

FREDERICK NEWEL POST

HISTORIC PRESERVATION NEWS FOR THE CITY OF FREDERICK

**HPC ACTION:
January-June 2013**

Total completed cases: 134 (100%)
 Total cases approved: 127 (94.8%)
 • HPC: 40 (29.9%)
 • Administrative: 87 (64.9%)
 Cases denied: 7* (5.2%)

To see if your application may be reviewed administratively, consult the Historic Preservation Division page of the Planning Department website or contact a Historic Preservation Planner. * Includes six (6) applications that were the result of code violations.

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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B. EVARD KEPNER, ARCHITECT

Little is known about Frederick architect Benjamin Evard Kepner although he is responsible for many of Frederick's landmark buildings. Born in 1873, Kepner started out working as a dry goods salesman both in Frederick and Baltimore and by 1901 was considered a well known young businessman. His 1932 obituary indicates that he may have at one time worked as a railroad conductor, which was also his father's profession, before he took up contracting and architecture. How this fit into his salesman's work is unknown.

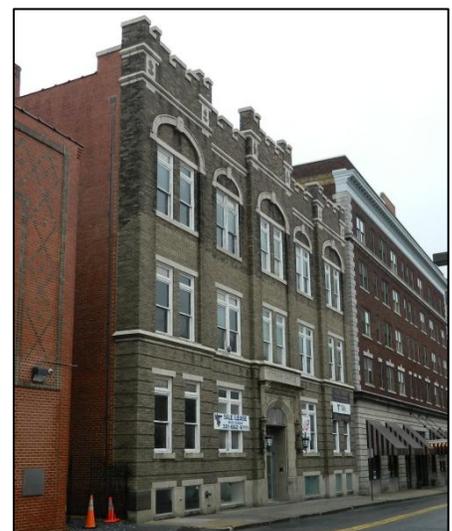
It is also unknown whether Kepner had any architectural training or not before he first advertised himself as an architect in 1910. Regardless, Kepner went on to secure numerous commissions over the next several years including many prominent Frederick buildings such as the Ideal Garage Company, the Pythian Castle, the Rosenour Building, the Frederick Trust Company, and the Junior Fire Company No. 2.



Ideal Garage Company, 112 East Patrick Street, 1912, Roy W. Poole, contractor. Described by the Daily News as being a "model garage building of the latest and most approved construction" and as embodying the "principles of the latest architectural design known as American Commercial Architecture." The building's use of non-combustible and slow burning materials were praised along with its bold horizontal lines and its simple but solid appearance.



Keeper's House at Mt. Olivet Cemetery, 515 South Market Street, 1912, Harlan Hagan, contractor.



Pythian Castle, 20 North Court Street, 1912. Budgeting \$20,000 for the building,

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B. EVARD KEPNER, ARCHITECT

(continued from page 1)
the Mountain City Lodge, Knights of Pythias, contracted with Kepner to design a building with a “castle effect.” The plans were reported as being “an adaptation of the French Renaissance Louis XII style, of the fifteenth century with the elimination of such details as are necessary to the practical building of modern times.” The gray color brick with the original green window frames and sashes along with the detailed façade was noted as improving the narrow street.



Rosenour Building, 101 North Market Street, 1913, Roy W. Poole, contractor. It was reported that the Rosenour Building was to cost about \$17,200. The brickwork, by Kuhn and James, was described as “craftsmen brickwork” with 5/8” inch sunken mortar joints, the widest attempted in Frederick resulting in a “pleasing and striking affect.” The building was also touted as unique because of the 90 feet of glass window space at the first floor made possible by supporting the entire building above on steel beams and columns.



Frederick Trust Company, 244 North Market Street, 1913, Lloyd C. Culler, contractor. Built and owned by the

Frederick Trust Company for only a few years the building was described as “built with the view of being substantial and at the same time providing another handsome building for the city.” Reports noted the building’s dark brown iron spot brick, ornamental panels of lighter colored brick, terracotta trim, metal cornice, corner entrance with portico and electrically lighted clock. The large banking room was described as featuring plaster pilasters and heavy mahogany beams with an apartment above.



Junior Fire Company No. 2, 533 North Market Street, 1913. It was reported that according to Kepner’s plan, the structure alone was to cost \$10,000 and feature a tower 61 feet tall, a dance hall on the second floor measuring 34 feet by 60 feet, smoking rooms, a reception room, a coat room, room for temporary stage, and seating capacity for 350. Materials were described as as Turkestan ornamental rough brick in a golden brown hue with terracotta ornament.

