HISTORIC PRESERVATION COMMISSION
Hearing: January 26, 2012
Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC12-06
CITATION ISSUED:	No
ADDRESS:	185 W All Saints St
APPLICANT NAME:	Taylor Thames
PREPARED BY:	Lisa Mroszczyk Murphy
DATE:	January 18, 2012

PROJECT DESCRIPTION

This application concerns the replacement of an existing stoop at the front entrance of a contributing resource. The existing stoop is composed of a stone slab on brick with a concrete step. The replacement stoop will consist of a landing set below the existing threshold and a single step that wraps around the landing. Overall dimensions of the stoop will be 5'-3" by 4'-0". It will be constructed entirely of brick laid in running bond.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

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

STAFF COMMENTS:

This resource dates from the third quarter of the nineteenth century. Based on the style and age of the building, it is likely that it originally featured a wooden stoop. There is no known documentation of its original configuration or when the alterations were made. Historically throughout this historic district original wooden stoops have been replaced or upgraded over time to concrete or brick construction.

While the *Frederick Town Historic District Guidelines* encourage the retention and preservation of historic stoops wherever possible (p. 81), the existing stoop does not contribute to the historical or architectural significance of this building nor does it contribute to the streetscape. The apparent lack of a foundation and the soft brick base has likely contributed to settlement and deterioration of the existing stoop.

According to the *Guidelines*, in cases where there is no documentary or physical evidence, replacement stoops 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" (p. 82). The majority of the stoops in the neighborhood are concrete with a few brick examples. Overall the proposal is appropriate for the building and streetscape.

"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)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends approval of the application to replace the existing stoop with a new brick stoop according to drawing A1 dated 01-10-2012 to include the following modifications:

- The landing is to be extended to 36" deep to meet code requirements;
- The horizontal surface of the landing is to be brick laid in running bond; and
- The side elevation to feature the stair wrapping entirely around the landing.

It is recommended that the final brick selection is submitted for staff approval.

Application determined technically complete:

Lisa Mroszczyk Murphy, Historic Preservation Planner

Matthew Davis, AICP, Manager of Comprehensive Planning

Lisa Mroszczyk Murphy

From:	Taylor Thames
Sent:	Tuesday, January 17, 2012 4:34 PM
To:	Lisa Mroszczyk Murphy
Subject:	Fwd: Re: HPC Application

I was able to get the answers to the questions you posed in the previous email from my contractor.

Please disregard the end of the email that was directed towards me and refered to another project.

Please let me know if you need anything else from me.

Thanks again.

Taylor Thames

---------- Forwarded message ----------
From: "Michael Pich"
Date: Jan 17, 2012 1:57 PM
Subject: Re: HPC Application
To: "Taylor Thames"

Taylor:

Paragraph 1: Okay for 36" landing in direction of travel

Paragraph 2: The step does wrap around and will be running bond

Paragraph 3. We will obtain all permits as required. We will also contact Mr Jeff Wright of the Engineering Department concerning encroachments.

Have ot heard from Wade concerning our previous email

Please let me know if you need any other information

Thanks

Mike Pich

Taylor Thames
185 All Saints Lane
Frederick, Maryland

Re: Masonry Stoop

Dear Taylor:

Please find listed below the work needed to perform to complete the stoop removal and re-install. Work to be performed is as follows:

Scope of Work:

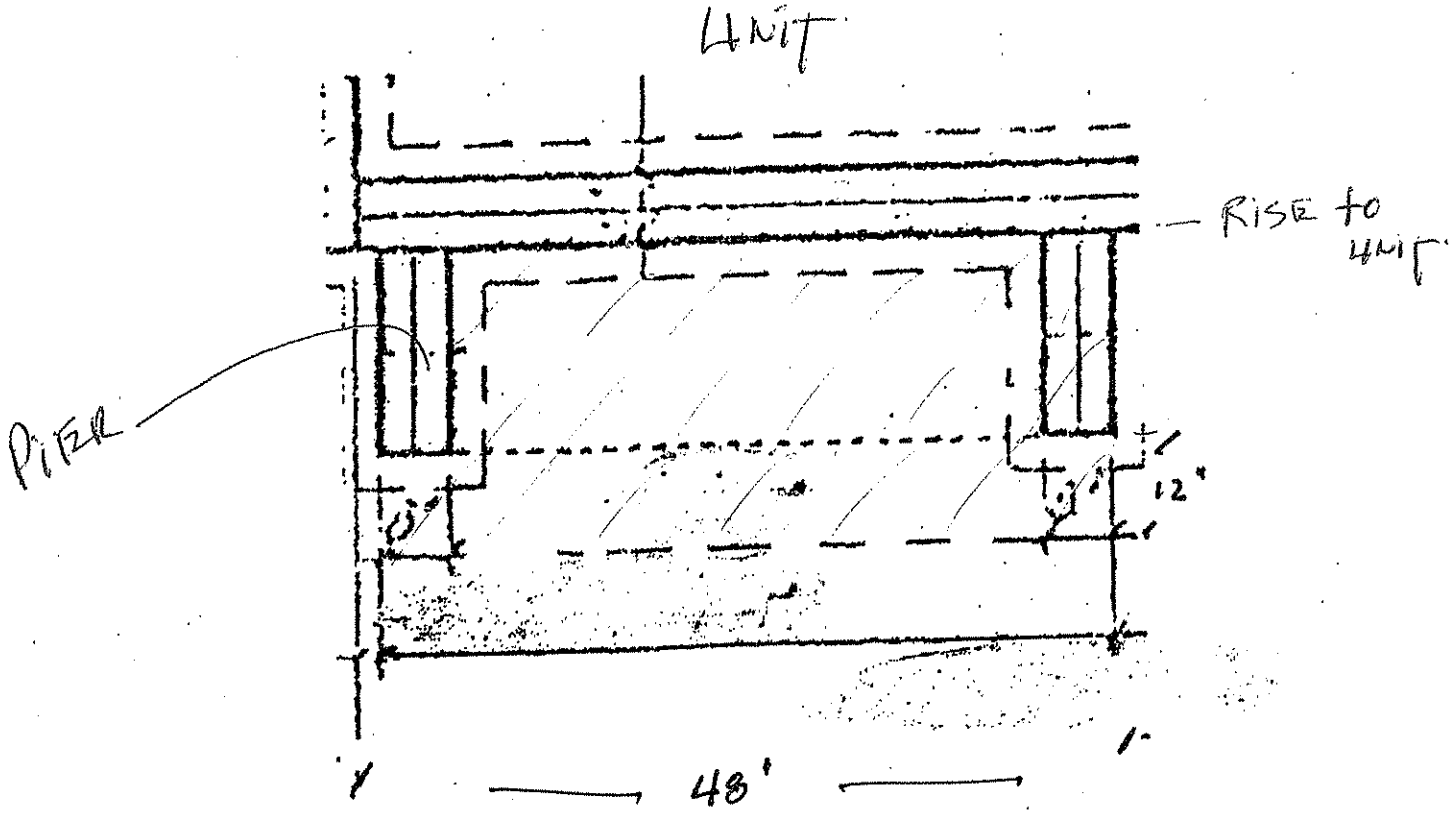
Remove stoop
Secure foundation for new stoop by adding concrete
Mortar Mix: Shall conform to ASTM Specification: Essrock-C247A. Use only one manufacturer's mortar mix and to manufacturer's recommendations and local codes.
Protect basement adjacent areas to prevent mortar from adhering to it.
Materials to be stored in area on-site
Bricks to be laid with a straight running bond.
Airspace between sheathing and masonry is to be kept free of mortar drippings
All flashing and weep holes to be installed as per Brick Institute of America's Tech Notes
All brick pavers are to be installed with type N mortar.
All block and brick to be pointed up prior to completion
Mortar joints not to exceed ½" inch
Brick to be cleaned
Brick to be Cushwa Standard Size or equal. Color to match side of unit

Should you have any questions please call me at 703-929-5319

Thanks

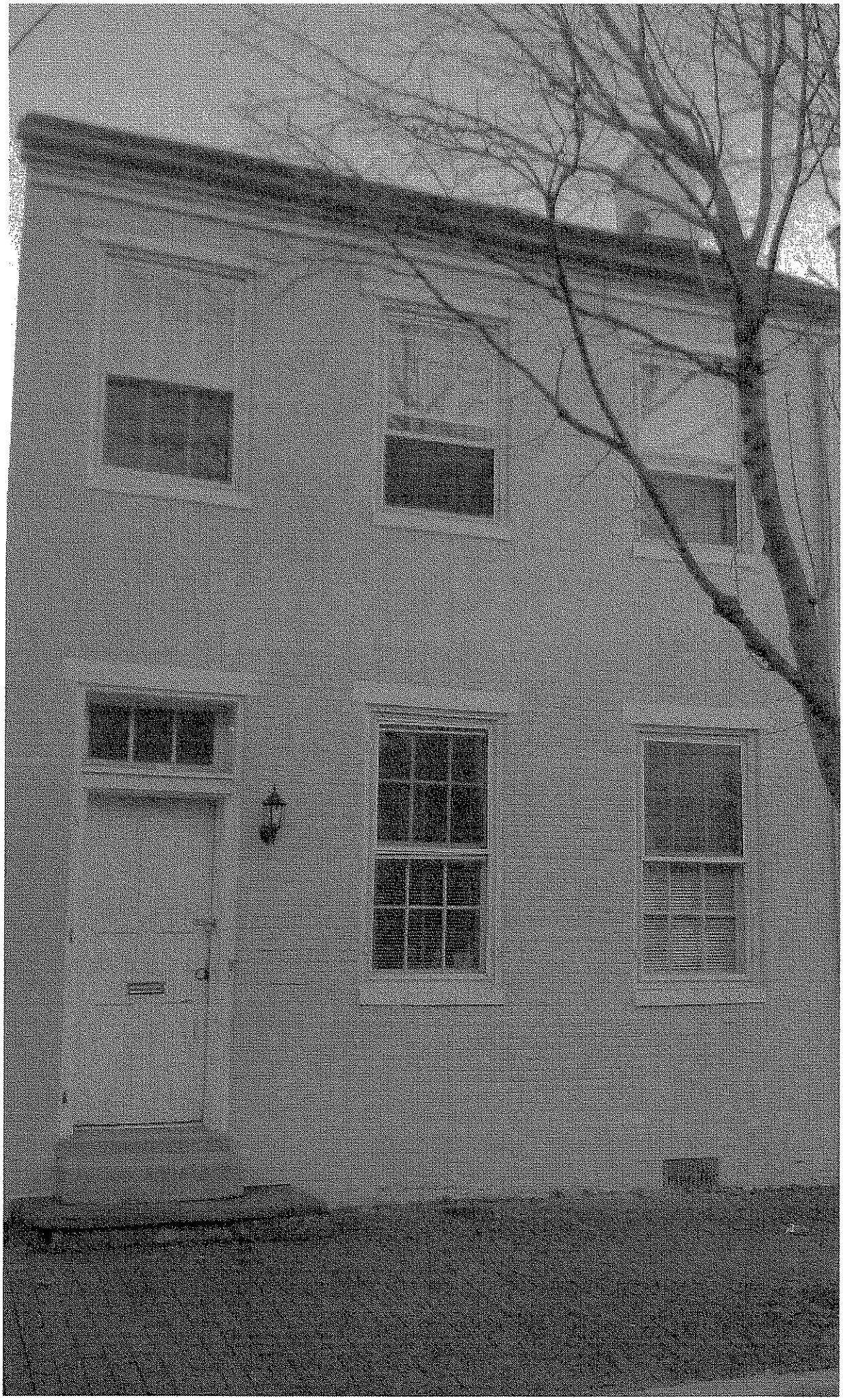
MICHAEL HOMES, LLC

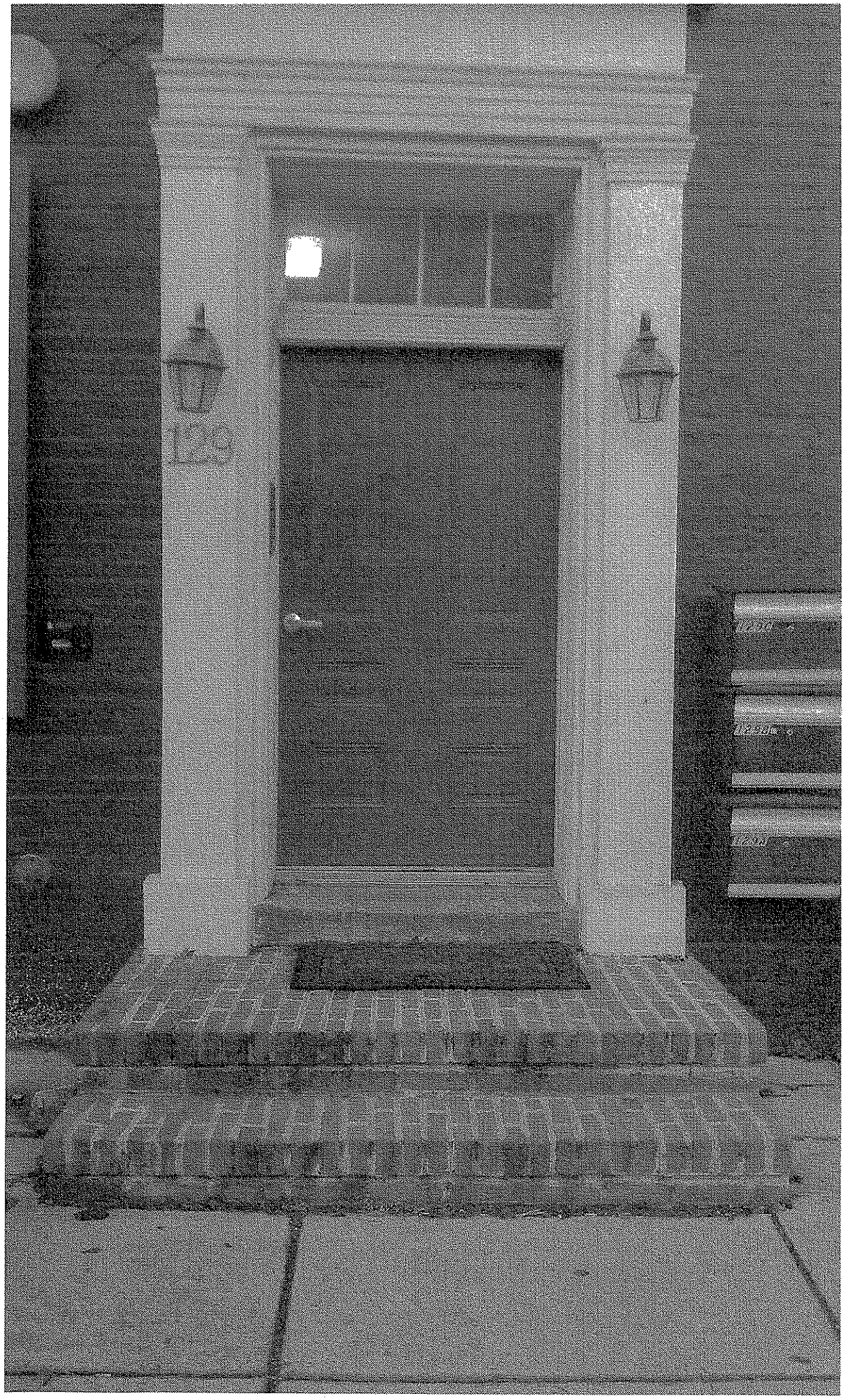
Michael Pich

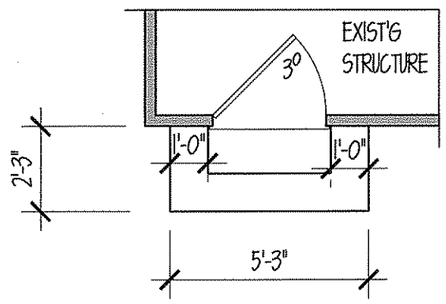


1. Six (6") Rise.

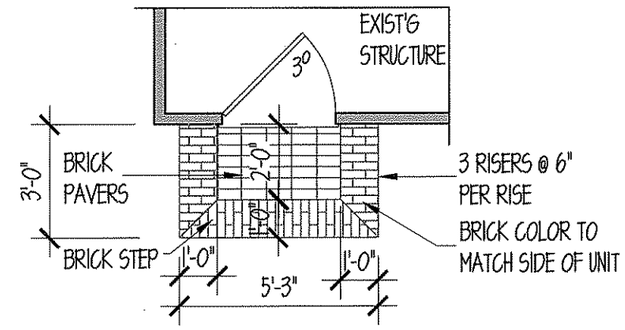
2. Twelve (12") Tread.



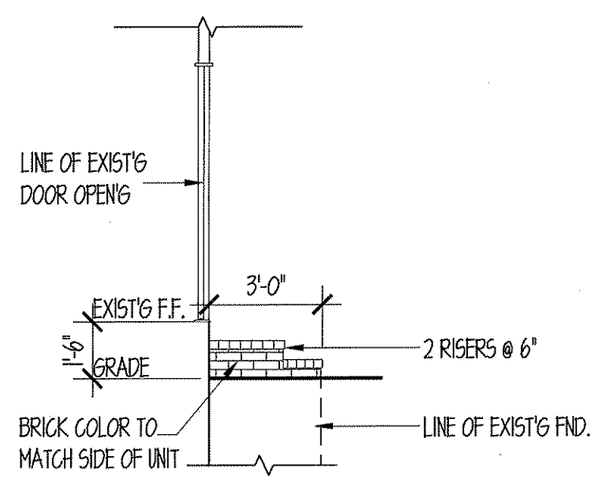




EXISTING STOOP



PROPOSED STOOP PLAN



PROPOSED LEFT SIDE ELEVATION

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 3367-R, EXPIRATION DATE 10/7/13

dw taylor
associates inc
ARCHITECT
5024 DORSEY HALL DRIVE SUITE 203
ELLICOTT CITY, MARYLAND 21042
TELEPHONE (410) 984 1181
FAX (410) 997 2924
INFO@DWTAYLOR.COM

BID & PERMIT

REVISIONS

date	remarks

drawn by BB	checked by
scale 1/4" = 1'-0"	date 01-10-2012

PROJECT TITLE

185 WEST ALL SAINTS STR.
NEW STOOP

CONTENT

PLANS &
ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
1000	A1

HISTORIC PRESERVATION COMMISSION
Hearing: January 26, 2012
Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC-12-012
CITATION ISSUED:	No
ADDRESS:	106 W Church Street
APPLICANT NAME:	All Saints Church, Bruce Fleming
PREPARED BY:	Christina Martinkosky
DATE:	January 19, 2012

PROJECT DESCRIPTION

The applicant proposes to remove the existing 8' tall steel platform and air conditioning condenser located on the west side of the building. Plans also include excavating a new mechanical trench enclosure and installing HVAC equipment below grade near the east (side) elevation. The trench will be located between an existing brick wall and the building's foundation. This work will require the installation of a concrete and brick retaining wall that will be situated near the northeast corner of the church.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

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

STAFF COMMENTS:

HVAC systems, including air conditioning units, heat pumps, air compressors, and other types of mechanical equipment placed outside of buildings are subject to HPC review. The Frederick Town Historic District Design Guidelines state that building accessories "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 area not readily visible from the public-right-of-way" (pg. 106).

Staff supports the removal of the existing 8' tall steel platform and air conditioning condenser located on the west side of the building. This element, which is independently supported and not attached to the historic building, is obtrusive and is clearly visible from the public right of way.

Relocating the new HVAC equipment so that it is hidden below grade is consistent with the design guidelines. The equipment will also be screened by an existing brick wall that runs parallel with the side elevation. The excavation for the mechanical trench will expose approximately 2'of the stone foundation. This section of the foundation is currently below grade is covered in modern parging. The applicant proposes to apply a finishing coat of parging that will be color matched to the stone. Staff supports this strategy.

In regards to the proposed retaining wall, the Design Guidelines state that "New fences and walls must resemble those that were built historically in the district and must be made of the same materials" (pg. 122). Although the retaining wall will be primarily constructed of concrete, the top portion of the wall will be faced in brick and feature a running bond pattern with a rowlock brick cap. The design and materials of the proposed wall will mimic the appearance of the existing brick wall nearby and the walls recently approved by the Commission in HPC-11-737 (located on the west side of the building). Staff finds that the material and design of the proposed retaining wall is appropriate, but encourages that all exposed sections, not just the top, be faced in brick to give a more unified, historically appropriate appearance.

The applicant intends to install a simply designed, black metal railing guard that will be situated on top of the new retaining wall. Staff finds that the material and design of the proposed railing is appropriate. Furthermore, the railing will not be attached to the building, so no historic material will be damaged.

The City Code may require that the existing brick wall which runs parallel the east elevation be modified to include a railing guard. If a railing is required, drawings and product information must be submitted to staff for review.

"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)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends approval of this application with the following conditions:

- That the finishing coat of parging on the foundation is color matched to the stone;
- That the new retaining wall is faced with brick on all exposed areas, not just the top section;
- That the retaining wall feature Glen-Gery, molded series, modular, 56DD Brick to match existing walls; and
- That if a railing guard is required to be installed on top of the existing brick wall, that drawings and product information are to be submitted to staff for review.

Application determined technically complete:

Christina Martinkosky, Historic Preservation Planner

Matthew Davis, AICP, Manager of Comprehensive Planning

ALL SAINTS' CHURCH, 106 W. CHURCH STREET, FREDERICK, MD 21701
CITY OF FREDERICK, HISTORIC PRESERVATION COMMISSION APPLICATION

HPC-12-12

DESCRIPTION OF WORK PROPOSED TO REMOVE EXISTING AIR CONDITIONING CONDENSOR UNIT & EQUIPMENT PLATFORM AT THE WEST SIDE OF THE HISTORIC CHURCH, AND REPLACE IT WITH UPDATED AIR CONDITIONING EQUIPMENT TO BE LOCATED IN A BELOW-GRADE CONCRETE AND MASONRY TRENCH ENCLOSURE ALONG THE FOUNDATION WALL AT THE OPPOSITE (EAST) SIDE OF THE CHURCH

Overview:

The major, existing air conditioning condenser that serves the Historic Church building of All Saints' Episcopal Church is an outdated, inefficient, noisy and unsightly piece of equipment independently supported by 8 foot high steel columns at the west side of the church building; it is very visible from the front and NW views of the church from the West Church Street sidewalk (see attached photos). We propose to install newer, quieter, more efficient equipment (the original equipment was installed in 1965) in a concrete and masonry enclosed "mechanical trench enclosure" adjacent to the exposed foundation walls at the east side of the church.

