 14, 2011, the City of Frederick Historic Preservation Commission, the Frederick County Historic Preservation Commission and the Frederick County Landmarks Foundation co-sponsored a wood window repair workshop. This workshop was largely funded by non-competitive grants from the Maryland Historical Trust specifically for Commission member education and training. The City and County receive these grants for being Certified Local Governments.

On a chilly, rainy morning, members of the City's HPC and other property owners gathered to listen and learn from David Gibney and his assistants from Historic Restoration Specialists as they described the history of windows, window maintenance, the components of windows and how they operate and how to take apart a window to make repairs. They also demonstrated specific tools, techniques and products that homeowners can utilize to make necessary repairs themselves.

If you have an idea for a topic you would like to see covered in a future workshop, contact the Planning Department at 301-600-1499 and ask for a historic preservation planner. Otherwise, stay tuned for future preservation related workshops.



Gibney explains the parts of a window (above), and shows how to make a repair as Commissioner Gary Baker and others observe (below)



UPDATES

- **Public Notice Eliminated.** On April 7, 2011, the Mayor & Board of Aldermen amended the Land Management Code to eliminate the requirement to post a public notice sign for 10 days for Historic Preservation Commission applications that qualify for **Administrative Approval**. This change was a result of citizen input. To see if your application qualifies for administrative approval, visit www.cityoffrederick.com/preservation or call 301-600-1499.
- **New Email List.** If you are interested in receiving the Frederick Newel Post and other preservation-related news from the City please contact Shannon Albaugh to join the list. salbaugh@cityoffrederick.com
- **We want your feedback!** The Planning Department is including an online questionnaire with all decisions issued by the Historic Preservation Commission. We encourage you to participate so that we can serve you better. Your feedback is important!
- **Online Forms Updated.** The Historic Preservation Commission has updated all application forms and informational packets. These documents are now available online or by visiting the Planning Department at 140 West Patrick Street.
- **Historic District Survey Project**
The City was awarded a \$25,000 Certified Local Government grant from the Maryland Historical Trust. This grant is being used to hire an architectural historian consultant to evaluate all properties in the National Register Frederick Historic District and determine if they are contributing or non-contributing to that district. The grant will also be used to digitize all the City's slides from the 1960-70s. Once the project is completed, this information will be readily accessible to the public through [SpiresGIS](http://spiresgis.com).

✱ **CALL FOR NOMINATIONS** ✱

**2012 CITY OF FREDERICK
HISTORIC PRESERVATION
AWARDS**

All nominations must be for properties located within the City of Frederick. Properties do not have to be within the Frederick Town Historic District or have historic preservation overlay designation to be eligible for these awards but the property must be at least 50 years old or older. Projects must have been completed within the last three years and will be evaluated according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as applicable. Award categories include:

- *Bricks and Mortar Rehabilitation*
Awarded for superlative work in the restoration or rehabilitation of a historic property.
- *New Construction*
Awarded for the sensitive design and construction of a new structure, whether an infill project or addition to an existing building.
- *Stewardship*
Awarded for exemplary maintenance of an historic property or impeccable workmanship on an historic property.
- *Community Leadership*
Awarded to an individual or organization for extraordinary service to the City of Frederick in the field of historic preservation.

Completed nominations are due March 16, 2011 and will be reviewed by the Historic Preservation Awards Committee. Presentation of the awards will take place in May 2012 with the final date, time and location TBA.

Questions? Call 301-600-1499 or visit www.cityof frederick.com/preservation

CONGRATULATIONS!!

2011 HISTORIC PRESERVATION AWARD WINNERS



Rehabilitation: 121 Record Street
Kirsten & John Johansen



New Construction: 629 North Market Street, Bernard W. Brown Community Center
Zavos Architecture + Design, LLC & Housing Authority of the City of Frederick



Rehabilitation: 8 West 7th Street
Murphy Properties, LLC



Stewardship: 15 West Patrick Street
Frederick Arts Council



Honorable Mention: 344 North Market Street
Elizabeth & Douglas Comer, Joel T. Anderson

MEET THE COMMISSION

Scott Winnette, Chairman. In the late 1980s Scott served as a database programmer for the Middle Tennessee State University Center for Historic Preservation creating a searchable electronic catalog for the Center's 75,000 slides of historic buildings and places. During that time, Scott learned the nomenclature of and developed a passion for historic preservation. Thereafter, when he selected places to live he was always mindful of the area's visible history. Scott is delighted to live in Frederick where the extraordinary array of spectacularly preserved buildings communicates many facets of history—histories of our Country's federation, Civil War, economic, industrial and agricultural development, first middle class, troubled slavery, Germanic immigration, and the histories of many beloved families reside in the beautiful red brick and hard wood buildings.