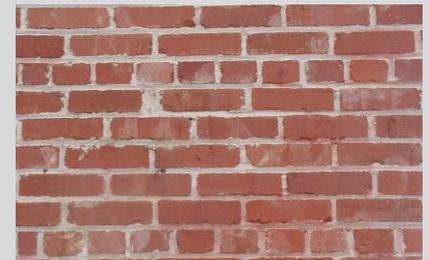
In 1913 Kepner donated the plans for the Georgia Simmons Home for Nurses at Frederick City Hospital (Georgia was his sister-in-law). The home, built by G. Mehrl Gittinger, was demolished in the 1980s. Also in 1913 Kepner was responsible for the remodeling of the Evangelical Reformed Church and the Empire Theater in addition to designing a bungalow on Rosemont Avenue and a Burkittsville School. He designed two more schools, Wolfsville and Thurmont,

in 1914, and also designed the remodel of the Commercial State Bank at Square Corner, in the former location of the Cline Furniture Business.

In 1915 Kepner partnered with architect William Porter Smith although research revealed no major buildings were attributed to the partnership. It seems that Kepner’s brief time as Frederick’s architect of choice was over. In 1923 he was charged with his wife’s murder but was eventually acquitted. Although the 1930 US Federal Census listed his occupation as architect still no major buildings can be attributed to Kepner after 1914. In 1932 he was committed to Springfield State Hospital in Sykesville where in a matter of months he died.

REPOINTING REMINDER

Existing masonry joints are most appropriately repaired by repointing. Repointing involves removing defective mortar and installing new mortar. All repointing in the Frederick Town Historic District requires approval from the Historic Preservation and generally can be accomplished through the administrative review process.



When repointing in the historic district, deteriorated mortar should match the color, composition, texture, and finish of the existing mortar joints. Generally only lime-based mortars are approved. See the Frederick Town Historic District Design Guidelines or contact a Historic Preservation Planner for more information.

HISTORIC PRESERVATION PROPERTY TAX CREDIT

On July 19, 2012, the Mayor and Board of Aldermen approved a new Historic Preservation Property Tax Credit. Tax paying property owners may apply for a credit equal to ten percent of the properly documented expenditures incurred for exterior work that contributes to the restoration or preservation of a structure designated by the City of Frederick as a Historic Preservation Overlay zone. This includes all properties in the Frederick Town Historic District and any other individual site. In the program's first year the total amount of tax credit issued was \$9,099.07 and nine property owners qualified. **This was an average of \$1,011 per property owner!**



Tax Credit Tips:

- Obtain prior HPC approval and a permit (unless the project is only for eligible work on the Minor Rehab List).
- Use a licensed contractor.
- Spend at least \$1,000 on qualifying exterior restoration or preservation work.
- Keep copies of all receipts, invoices, cancelled checks, credit card statements, etc.
- Take good before and after photographs, especially for work on the Minor Rehab List (ex. painting)

Tax credit applications for work completed in 2013 are due April 1, 2014. Application forms are available in the Planning Department or at www.cityoffrederick.com/preservation. You may also call 301-600-1499 for more information.

CONGRATULATIONS!!

2013 HISTORIC PRESERVATION AWARD WINNERS



Private Stewardship: 121 W. 2nd St
Sherwood Dowling



Rehabilitation: 144 W. South St.
Murphy Properties II, LLC



New Construction: 47 S. Carroll Street
Goodloe and Jane Byron



Community Leadership: Swinging Bridge
City of Frederick Staff



Public Stewardship: 20 West Patrick Street
Weinberg Center for the Arts

**FREE STATE'S
FINEST**

Frederick's Historic District was listed as 2013 Free State's
Finest by Maryland Life Magazine.

CITY-WIDE DEMOLITION REVIEW

What is Demolition Review?

Demolition review was adopted by the Aldermen in February 2013 as a way of ensuring that potentially significant undesignated historic resources are not demolished without notice to the community and the opportunity to be protected if appropriate. Simply being subject to the review does not mean that demolition will be prevented.

What triggers Demolition Review?

Demolition Review is required as part of the sketch plan or minor site plan if the plans depict the demolition of an entire structure; the removal of a roof for the purposes of raising the overall height of the roof, rebuilding the roof to a different pitch, or adding another story to a structure; the removal of one or more exterior walls or partitions of a structure; the removal of more than 25% of a structure's overall gross square footage; or the relocation or moving of a structure from its existing location. The same applies to building or demolition permits unless a Certificate to Demolish Without Delay has been issued for the structure.

