



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jan H. Gardner
County Executive

Steven C. Horn, Division Director
Kimberly Golden Brandt, Director

FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

March 3, 2021

Address: 3739 Urbana Pike, Urbana

Meeting Date: March 3, 2021

Applicant: Dusty & Kristina Rood

Report Date: February 16, 2021

Case No.: COA 21-02

Staff: Amanda Whitmore

Proposal: Garage

PROPERTY DESCRIPTION

The Elisha Beall House is listed on the County Register of Historic Places (CR # 99-01) and the Maryland Inventory of Historic Properties (F-7-60). The property is 6.732 acres in size and consists of the main house, a smoke house, former slave quarters, and a stable/carriage house. The property is accessed from Urbana Pike.

PROPOSAL

The applicant has submitted drawings and elevations for a new three-car garage to replace the existing carriage house. The applicant previously received approval under CoA 20-01 to demolish the stable/carriage house due to its deteriorated condition. The approval for demolition was conditioned upon recordation of the existing stable/carriage house through black and white photography and measured drawings. In addition, COA 20-01 conditioned that the new replacement structure would resemble the original carriage house, excluding the existing addition on the east elevation, and match the existing carriage house in form, dimension, materials, and placement.

APPLICABLE GUIDELINES

When reviewing alterations to a designated County Register property, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Frederick County Interim Design Guidelines (County Guidelines)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (SOI Guidelines)*. The pertinent information in these documents is outlined below.

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important landscape features such as replacing a lawn with paved parking areas or removing mature trees to widen a driveway.

STAFF DISCUSSION

The applicant proposes to replace the existing carriage house/stable with a three-car garage and a machinery and workshop area. The proposed three-car garage will be sited on the same footprint as the carriage house with the machinery and workshop area sited nearly on the same footprint as the stable. The proposed new structure is shown to be about 2 ½' taller than the original structure with a new roof pitch of 9:12.

The proposed structure is a one and a half story, front gabled garage with fish scale cedar shingles in the gable ends and square cedar shingles covering the remaining wall surfaces. A double casement window is located in each gable end. A shed roof dormer with three casement windows is shown on the east elevation and three shed dormers containing windows are shown on the west elevation. Two composite three-panel carriage doors are proposed on the south elevation with a pent roof covering the left doors. Three composite carriage style garage doors are shown on the west elevation with a single entry door under a pent roof located towards the northern end of the elevation.

A one story shed roof addition wraps around the garage on the east and north elevations and is covered in composite board and batten panels with a parged concrete base. Five composite carriage doors are located on the east elevation with the northern door set back a few feet. Two casement windows are located on the north elevation and one casement window is shown on the west elevation. Architectural shingles are proposed to cover all the roofs on the entire new structure. The applicant has stated that half-round copper gutters and downspouts will be installed on the new structure. Three barrel-style light fixtures will be attached to the exterior walls: one next to the entry door on the south elevation, one next to the entry door on the west elevation, and one on the southern edge of the west elevation.

Staff finds that the size, scale, and massing of the proposed new structure is compatible with the historic character of the property and the relationship between the buildings and landscape features is preserved. Since the proposed structure is new construction, the materials selected are also compatible. The Commission may consider a standing seam metal roof as an appropriate roof material since this roofing material is currently what covers the existing carriage house and is a typical roofing material found on other outbuildings. The three shed roof dormers on the west elevation are incompatible with the historic character of the site, particularly as this elevation is more prominent facing to the other historic buildings and Urbana Pike. The nearly full-width shed roof dormer on the east elevation, however, is more appropriate since it is located on a less prominent elevation.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** COA 21-02. The Commission may consider conditioning that the three dormers on the west elevation be removed from the design.

Certificate of Appropriateness Application Frederick County Historic Preservation Commission

For Office Use Only

Building Permit # (if applies): _____ Certificate Application #: COA # 21-02 Date Received: 02 / 08 / 2021

HPC Hearing Date: 03 / 03 / 2021 Application Accepted as Complete: 02 / 11 / 2021

HPC Decision:

Certificate of Appropriateness Granted: _____ / _____ / _____

Rejected: _____ / _____ / _____

Deferred for Information/Consultation: _____ / _____ / _____

Please print or type. Applications must be received by the 15th of the month preceding the hearing.

1. APPLICANT

Name: DUSTY & KRISTINA ROOD

Address: 3466 SUGARLOAF PKWY
FREDERICK MD 21704

Home Phone: (301) 520 - 8408 Work Phone: (____) ____ - ____

Owner Name and Address (if other than applicant): _____

2. HISTORIC PROPERTY

Name (as listed in Frederick Co. Register of Historic Places): ELISHA BEALL HOUSE

Street Address: 3739 URBANA PIKE

Tax Map & Parcel Number: _____ Zoning Classification: _____

3. TYPE OF CHANGE (check all that apply)

<input type="checkbox"/> Alteration	<input type="checkbox"/> Excavation	<input type="checkbox"/> Repair	<input type="checkbox"/> Grading	<input type="checkbox"/> Addition
<input type="checkbox"/> Moving	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign	<input type="checkbox"/> Other

4. WORK BEING PERFORMED BY:

Architect or Engineer: LUKE OLSON, GTM ARCHITECTS

Building Contractor: TBD

Other: _____

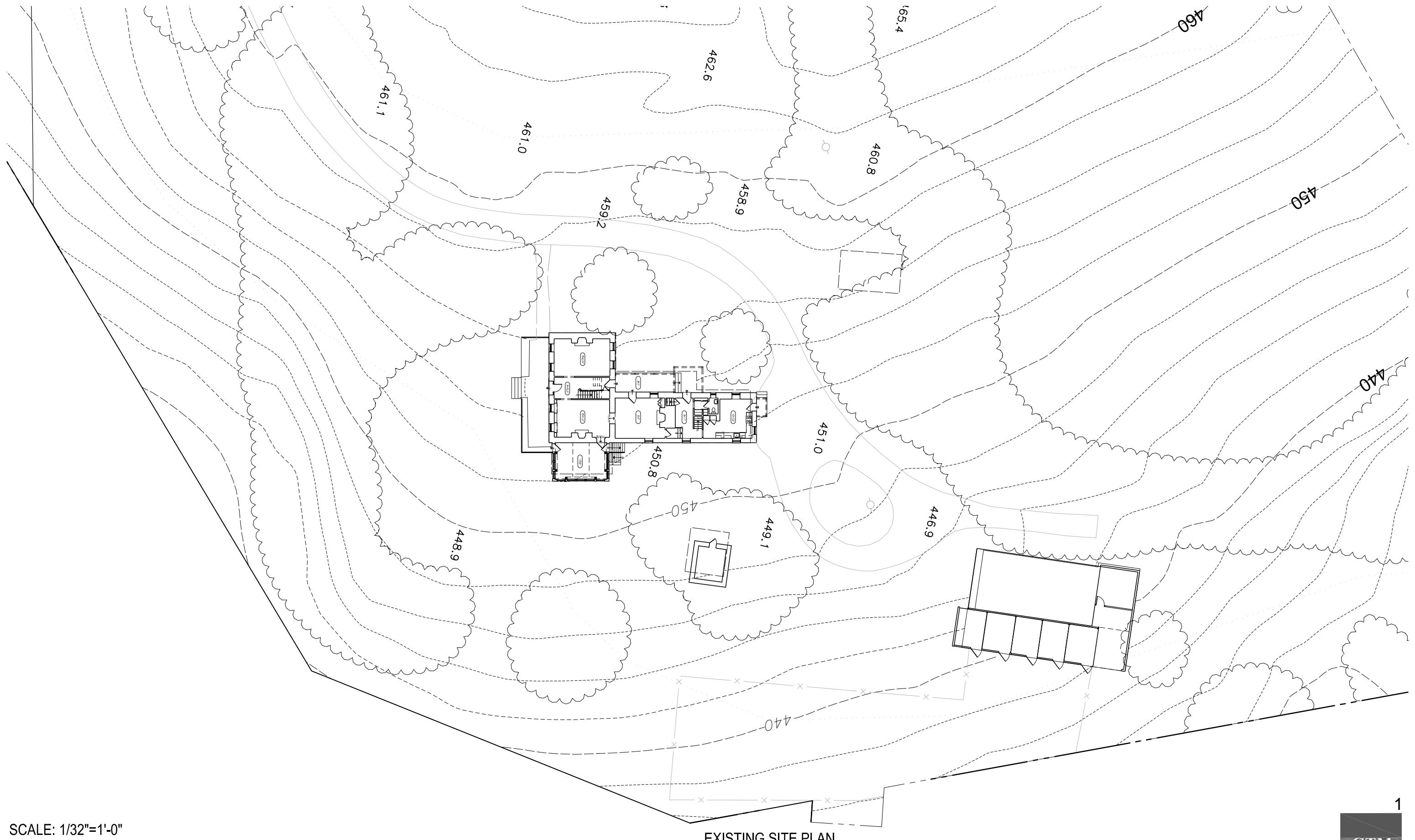
5. REQUIRED ATTACHMENTS TO THIS APPLICATION:

<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Elevation	<input checked="" type="checkbox"/> Detail Drawing(s) or Sketch(es)
<input type="checkbox"/> Materials Sample(s)	<input type="checkbox"/> Photographs (4x6 or larger)	<input type="checkbox"/> Other

