



# 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

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### 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.

*Frederick County: Rich History, Bright Future*

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[www.FrederickCountyMD.gov](http://www.FrederickCountyMD.gov)

## **Frederick County Interim Design Guidelines**

The *Guidelines* break down specific materials and objects into recommended and not recommended work and provide basic policies for each section that should be adhered to, including:

- New Construction. Every reasonable effort should be made to provide a compatible use of a property that requires minimal alteration of the structure or site.

Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property or neighborhood.

Recommended – Blending new construction with existing buildings according to material, texture, and colors.

Not Recommended – Designing new work that is incompatible with the earlier buildings and the site in material, texture, color, size, or scale.

Recommended – Ensuring that the width, scale, spacing, rhythm of new construction are compatible with adjacent buildings in the area or district.

## **Secretary of the Interior's Standards for Rehabilitation**

- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **Secretary of the Interior's Treatment of Historic Properties Guidelines**

The *SOI Guidelines* for rehabilitation include building site recommendations. This section of the *SOI Guidelines* includes:

- Recommendations to designing adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.
- It is not recommended to introduce new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys

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 15<sup>th</sup> of the month preceding the hearing.

## 1. APPLICANT

Name: DUSTY & KRISTINA LOOD  
Address: 3466 SUGARLOAF PKWY  
FREDERICK MD 21704  
Home Phone: (301) 520-8488 Work Phone: ( ) - -  
Owner Name and Address (if other than applicant): \_\_\_\_\_  
\_\_\_\_\_

## 2. HISTORIC PROPERTY

Name (as listed in Frederick Co. Register of Historic Places): ELISHA BALL 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: TRD  
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.



7. A. I plan to apply for a Federal tax credit for this project:

☐ Yes ☒ No

B. I plan to apply for a State tax credit for this project:

☐ Yes ☒ No

C. I plan to apply for a Frederick County Property tax credit for this project:

☐ Yes ☒ No

8. I have applied for another Frederick County permit, approval, or license regarding this property:

☒ Yes ☐ No

9. DESCRIPTION OF PROPOSED WORK: (attach extra sheets as needed)

CONSTRUCT NEW 3-CAR GARAGE

#### 10. POSTING OF PROPERTY:

Placards will be provided by the Planning & Zoning Department and must be placed in full view near the principal public road(s) bordering the property for 14 days prior to the scheduled date of the public hearing before the Historic Preservation Commission. Placards should be reasonably weatherproofed and on a stiff backing.

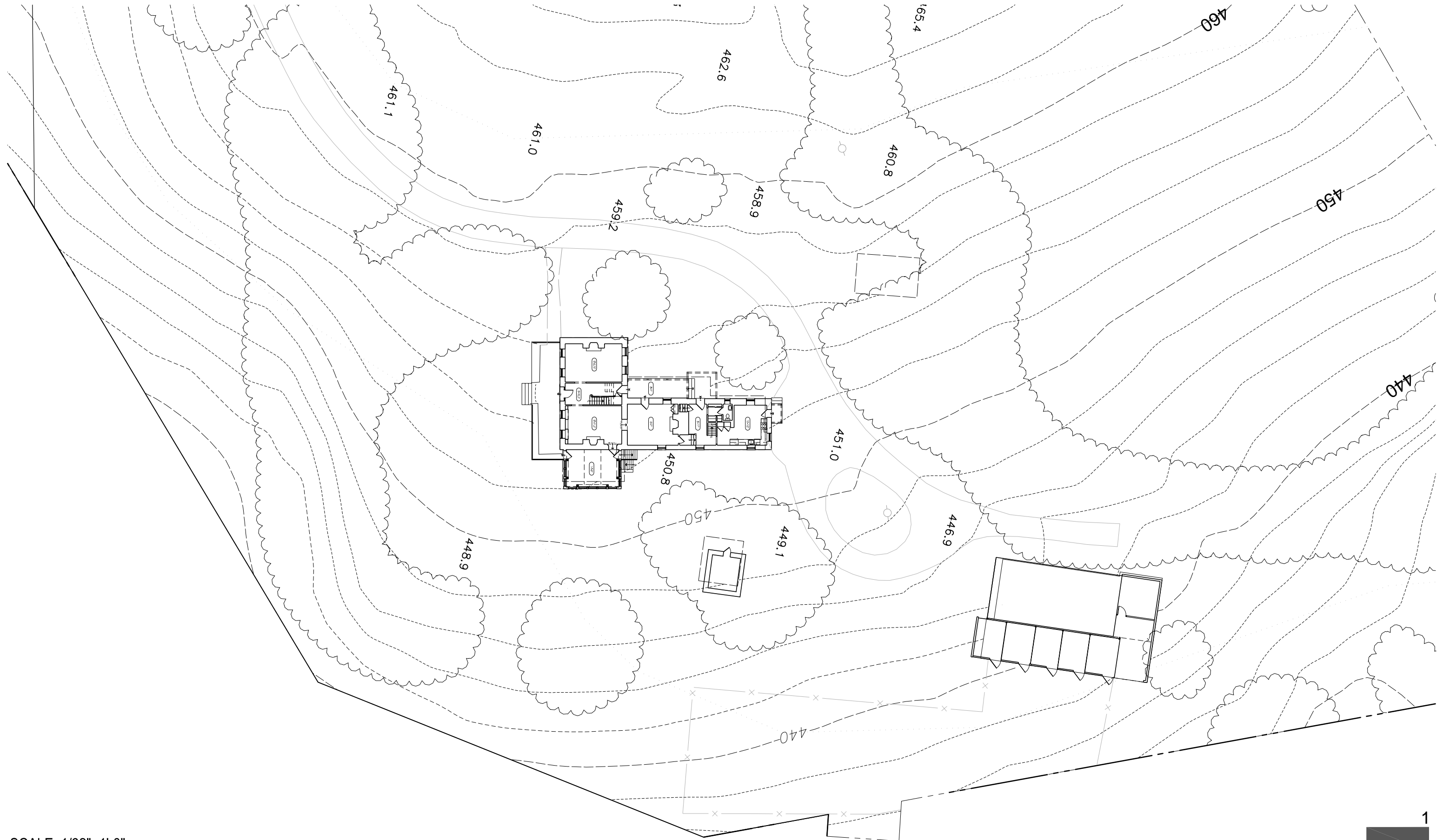
#### 11. PLEASE READ AND INITIAL THE FOLLOWING STATEMENTS:

- ☒ I am the owner of this property, or
- ☐ I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.
- ☒ The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission.
- ☒ I understand that the approval of this application by the Frederick County Historic Preservation Commission does not constitute approval of other required federal, state, or local permit applications.
- ☒ I agree to supply two additional photographs of appropriate representative views of the proposed work when the job is completed.
- ☒ I will attend (or send a representative to attend) the public hearing of this application before the Historic Preservation Commission.
- ☒ I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

*Applications must be received by the 15<sup>th</sup> of the month preceding the hearing.*

M. Dusty Red  
Signature of Applicant

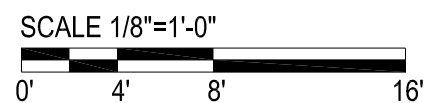
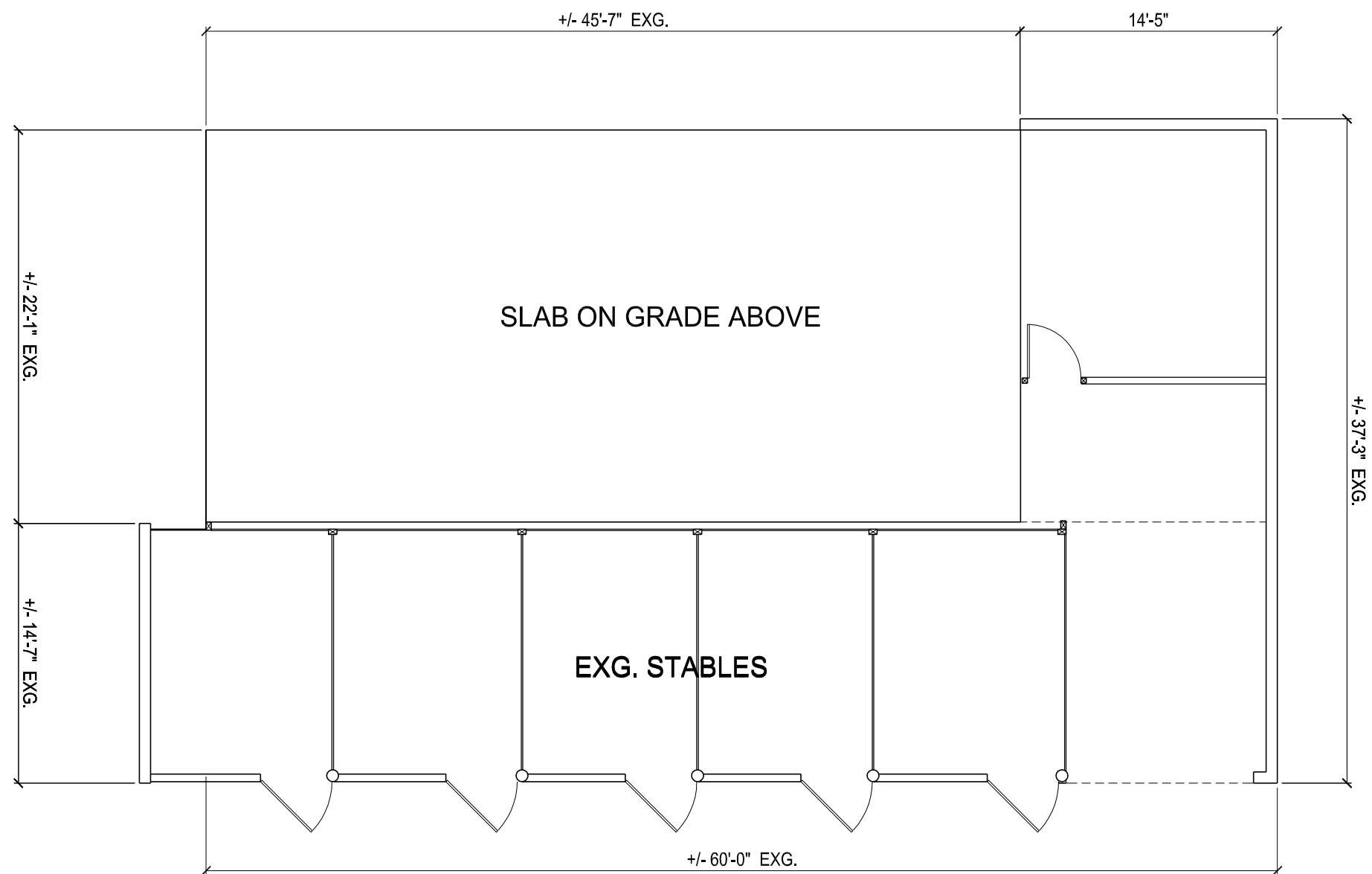
2/6/21  
Date