How long is the process?

Within 15 days the Planning Department will determine if the structure is 50 years old or older. If the structure is not, the permit will be issued. If it is 50 years old or older, the demolition review period will be extended an additional 15 days for Historic Preservation Commission input. The review period will typically not extend beyond 30 days except for those structures with great architectural or historical significance.

Certificate to Demolish Without Delay

If a Certificate to Demolish Without Delay has been issued for the structure according to Section 423(a) of the Land Management Code, a copy shall be

submitted with the permit application and no additional review will be required. Certificates will be issued if the structure is determined to be less than 50 years old, the Historic Preservation Commission does not make an application for designation or does not recommend designation and if the Mayor and Board to not designate the structure. Certificates are good for five years.

Requesting Demolition Review

If you are considering a project and are not sure how demolition review will affect it or you are just not ready to apply for your permit, you can request demolition review from the Planning Department at any time according to Section 423(a)(1)(A) of the Land Management Code.



DEMOLITION REVIEW APPLIES TO:

- The demolition of an entire structure.
- The removal of a roof for the purposes of raising the overall height of the roof, rebuilding the roof to a different pitch, or adding another story to a structure.
- The removal of one or more exterior walls or partitions of a structure.
- The removal of more than 25% of a structure's overall gross square footage.
- The relocation or moving of a structure from its existing location.

WHAT BUILDING IS THIS?

Building 1:



Building 2:



Answers
Building 1: 124 North Market Street (Brewer's Alley)
Building 2: 228 North Market Street (Voll)

THE SCOOP ON EBERT'S ICE CREAM

For nearly 60 years, Ebert's Dairy in Frederick was known for one thing—delicious ice cream. The business was owned and operated by Harry L. Ebert, who was born in the City of Frederick as the third child to John W. and Emma Staley Ebert on October 8, 1880.

In 1912, Ebert entered into the grocery business. His establishment occupied a small, two-story brick building at 505 North Market Street. Three years later, in 1915, Ebert expanded the business to incorporate a confectionary and ice cream department on the second-story level. The new enterprise was branded Peerless Ice Cream.

In 1916, the grocery store was remodeled to feature a larger confectionary department and an expanded ice cream manufactory. Improvements also included the installation of a mahogany and marble soda fountain. Although in business for only four years, Ebert's Grocery furnished ice cream to some of the largest vendors in Frederick. Ebert's launch into the ice cream business was timely. By 1919, Americans were making 150 million gallons of ice cream per year; a 750 percent increase from the amount made in 1899.

During the first quarter of the twentieth century there were already several ice cream manufacturers in the area including Excelsior Sanitary Dairy on East Seventh Street and the White Cross Milk Company, located on the north side of the B&O tracks at Wisner Street. The Nicodemus Ice Cream Company, which was established around 1922, was the first dairy dedicated to the production of

ice cream. However, the business only remained an independent manufactory until 1928, when it was sold to *Southern Dairies Inc.* Despite competition from other local ice cream producers in Fredrick, Peerless Ice Cream was a great financial success.

In 1925, after 13 years in the grocers business, Ebert sold his store to G.W.

Grocery owned by E. Allen Grumbine and Leonard G. Wachter. Although the store was considered one of the leading retailers in the city, Ebert shifted his endeavors to focus on his ice cream business, which had been in operation for ten years. Although ownership of the grocery store was transferred, City Directories indicate that Ebert's production (continued on page 6)



505 North Market as it appears today. This building housed Ebert's Grocery Store and was the birth place of Ebert's Ice Cream.



THE SCOOP ON EBERT'S ICE CREAM

(continued from page 5)