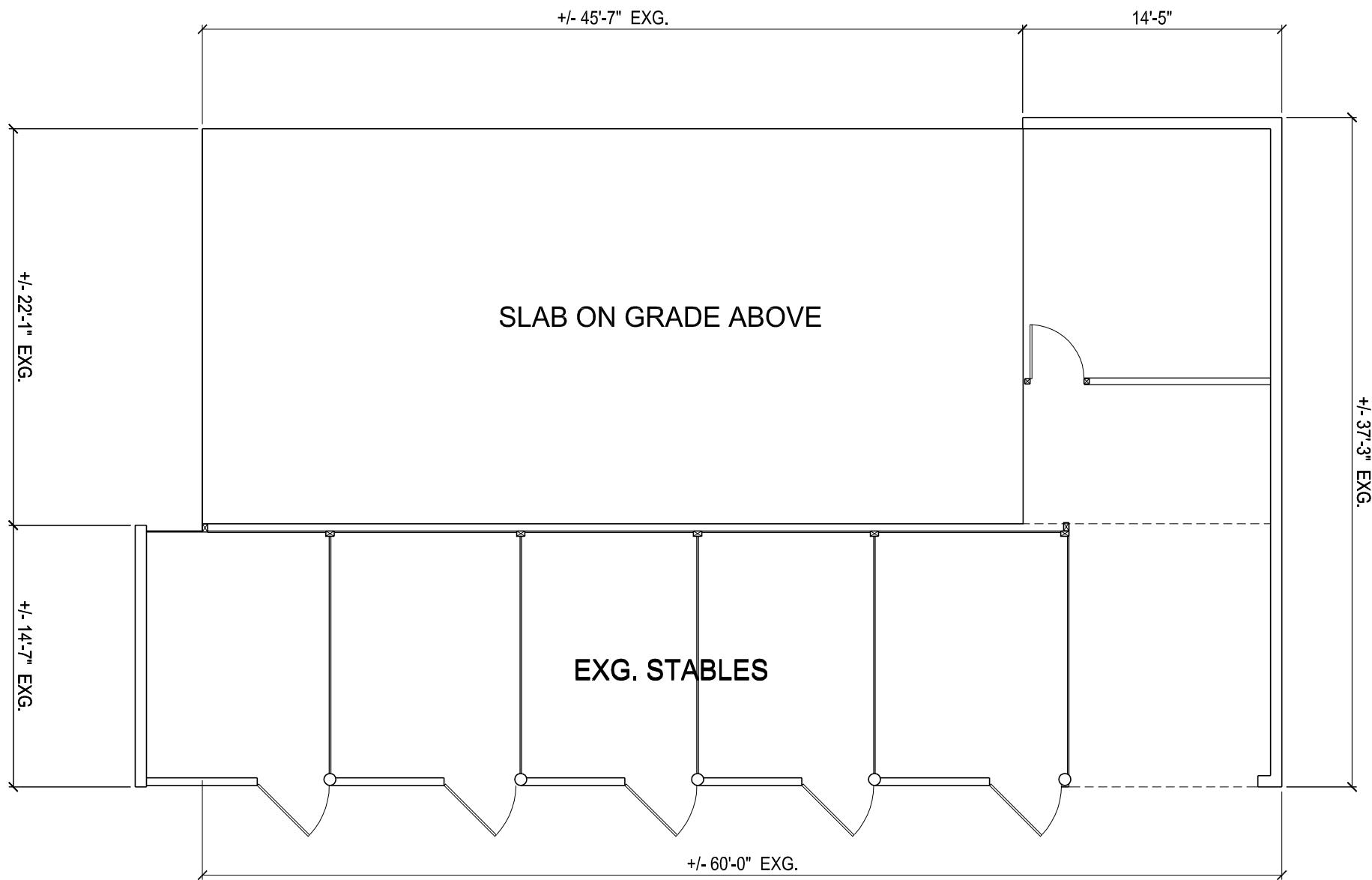
(Please discuss appropriate photographs/materials with Historic Preservation Planner prior to application submission)

6. FOR PROPERTIES UNDER EASEMENT FROM A HISTORIC PRESERVATION ORGANIZATION:

Please provide written approval of requested change from easement holder.

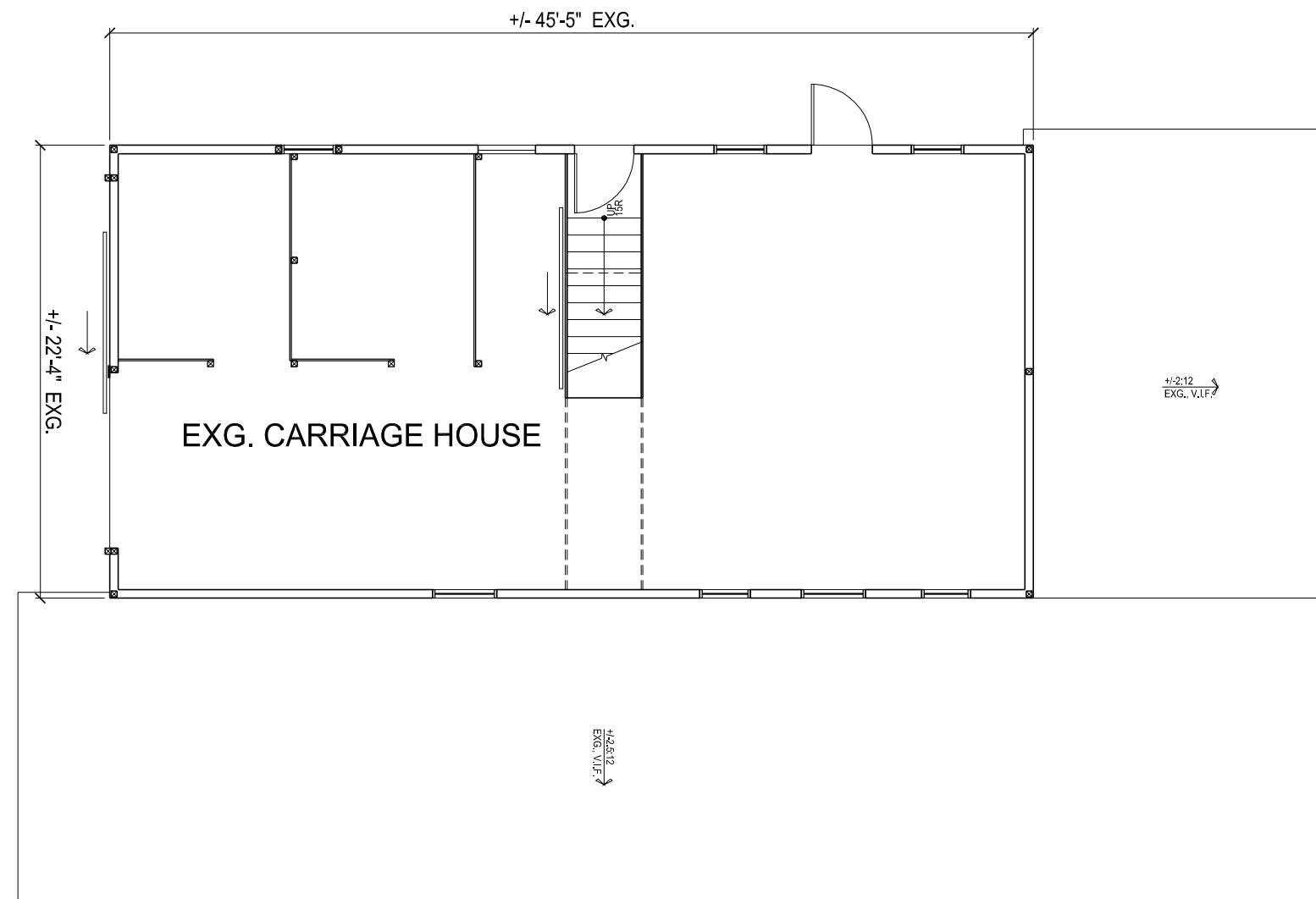


20.0075 - ELISHA BEALL - CARRIAGE HOUSE



EXISTING LOWER LEVEL FLOOR PLAN

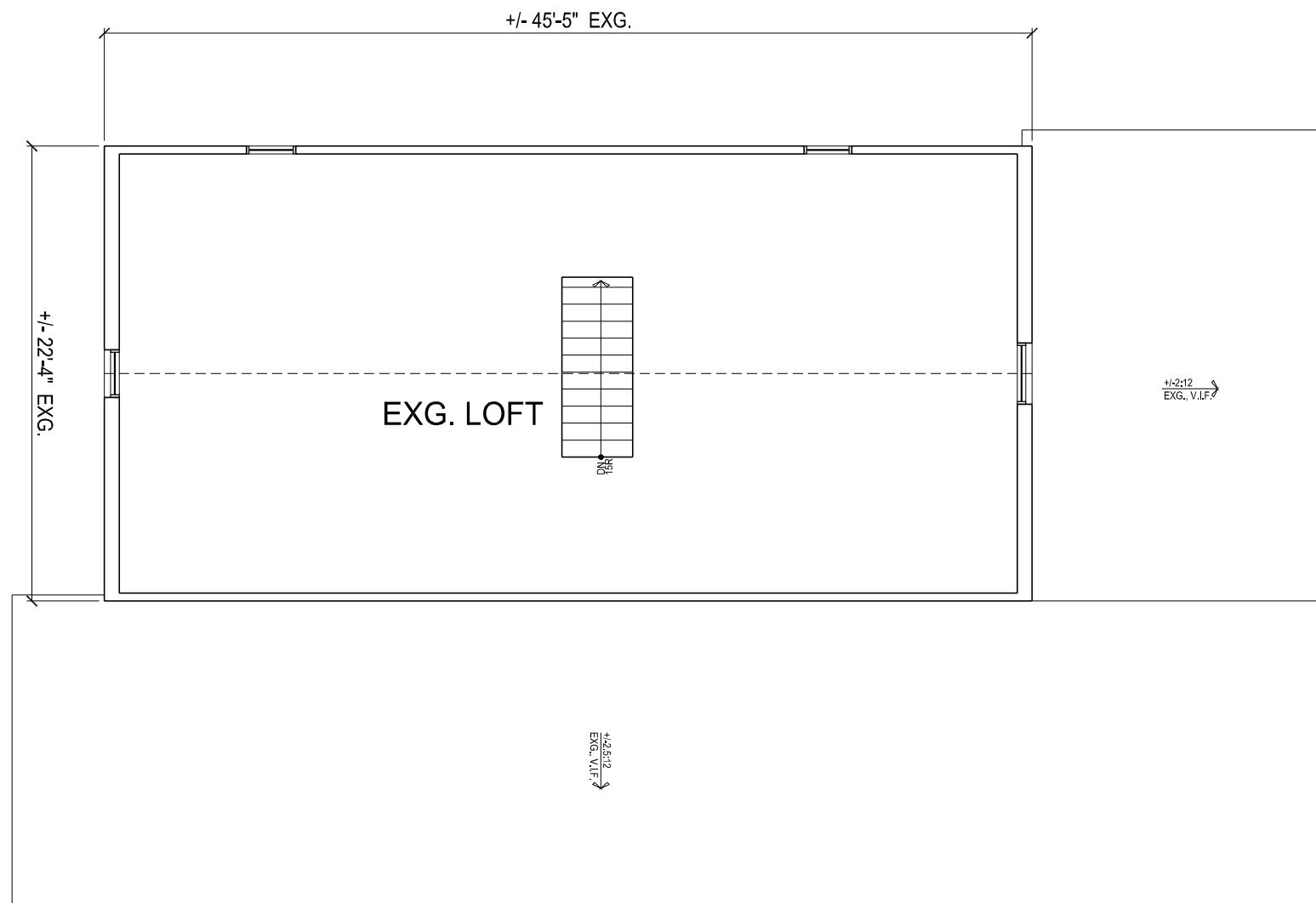
20.0075 - ELISHA BEALL - CARRIAGE HOUSE



SCALE 1/8"=1'-0"
0' 4' 8' 16'