Working with and enhancing the natural grade of the property which slopes away from West Church Street, we propose to install the new equipment at an elevation approximately 3'-4" below the top of the wall of the existing adjacent masonry walkway at the east side of the church, and screen the equipment below the elevation of the adjacent soils at the NE corner of the front of the church so that it is NOT visible from the street in front of the church. This will be achieved with the installation of an engineered concrete retaining wall approximately 5'-0" in height, and topped with one to two feet of masonry brick at it's highest point (where it could be visible the street), and a code-compliant guardrail.

Our design intent is to improve the appearance and historical character of the front elevation of the historic church, as well as to reduce the level of ambient noise resulting from the new equipment installed below grade. The new, "relocated" equipment will be virtually invisible to an observer standing in West Church Street at the front of the church.

Please see the attached design drawings, referenced below:

Plan #'s 30 East Walk Plan and 30a East Walk Plan – New/ Old Work, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:

Show the plan view of the full length of the existing below grade masonry walkway from the West Church Street sidewalk to the Chapel Door Entry at the Basement Level on the east side of the church. The mechanical trench enclosure is proposed in the entire area between the east wall of the Historic Church and the adjacent walkway, from the curved portion of the walkway to the northeast corner of the Historic Church (where the new retaining wall is indicated on Plan 30), along approximately 36' of the exposed church foundation wall.

Plan # 31a East Walk Section B-B BEFORE, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:

Shows the lateral cross-section **Section B-B** (indicated on Plan 30) of the existing below grade walkway and area adjacent to the foundation walls at the east side of the church in its original state.

Plan # 31 East Walk Section B-B, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:

Shows the lateral cross-section **Section B-B** of the existing below grade walkway and area adjacent to the foundation walls at the east side of the church with proposed mechanical trench in place.

Plan # 32a Mechanical Pit Axo Before, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:
- Shows the east elevation of the church in its original state.

Plan # 32 Mechanical Pit Axo, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:
East elevation view of the existing masonry walkway at the east side of the Historic Church, showing the proposed masonry-topped concrete retaining wall at the north (right) end of the proposed mechanical trench enclosure beyond. **NOTE:** The area of "new" foundation masonry pargeting is represented in white to distinguish it from the surrounding masonry, but will actually only be visible in an area approximately 10" to 12" below the existing window sills, and will be of a colored mortar to match the foundation stone.

Plan # 34a East Elevation - Before, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:
Elevation view of the existing below grade masonry walkway in its original state, looking from the east side of the church site.

Plan # 34 Mechanical Pit East Elevation, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:
Elevation view of the existing masonry walkway with the proposed mechanical trench enclosure beyond, looking from the east side of the church site. The top of the proposed masonry-topped concrete retaining wall is visible at the right end.

Plan # 33a North Elevation -Before, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:
North elevation view showing the front of the church in its original state.

Plan # 33 Mechanical Pit North Elevation, dated 01/11/12 prepared by Heavy Timber Construction, Inc.:
North elevation view at the front of the church showing the top of the proposed retaining wall with a code-compliant guardrail at the proposed mechanical trench. The retaining wall and guardrail will serve to screen the proposed new mechanical equipment which will be installed in the mechanical trench beyond, below the grades of both the adjacent retaining wall and the existing masonry walkway.

Unnumbered Retaining Wall Details [Plan & Section View], dated 01/06/12 prepared by B & R Design Group, and signed and sealed by a Maryland registered Professional Engineer
Shows longitudinal section **Section A-A** of the proposed concrete retaining wall at the north end of the mechanical trench enclosure (looking west with the existing walkway at your back; in this section view north is to the right).

Other Construction Details:

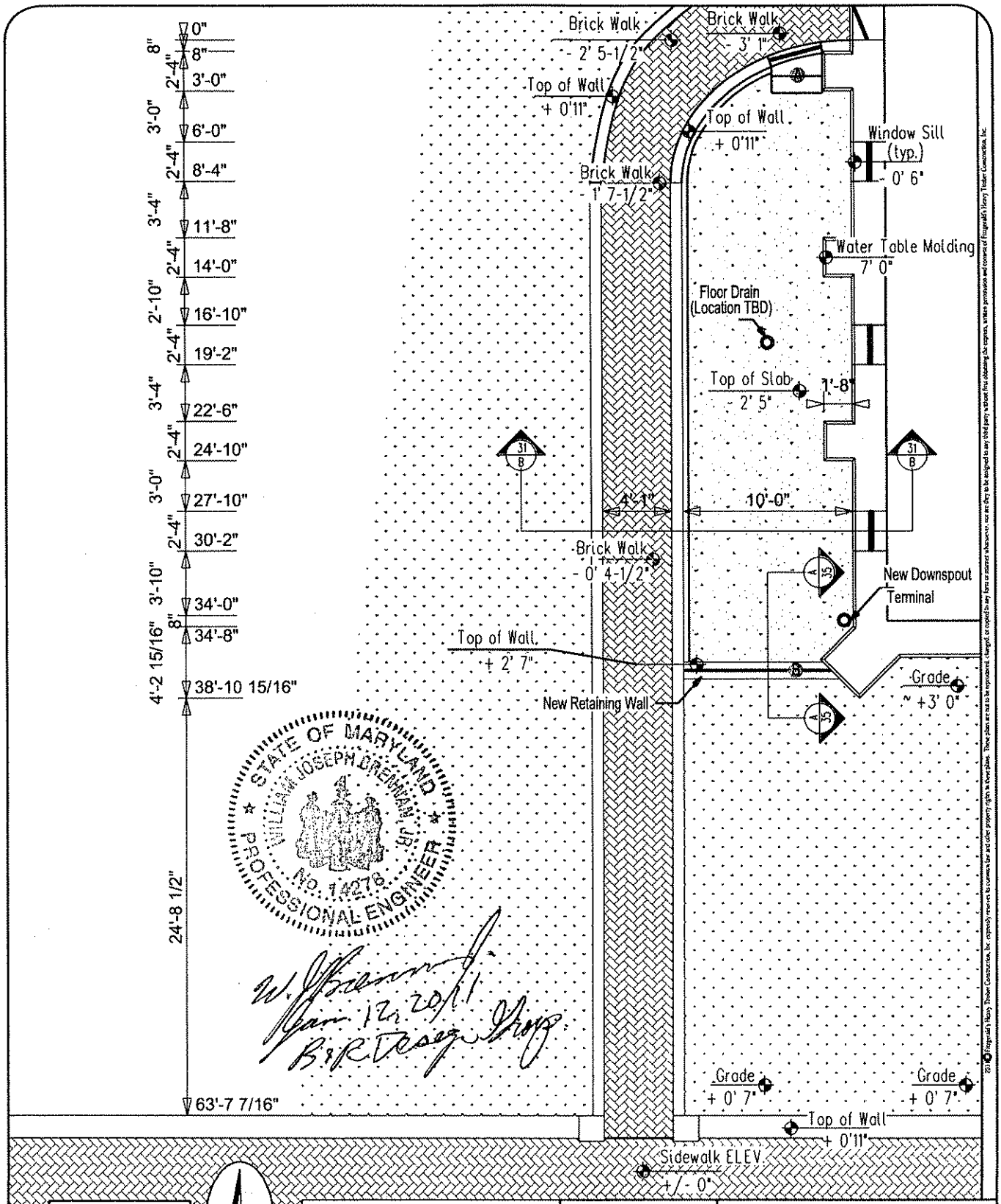
Bricks installed at the new retaining wall will match the brick of the exterior church walls in bond type, color, and size, and will be the same as the brick recently approved by the HPC for use in construction of HPC-11-737 (Glen-Gery, molded series, modular, 56 DD). Mortar will be Flamingo C-320 colored mortar to match the existing (also approved by the HPC for use in construction of HPC-11-737). A reminder that the texture of the existing exterior church brick cannot be practically duplicated since this brick was initially painted white, and then sand-blasted, perhaps a hundred years ago.

Respectfully Submitted,

Bruce Fleming, PMP
All Saints' Project Manager
brucemfleming@gmail.com

Glen-Gery Brick

Glen-Gery Brick



Two steps @ 4" rise, 12" run

Retaining wall fitted with 2 weep holes as shown in section

FITZGERALD'S HEAVY TIMBER CONSTRUCTION

301-898-9340

www.heavytimber.net

DATE: 01-11-12

Designer: Sam Owens

Scale: 1/8"=1'-0"

All Saints Episcopal Church

Project ID

20-File All Saints Mechanical Pit 01-09-12.2d

East Walk Plan

Plan #: 30

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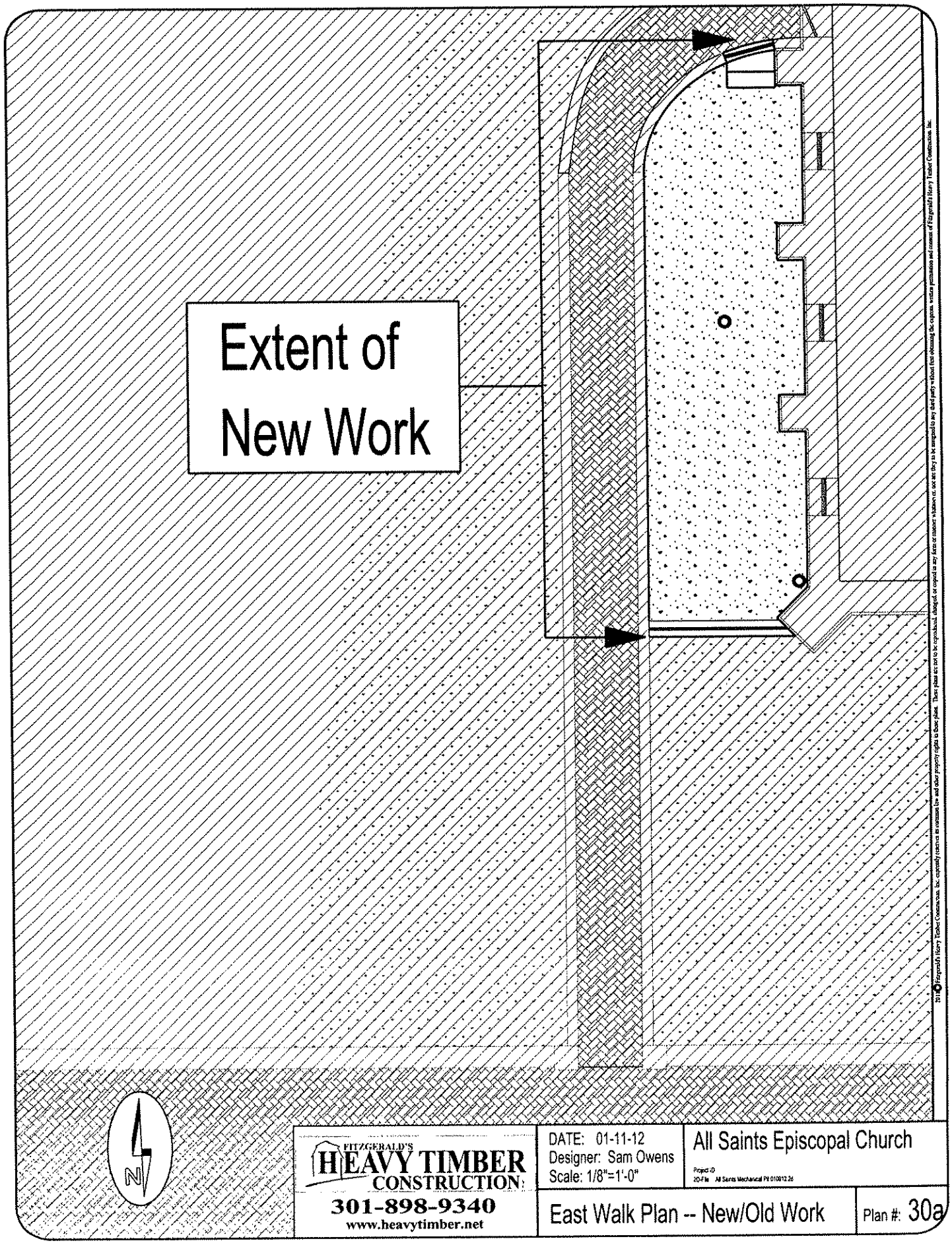

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301-898-9340
www.heavytimber.net

DATE: 01-11-12
Designer: Sam Owens
Scale: 1/8"=1'-0"

All Saints Episcopal Church

Project ID
2D-File All Saints Mechanical Pit 010912.2d

East Walk Plan -- New/Old Work

Plan #: 30a

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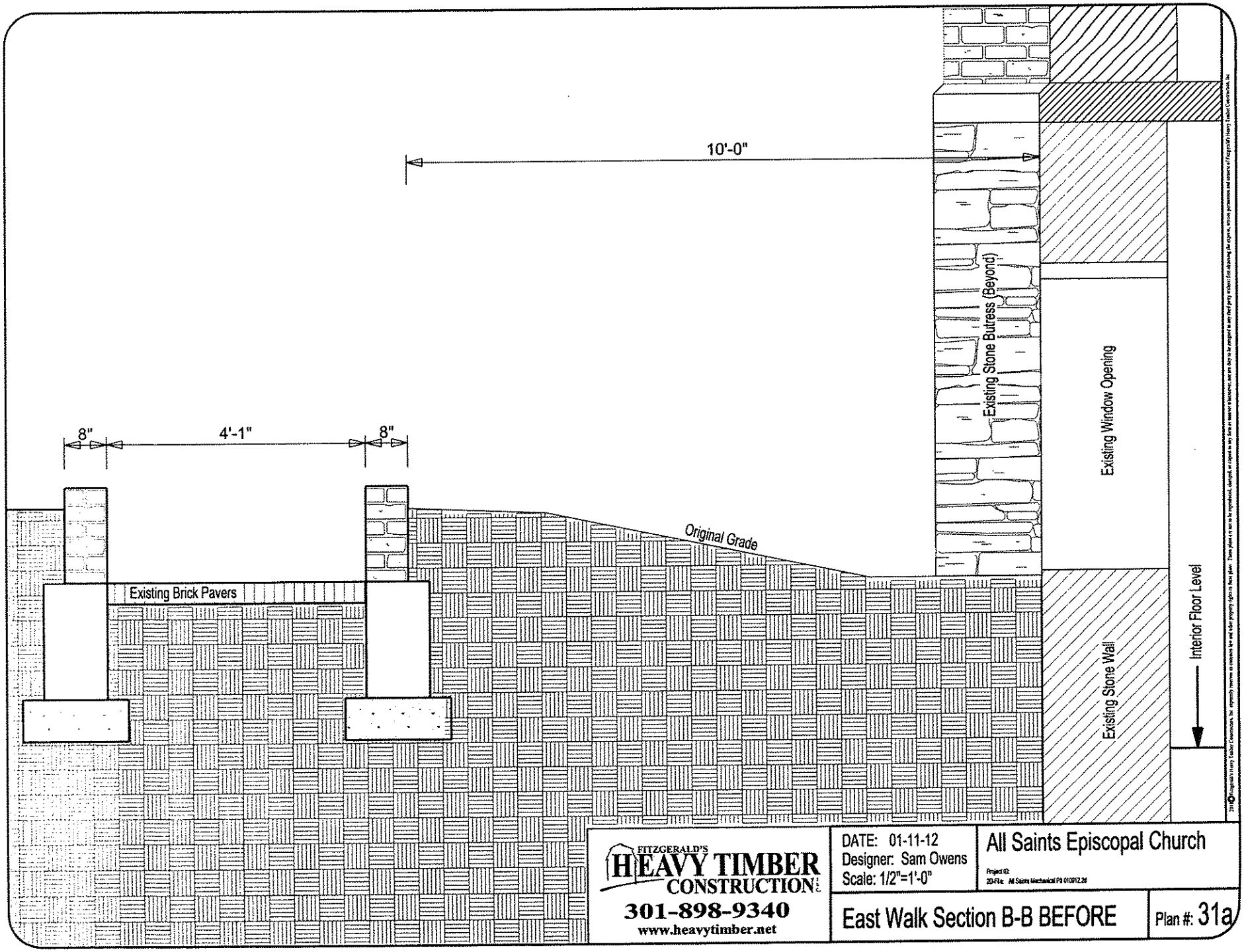

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301-898-9340
www.heavytimber.net

DATE: 01-11-12
Designer: Sam Owens
Scale: 1/2"=1'-0"

All Saints Episcopal Church

Project ID:
20-File: All Saints Mechanical Pit 010912.2d

East Walk Section B-B BEFORE

Plan #: 31a

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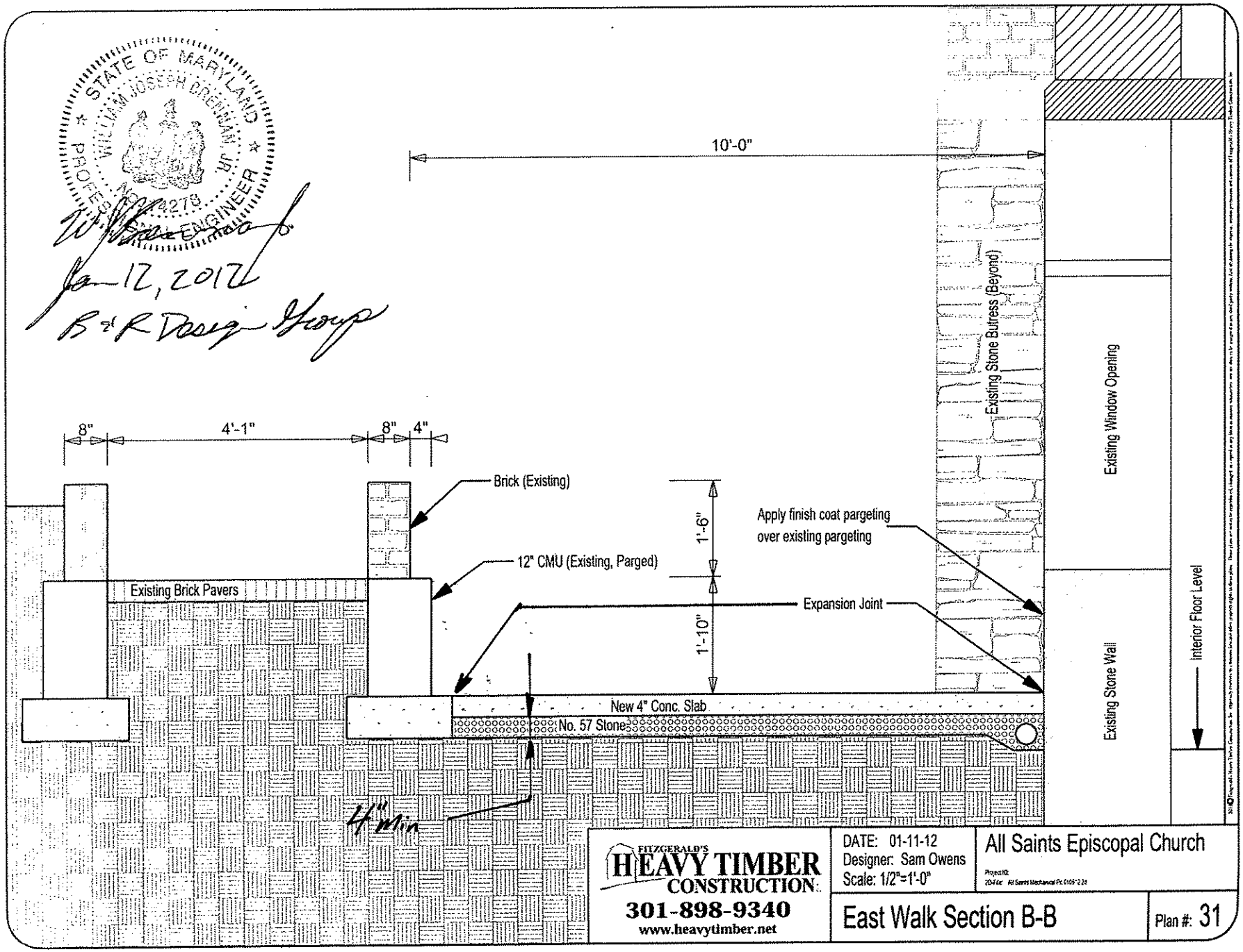
STATE OF MARYLAND
WILLIAM JOSEPH BRENNAN, JR.
PROFESSIONAL ENGINEER
Jan 12, 2012
B & R Design Group
10'-0"
8"
4'-1"
8"
4"
Brick (Existing)
12" CMU (Existing, Parged)
Existing Brick Pavers
1'-6"
1'-10"
Apply finish coat pargeting over existing pargeting
Expansion Joint
New 4" Conc. Slab
No. 57 Stone
4" Min
Existing Stone Buttress (Beyond)
Existing Window Opening
Existing Stone Wall
Interior Floor Level
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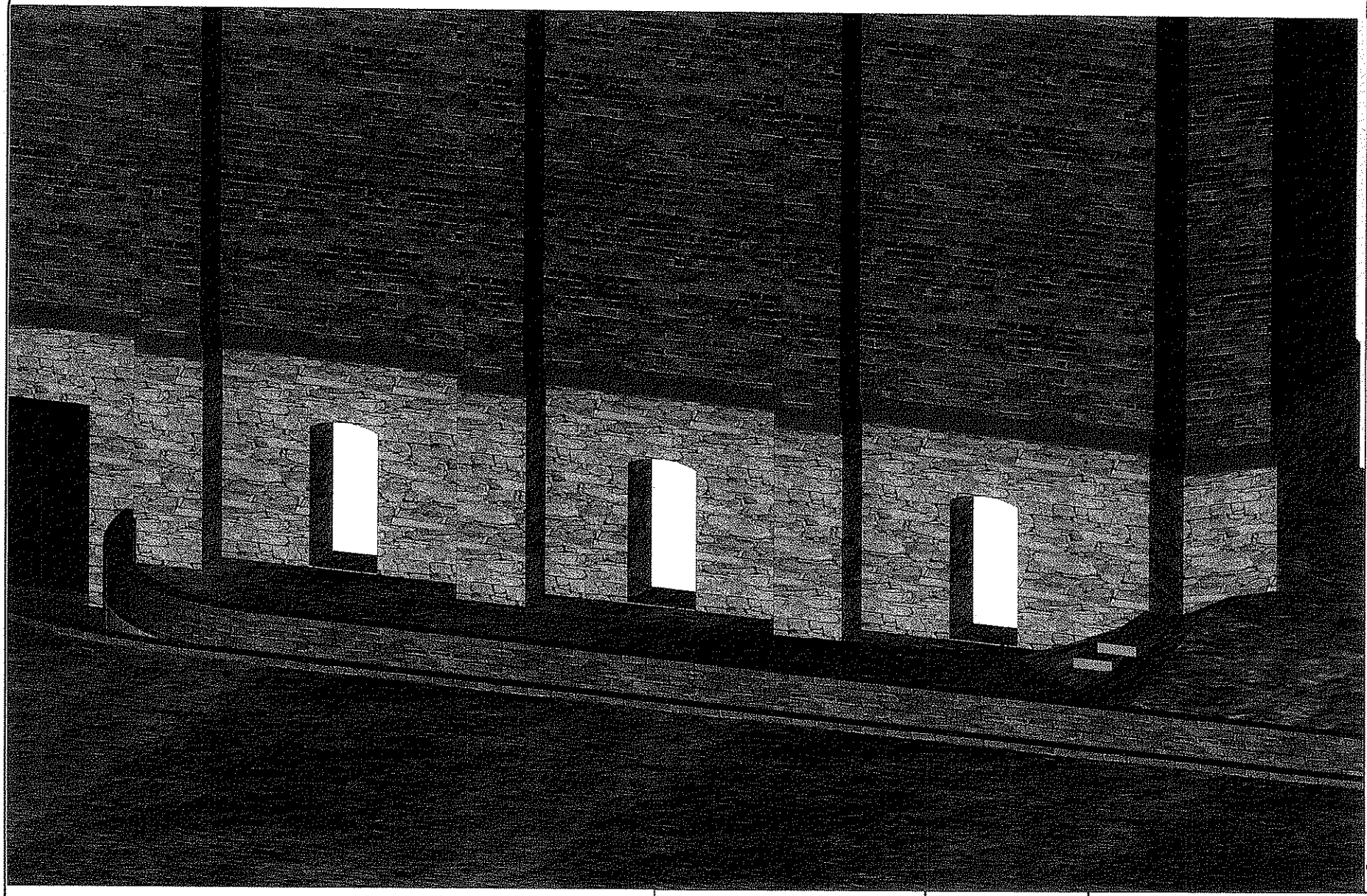
HEAVY TIMBER CONSTRUCTION
301-898-9340
www.heavytimber.net
DATE: 01-11-12
Designer: Sam Owens
Scale: 1/2"=1'-0"
All Saints Episcopal Church
East Walk Section B-B
Plan #: 31