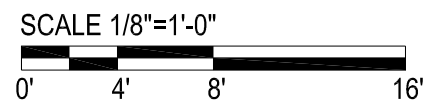
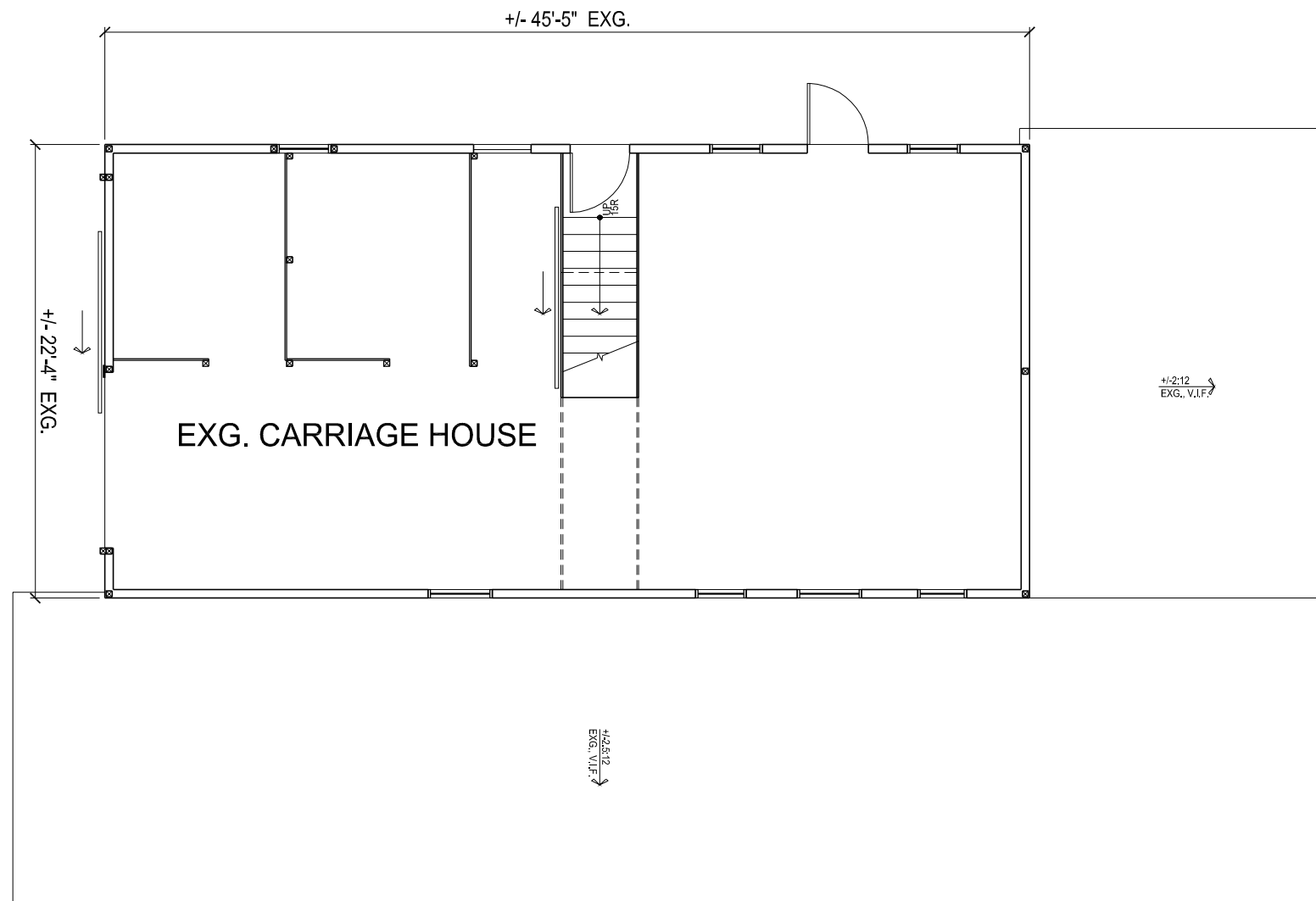
EXISTING SITE PLAN