EXISTING FIRST FLOOR PLAN

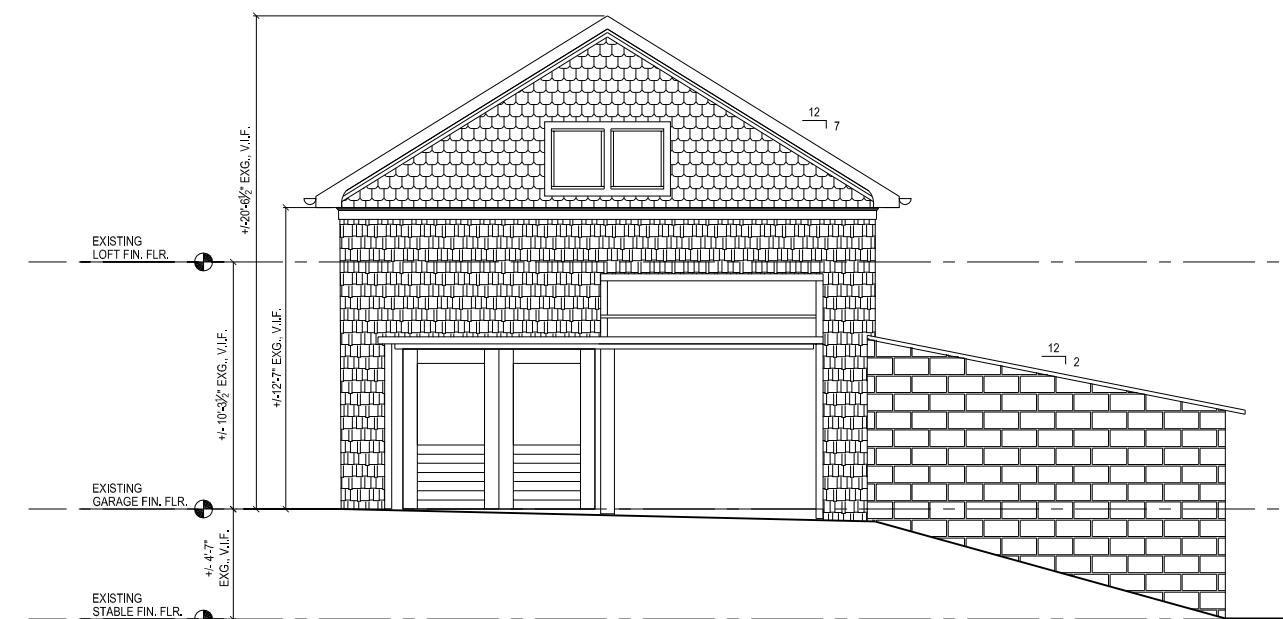
20.0075 - ELISHA BEALL - CARRIAGE HOUSE



SCALE 1/8"=1'-0"
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EXISTING ATTIC FLOOR PLAN

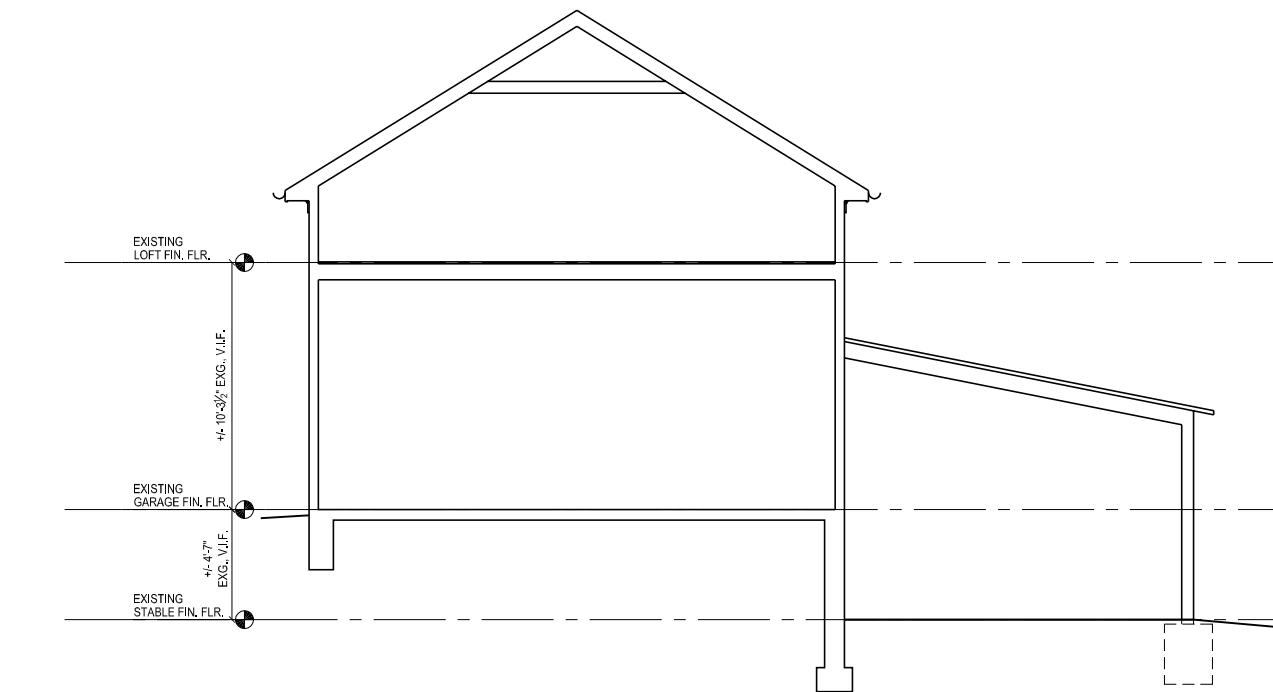
20.0075 - ELISHA BEALL - CARRIAGE HOUSE



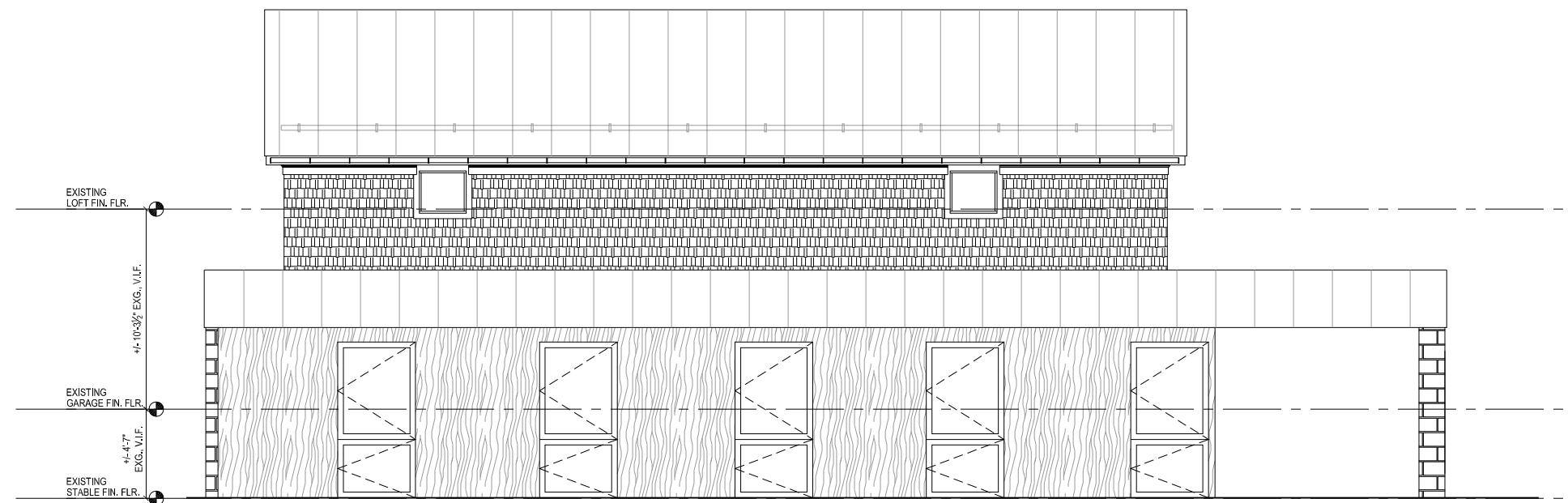
EXISTING FRONT ELEVATION

SCALE 1/8"=1'-0"


20.0075 - ELISHA BEALL - CARRIAGE HOUSE



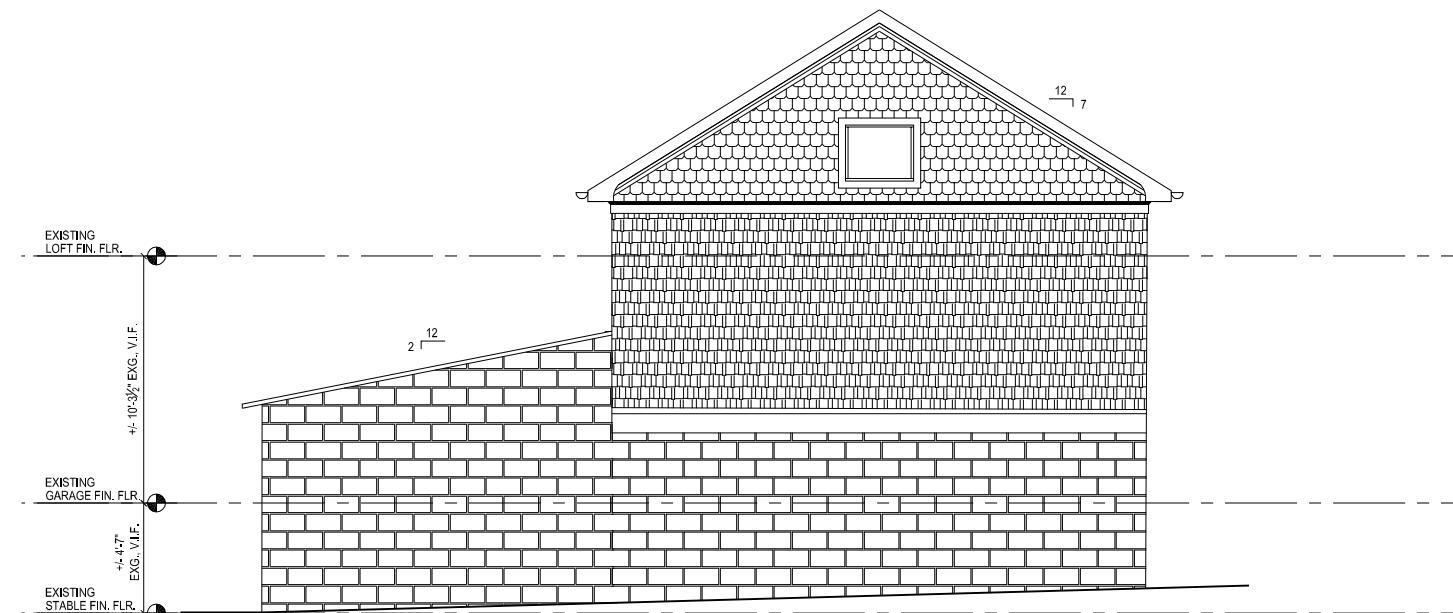
EXISTING BLDG SECTION



SCALE 1/8"=1'-0"
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EXISTING RIGHT SIDE ELEVATION