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301-898-9340
www.heavytimber.net

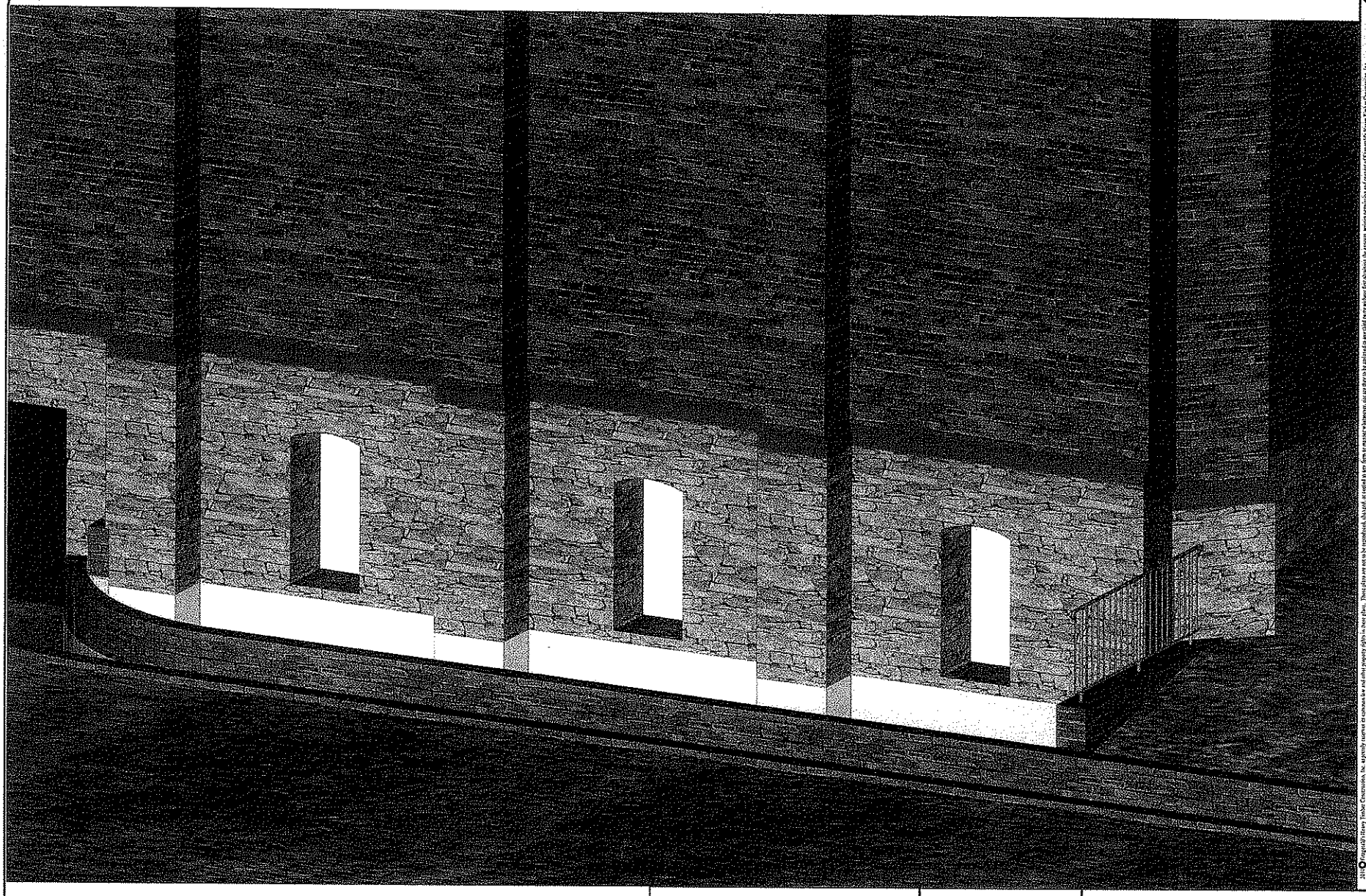
DATE: 01-11-12
Designer: Sam Owens
Scale: N/A

All Saints Episcopal Church

Project ID:
2D-File: All Saints Mechanical Pit 010912.2d

Mechanical Pit Axo Before

Plan #: 32a



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301-898-9340

www.heavytimber.net

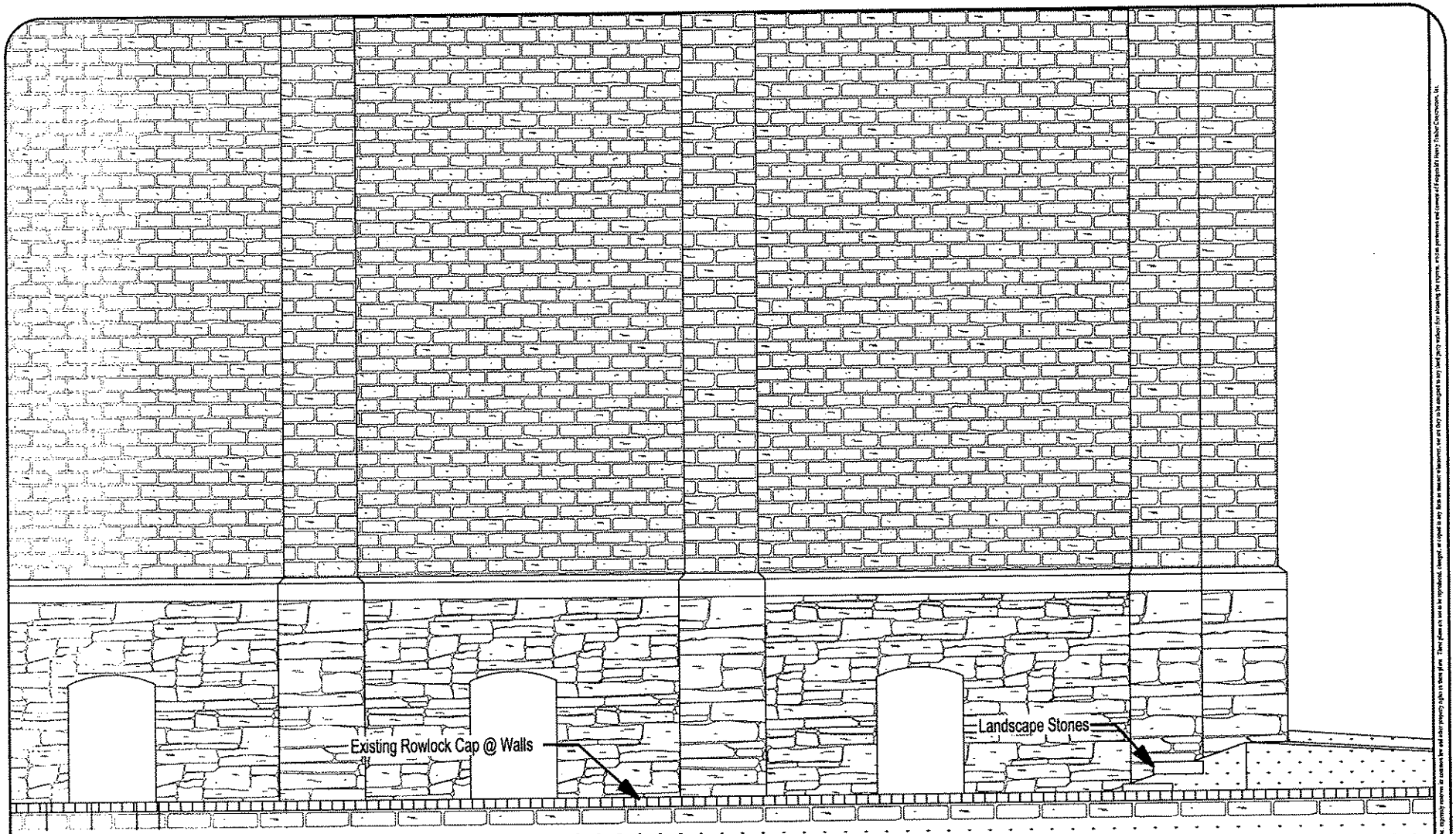
DATE: 01-11-12
Designer: Sam Owens
Scale: N/A

All Saints Episcopal Church

Project ID:
2D-File: All Saints Mechanical Pit 010912.24

Mechanical Pit Axo

Plan #: 32



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301-898-9340
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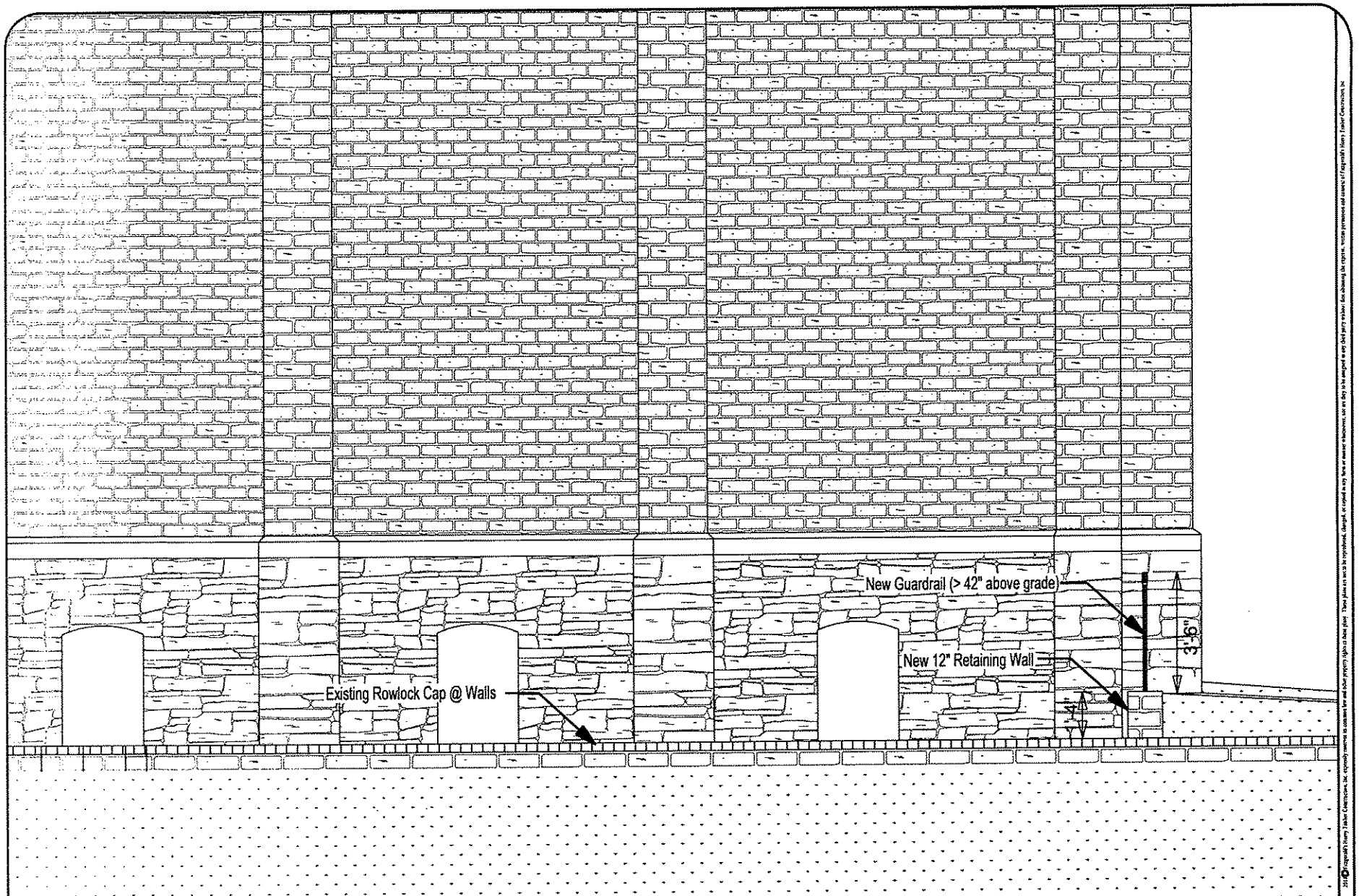
DATE: 01-11-12
Designer: Sam Owens
Scale: 1/4" = 1'-0"

All Saints Episcopal Church

Project ID:
2D-File: All Saints Mechanical Pit 010912.2d

East Elevation -- Before

Plan #: 34a



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301-898-9340
www.heavytimber.net

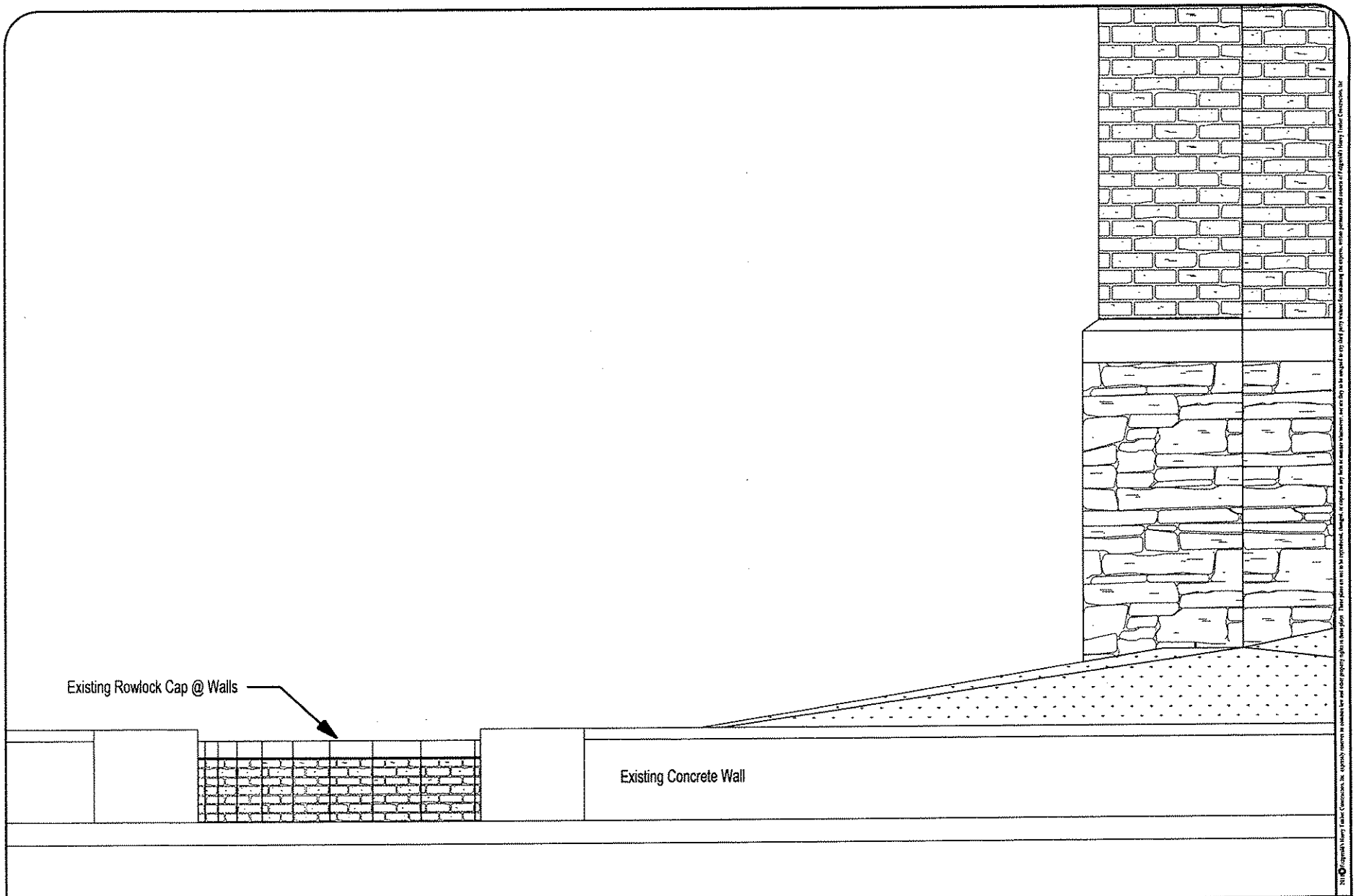
DATE: 01-11-12
Designer: Sam Owens
Scale: 1/4" = 1'-0"

All Saints Episcopal Church

Project ID:
2D-File: All Saints Mechanical Pit 010912.2d

Mechanical Pit East Elevation

Plan #: 34



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301-898-9340
www.heavytimber.net

DATE: 01-11-12
Designer: Sam Owens
Scale: 1/2" = 1'-0"

All Saints Episcopal Church

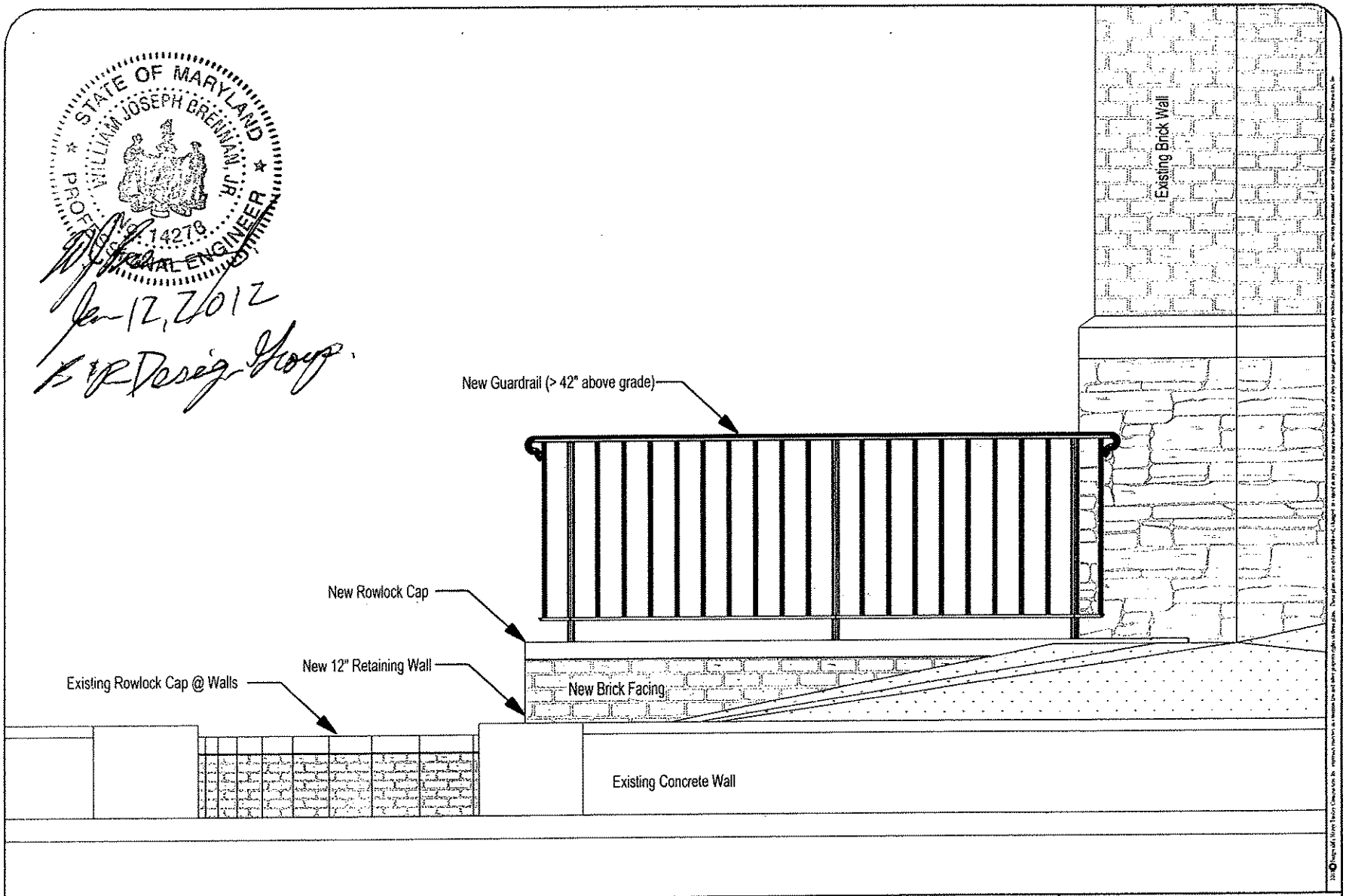
Project ID:
2D-File: All Saints Mechanical Pt 010912.2d