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

# 20.0075 - ELISHA BEALL - CARRIAGE HOUSE

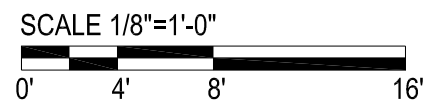
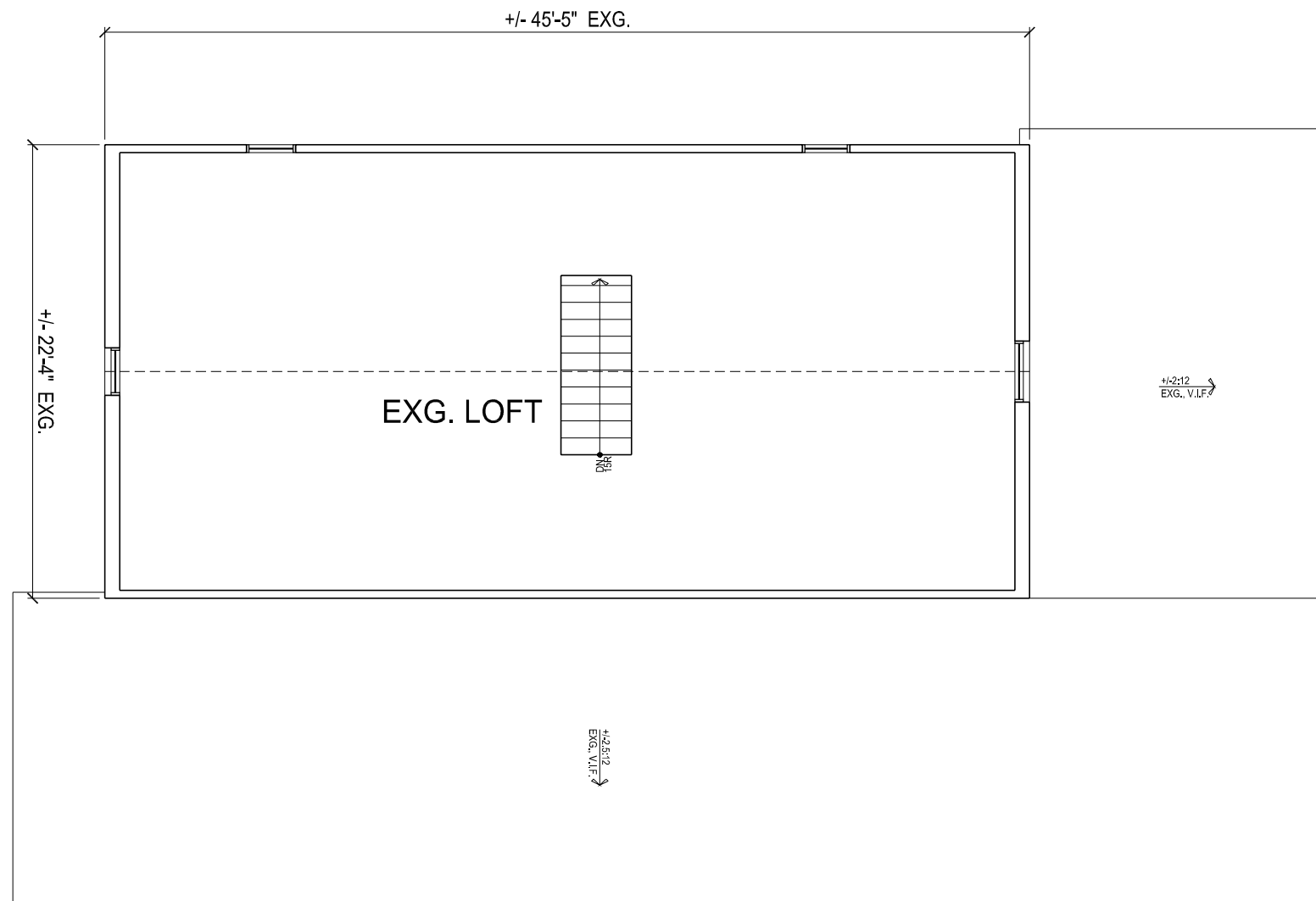


