

Chapter 6, Special Building Types

Section:	N/A	Title:	N/A	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: Add a definition of “deteriorated beyond repair” because it is a judgement call that creates friction between the Commission and applicants. Guidance on how the argument for substantial deterioration will be judged will be helpful.

Response: “Deteriorated beyond repair” is used throughout this chapter and others. A similar comment was received regarding Chapter 4. It was noted that more research is needed regarding developing such a definition. The topic of “beyond repair” was addressed in Chapter 1, Section J: *General Parameters for Reviewing Changes in the Frederick Town Historic District* and defined in the Glossary.

Section:	N/A	Title:	N/A	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: Add a definition of “historic design.” It is clear the Commission considers some changes to a building to be historic and contribute to a building’s character. The Commission should consider the variety of past uses when making this judgement call.

Response: A definition of historic design was added.

Section:	A	Title:	Residential Buildings	Source:	HPC Special Workshop
				Date:	2/15/18

Public Comment: (1) Features of residential buildings

- Add clarification or remove "twin dwelling"
- Add "semi-detached" dwelling
- Remove “other” from multi-family (makes it seem that the other resources are all single family)

Response: To provide clarification, the language was reorganized in this section.

Section:	G	Title:	Residential Garages	Source:	HPC Special Workshop
				Date:	2/15/18

Staff Comment: Remove “residential” from garages- make language clear between the different types of garages.

Response: This item was addressed.

Section:	G	Title:	Residential Garages	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: This section notes that these structures often were “not substantially built” or “built on inadequate foundations” yet repair and retention is required. This can be a considerable burden on property owners. In most cases these building are located in less prominent locations. Can demolition rather than repair be appropriate?

Response: Proposed language notes that the Commission shall take into consideration if poor craftsmanship and substandard construction methods hinder the long-term preservation of the building when reviewing proposed demolitions.

Comments received as of August 23, 2018 and Staff Responses

Section:	I	Title:	Sheds and Other Ancillary Residential Structures	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: Previous comment noted to be applicable to this section as well.

Response: Proposed language notes that the Commission shall take into consideration if poor craftsmanship and substandard construction methods hinder the long-term preservation of the building when reviewing proposed demolitions

Section:	K	Title:	Parking Decks or Parking Garages	Source:	HPC Workshop
				Date:	3/22/18

Public Comment: **(2) Guidelines for new parking decks.**
Clarify that the preferred wall material is brick visible from the public right of way. Brick can be important where visible, but is not necessary where public views do not exist.

Response: This language was added.