North Elevation -- Before

Plan #:33a

STATE OF MARYLAND
WILLIAM JOSEPH BRENNAN, JR.
No. 14278
PROFESSIONAL ENGINEER

Jan 12, 2012



NOTE: New Brick Facing to match appearance, pattern, and bond of existing building wall brick,

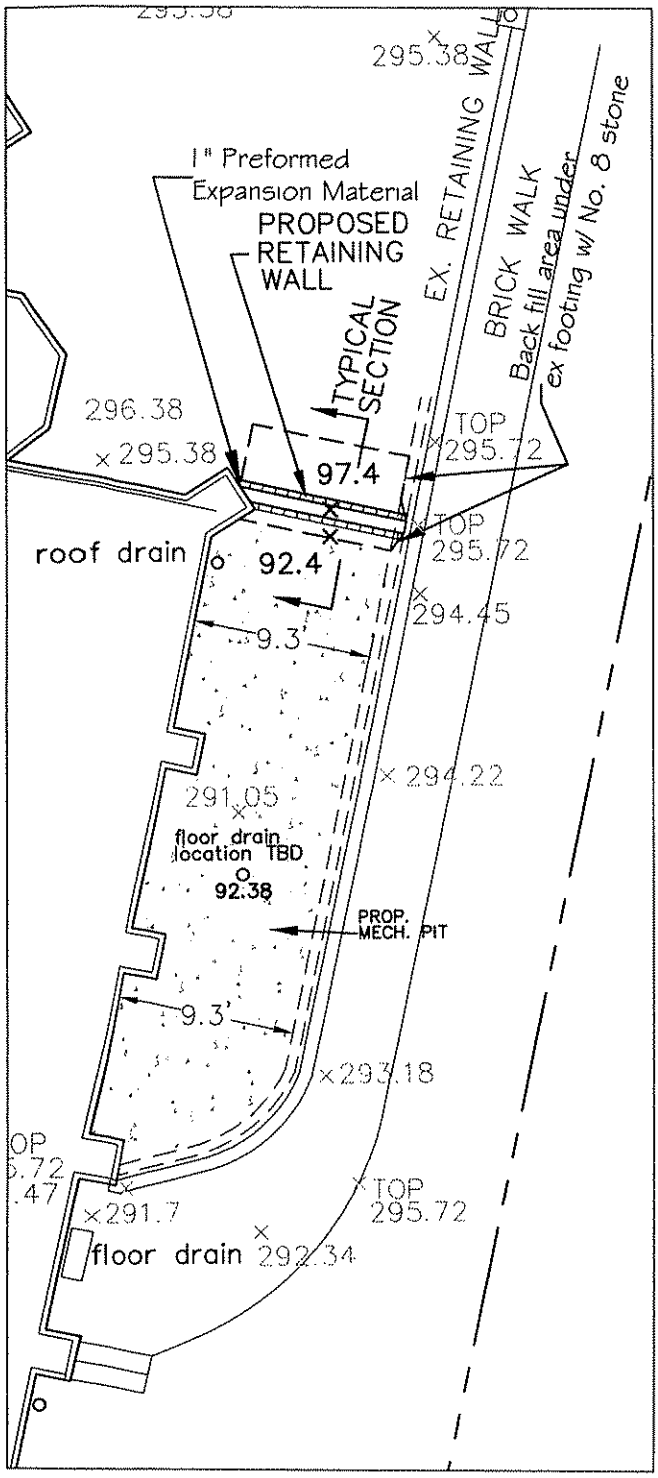
FITZGERALD'S HEAVY TIMBER CONSTRUCTION
301-898-9340
www.heavytimber.net

DATE: 01-11-12
Designer: Sam Owens
Scale: 1/2" = 1'-0"

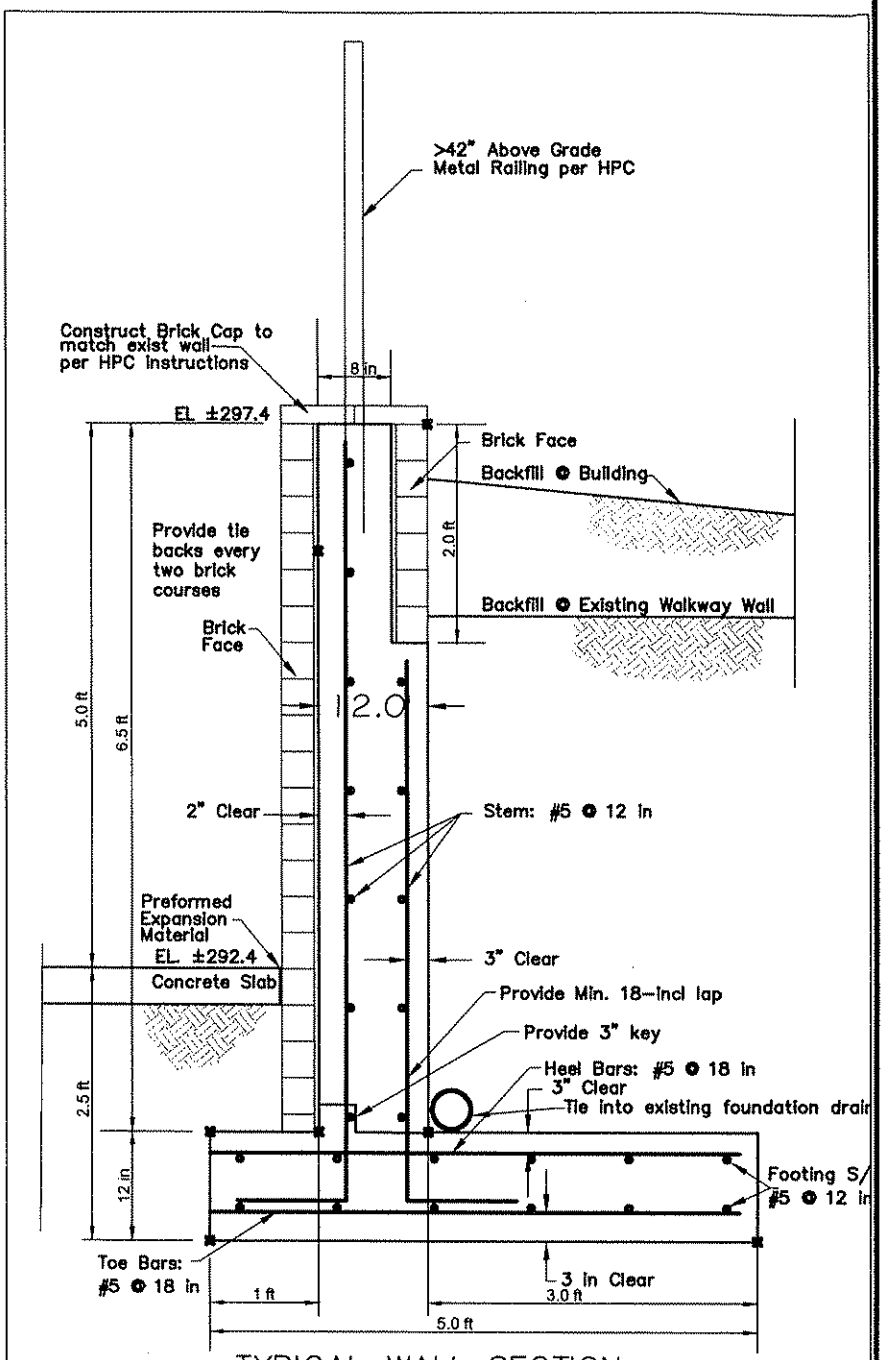
All Saints Episcopal Church

Mechanical Pit North Elevation

Plan #: 33



PLAN
SCALE: 1"=10'



TYPICAL WALL SECTION
NTS

RETAINING WALL DETAILS
ALL SAINTS EPISCOPAL CHURCH
106 West Church Street

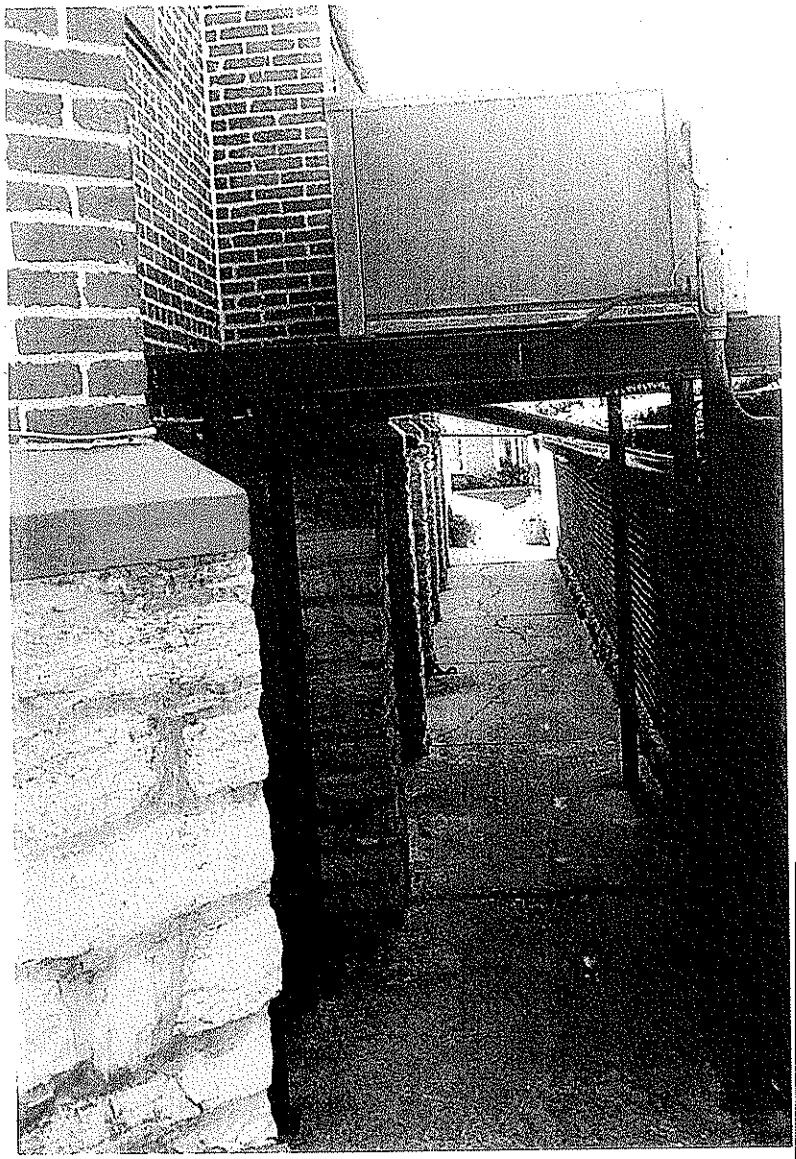
B & R DESIGN GROUP

Job No. 11-458
Jan. 06, 2012

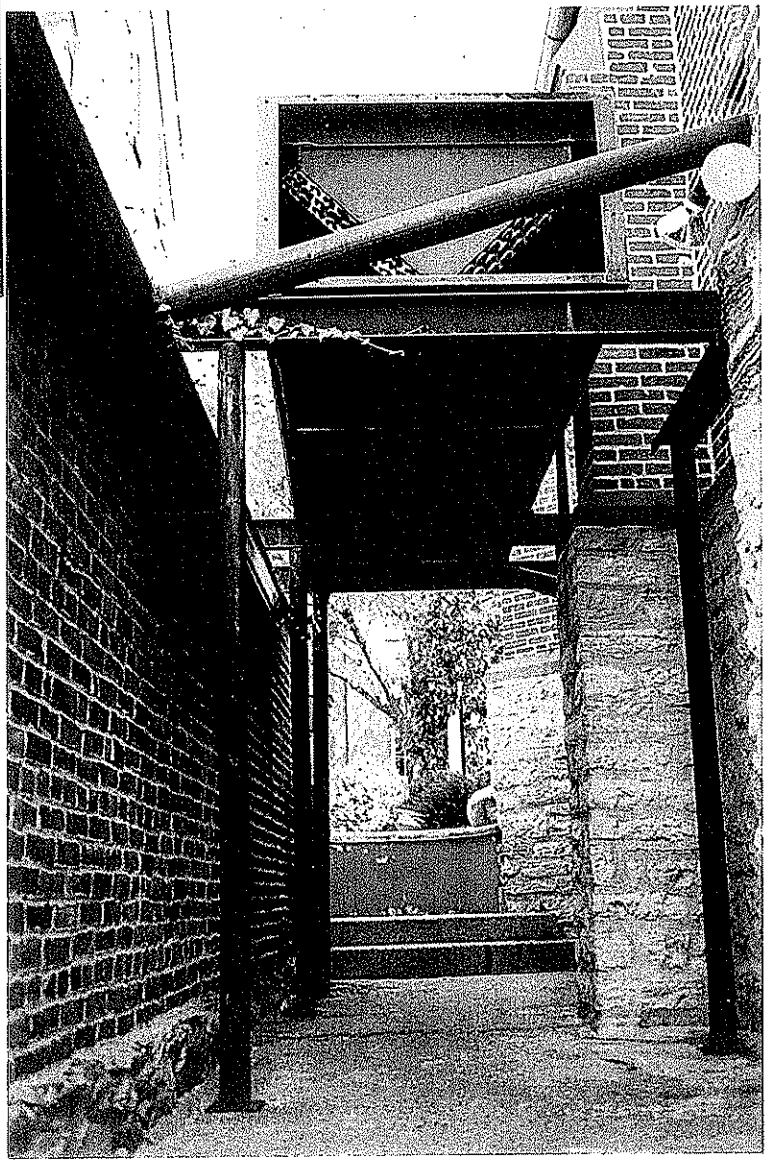
300 W. Patrick St. Frederick MD 21701
ph: 301-668-0505 fax: 301-668-0507

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am duly licensed professional engineer under the laws of the State of Maryland, License No. 14278, expiration date 01-17-2013.

B & R Design Group



View from Chiurch Street (north) of the A/C condensers and steel structure to be demolished..



View from south (Patrick Street) of the A/C condensers and steel structure to be demolished..

HISTORIC PRESERVATION COMMISSION
Hearing: January 26, 2012
Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC12-15
CITATION ISSUED:	No
ADDRESS:	114 W 3RD ST
APPLICANT NAME:	Harriet Litras
PREPARED BY:	Lisa Mroszczyk Murphy
DATE:	January 13, 2012

PROJECT DESCRIPTION

This application concerns the replacement of two historic 6/6 double hung wood windows on the rear of a contributing resource. Proposed replacement windows feature simulated divided lights and aluminum cladding.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

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

STAFF COMMENTS:

Regarding the replacement of historic windows, the *Frederick Town Historic District Design Guidelines* state (p. 68),

- All existing window assemblies shall be preserved, with their defining elements repaired rather than replaced.
- Deteriorated elements may be selectively repaired.
- Window elements or entire windows that are deteriorated beyond repair can be replaced.

Based on the application documentation and site inspection by staff, these historic wood windows are not beyond repair and they should not be replaced. There are several items that would improve these windows that do not require approval such as replacing broken panes of glass and removing excess layers of paint. Additionally, up to 10% of the total number of sills can be replaced in-kind without approval.

"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)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends denial of the application to replace the existing historic windows because they are not deteriorated beyond repair.

Application determined technically complete:

Lisa Mroszczyk Murphy, Historic Preservation Planner

Matthew Davis, AICP, Manager of Comprehensive Planning

Proposal - Detailed

Pella Window and Door Showroom of Beltsville
12100 Baltimore Avenue Suite 1
Beltsville, MD 20705-1363
Phone: 3019577015 Fax: 3012109542

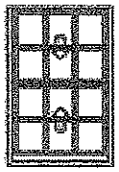
Sales Rep Name: Spence, Paul
Sales Rep Phone: (301) 957-7000
Sales Rep E-Mail: pspence@kc-pella.com
Sales Rep Fax: (301) 210-9542

Customer Information	Project/Delivery Address	Order Information
Thomas Litras 114 W 3rd St FREDERICK, MD 21701-5333 **Day Phone:** (301) 6947055 **Mobile Phone:** **Fax Number:** **E-Mail:** **Contact Name:** **Great Plains #:**	**Litras,Thomas** 114 W 3rd St **Lot #** FREDERICK, MD 21701-5333 **County:** FREDERICK **Owner Name:** Thomas Litras **Owner Phone:** (301) 6947055	**Quote Name:** Architect Se llt P-fit stops **Order Number:** 717 **Quote Number:** 3288168 **Order Type:** Installed Sales **Wall Depth:** **Payment Terms:** C.O.D. **Tax Code:** MDINSTALL8 **Cust Delivery Date:** None **Quoted Date:** 11/10/2011 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	INSTALL	**RPSET101 - INSTALL 0 - 1000**	$281.01	1	$281.01

Customer Notes: HOME BUILT IN 1860 LEAD SAFE INSTALL

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15	TV ROOM BACK	**Architect, Double Hung, White**	$1,084.28	1	$1,084.28



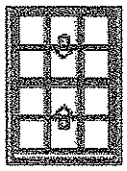
PK #
488

1: SizeNon-Standard Size Double Hung, Equal Split
General Information: Standard, Style Edition, Clad, Pine
Exterior Color / Finish: Standard EnduraClad, White
Interior Color / Finish: Primed Interior
Glass: Insulated Low E Advanced Argon Gas
Hardware Options: Spoon Lock, Installed, Champagne, Order Sash Lift
Screen: Half Screen, InView
Grille: ILT, No, 7/8", Traditional (3W2H / 3W2H)

Customer Notes: P-FIT / REMOVE AND REINSALL THE A/C UNIT/ PAINT INTERIOR WINDOW AND STOP IN SHOP OFF WHITE THE CUSTOMER TO SUPPLY THE COLOR PAINT AT PRE-CHECK

PSPAINTRR01 - PAINTRR01 Window w/muntin & trim <96 UI Qty 1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	HALL	**Architect, Double Hung, White**	$1,136.25	1	$1,136.25



PK #
488

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Exterior Color / Finish: Standard EnduraClad, White
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Hardware Options: Spoon Lock, Installed, Champagne, Order Sash Lift
Screen: Half Screen, InView
Grille: ILT, No, 7/8", Traditional (3W2H / 3W2H)

Customer Notes: P-FIT / REMOVE AND REINSALL THE A/C UNIT/ PAINT INTERIOR WINDOW AND STOP IN SHOP OFF WHITE THE CUSTOMER TO SUPPLY THE COLOR PAINT AT PRE-CHECK

PSPAINTRR01 - PAINTRR01 Window w/muntin & trim <96 UI Qty 1

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
30	INSTALL	**RIW110 - P - FIT WINDOW INSTALL (INCLUDES CAPPING)**	$192.83	2	$385.66

Customer Notes:

Pfit/Pocket Replacement
Inclusions
- Remove existing sashes and storms (frames and interior trim to remain)
- Prepare openings to accept new units
- Fill pulley holes only with insulation
- Set Units plumb, level and square
- Insulate and caulk
- Cap exterior with aluminum WHITE
- Haul away window debris

Exclusions
- If weighted pockets are to be insulated completely an extra charge must be added.

If interior stops are needed for wood and Impervia, there is an additional charge
30% OFF INSTALL HAS BEEN APPLIED TO THIS PRICE. ALL DISCOUNTS HAVE BEEN APPLIED.