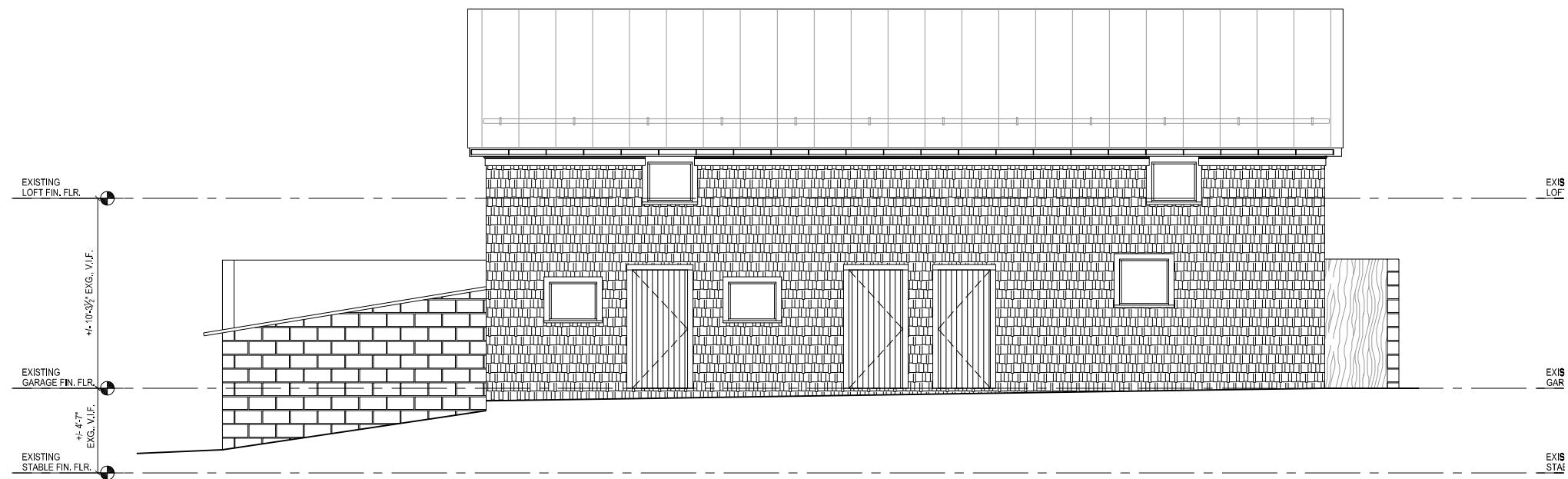
20.0075 - ELISHA BEALL - CARRIAGE HOUSE



SCALE 1/8"=1'-0"
0' 4' 8' 16'

EXISTING REAR ELEVATION

20.0075 - ELISHA BEALL - CARRIAGE HOUSE



SCALE 1/8"=1'-0"
0' 4' 8' 16'

EXISTING LEFT SIDE ELEVATION

20.0075 - ELISHA BEALL - CARRIAGE HOUSE



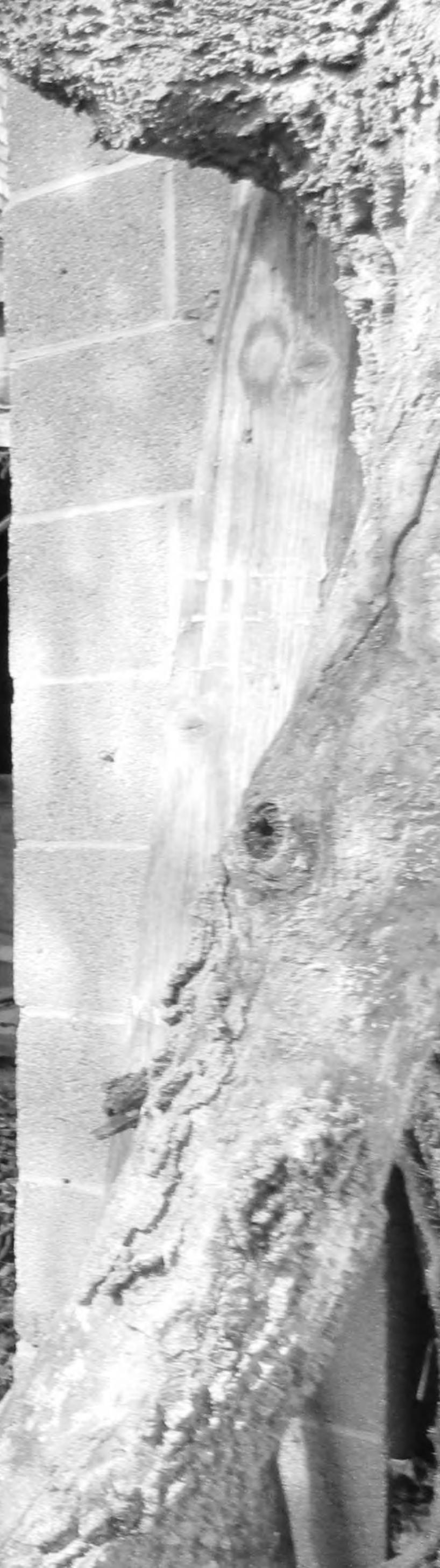






























3739 URBANA PIKE FREDERICK, MD 21704 02/02/2021

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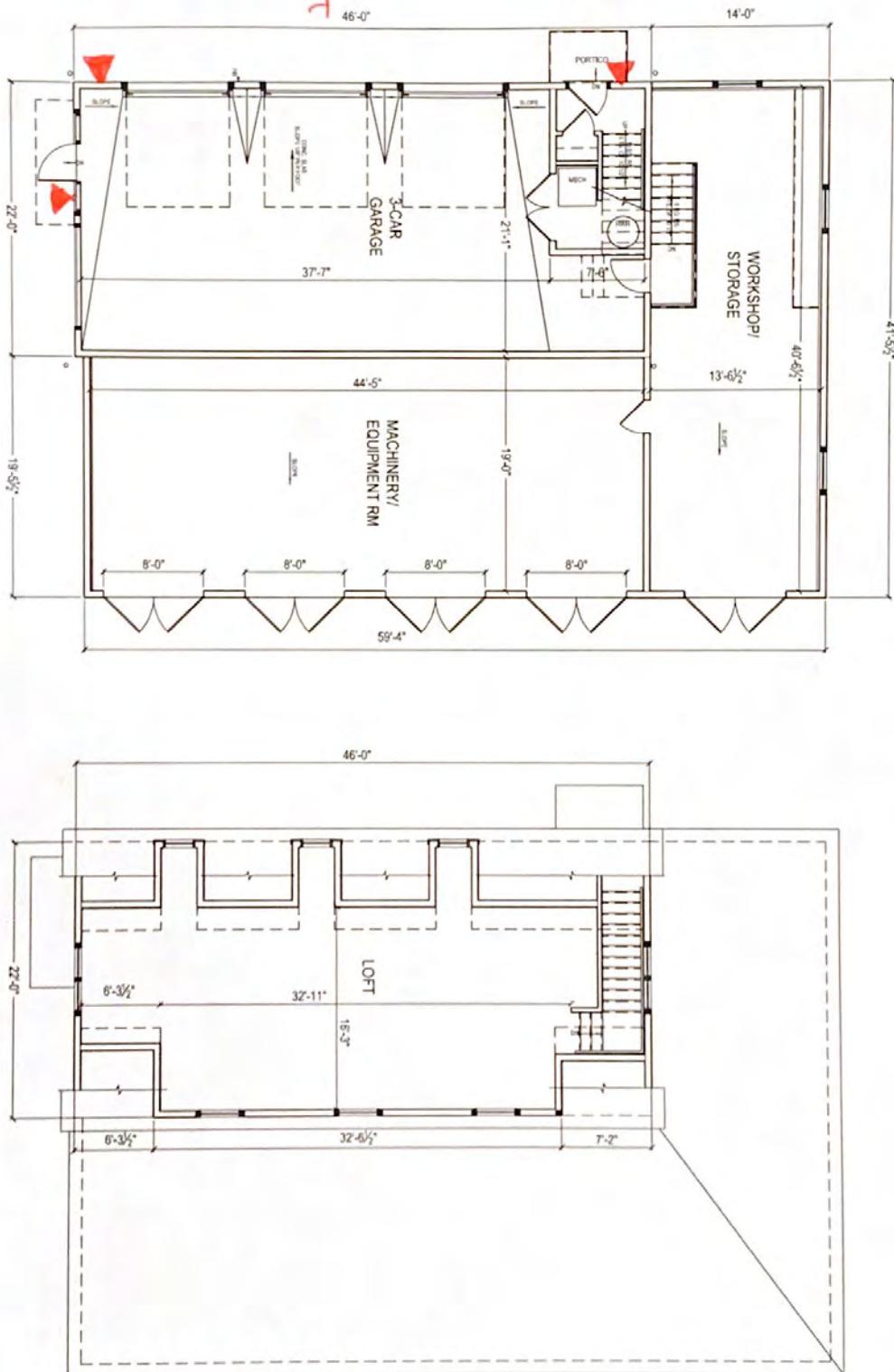
GTM ARCHITECTS

140

2 LOFT FLOOR PLAN

1 GROUND FLOOR PLAN

PROPOSED
JAIL-MOUNT
LIGHTS



600 S. Market Street
Frederick, MD 21701

winsupplyoffrederick.com

301-682-2111
Fax: 301-682-2154

cmmaguire@winsupplyinc.com



Two Light Wall Mount

\$403.00List Price: \$604.50
You Save: \$201.50Item ID: **948633**MFG #: **Z7924-TBWB**Manufacturer: **Craftmade**Finish: **Textured Black/Whiskey Barrel**Collection: **Ashwood**Width: **10.90"**Height: **25.60"**

Notes

Ashwood 2 Light Large Wall Mount in Textured Black/Whiskey Barrel with Clear Glass
Die-Cast/sand-cast aluminum components
Finish is treated with UV guard

From its cage-like frame with the feel of fine wrought iron to the hand-carved look of the contrasting wood bands, the delightful charm of Jeremiah's Ashwood is in the details. Check out the coordinating ceiling fan and indoor lighting collection at Craftmadebrands.com.