of ice cream continued in the small workshop at 505 North Market

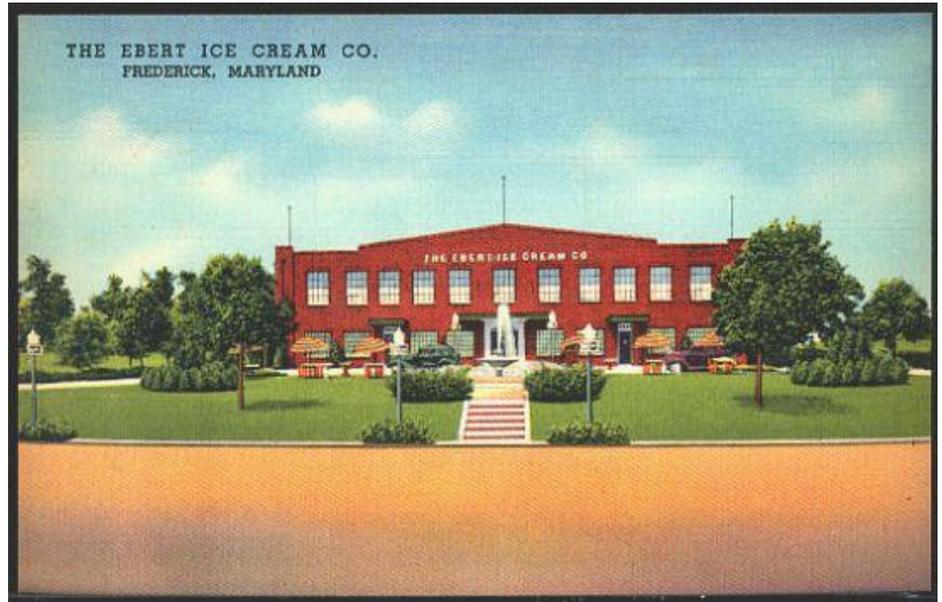
Street. In 1928, Peerless Ice Cream produced 178,000 gallons of the frozen treat, which was then distributed to an area extending 45 miles outside of the City by eight refrigerator trucks and four open trucks. By the end of the 1920s, the existing manufactory on North Market Street had become inadequate for further growth.

On December 14, 1929 Ebert, along with his two brothers-in-law, Lewis R. Dertzbaugh and Frank M. Dertzbaugh, announced the formation of a new cooperation, Ebert's Ice Cream. While Ebert provided technical experience of ice cream manufacturing, the brother-in-laws brought with them business acumen obtained from running a prosperous book and stationary store called Busy Corner on North Market Street.



In February 1930, the newly formed company purchased an undeveloped lot situated on the west side of North Market Street Extended. At the time, the area was largely agricultural and not yet incorporated within the city's limits. The new plant was designed with 30,000 square feet of floor space, and was serviced by four artesian wells that had the ability to supply 150 gallons of water per minute. When running at full capacity, the manufactory had the capacity to produce up to 400 gallons of ice cream per hour.

With the construction of a new manufacturing building, Ebert's Ice Cream became one of the largest



independent plants in the country and boasted some of the most efficient, modern methods of freezing, handling, and storing ice cream. The manufactory also featured a restaurant in the front block that was designed in the Colonial Revival style while.

The restaurant featured a "thoroughly modern and attractive soda fountain" which offered lunch and dinner services. The menu included a large selection of sandwiches, as well as special entrees including chicken, crab, oyster, and lobster. Desert options include a wide range of ice cream flavors ranging from traditional vanilla and chocolate to more unique options such as eggnog, rum bisque, and pistachio. The soda fountain also offered customers sundaes and other refreshments.

In April 1946, after 31 years in the ice cream business, Harry Ebert died at the Frederick City Hospital of a heart attack. After Ebert's death the ice cream company was managed by his brother-in-law Frank Dertzbaugh. The business remained family operated until September 1961 when it was sold to Sterling E. Bollinger, Paul L Crum and Associates who represent Ideal Dairy, Inc.

Ice cream production and restaurant service continued under the new ownership. An advertisement from 1969 for "Ebert's Air Conditioned Dairy Bar" stated that they offered sandwiches, French fries, and 15 flavors of Ebert's Ice Cream. The restaurant boasted quick service and plenty of free parking. However, in 1975 Ideal Farms Dairy, Inc. went bankrupt and the old Ebert's Dairy building was auctioned off. Ice cream production at the facility stopped as it was no longer able to compete with newer, larger, national companies.

Currently, the building is used by the Monocacy Brewing Company. The brewery can produce up to 20,000 barrels of product a year. Very little change was needed to modify the use of the old manufactory. Much of the front block, which originally housed Ebert's restaurant and soda fountain, is occupied by Flying Barrel, which sells ingredients and supplies to home-brewers and winemakers.

2013 THIS PLACE MATTERS PHOTO CONTEST WINNERS



Robert Jones

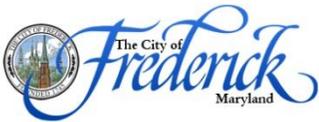


Jack Lynch

NATIONAL TRUST FOR HISTORIC PRESERVATION
THIS PLACE MATTERS



Brittany Diehl, Eli Roth, Kara Norman



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Shelley M. Aloï
Carol L. Krimm
Kelly M. Russell

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Brian Dylus
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Michael Simons
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Michael C. O'Connor, Aldermanic Liaison

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