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	INSTALL	**RIW191 - ADD FOR JE OR STOPS TO COVER ACCESSORY GROOVE**	$66.15	2	$132.30

Customer Notes: ADD INTERIOR STOPS TO ALL UNITS

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	INSTALL	**RIINSTALL - * MISCELLANEOUS LABOR CHARGE ***	$74.12	2	$148.24

Customer Notes: REMOVE AND REINSTALL THE A/C UNITS

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
45	INSTALL	**RIW116 - BLOCK FOR FRAMING**	$67.97	2	$135.94

Customer Notes: REMOVE AND REINSTALL A NEW SILL ON LINE#15 #20 ONLY

Line #:	Location:	Attributes	Item Price	Qty	Ext'd Price
50	LEAD SAFE INSTALL	**RIWLSP2 - Lead Safe Pocket Replacement**	$90.00	2	$180.00

Customer Notes: HOME BUILT IN 1860 LEAD SAFE INSTALL

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor K.C. Company, Inc. will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

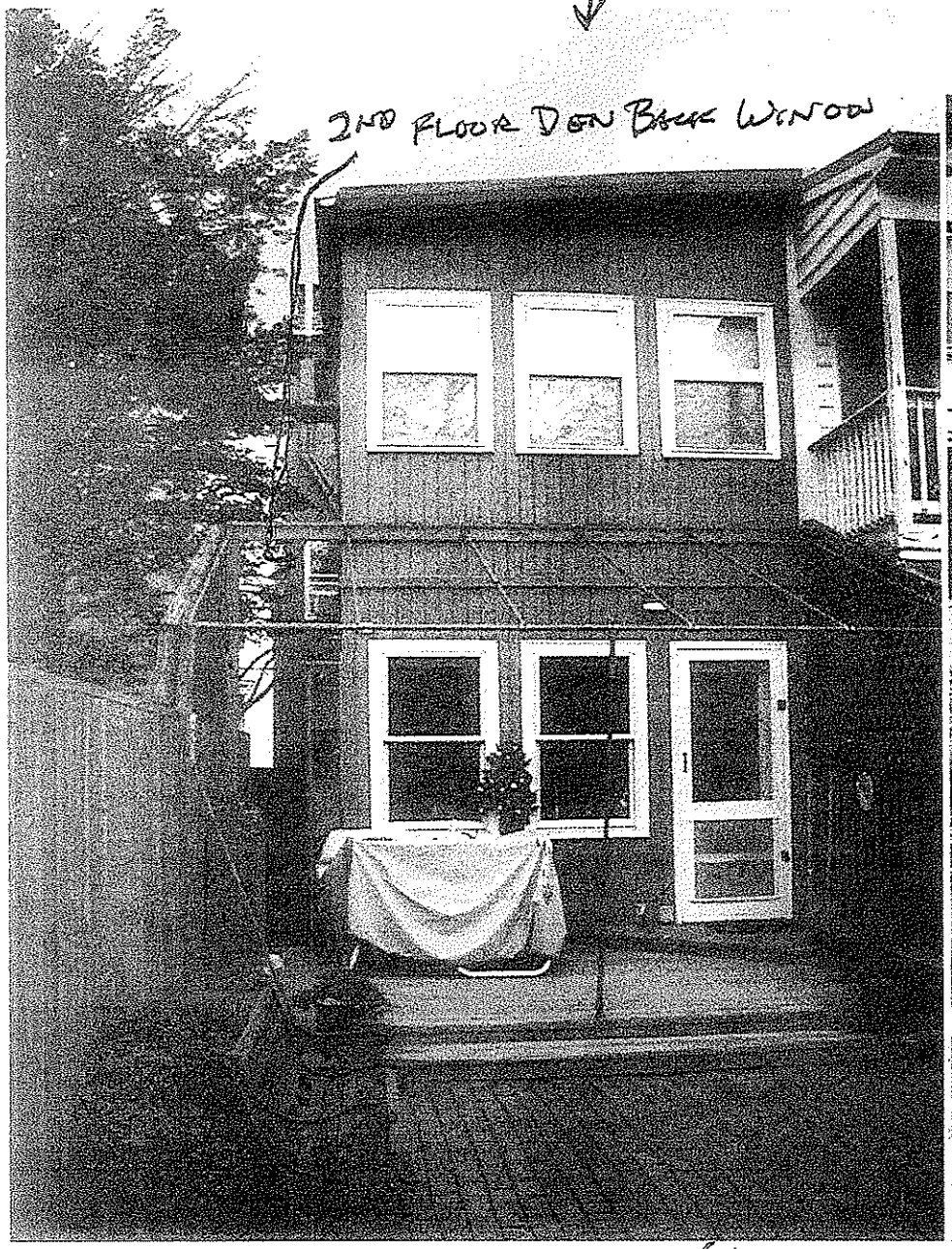
Pella Sales Rep Signature

Date

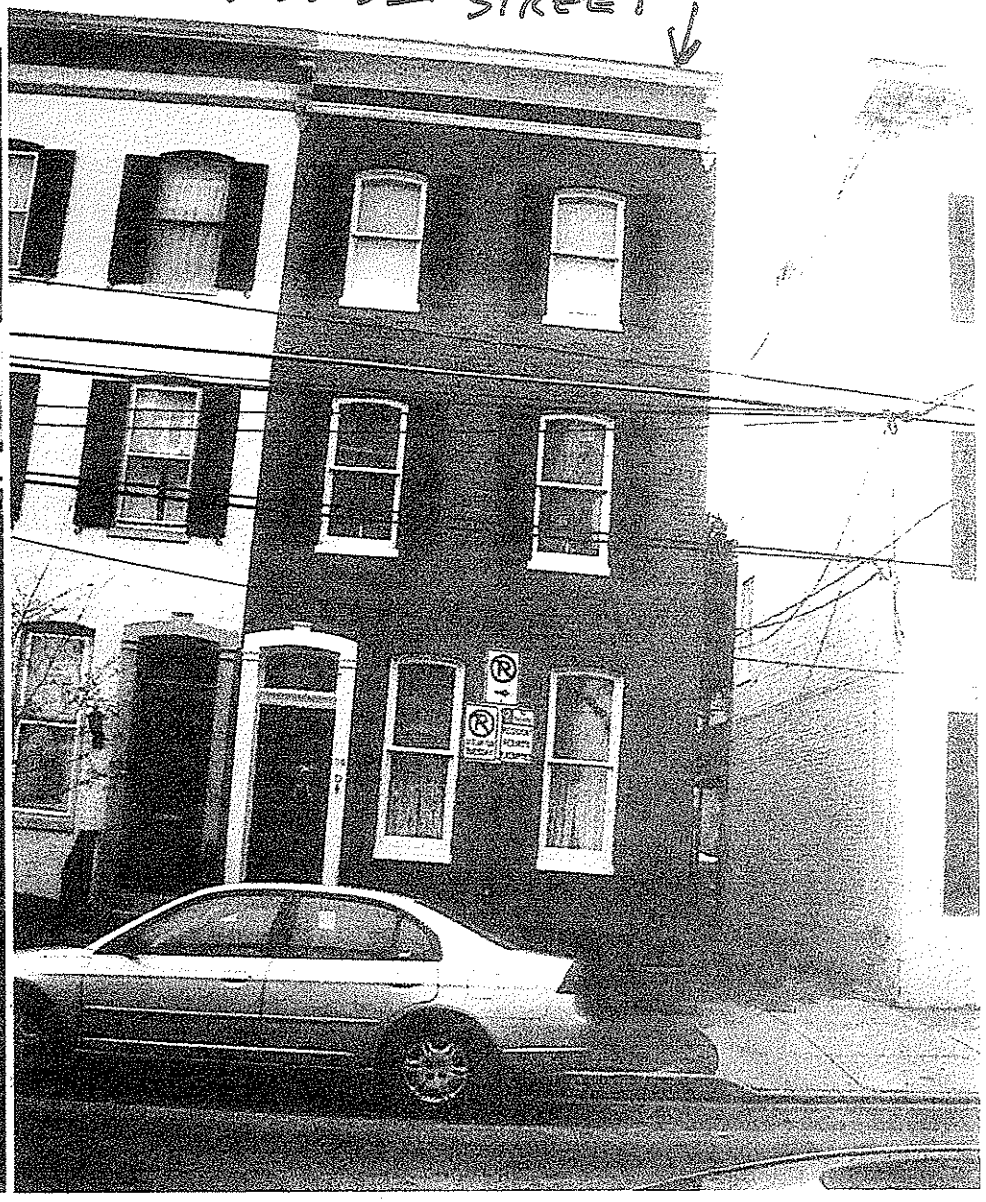
Date

Order Totals	
Taxable Subtotal	$2,220.53
Sales Tax @ 0%	$0.00
Non-taxable Subtotal	$1,263.15
Total	$3,483.68
Deposit Received	
Amount Due	**$3,483.68**

BACK OF 114 W. 3RD ST.

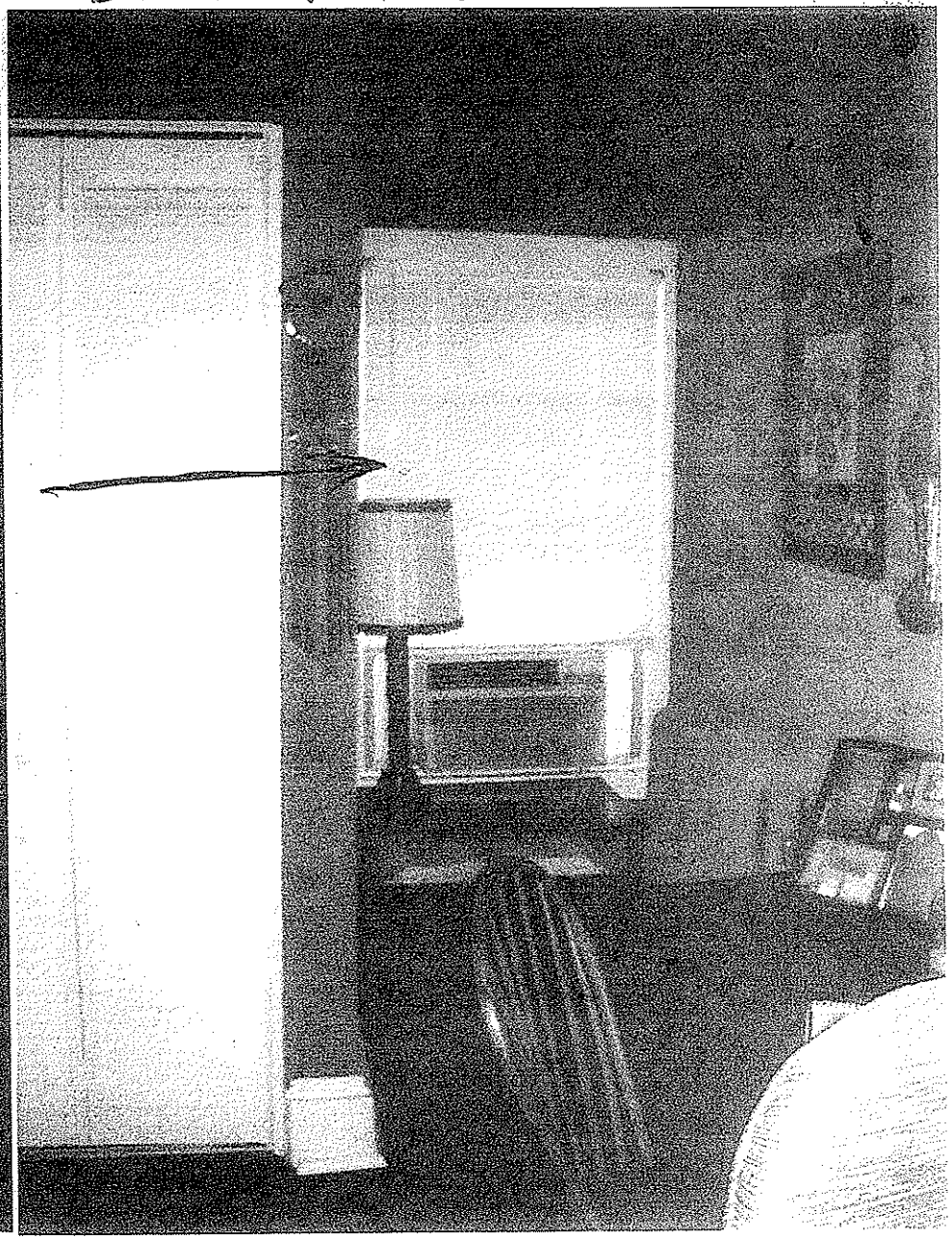


FRONT OF 114 W. 3RD STREET



WINDOW AT 2ND/3RD FLOOR LANDING NOT VISIBLE EXCEPT WHEN ON ROOF

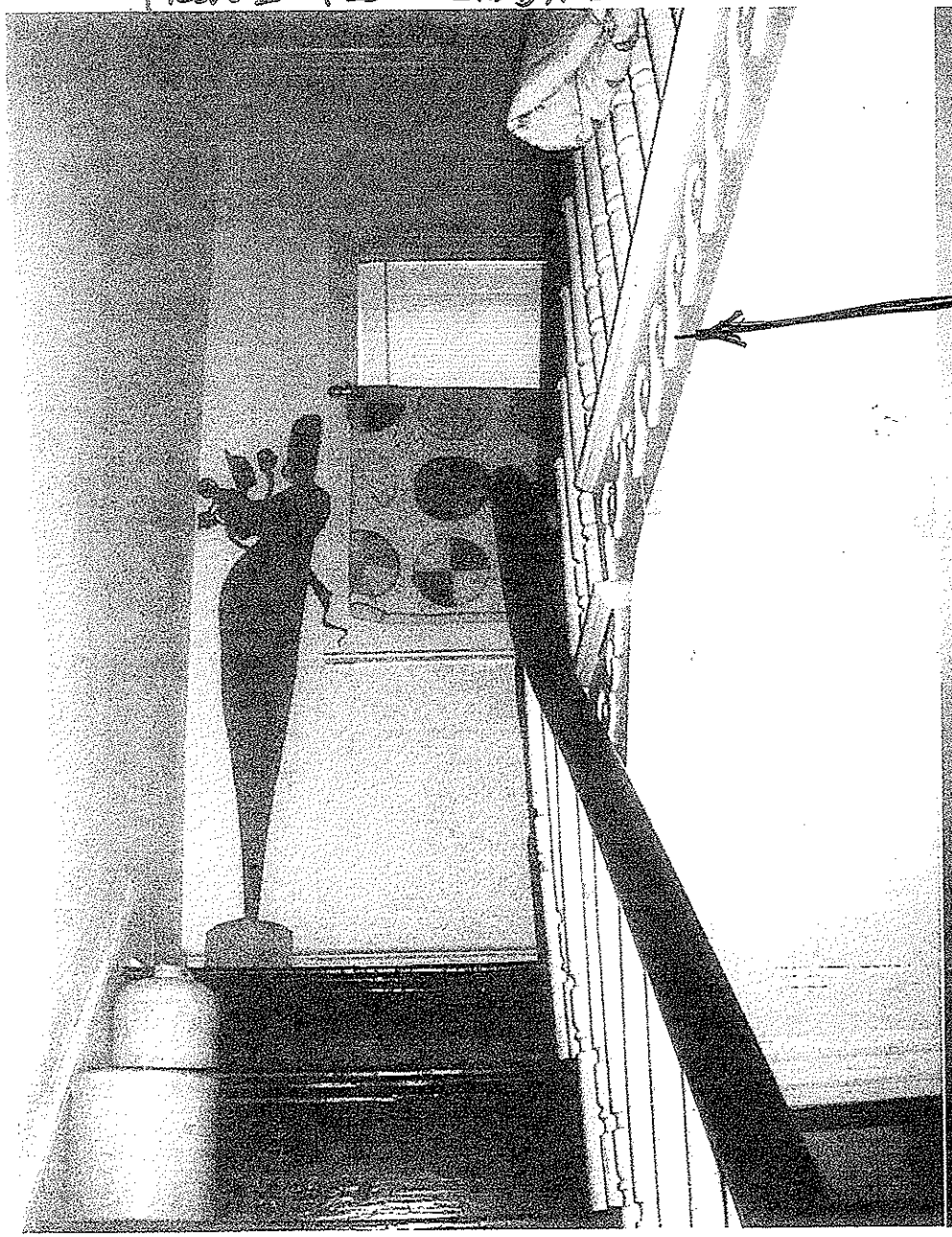
WINDOW IN KEN
2ND FLOOR
CLOSE UP LOOKS OUT BACK OF HOUSE



A/C HAS ROTTED
OUT SILL

WINDOW AT LANDING
BETWEEN 2ND & 3RD FLOORS

FROM 2ND FLOOR LANDING



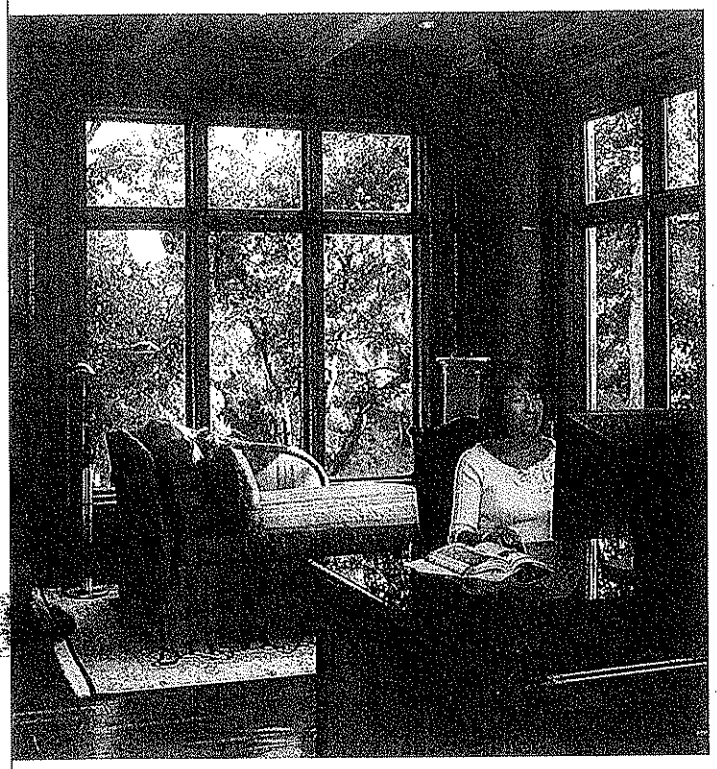
CLOSE UP

LOOKS OUT TO BACK YARD

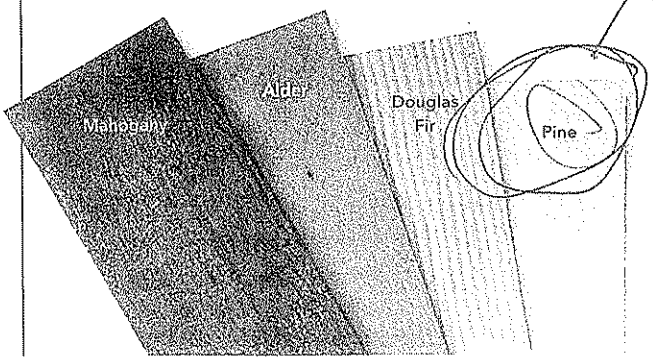
PELLA® ARCHITECT SERIES®

Unsurpassed architectural expression.*

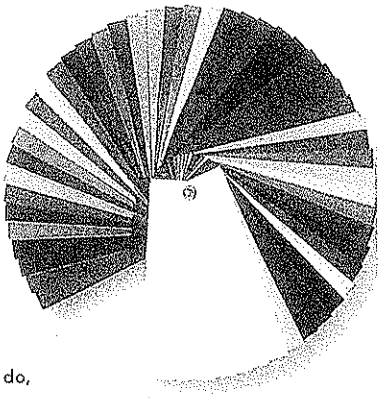
The Pella Wood Collection



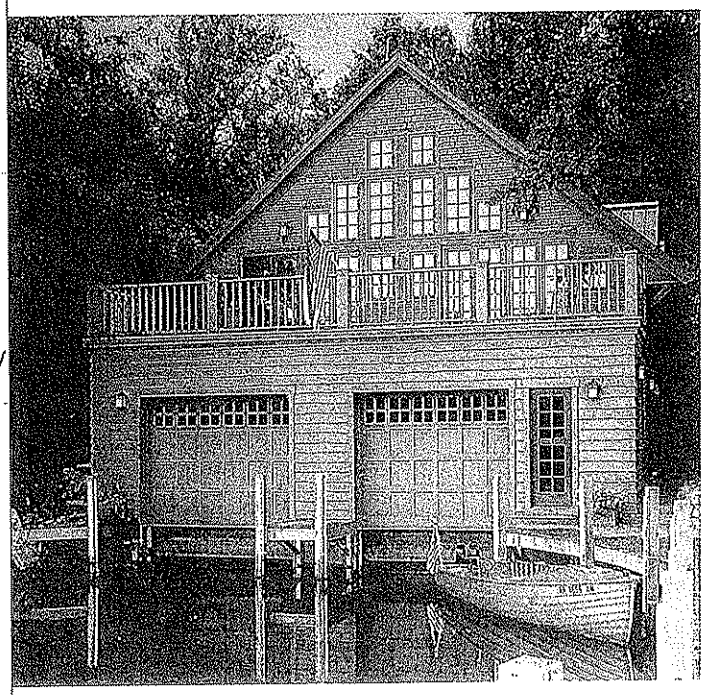
- Every Pella Architect Series window and patio door is expertly crafted to accentuate the natural beauty of the wood.
- Mahogany, Alder, Douglas Fir and Pine windows and patio doors can perfectly complement your home's architecture, cabinets, furniture, floors and trim – and your budget.
- Pella Architect Series windows and patio doors are made to your specifications with meticulous workmanship and all-wood construction. The result is windows and doors that are extremely durable, energy-efficient and breathtakingly beautiful.



Virtually Unlimited Exterior Color Choices



- Because "close enough" won't do, Architect Series windows and patio doors are available in 27 EnduraClad® exterior colors and a virtually unlimited number of Custom colors.
- These low-maintenance EnduraClad exteriors don't need painting; plus, they resist fading and chalking to stay looking great for years.
- Low-maintenance EnduraClad exterior trim is also available. It will perfectly match your window or patio door EnduraClad exterior to give your home a beautifully coordinated look.
- You can also match your home's architectural style and color palette by choosing primed and ready-to-paint[1] or unfinished wood[2] exteriors.



[1] Pine and Mahogany products only.

[2] Mahogany products only.

FEATURES AND OPTIONS

Enjoy greater design flexibility with our variety of stains, grille patterns and more.

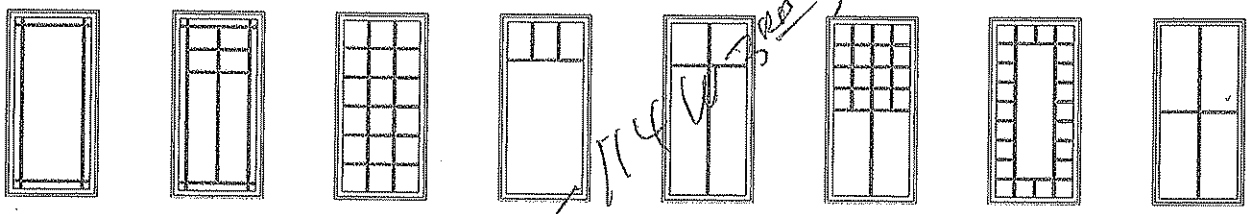
PREFINISHED INTERIORS

Prefinished interiors give you instant wow – without any work. The wood interiors of Architect Series® windows and patio doors can arrive prefinished in your choice of eight stain colors to complement your home's trim, floors or cabinetry. Prefinished White and primed, ready-to-paint interiors are also available.