EXISTING LOWER LEVEL FLOOR PLAN



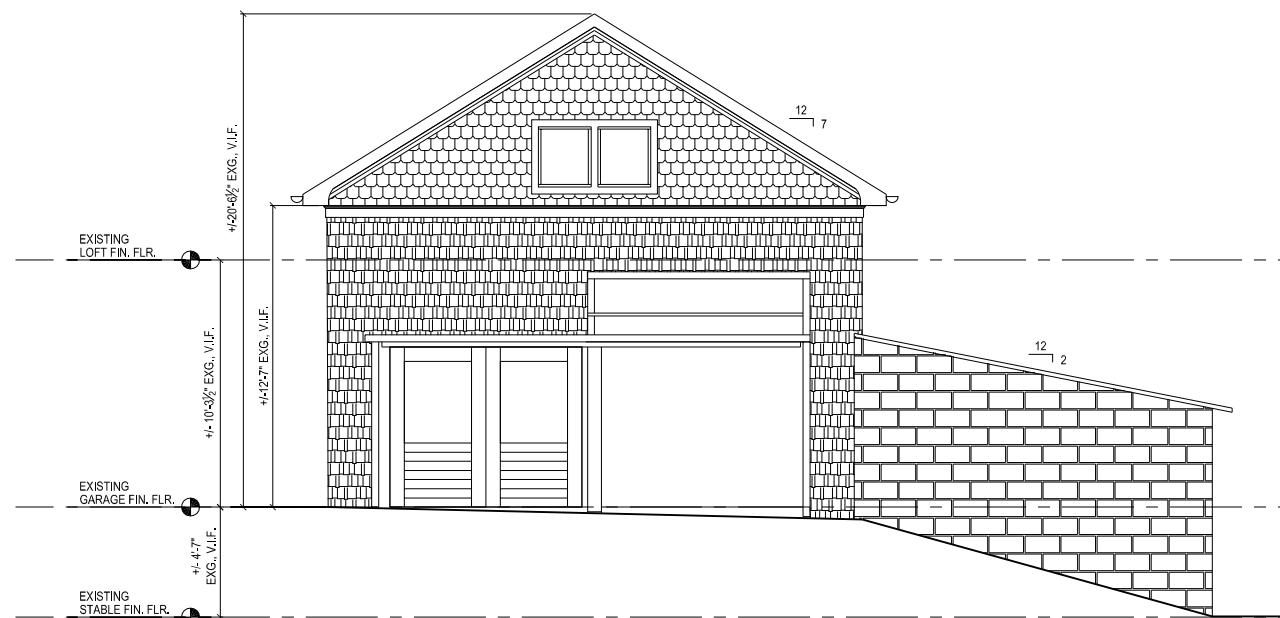
EXISTING FIRST FLOOR PLAN

## 20.0075 - ELISHA BEALL - CARRIAGE HOUSE

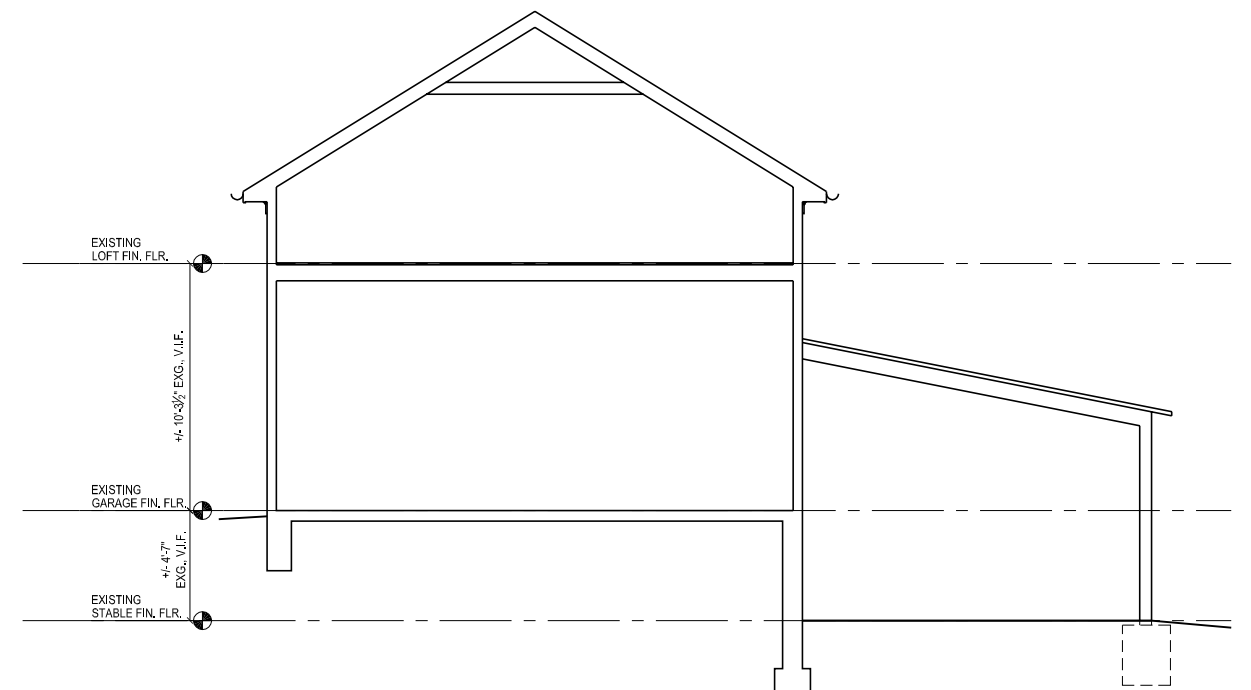


EXISTING ATTIC FLOOR PLAN

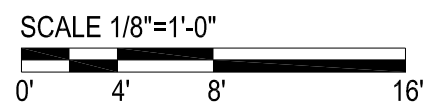




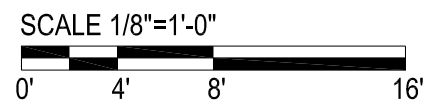
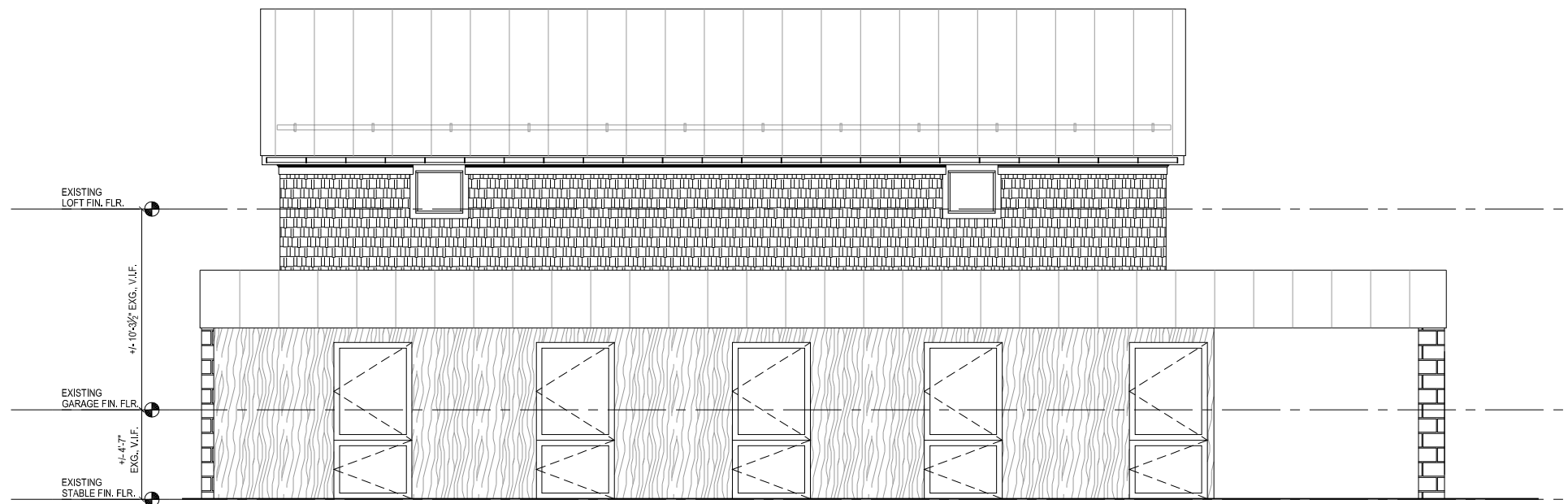
EXISTING FRONT ELEVATION