Bulbs

Voltage: **120 V**

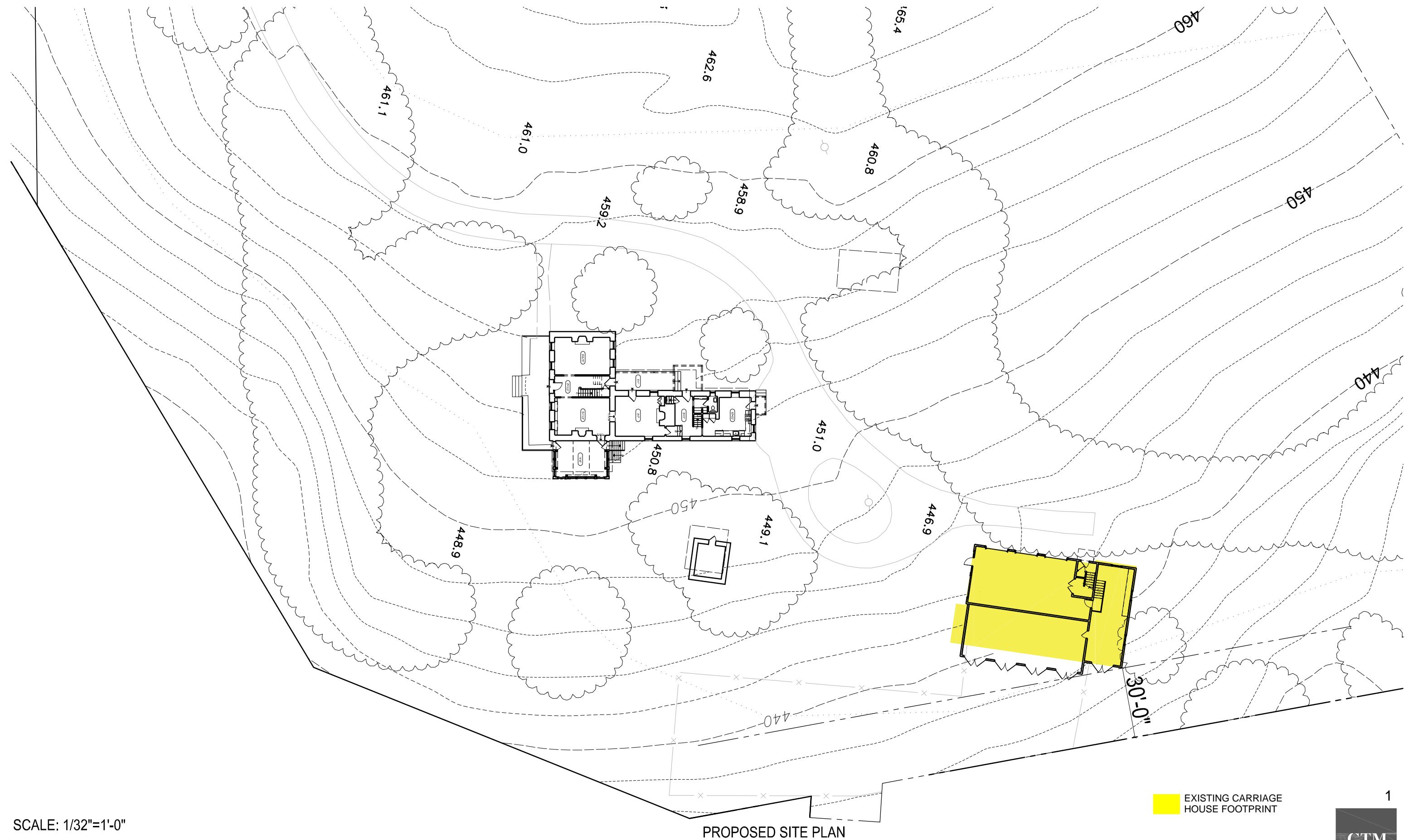
Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
2	B10	Candelabra	-	-	Incandescent	-	-	-	-	-	-

Details

Safety Listing: **Wet**
Safety Rating: **cETL**
Glass: **Clear**
Canopy: **10.6``**
Top to outlet: **14.30"**
Extension: **13.00"**

Weight: **16.53 lb**
Manufacturer Warranty: **1 Year**
UPC: **647881134150**

Collection



SCALE: 1/32"=1'-0"