As a part of his civic duty, Scott serves on the Historic Preservation Commission as a proud property owner of one of its row houses and as one mindful of how hard it is for people to see beyond present moments and needs to what can and should be protected for the common good. The best times of Scott's life are spent walking with his spouse down the streets of downtown Frederick enjoying the community and the homes and businesses that thrive in its rich built heritage. Scott serves as a pastor in Rockville, MD.

Robert Jones, Vice-Chairman. Robert's expertise in historic preservation exists on many levels. He is the professional designer at Jones & Eberhardt's design firm in Frederick. The firm offers consultation on historic interiors and structures. The firm was instrumental in establishing the first twentieth-century home on the Frederick County Register of Historic Places, the

Howard Marvin Jones House. As an instructor at the International Institute of Interior Design in Washington D.C. Robert's course work requirements focused on the history of the decorative arts and fundamentals of design. Robert's passion for art and architecture, along with a B. Sc. in interior design, lead him to volunteer on the Historic Preservation Commission in Frederick.

Robert serves on the Historic Preservation Commission because as a property and business owner in the historic district he realizes the importance of maintaining the economic viability and the value of fostering civic beauty in the district. Robert appreciates the diversity of architectural styles and all the great examples of architectural detailing that constitute Frederick's historic district but his favorite is the 1814 Neoclassical gem at 21-23 North Court Street, the old All Saints Episcopal Church.

Stephen Parnes. Stephen is the Head of School at The Banner School, Frederick County's only nonsectarian independent day school, serving students in preschool through 8th grade. In addition to serving on the Historic Preservation Commission, Stephen serves on the board of directors for both the Frederick Arts Council and Heartly House. As a proud resident of the Historic District, Stephen's first encounter with the HPC was on the other side of the dais, as he appeared at a hearing to have a case decided on changes to a shed on his property; hence, he is understanding and experienced as both a commissioner and a downtown homeowner.

In addition to being an educator, Stephen also holds a master's degree in design studies, with a concentration in architectural history and theory, and has been a preservationist for many, many years from Roanoke, Virginia, to New

Haven, Connecticut, to New Orleans, Louisiana. As Head of The Banner School, Stephen feels privileged to be the steward of three spectacular 1923 buildings, once the home of the Independent Order of Odd Fellows, and he certainly has a personal and professional stake in the historic preservation of Frederick.

Brian Dylus. Brian has been a resident of the City for more than 19 years. His home is just outside of the Historic District on Rosemont Avenue near Hood College. Living outside of the Historic District gives him an unbiased eye, while having a substantial interest in the continued success of downtown Frederick and the preservation of its character.

Brian's 25 year career in construction management with national multi-billion dollar firms makes him uniquely suited to be a contributing member of the Commission. He has been involved with the preservation of many commercial and residential projects throughout the United States. Brian has had a direct construction management role in projects such as the recent historic preservation, renovation and addition to the Kennedy-Warren apartment building in Washington, DC and the United States Botanic Garden Conservatory adjacent to the U.S. Capital building. When coupled with his experience in contract negotiation and construction dispute resolution, Brian's career has provided him with the knowledge required for a position on this Commission. As his children are now in high school and college, Brian now has the time to volunteer his efforts to the Commission.

Planning Department

140 West Patrick Street
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Fax 301-600-1837



Mayor Randy McClement

Aldermen

Karen Lewis Young, President Pro Tem
Michael C. O'Connor
Shelley M. Aloï
Carol L. Krimm
Kelly M. Russell

Historic Preservation Commission

Scott Winnette, DMin, Chairman
Robert Jones, Vice Chairman
Gary Baker, RA
Shawn Burns
Kate McConnell, AICP
Stephen Parnes
Brian Dylus, Alternate
Michael C. O'Connor, Aldermanic Liaison

**Deputy Director of Public Works
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2012 SCHEDULE	
HISTORIC PRESERVATION COMMISSION	
<u>Application deadline</u>	<u>Public hearing</u>
January 19	February 9
February 2	February 23
February 16	March 8
March 1	March 22
March 15	April 12
April 5	April 26
April 19	May 10
May 3	May 24
May 17	June 14
June 7	June 28
June 21	July 12
July 5	July 26
July 19	August 9
August 2	August 23
August 16	September 13
September 6	September 27
September 20	October 11
October 4	October 25
October 18	November 8
November 15	December 13
December 20	Jan. 10, 2013