EXISTING BLDG SECTION

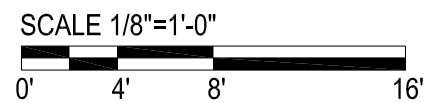
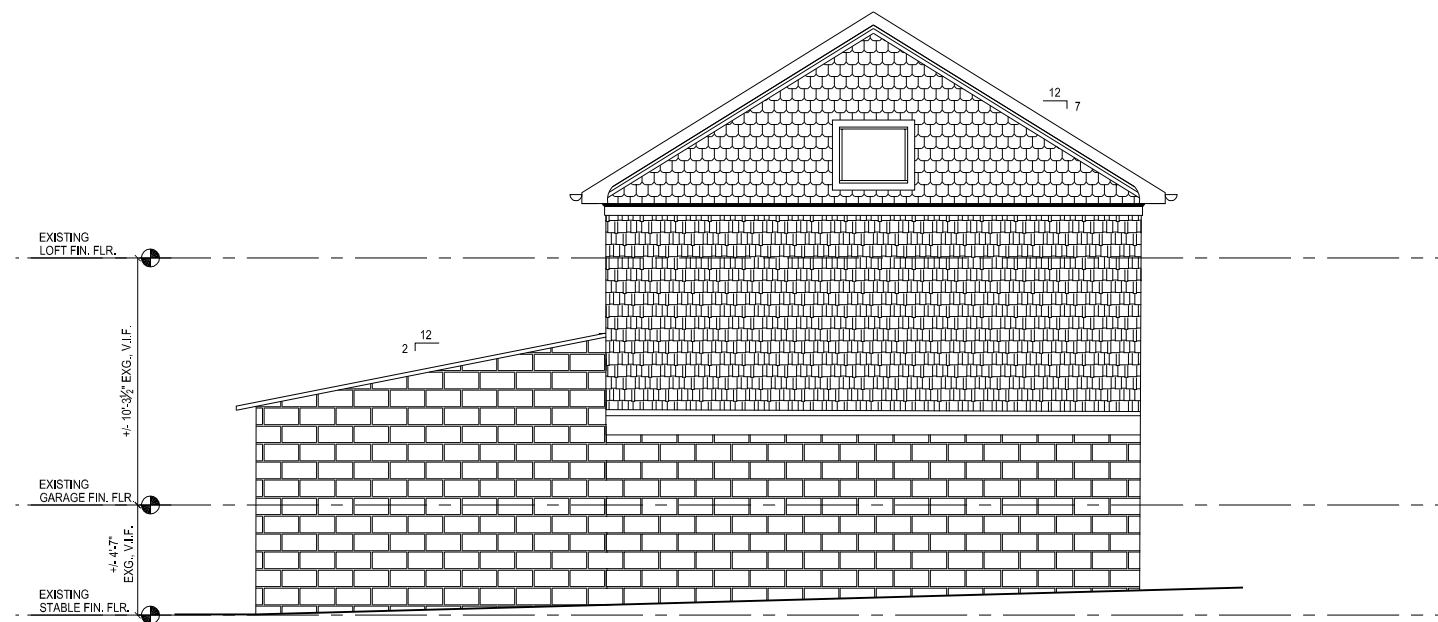


## 20.0075 - ELISHA BEALL - CARRIAGE HOUSE



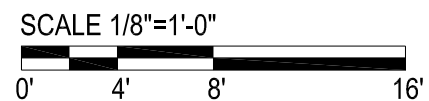
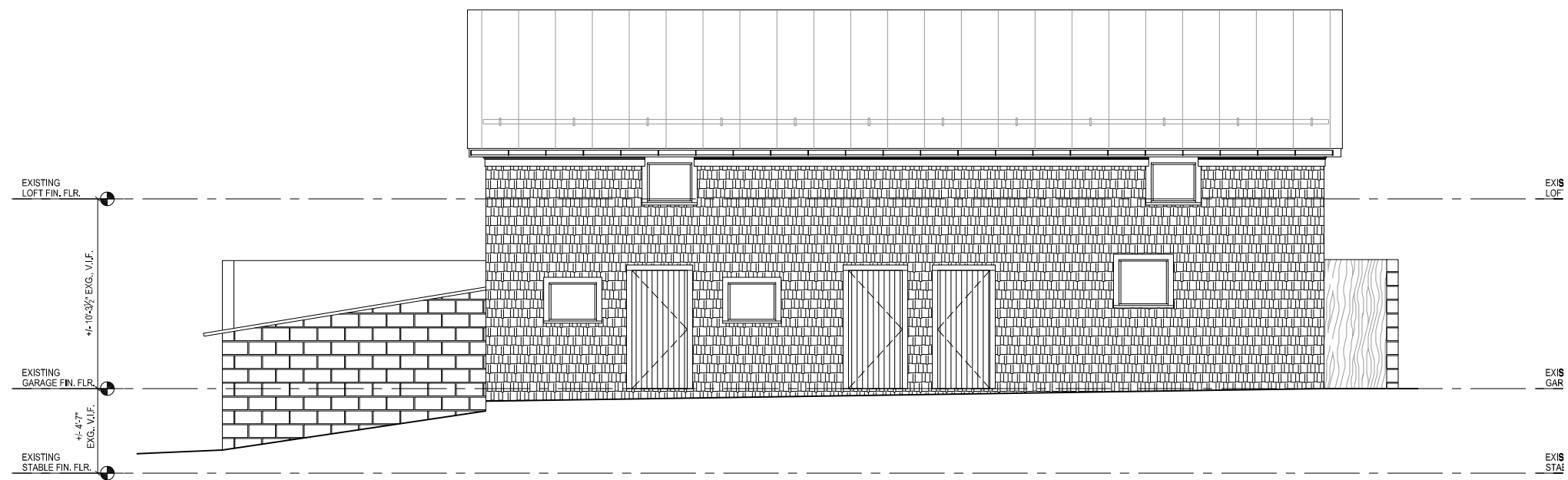
EXISTING RIGHT SIDE ELEVATION