20.0075 - ELISHA BEALL - CARRIAGE HOUSE

PROPOSED SITE PLAN

EXISTING CARRIAGE HOUSE FOOTPRINT

1

GTM

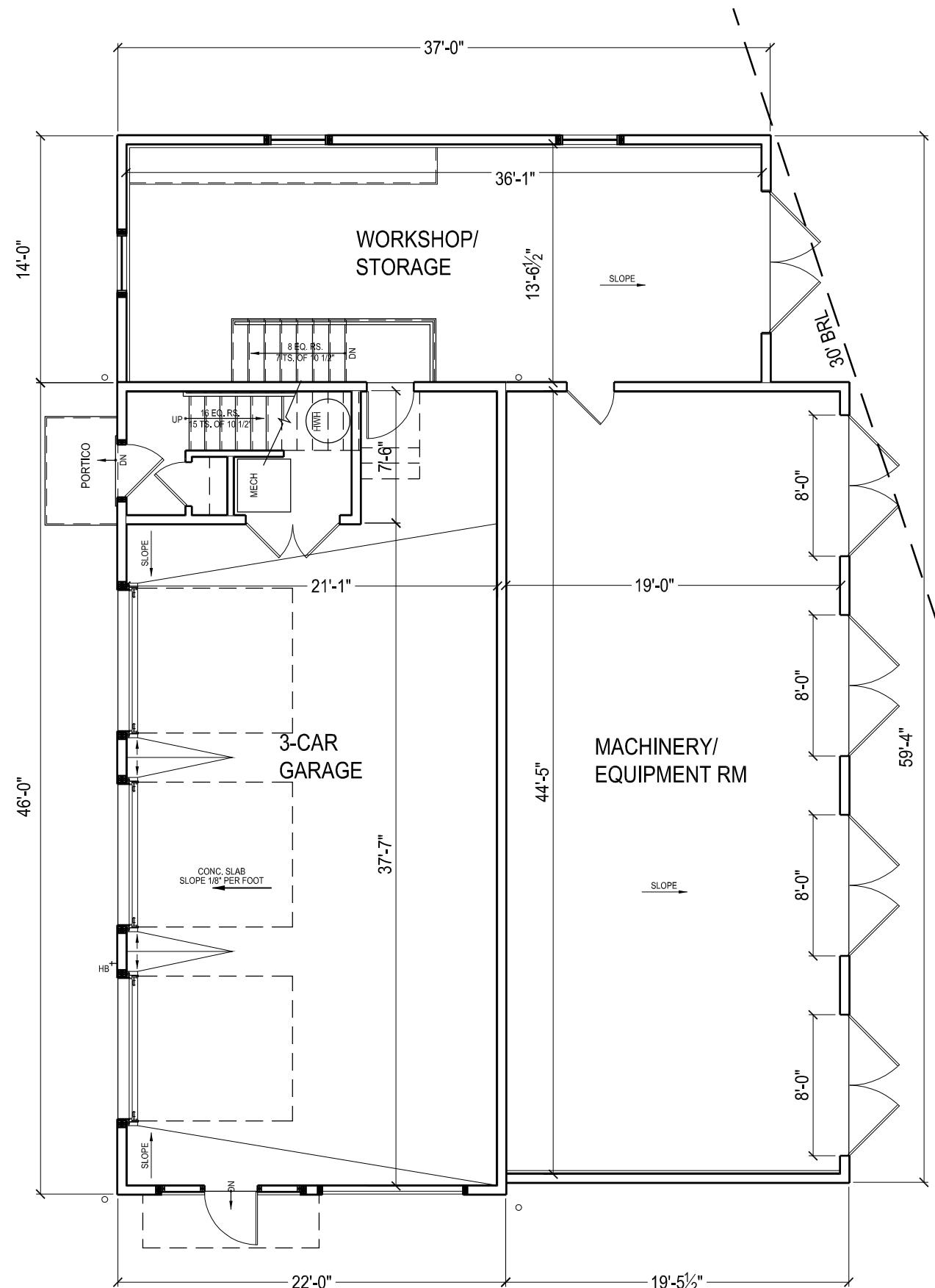
GT MARCHITECTS

3739 URBANA PIKE FREDERICK, MD 21704

02/02/2021

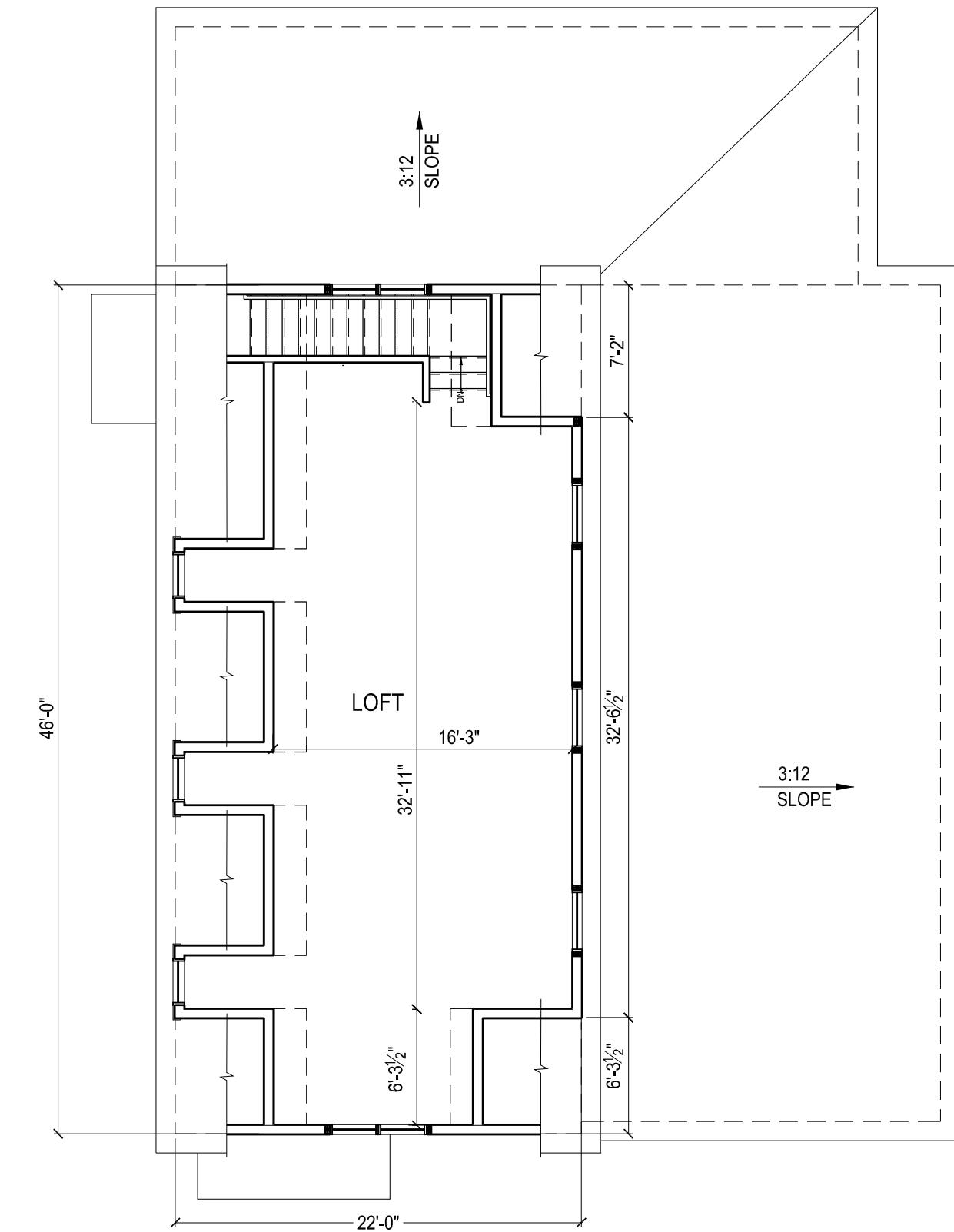
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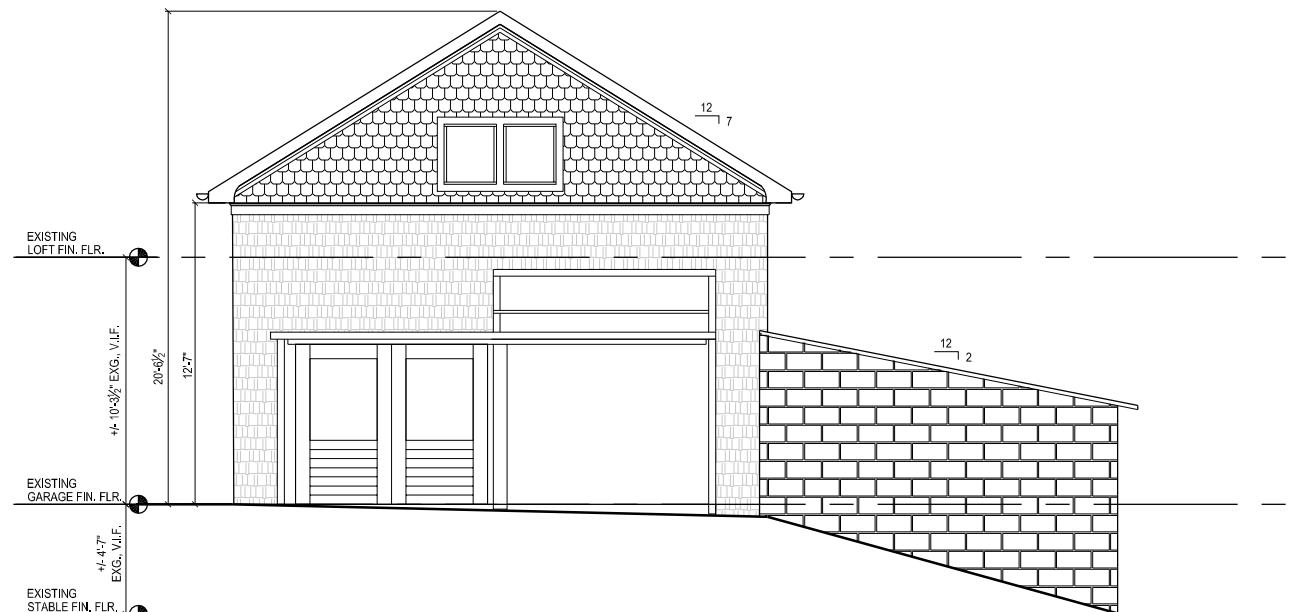
1 GROUND FLOOR PLAN

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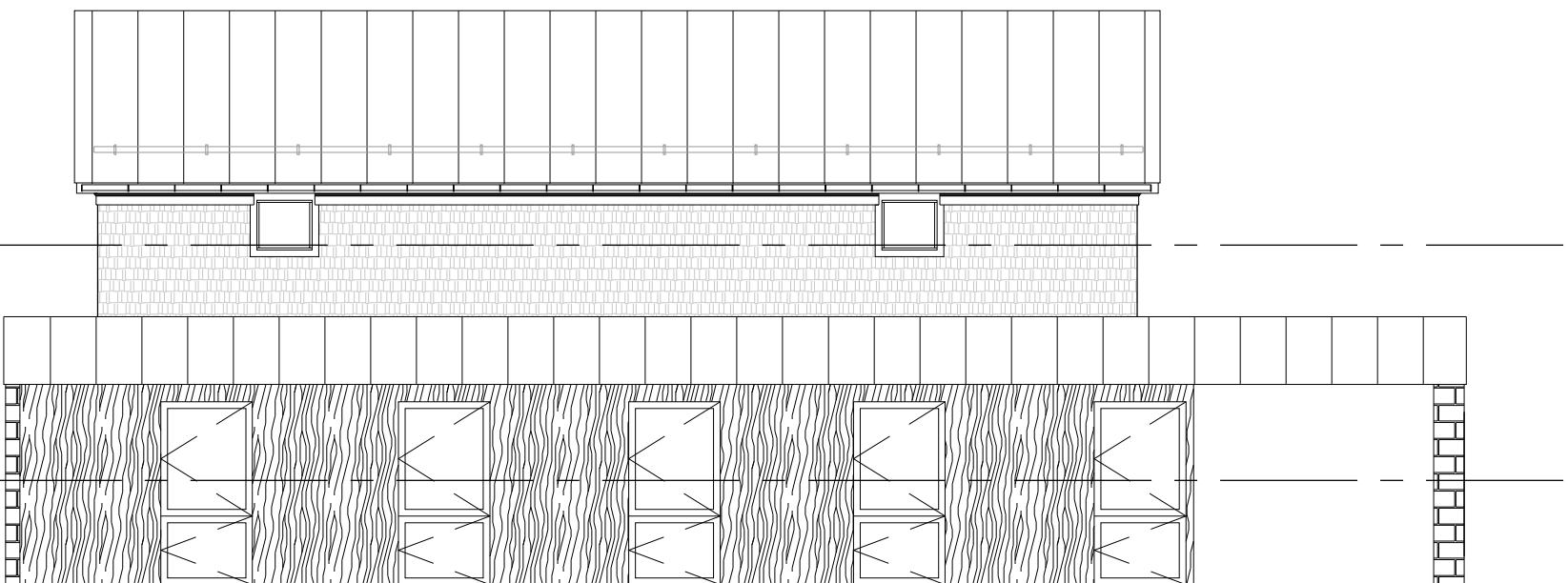


2 LOFT FLOOR PLAN

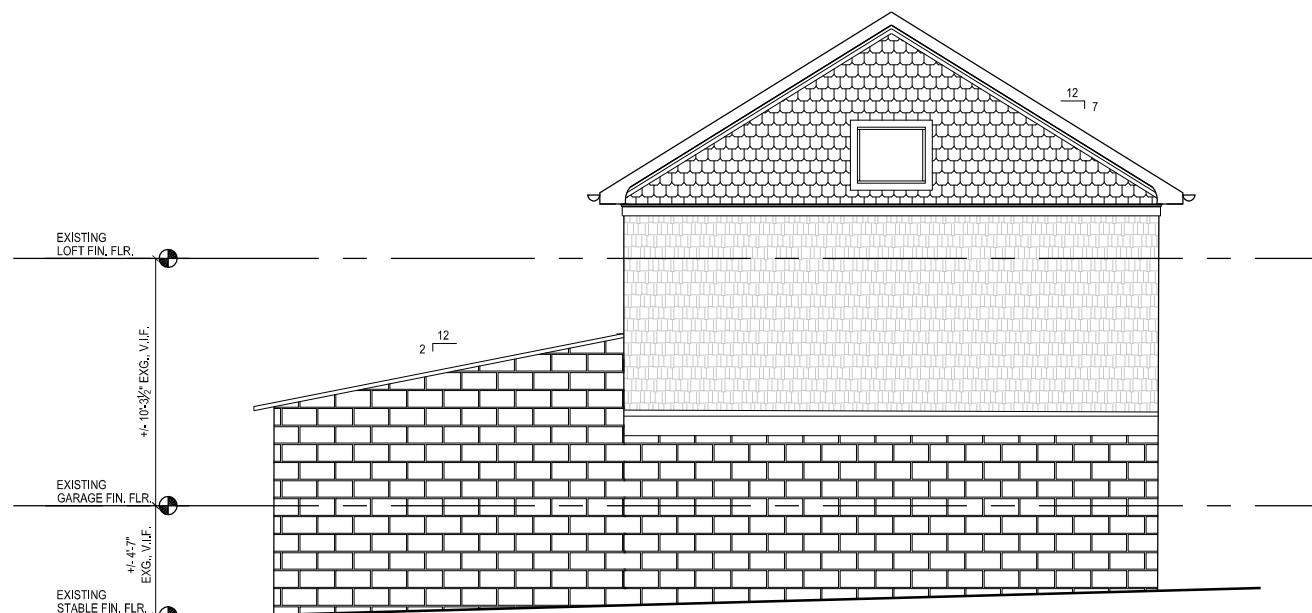
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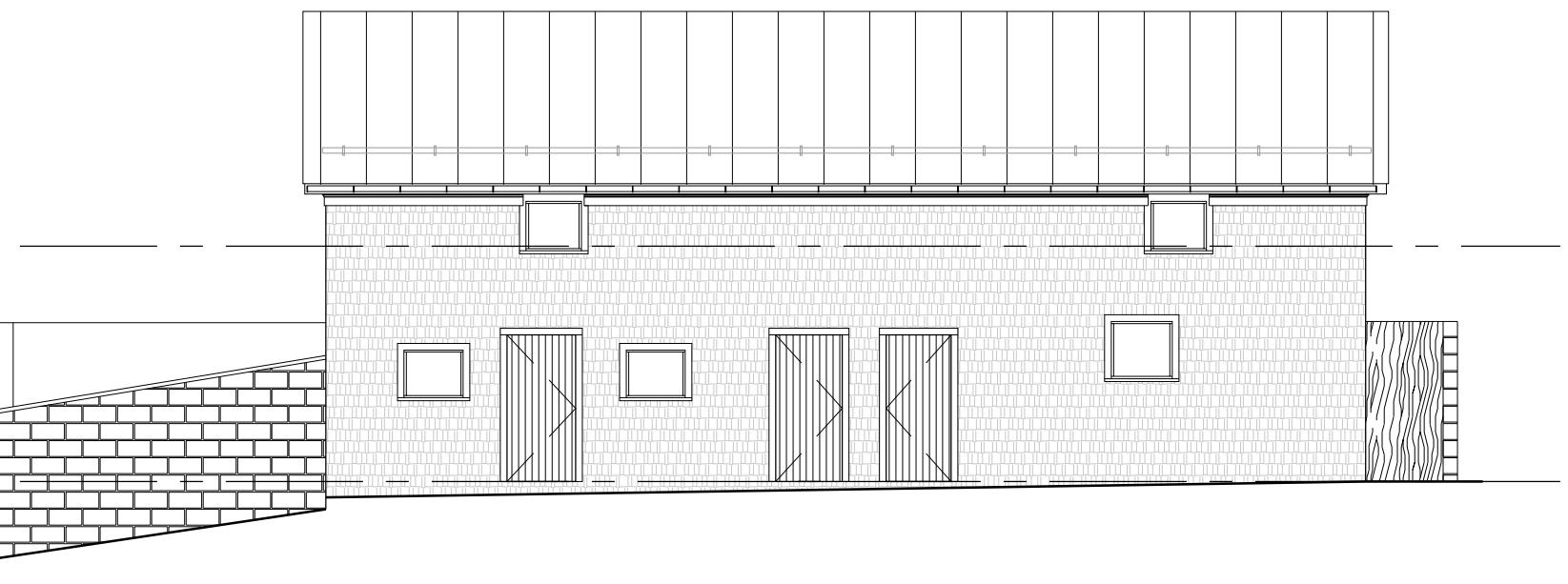
1 EXISTING FRONT ELEVATION
Scale: 1/8"=1'-0"