Natural | Golden Oak | Early American | Provincial | Special Walnut | Cherry | Red Mahogany | Dark Mahogany | Prefinished White

GRILLE PATTERNS[1]

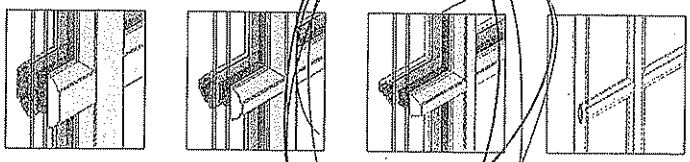
Pella offers an attractive variety of grille options and standard grille patterns to enhance any home's design. Let us create a custom grille pattern for you, or design one all your own.



9-Lite Prairie | 14-Lite Prairie | Traditional | Top Row | Cross | New England | Victorian | Custom (Equally Divided)

PERMANENT GRILLES

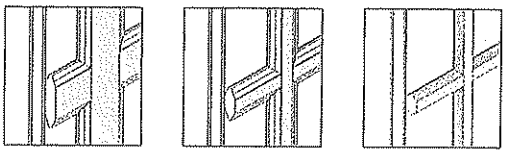
INTEGRAL LIGHT TECHNOLOGY® GRILLES are permanently bonded to the glass surface. **GRILLES-BETWEEN-THE-GLASS** are permanently sealed between the panes of glass.



2" Integral Light Technology Grilles | 1-1/4" Integral Light Technology Grilles | 7/8" Integral Light Technology Grilles | 3/4" Aluminum Grilles-Between-the-Glass[2]

REMOVABLE GRILLES

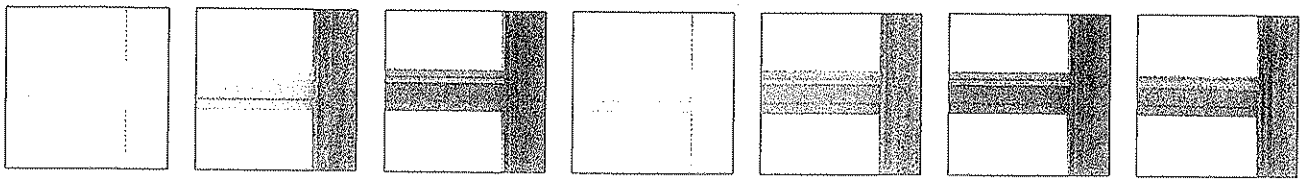
REMOVABLE ROOMSIDE GRILLES make cleaning the glass easier.



2" Roomside Wood Grilles | 1-1/4" Roomside Wood Grilles | 3/4" Roomside Wood Grilles

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS[3]

GRILLES-BETWEEN-THE-GLASS COLORS perfectly complement your home's interior stain, paint and décor colors and can be combined with any EnduraClad® exterior color.



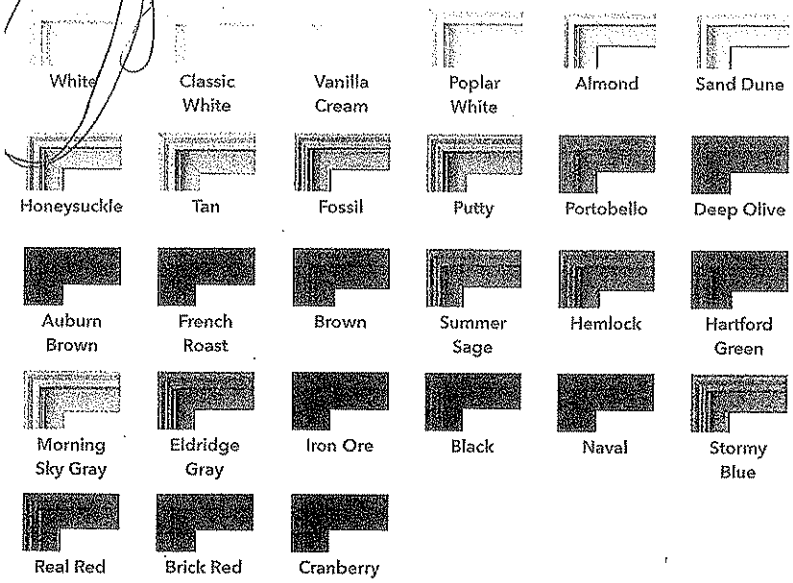
White (With White painted window.) | Tan[4] (With light-stained window.) | Brown[4] (With dark-stained window.) | Ivory Grille (With Off-White painted window.) | Harvest Grille (With light-stained window.) | Cordovan Grille (With dark-stained window.) | Brickstone Grille (With red-tone stained window.)

114 W. 3rd St

ENERGY-SAVING GLASS OPTIONS. Advanced Low-E insulating glass with argon is standard. Pella® products offer the energy-efficient options that meet or exceed ENERGY STAR® guidelines in all 50 states.[5] Other options include Gray, Bronze or Green tinted glass; obscure privacy glass; and impact-resistant glass. Custom glass is also available.

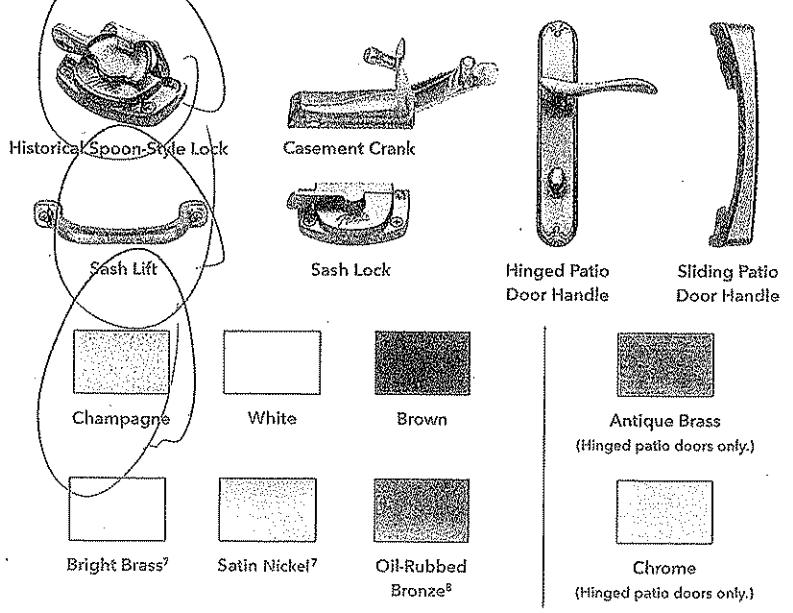
ENDURACLAD® EXTERIORS

Beautifully durable, Pella's low-maintenance EnduraClad exteriors don't need painting. Plus, they resist fading and chalking to stay looking great for years.



HARDWARE

The quality, beauty and innovation that Pella is famous for are particularly evident in the hardware on our Architect Series® windows and patio doors. You'll appreciate Pella ingenuity every time your windows and doors glide open smoothly and shut securely.



ome Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella ales representative or go to energystar.gc.ca.

ee chart at right or photos at left for grilles-between-the-glass color offering.

ndura Hardware™ Collection on hinged patio doors offers superior corrosion resistance with a 10-year warranty. ee written warranty for complete details.

)il-Rubbed Bronze is a living finish that will develop its own unique patina with use.

)TE: Because of printing limitations, actual colors may vary from those shown.

GLASS (InsulShield® Energy Performers highlighted in yellow.)	
Advanced Low-E insulating glass with argon*	S
SunDefense™ Low-E and SunDefense Dual Low-E insulating glass with argon*	O
Clear insulating glass	O
HurricaneShield® impact-resistant glass	O
Laminated glass (non-impact-resistant)	O
Gray, Green or Bronze tinted glass*, **	O
Obscure glass*, **	O

* Optional high-altitude InsulShield Low-E insulating glass does not contain argon gas except with casement and awning windows.
** Available with InsulShield Low-E and argon on select products.

WOOD TYPES	
Pine	S
Mahogany*, Alder* or Douglas Fir*	O

* Precision Fit® and monumental double-hung windows available in Pine only.

INTERIORS	
Unfinished Pine (ready for site finishing)	S
Unfinished Mahogany, Alder or Douglas Fir	O
Prefinished stains (Pine)	O
Prefinished White (Pine)	O
Primed (Pine)	O

EXTERIORS	
EnduraClad® aluminum	S
EnduraClad Plus* aluminum	O
Primed** (Mahogany or Pine)	O
Unfinished** (Mahogany)	O

* EnduraClad Plus is not available with all colors. See representative for availability.
** Not available on sliding patio doors.

EXTERIOR ENDURACLAD COLORS*	
Standard colors	S
Feature colors	O
Custom colors	O

* Please see your local Pella sales representative for specific details regarding Standard, Feature and Custom colors.

HARDWARE	
Windows and sliding patio doors	
Champagne, White or Brown	S
Bright Brass, Satin Nickel or Oil-Rubbed Bronze*	O
Rocky Mountain® Hardware (solid bronze)	O
Hinged patio doors	
Bright Brass**, Satin Nickel**, Oil-Rubbed Bronze*, Brown, Antique Brass or Chrome	O
Rocky Mountain® Hardware (solid bronze)	O

* Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.
** Endura Hardware™ Collection on hinged patio doors offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details.

WINDOW CRANKS/LOCKS/LIFTS	
Casement and awning windows	
SureLock® System with Unison Lock System*	S
Integrated crank with fold-away handle	S
Double-hung windows	
Cam-action lock (surface-mounted)	S
Historical spoon-style lock	O
Sash lifts**	O

* Unison Lock System is standard on casement windows over 29" tall.
** Dual sash locks and lifts are standard on large windows.

EASY-CLEAN (Exterior glass is easy to clean from inside.)	
Double-hung, casement and awning windows	S

PERMANENT GRILLES*	
Integral Light Technology® (wood roomside and EnduraClad or wood exterior with nonglare spacer between) 2", 1-1/4" or 7/8" patterns or custom patterns	O
3/4" aluminum grilles-between-the-glass** (Interior colors: White, Tan***, Brown***, Ivory, Harvest, Cordovan or Brickstone. See your local Pella sales representative for exterior color options.)	O

* Grille options vary by product.
** Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
*** Tan and Brown available with matching exterior grille colors only.

REMOVABLE WOOD GRILLES* (Roomside only, no exterior.)	
2", 1-1/4" or 3/4" patterns	O

* Grille options vary by product.

SCREENS*, **	
Flat screen	O
Vivid View® high-transparency screen***	O
InView™[4]	S
Rolscreen® retractable screen for casement windows and sliding patio doors	O
Self-closing top-hung sliding screen door	O

* Screen options vary by product.
** Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.
*** GORE™ inLighten® Transparent Screen Fabric.

(S) Standard (O) Optional

HISTORIC PRESERVATION COMMISSION
Workshop: January 26, 2012
Preliminary Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC-11-00725
CITATION ISSUED:	No
ADDRESS:	2 Clarke Place
APPLICANT NAME:	Charles Riser
PREPARED BY:	Christina Martinkosky
DATE:	January 20, 2012

PROJECT DESCRIPTION

The applicant seeks to enclose the rear yard by installing a solid board fence with a lattice top. The proposed fence will be 6' in height and will be made of cedar. All posts will feature decorative cedar caps. The design of the fence also includes three gate openings that will be constructed of solid wood boards. The gate located near the west property line will also feature a pedimented entry way.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☒ Yes ☐ No

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

STAFF COMMENTS:

The proposed solid board fence with a lattice top is an appropriate design choice for the Frederick Town Historic District and they are generally approved by the Historic Preservation Commission. The design also includes three gate openings. Staff recommends that the gates are constructed with solid boards with a lattice top to blend into the rest of the fence.

The proposed gate that leads to the side entry of the house features a pedimented entry way. Although the gate entry mimics the side porch gable, Staff finds that there is too much emphasis on the gate and may detract from the main focal point, the house.

The height of fences and walls are regulated by City Code. The code allows fences and walls to be 6' high, including posts, as measured from the outside of the fence. The proposed height of the fence does meet these requirements. However, the *Frederick Town Historic District Design Guidelines* states that "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" (pg. 123).

The lattice detailing on the top of the fence was included in an effort to make the fence height less foreboding. This design effort is supported by the *Guidelines* which state "Some modifications to historic fence and wall styles may be allowed to accommodate modern desires for backyard spaces. For example, six-foot fences can be made less foreboding with lattice or scalloped tops" (pg. 122). Although Staff finds that the inclusion of lattice detailing does improve the overall design, there is concern that given the prominent corner location of this property, a 6' fence would be unsympathetic to the historic character of the neighborhood and would detract from the sight line.

In an effort to better preserve the site line of the historic neighborhood along Clarke Place, Staff recommends lowering the total fence height to 5', which will provide privacy from passing motorists and keep the historic site line. Staff also recommends removing the lattice along the eastern property line to lower the fence line to approximately 4' to match the height of an existing fence on a neighboring property.

The placement of fences and walls in Frederick must also correspond with the City Code, which specifies that fences cannot extend beyond the front façade of a building and that corner lots must leave the sight triangle unfenced. Staff finds that the proposed placement of the fence meets the standards set by the City Code. However, staff would encourage that the placement of the fence be modified in the northwest corner so that the side porch is not obscured.

Staff also wants to note that the applicant altered their design to have recessed sections of fencing in an effort to address concerns that of the size, length, and lack of detailing of the fence would negatively impact the visual appearance of the neighborhood.

Staff does support the inclusion of landscaping as part of the overall design. The Commission generally does not review tree, shrub, perennial and annual plantings. However, the Land Management Code does regulate plantings located within a site triangle (situated in the southwest corner of the property). In order to conform to City regulation, staff recommends that all plantings must be 2 ½ feet in height or less in this area (Section 821 of LMC).

The applicant has already received a permit to plant two Zelkova street trees. They are represented in Drawing A. Staff has no comment regarding the street trees.

"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)." (*Frederick Town Historic District Design Guidelines*, p. 15)

STAFF RECOMMENDATION

Staff recommends approval of a solid board fence with a lattice top with the following conditions:

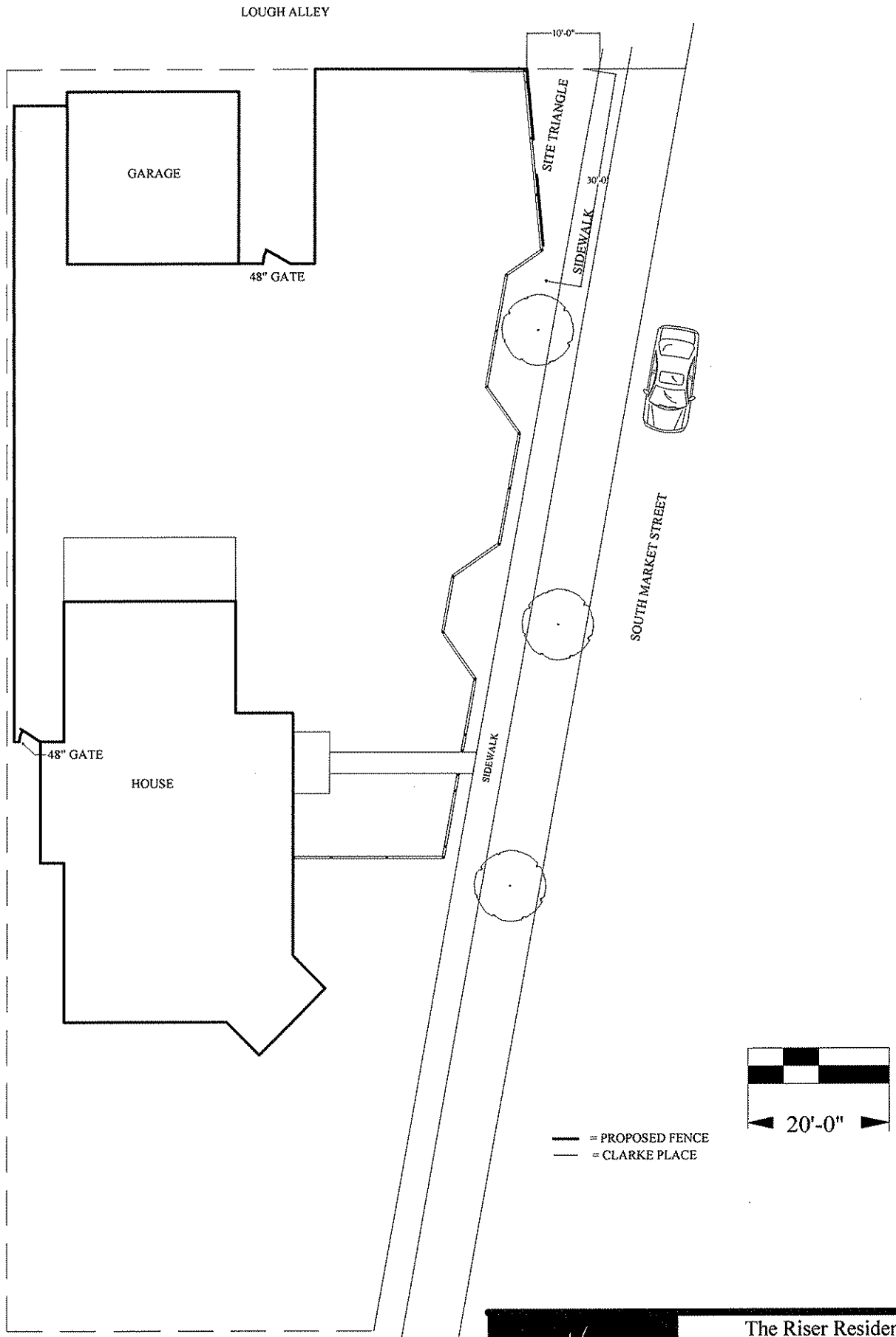
- The gates are constructed with solid boards and a lattice top to blend into the rest of the fence.
- The design of the side gate entry with a pedimented top is simplified
- The height of the fence is reduced to 5'
- The lattice top is removed from the section of fence along the eastern property line so that it matches the height of an existing fence of the neighboring property.
- The placement of the fence be modified in the northwest corner so that the side porch is not obscured.
- The fence is oriented with the finished, or "beauty side," facing outward towards surrounding properties and right-of-way.

Application determined technically complete:

Christina Martinkosky, Historic Preservation Planner

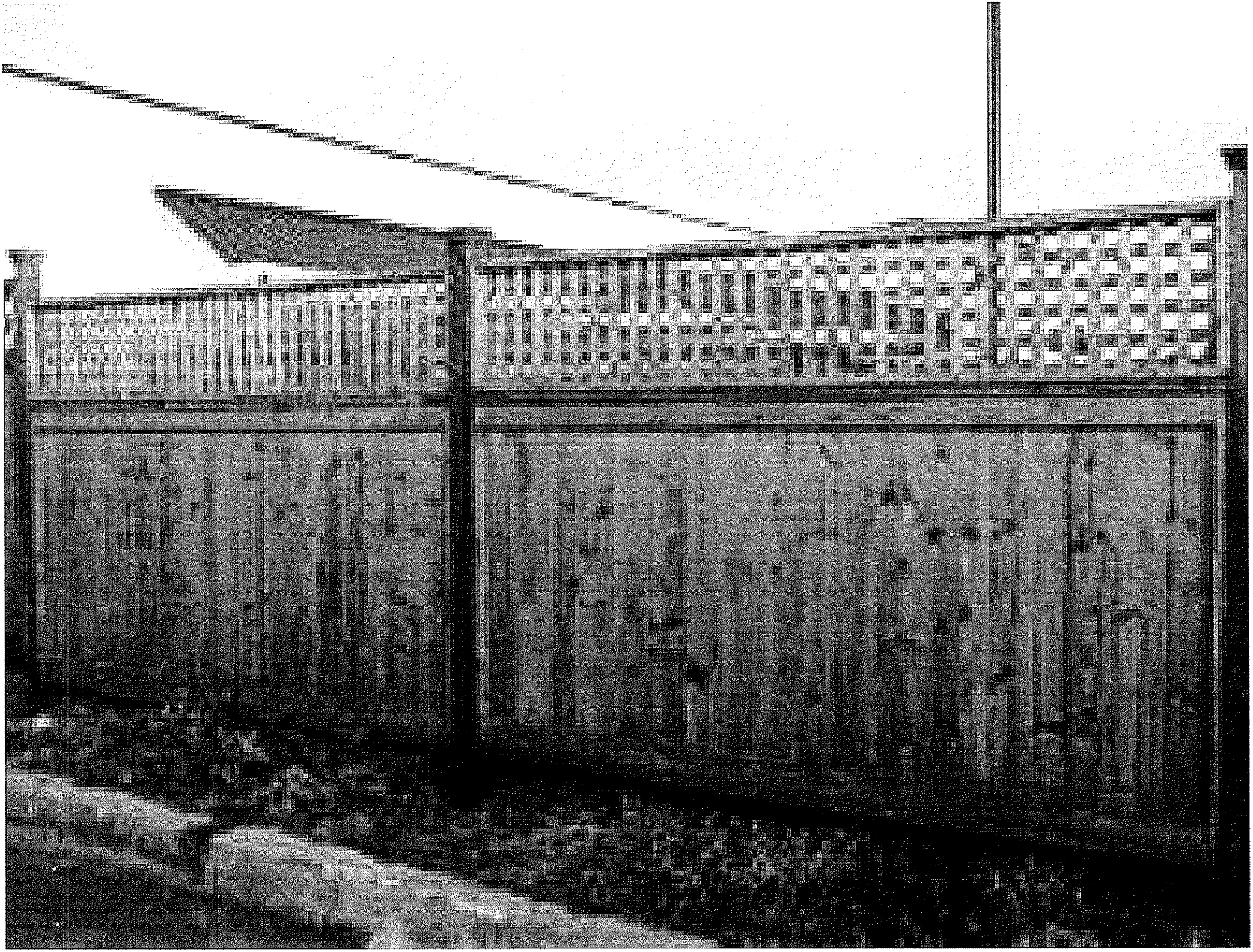
Matthew Davis, AICP, Manager of Comprehensive Planning