20.0075 - ELISHA BEALL - CARRIAGE HOUSE



EXISTING REAR ELEVATION

20.0075 - ELISHA BEALL - CARRIAGE HOUSE



EXISTING LEFT SIDE ELEVATION

## 20.0075 - ELISHA BEALL - CARRIAGE HOUSE



























































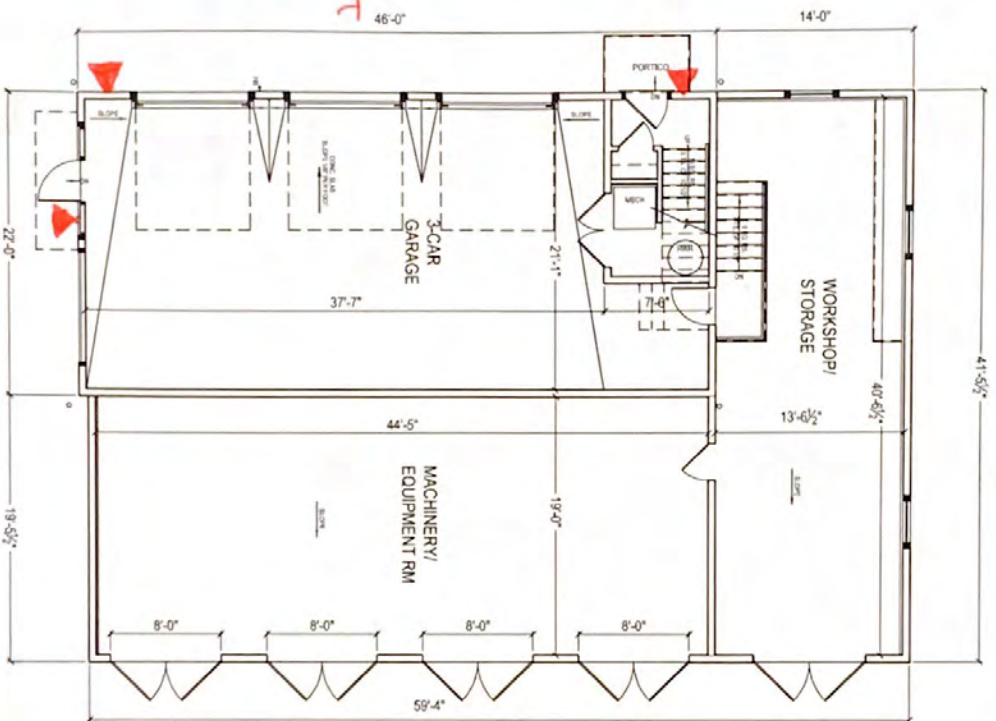




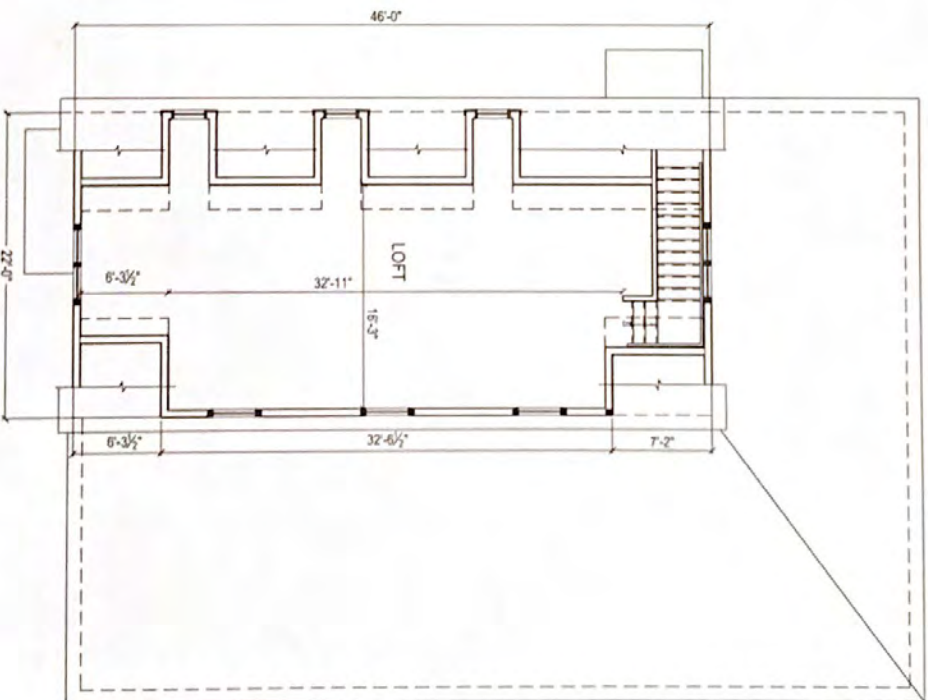




PROPOSED  
WALL-MOUNT  
LIGHTS



1 GROUND FLOOR PLAN  
Scale: 1/8" = 1'-0"



2 LOFT FLOOR PLAN  
Scale: 1/8" = 1'-0"

## 20.0075 - ELISHA BEALL HOUSE

3739 URBANK PINE FREDERICK, MD 21704 02/02/2021

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GTM ARCHITECTS