2 EXISTING RIGHT SIDE ELEVATION
Scale: 1/8"=1'-0"

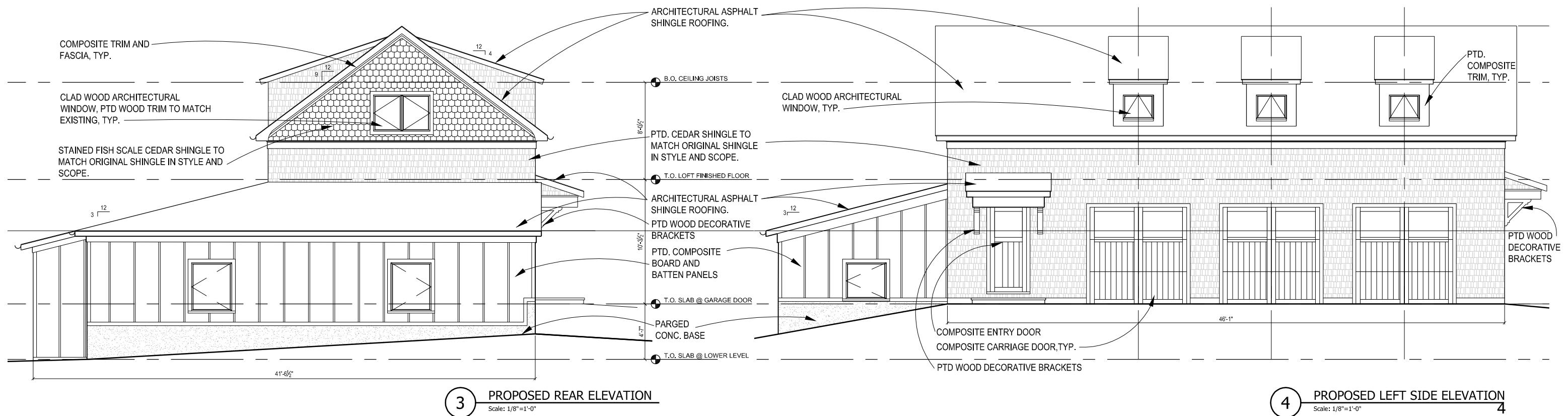
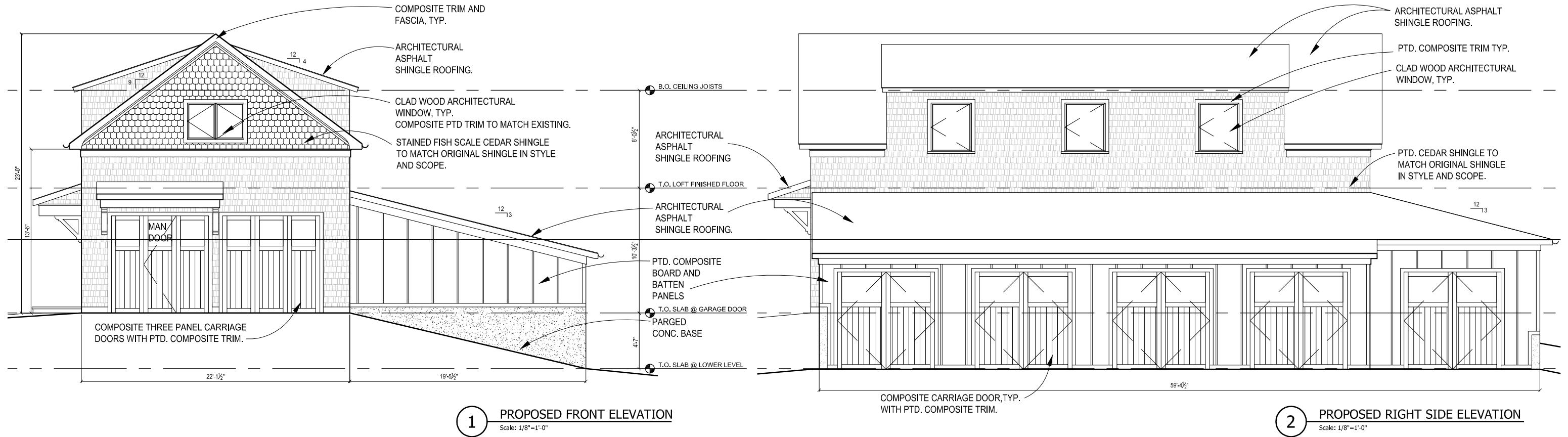


3 EXISTING REAR ELEVATION
Scale: 1/8"=1'-0"



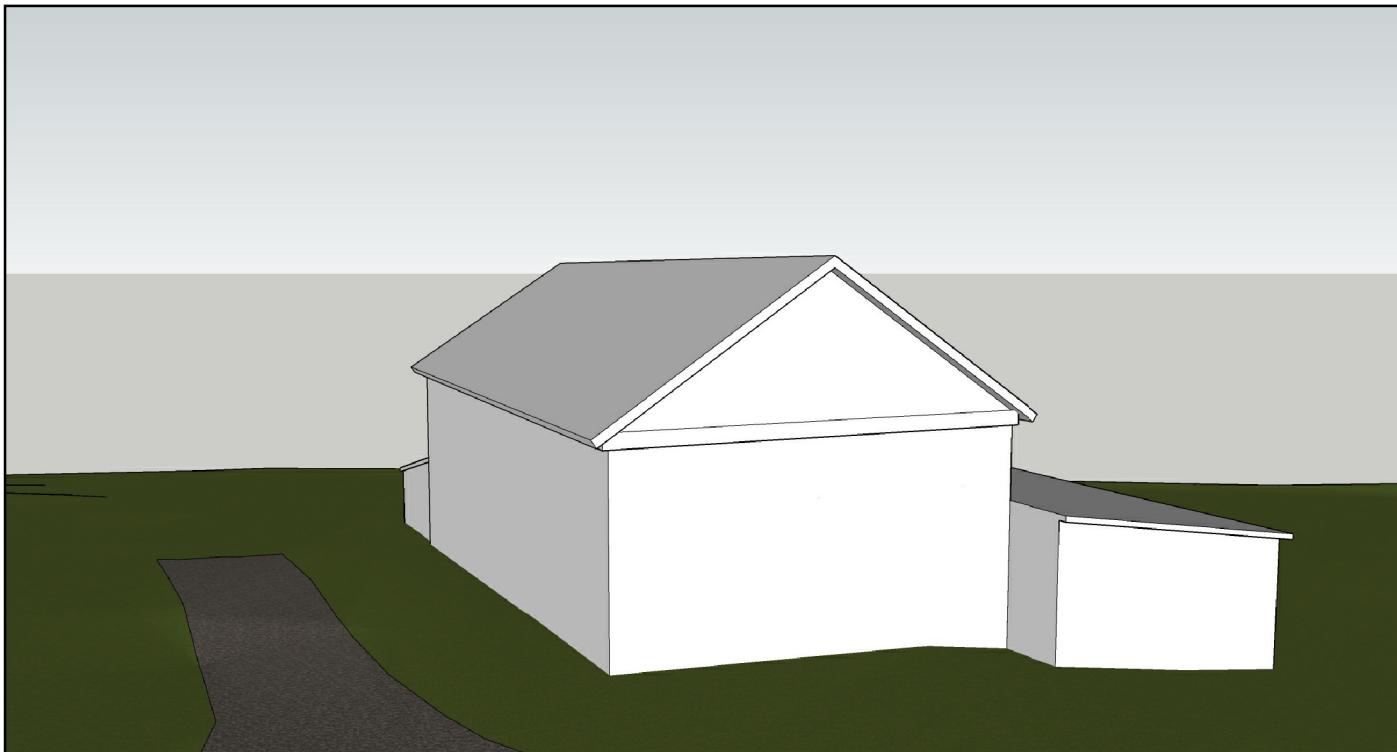
4 EXISTING LEFT SIDE ELEVATION
Scale: 1/8"=1'-0"