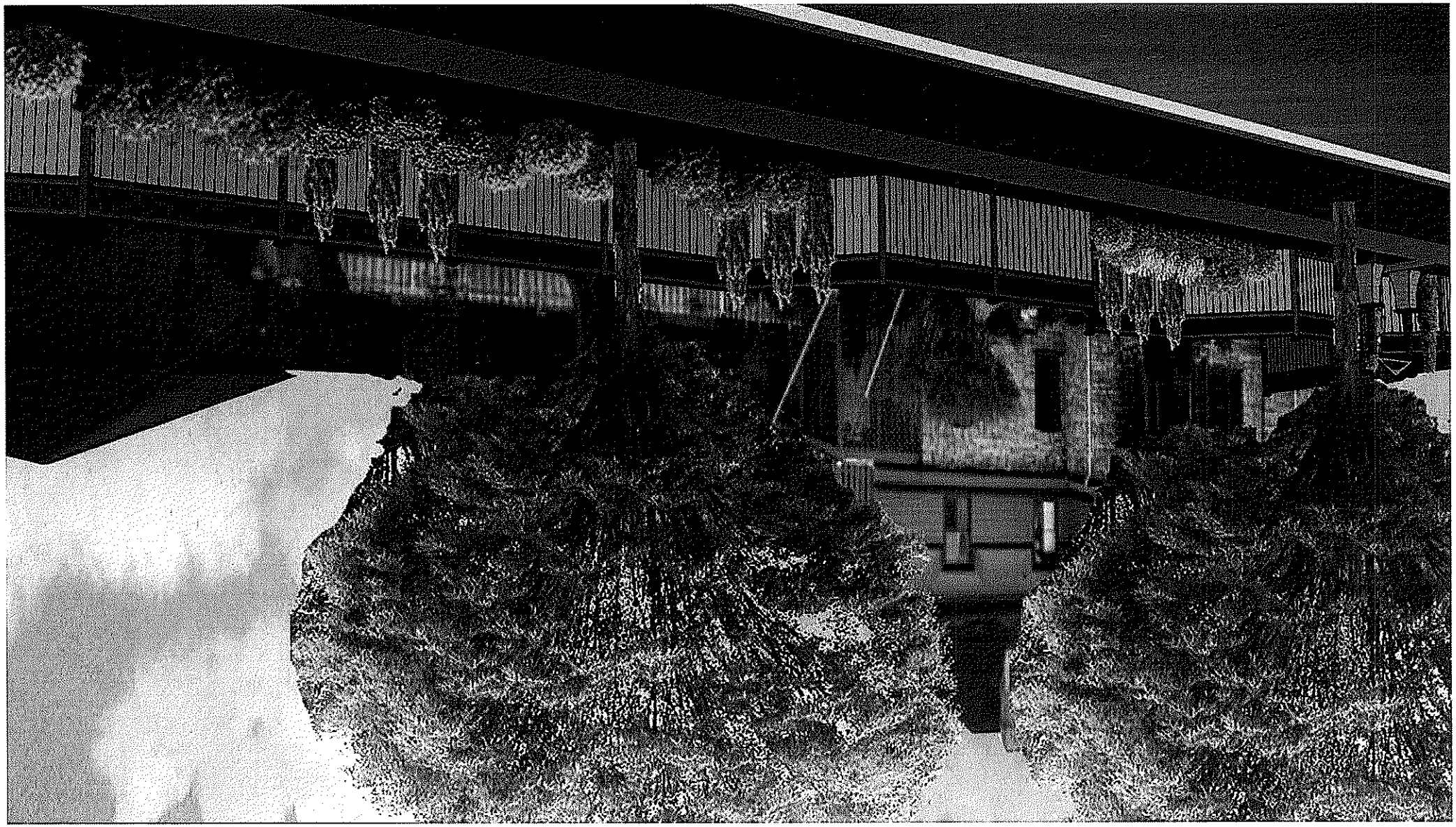
Appreciate submit



Porter Brook II

The Riser Residence		
Address: 2 CLARKE PLACE, FREDERICK, MD 21701		
Design By: Sean Porter	Date: 1/11/12	Dwg. A
Rev.	Scale: 1"=20'-0"	





THE CITY OF FREDERICK
(STREET)TREE REMOVAL & TREE REPLACEMENT PERMIT APPLICATION

Incomplete applications will not be processed. Please print legibly.

APPLICANT	PROPERTY OWNER INFORMATION
Name PORTERBROOK II, INC.	Name CHARLES RISER
Address ONE EAST CHURCH ST.	Address 2 CLARKE PLACE
FREDERICK MD 21701	FREDERICK MD 21701
(city) (state) (zip)	(city) (state) (zip)

Phone (please provide at least one phone number)

(home) _____ (work) 301 694 3110 (cell) _____ Email info@porterbrookinc.com

TREE INFORMATION

Tree(s) to be removed:	Tree(s) to be planted:
Number 1 Species MULBERRY DBH (in) 48"	Number 2 Species ~~TREE~~ ZELKOVA Caliper(in) 2.5
Number ____ Species _____ DBH (in) ____	Number ____ Species _____ Caliper (in) ____
(DBH = diameter at 4 ½ feet above ground)	(2.5" caliper standard)
Removal by MD License Tree Expert only:	Planting to be done by:
Contractor APPALACHIAN TREE	Contractor PORTERBROOK II INC.
MD LTE # 641	Other _____

Tree Seller

Nursery COUNTRY SPRINGS Contact ROB CONAWAY Phone # 301 370 0091

Reason(s) for removal (attach MD LTE / certified arborist's report and photos if available)

____Dead	____Disease (fungal)	Comments:
✓ Severe decay/rot	____Infrastructure damage	
____Pathogen (bacteria/virus)	✓ Structural damage (tree)	
____Insect infestation	✓ Utilities conflict	
	Other _____	

I understand that replanting is a condition of removing street tree(s) and that replacement may not be 1:1. I understand that I am responsible for the successful establishment of the replanted tree(s) and that I will be required to replace them if they die within two years after planting.

Signature [signature] Date 12/4/11

Submit application to:

City of Frederick - Parks Division
111 Airport Dr
Frederick MD 21701
Office: 301.600.1233 Fax: 301.600.3860
grippeon@cityoffrederick.com

Updated 10.13.2011

HISTORIC PRESERVATION COMMISSION
Hearing: TBD
Workshop: December 8, 2011, January 26, 2012
Preliminary Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC11-734
CITATION ISSUED:	No
ADDRESS:	56 S MARKET ST
APPLICANT NAME:	6601 Suitland Road, LLC
PREPARED BY:	Lisa Mroszczyk Murphy
DATE:	January 19, 2012

PROJECT DESCRIPTION

This application concerns alterations to a 19th century brick commercial building and a partial third story addition on the existing two story wing. The front façade of the building has been substantially altered. Work proposed in this application includes:

1. Replacement of the existing windows on the front façade and the addition of a center window at both the second and third floor;
2. Installation of new storefront glazing;
3. Repair and painting of the brick walls;
4. Removal of an approximately 14 foot length of brick wall where the wing intersects the southeast corner of the main block to accommodate the construction of an open stairwell with wood railings;
5. The addition of four new openings with double hung windows on each level of the south wall of the wing[1];
6. Removal of the upper half story of the east wall of the wing and the existing roof structure on the wing to accommodate the addition of a full third story clad with vertical metal siding; and
7. New window and doors openings on the remainder of wing's east wall with the addition of three story wooden porches.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☐ Yes ☐ No

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

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[1]According to GIS maps and the submitted plans, the south wall may be on, partially on or within three feet of the property line. New windows or doors must be at least three feet from interior lot lines. The applicant should consult with the Building Department to verify code requirements.

STAFF COMMENTS:

Documentary and physical evidence indicates that the front façade of this building has been substantially altered by the removal of a cornice, the removal of three large double hung windows with decorative hoods at each floor and the addition of a storefront and two smaller double hung windows at each upper floor. These alterations were likely undertaken in the 20th century. Additionally, portions of the rear wing have been rebuilt. Although the general form of the building remains, staff finds that these alterations have reduced the integrity of the building so that it is no longer contributing to the significance of the historic district.

Integrity is the ability of a property to convey its significance through its physical features. The qualities of integrity include location, design, setting, materials, workmanship, feeling and association. In order to retain integrity, a property generally possesses most, if not all, of these qualities. This property no longer has integrity of design, materials, workmanship, feeling or association.

The *Frederick Town Historic District Design Guidelines* and Article 66B state that the Commission, "may not strictly judge plans for a site or structure of little historic, archeological, or architectural significance…unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure" (p. 15). Based on this, staff provides the following comments:

#1 The *Guidelines* do not provide language specific to this situation but they do state that, "Replacement windows on the street-facing façade must match the existing windows, unless all the windows will be replaced" (p. 70). Since the applicant is not proposing to alter the size of the existing windows at the second and third floors, it is appropriate for the new windows to match the dimensions and configuration of those windows.

#2 If the glazing is to be replaced with clear glass, staff has no comment on this aspect of the proposal. Tinted glass should not be used. Additional information will need to be provided if there will be any additional work to the storefront.

#3 While the building's significance has been diminished, the historic painted sign is a unique historic resource or artifact of the City's history. The Commission's *Guidelines* encourage the retention of historic signs stating, "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" (p. 113).

The *Guidelines* also state, "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" (p. 46). The application indicates the primary purpose of painting the brick is to bring uniformity to the building, not to help stabilize deteriorating brick. Additionally, the scope of work does not limit the area of painting and therefore it is assumed it will cause the loss of an important historic sign.

#4-7 Based on staff's finding that this is a non-contributing building, the proposed removal of limited portions of the existing structure to accommodate the addition is appropriate. Additionally, most of the south wall was concealed by adjoining buildings until the recent past and is not be visible from a public way. The revised design also incorporates many of the staff's suggestions from the first workshop,

resulting in a form and appearance that is more compatible with the character of adjacent properties and the district, particularly the addition of porches, simpler railings and the use of a different material for the addition. Minor details, such as an eave at the third floor porch, should be incorporated into the design to improve overall compatibility.

STAFF RECOMMENDATION

A recommendation will be made at the hearing.

Application determined technically complete:

_____

Lisa Mroszczyk Murphy, Historic Preservation Planner

_____

Matthew Davis, AICP, Manager of Comprehensive Planning

HISTORIC PRESERVATION COMMISSION
Hearing: TBD
Workshop: December 8, 2011, January 26, 2012
Preliminary Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC11-735
CITATION ISSUED:	No
ADDRESS:	58-62 S MARKET ST
APPLICANT NAME:	6601 Suitland Road LLC
PREPARED BY:	Lisa Mroszczyk Murphy
DATE:	January 18, 2012

PROJECT DESCRIPTION

This application concerns Level 1 review of architectural drawings for a new three story building constructed in two parts. The front section will incorporate an existing freestanding brick façade that is the only remnant from an earlier building on this site and will include the addition of a mansard roof and dormers. The proposed rear building will include a mansard roof on the west and will terminate in a flat roof and a three story porch at the east or rear. The buildings will be separated by an open courtyard. The proposed design features:

- Standing seam metal and membrane roofs;
- Brick and fiber cement cladding;
- Double hung windows;
- A parged CMU foundation;
- Full view doors with transoms; and
- Wood porches and railings.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

The applicant shall obtain conditional or unconditional final site plan approval after the Commission issues a Level 1 Certificate of Approval and before the Commission commences Level 2 review. A separate application is required for Level 2 review.

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☐ Yes ☐ No

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

STAFF COMMENTS:

Per Section 423 of the LMC, during Level 1 review the Commission will consider the location, footprint, massing, height, setback, scale, façade, roof form, materials and plot plan using the criteria in the *Frederick Town Historic District Guidelines*. During the Level 2 review, the Commission will consider the proposal in more detail including texture, openings, lighting,

landscaping, site plan, final articulation, detailed façade elevations and fenestration. Specific product information and cut sheets will be reviewed during the Level 2 review.

Plot Plan, Location, Setback and Footprint

- "New construction should maintain the setback line that has been established on the street and respond to the predominant pattern of spacing between buildings." (p. 139)
- "The layout of features must be consistent with the site plans of surrounding lots that are in keeping with the Historic District." (p. 141)
- "The footprint of new construction should have an intentional relationship to the footprint of adjacent historic buildings." (p. 141)

By incorporating what remains of the existing façade, the new building maintains an appropriate setback at the street. The placement of the proposal's two buildings maintains a relationship with adjacent historic buildings even though they are separated by courtyard. This relationship can be observed from the primary vantage points of Market Street and Carroll Creek Linear Park.

Massing, Height, Scale and Roof Form

- "With few exceptions, the massing of a building should relate to the massing of buildings in the vicinity of new construction." (p. 139)
- "In order to preserve the unique qualities of the historic district and streetscape, new construction should be designed so that it is visual compatible with neighboring structures and with the predominant pattern of the block." (p. 139)
- "New buildings should have a scale consistent with surrounding buildings and reflect the human scale that characterizes the entire Historic District." (p. 141)
- "New roofs should respond to forms that are common in the Historic District…Their form, orientation and height should be compatible with surrounding buildings and typical applications." (p. 141)

The massing, scale and height of the proposed building are appropriate. The mansard roof at the street is appropriate and will improve the streetscape. The incorporation of the flat roof and porches at the east end of the rear building is a great improvement in the design's overall compatibility with the predominant patterns in the vicinity. The proposed form now exhibits many of the characteristics of the rears of buildings that can be found throughout the historic district.

Façade and Materials

- "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." (p. 142)
- "The composition of the street-facing façade should respond to historic patterns that have developed for particular types of buildings." (p. 143)
- Traditional materials are "suggested for use in new construction and are generally considered to be compatible throughout the Historic District. Other materials may also be considered compatible and will be reviewed on a case-by-case basis and evaluated based on their contribution to the integrity of the overall design…" (p. 142)
- "Generally, wood windows are appropriate, but in some cases non-wood windows that have a quality of material, design and construction which is commensurate with that

typically found in the historic district may be approved. Vinyl, and vinyl clad windows are prohibited." (p. 145)

- "Generally, wood doors are appropriate unless they are part of a commercial/public metal storefront system. Non-wood doors will be reviewed on a case-by-case basis and evaluated for their quality of material, detail and construction and contribution to the overall design." (p. 145)

The latest design reflects an appropriate design hierarchy and responds to historic patterns. The proposal is now clearly oriented towards the street. All noted materials are appropriate for new construction. Additional comments may be forthcoming once window and door materials are specified.

STAFF RECOMMENDATION

A recommendation will be made at the hearing.

Application determined technically complete:

_____

Lisa Mroszczyk, Historic Preservation Planner

_____

Matthew Davis, AICP, Manager of Comprehensive Planning

HISTORIC PRESERVATION COMMISSION
Hearing: TBD
Workshop: December 8, 2011, January 26, 2012
Preliminary Staff Report

PROJECT INFORMATION

CASE NUMBER:	HPC11-736
CITATION ISSUED:	No
ADDRESS:	66-70 S MARKET ST
APPLICANT NAME:	6601 Suitland Road LLC
PREPARED BY:	Lisa Mroszczyk Murphy
DATE:	January 19, 2012

PROJECT DESCRIPTION

This application concerns Level 1 review of architectural drawings for a new building constructed in two parts. The front section will be two stories with a gable roof and incorporate an existing freestanding brick façade that is the only remnant from an earlier building on this site. The rear section will be three stories with a mansard roof and dormers on the north side and a two story porch at the east or rear. An open stairway will connect the two buildings. The proposed design features:

- Fiberglass shingle and membrane roofing on the main structures;
- Standing seam metal roofing at the north entry porch;
- Brick and fiber cement cladding;
- Double hung windows;
- Six panel doors and full view doors; and
- Wood porches, railings and trim.

ZONING AND DEVELOPMENT REVIEW PRELIMINARY ASSESSMENT

The applicant shall obtain conditional or unconditional final site plan approval after the Commission issues a Level 1 Certificate of Approval and before the Commission commences Level 2 review. A separate application is required for Level 2 review.

COMPLIANCE WITH HPC GUIDELINES

This application meets submission requirements: ☐ Yes ☐ No

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

STAFF COMMENTS:

Per Section 423 of the LMC, during Level 1 review the Commission will consider the location, footprint, massing, height, setback, scale, façade, roof form, materials and plot plan using the criteria in the *Frederick Town Historic District Guidelines*. During the Level 2 review, the Commission will consider the proposal in more detail including texture, openings, lighting,

landscaping, site plan, final articulation, detailed façade elevations and fenestration. Specific product information and cut sheets will be reviewed during the Level 2 review.

Plot Plan, Location, Setback and Footprint

- "New construction should maintain the setback line that has been established on the street and respond to the predominant pattern of spacing between buildings." (p. 139)
- "The layout of features must be consistent with the site plans of surrounding lots that are in keeping with the Historic District." (p. 141)
- "The footprint of new construction should have an intentional relationship to the footprint of adjacent historic buildings." (p. 141)

By incorporating what remains of the existing façade, the new building maintains an appropriate setback and presence on the street. The building's footprint and layout are appropriate and compatible with the adjacent properties. Staff does note that due to its location and footprint, the rear of this building will be less much visible from Carroll Creek Linear Park than the proposed building to the north (HPC11-735, 58-62 S. Market St).

Massing, Height, Scale and Roof Form

- "With few exceptions, the massing of a building should relate to the massing of buildings in the vicinity of new construction." (p. 139)
- "In order to preserve the unique qualities of the historic district and streetscape, new construction should be designed so that it is visual compatible with neighboring structures and with the predominant pattern of the block." (p. 139)
- "New buildings should have a scale consistent with surrounding buildings and reflect the human scale that characterizes the entire Historic District." (p. 141)
- "New roofs should respond to forms that are common in the Historic District…Their form, orientation and height should be compatible with surrounding buildings and typical applications." (p. 141)

The massing, scale and height of the proposed building are appropriate. The incorporation of the flat roof and porches at the east end of the rear building is a great improvement in the design's overall compatibility with the predominant patterns in the vicinity. The primary roof forms now exhibit many of the characteristics of the rears of buildings that can be found throughout the historic district. Staff's only suggestion is that the north entry porch roof be revised to a shed roof. The proposed hip roof in this location conflicts with the character of the rest of the building.

Façade and Materials

- "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." (p. 142)
- "The composition of the street-facing façade should respond to historic patterns that have developed for particular types of buildings." (p. 143)
- Traditional materials are "suggested for use in new construction and are generally considered to be compatible throughout the Historic District. Other materials may also be considered compatible and will be reviewed on a case-by-case basis and evaluated based on their contribution to the integrity of the overall design…" (p. 142)

- "Generally, wood windows are appropriate, but in some cases non-wood windows that have a quality of material, design and construction which is commensurate with that typically found in the historic district may be approved. Vinyl, and vinyl clad windows are prohibited." (p. 145)
- "Generally, wood doors are appropriate unless they are part of a commercial/public metal storefront system. Non-wood doors will be reviewed on a case-by-case basis and evaluated for their quality of material, detail and construction and contribution to the overall design." (p. 145)

The latest design reflects a more appropriate design hierarchy and responds to historic patterns in the district. Although the rear building still incorporates a mansard roof, it is interior to the development and will not be visible from Market Street or Carroll Creek Linear Park. The rear of the building is now not the most architecturally prominent façade. All noted materials are appropriate for new construction. Additional comments may be forthcoming once window and door materials are specified.

STAFF RECOMMENDATION

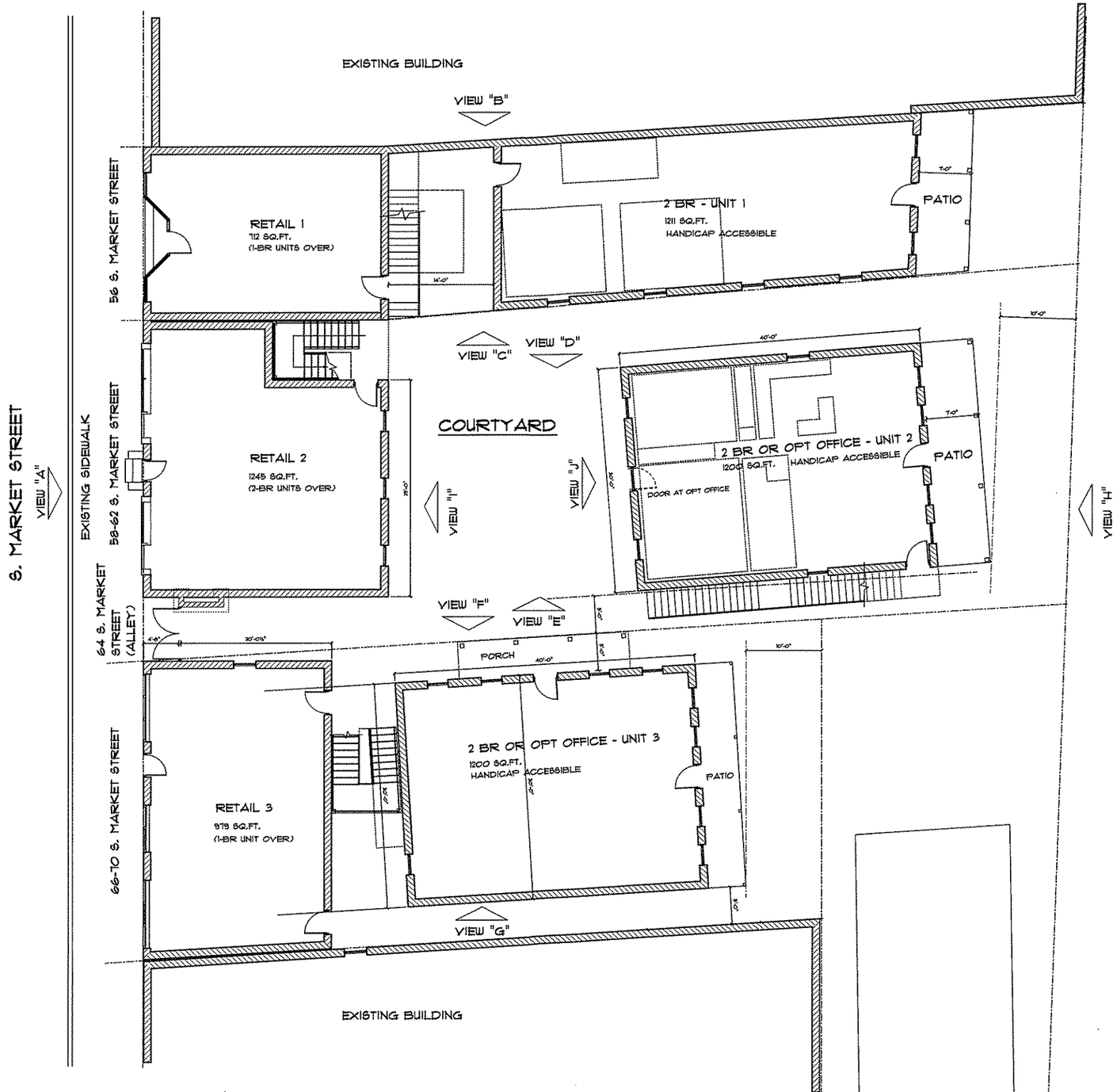
Application determined technically complete:

_____

Lisa Mroszczyk Murphy, Historic Preservation Planner

_____

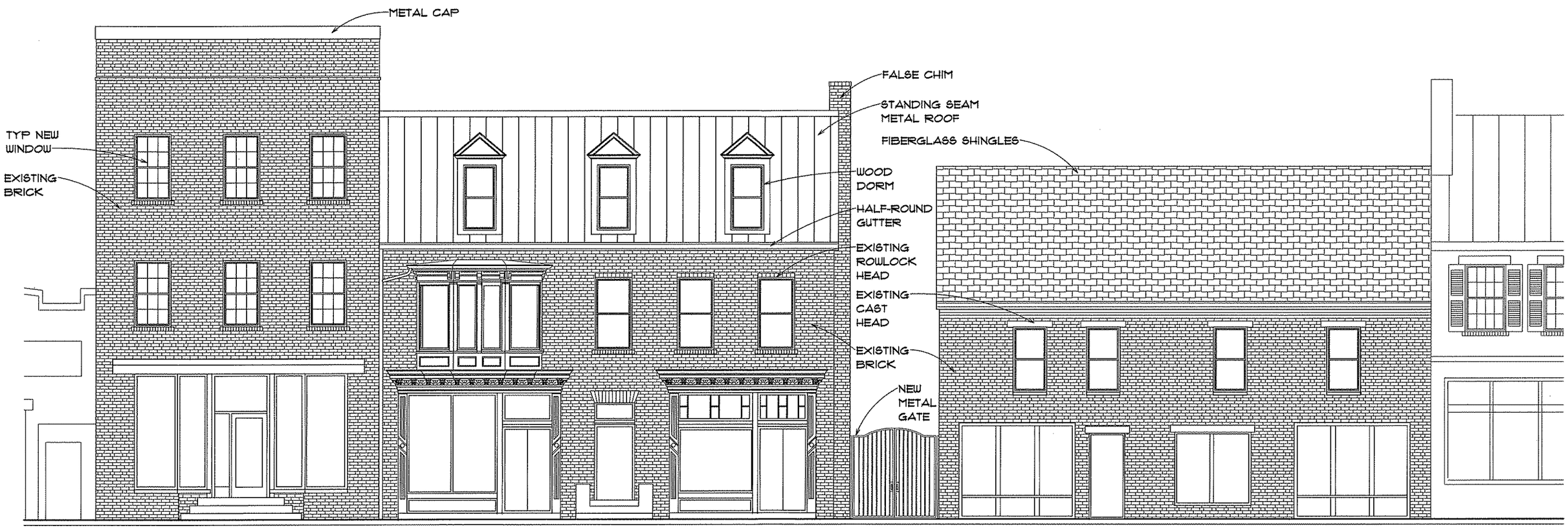
Matthew Davis, AICP, Manager of Comprehensive Planning



GROUND FLOOR/SITE PLAN

SCALE: 1/16" = 1'-0"

REVISED 01/06/12



56 S. MARKET STREET

58-62 S. MARKET STREET

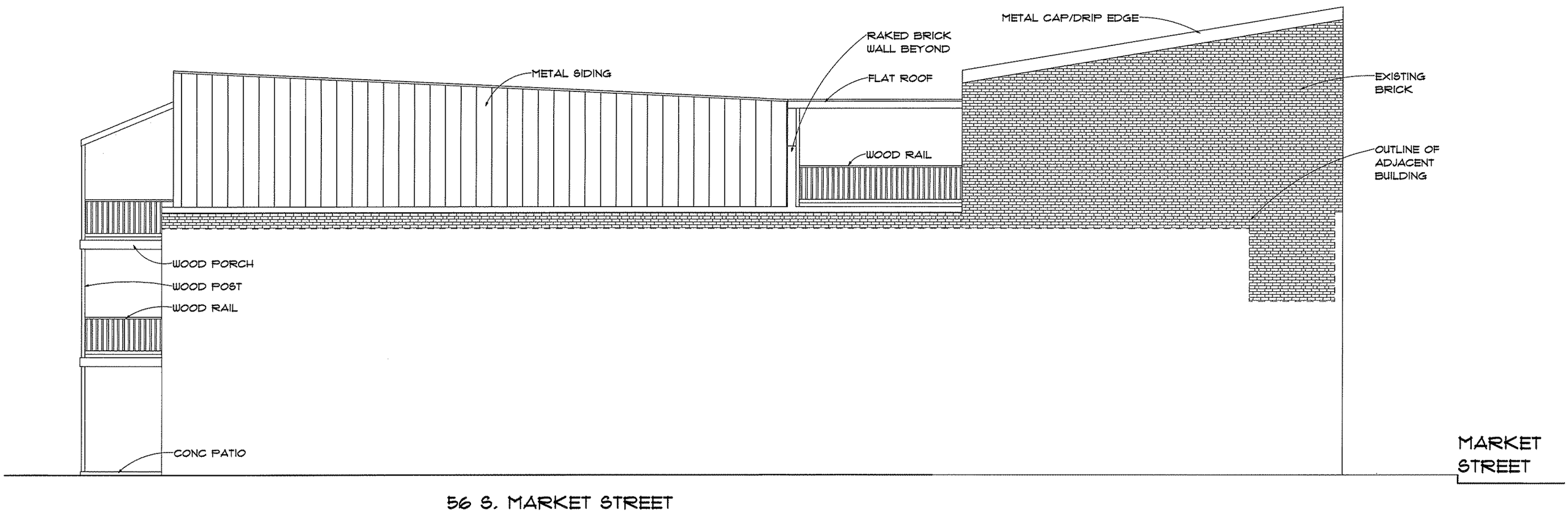
66-70 S. MARKET STREET

EXISTING ELEVATIONS TO BE REHABILITATED

MARKET STREET FRONT ELEVATION - VIEW A

SCALE: 1/8" = 1'-0"

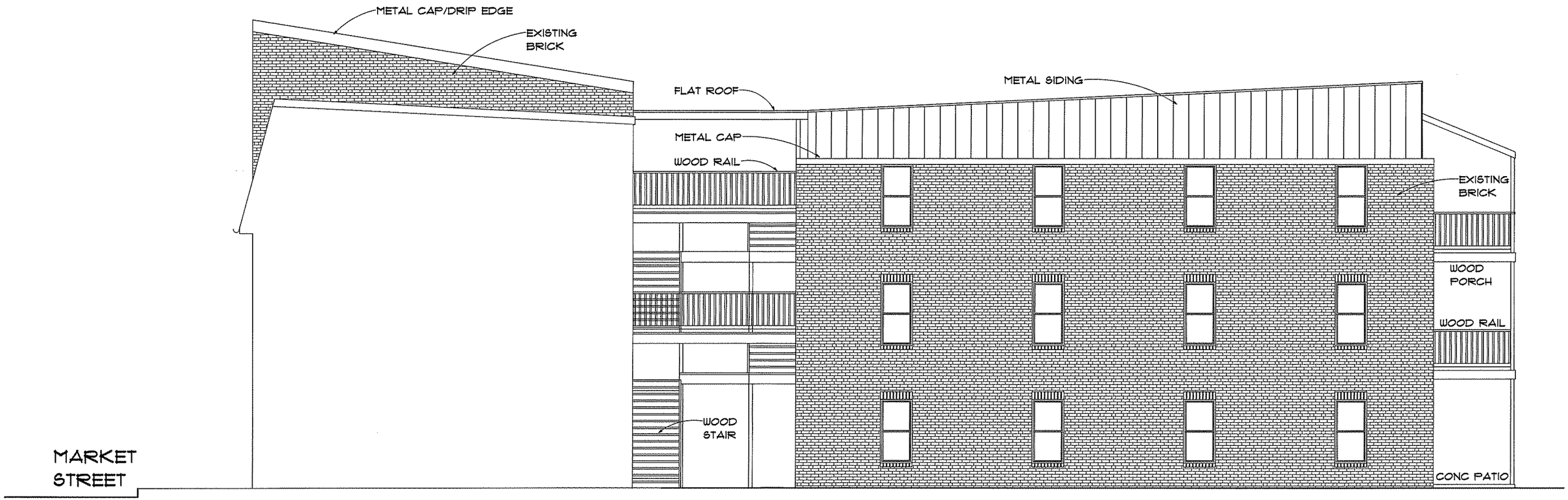
REVISED 01/10/12



SIDE ELEVATION - VIEW B

SCALE: 1/8" = 1'-0"

REVISED 01/11/12

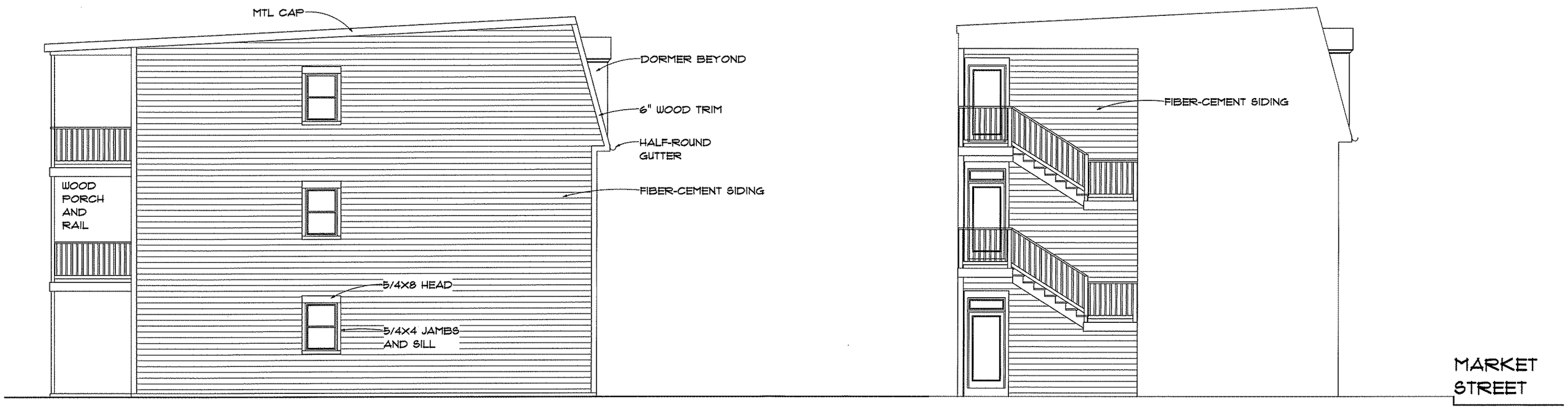


56 S. MARKET STREET

SIDE ELEVATION - VIEW C

SCALE: 1/8" = 1'-0"

REVISED 01/11/12



58-62 S. MARKET STREET

SIDE ELEVATION AT COURTYARD - VIEW D

SCALE: 1/8" = 1'-0"

REVISED 01/10/12

58-62 S. MARKET STREET

SIDE ELEVATION AT COURTYARD - VIEW E

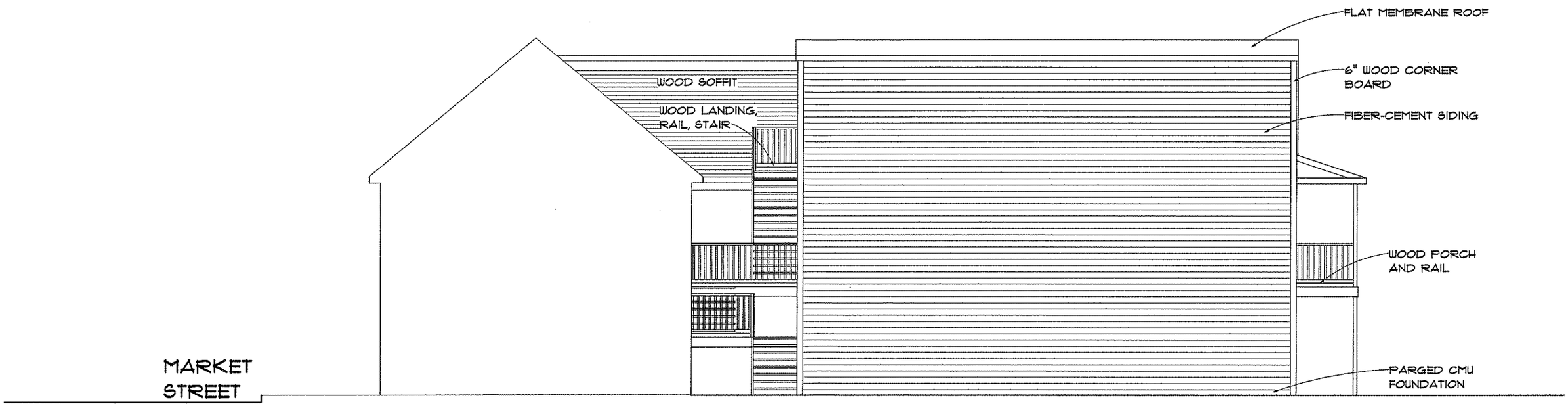
SCALE: 1/8" = 1'-0"

REVISED 01/10/12

SIDE ELEVATION AT COURTYARD - VIEW F

SCALE: 1/8" = 1'-0"

REVISED 01/10/12

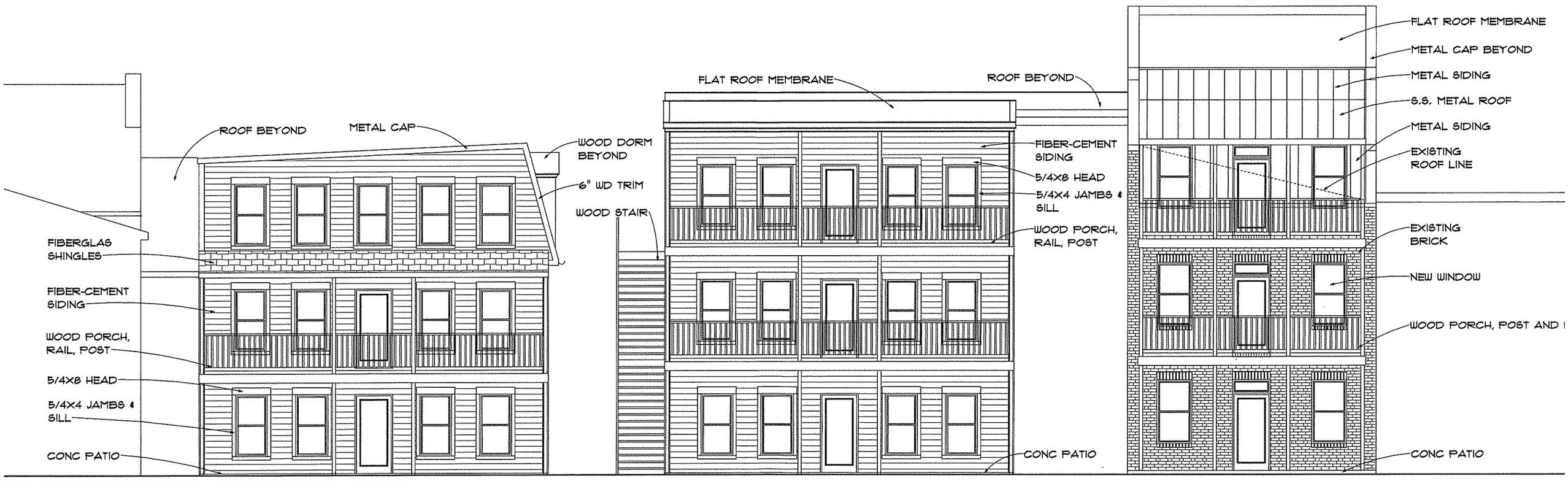


66-70 S. MARKET STREET

SIDE ELEVATION AT COURTYARD - VIEW G

SCALE: 1/8" = 1'-0"

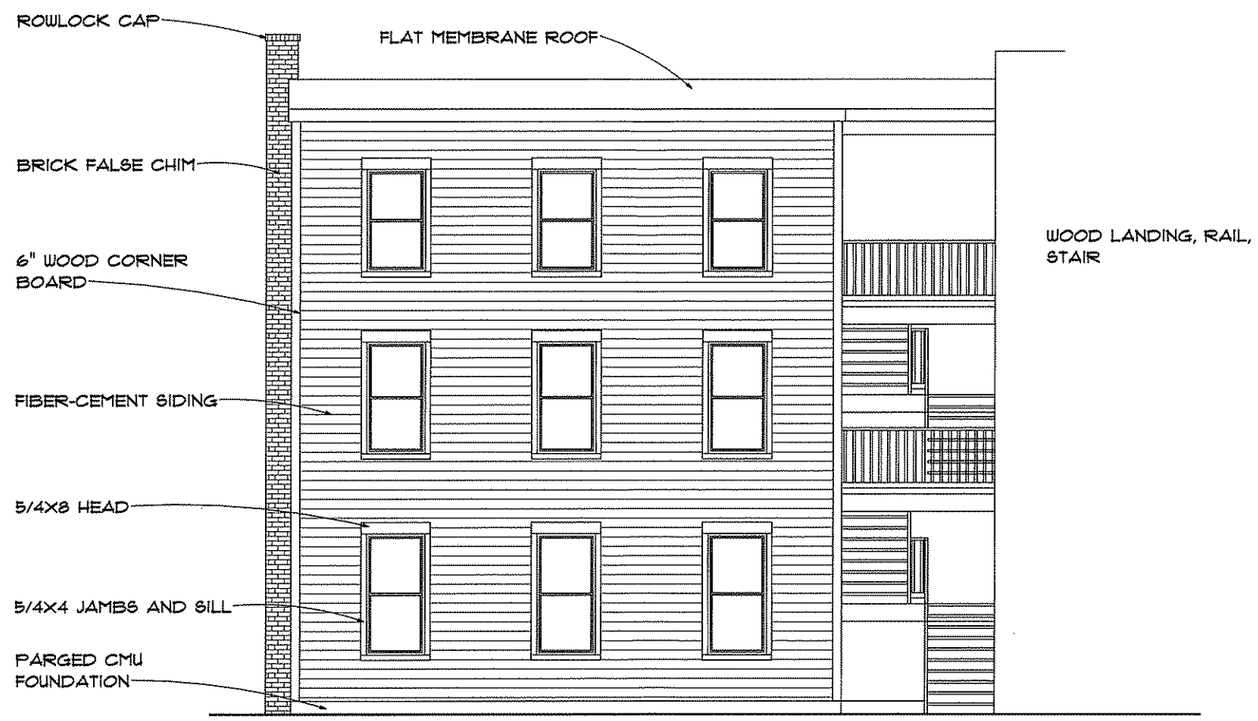
REVISED 01/10/12



REAR ELEVATION - VIEW H

SCALE: 1/8" = 1'-0"

REVISED 01/11/12

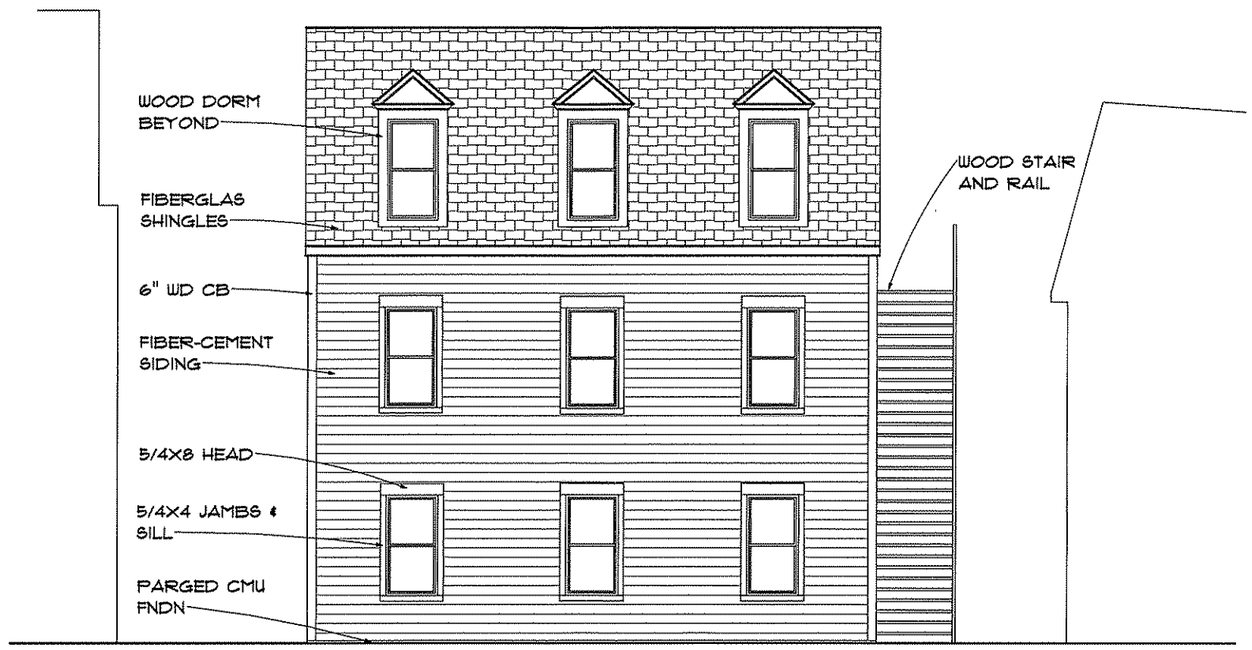


58-62 S. MARKET STREET

REAR ELEVATION AT COURTYARD - VIEW 1

SCALE: 1/8" = 1'-0"

REVISED 01/10/12



COURTYARD ELEVATION - VIEW J

SCALE: 1/8" = 1'-0"

REVISED 01/10/12