3

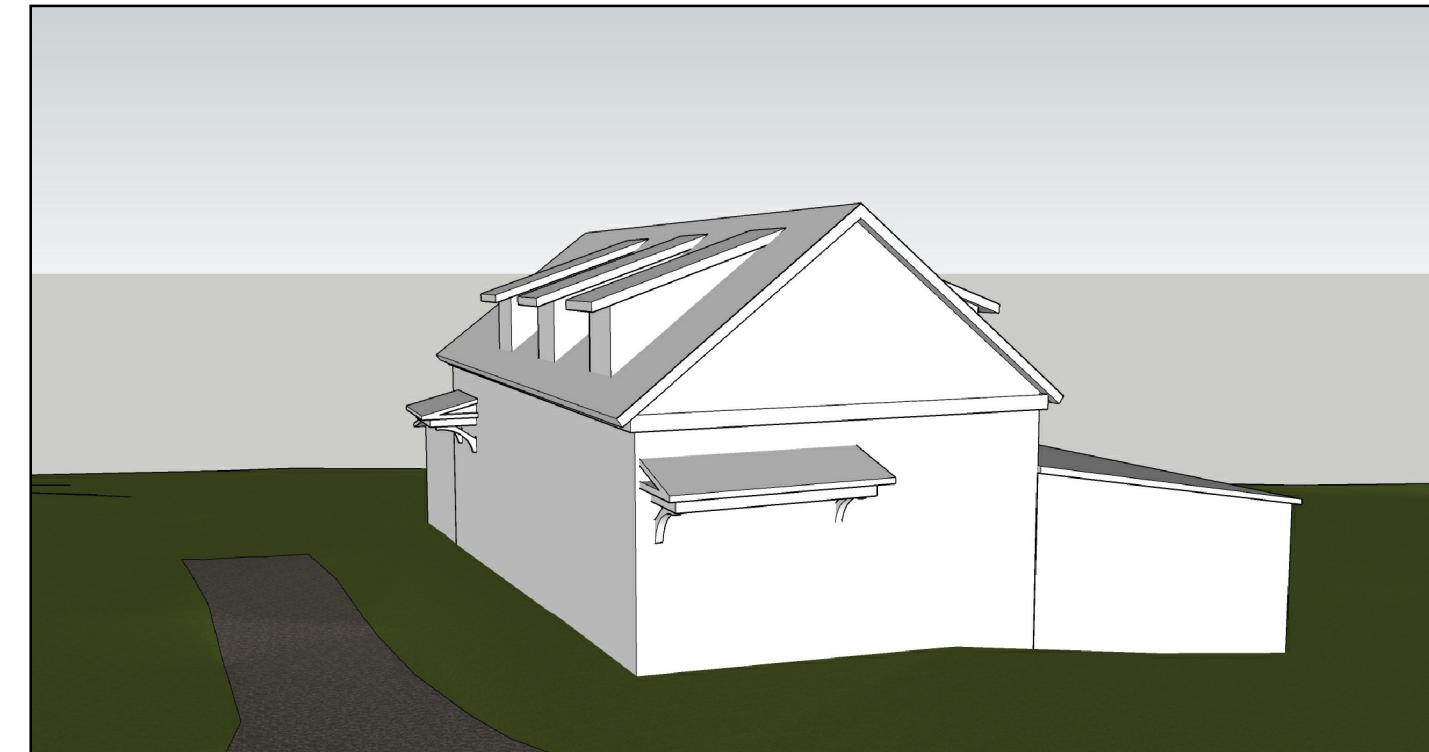


NOTE: PRIMARY FORMS AND MATERIALS SIMILAR IN SCOPE AND
STYLE TO THE EXISTING/ORIGINAL STABLE/CARRIAGE HOUSE.

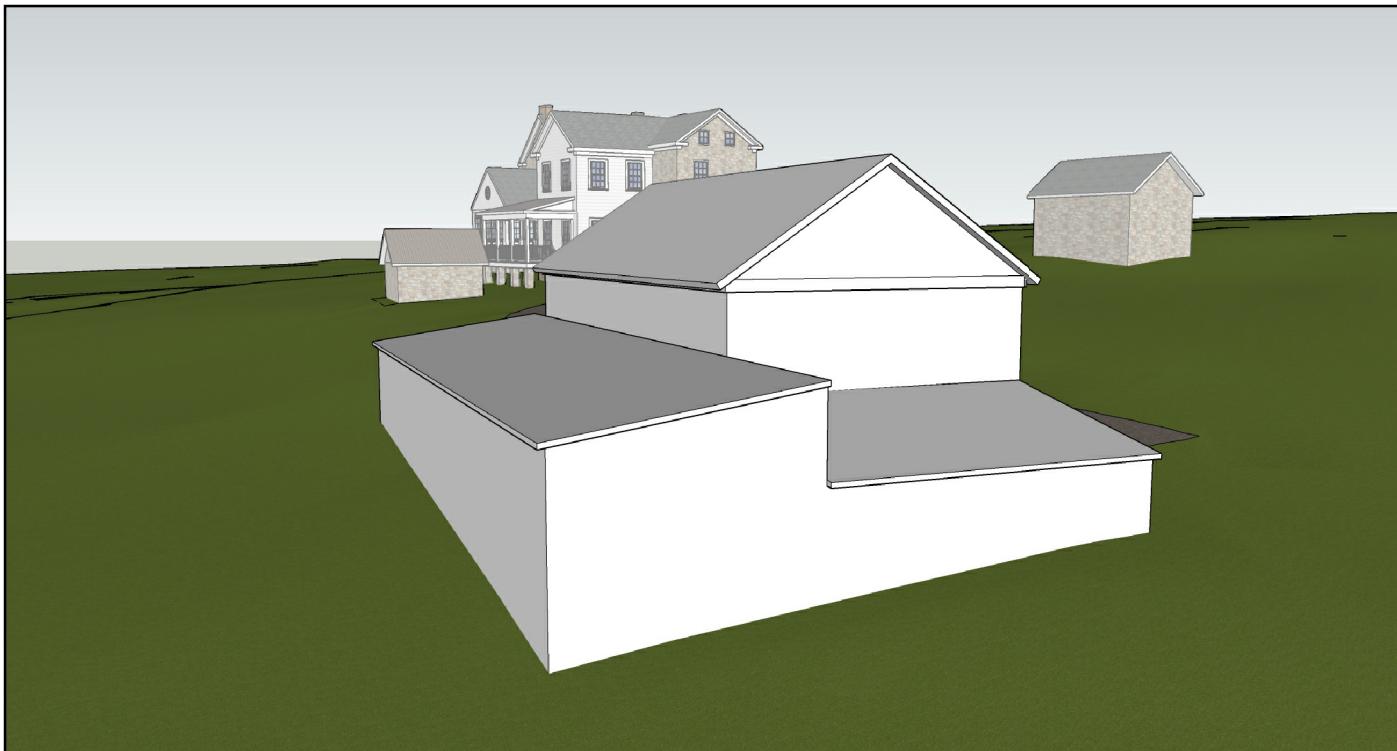




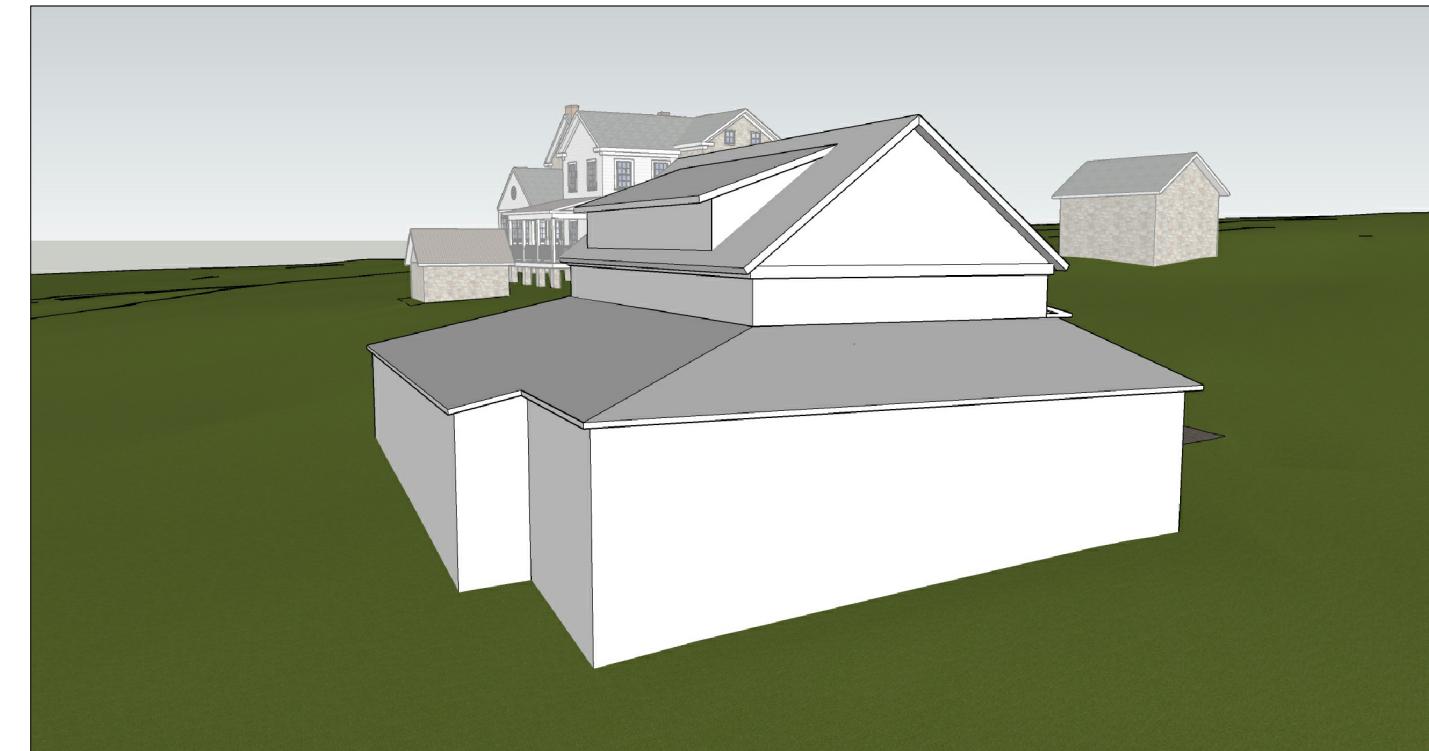
EXISTING FRONT VIEW



PROPOSED FRONT VIEW



EXISTING REAR VIEW



PROPOSED REAR VIEW

5

NOTE: PRIMARY FORMS AND MATERIALS SIMILAR IN SCOPE AND
STYLE TO THE EXISTING/ORIGINAL STABLE/CARRIAGE HOUSE.



20.0075 - ELISHA BEALL - CARRIAGE HOUSE