GTM





600 S. Market Street  
Frederick, MD 21701



winsupplyoffrederick.com

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



cmmaguire@winsupplyinc.com



## Two Light Wall Mount

# \$403.00

List Price: ~~\$604.50~~

You Save: **\$201.50**



Item 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](http://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"**

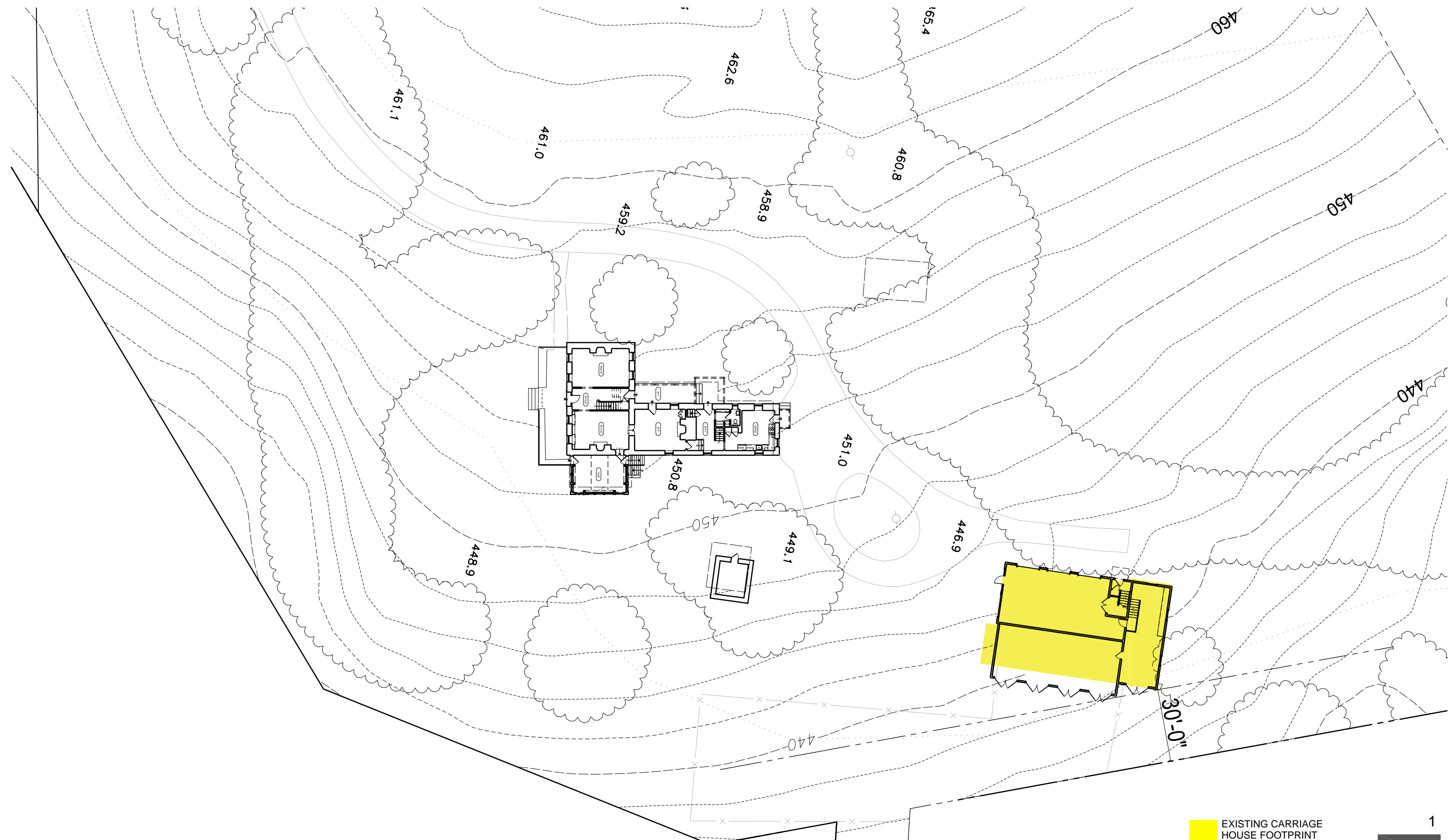
Extension: **13.00"**

Weight: **16.53 lb**

Manufacturer Warranty: **1 Year**

UPC: **647881134150**

## Collection



EXISTING CARRIAGE  
HOUSE FOOTPRINT

1



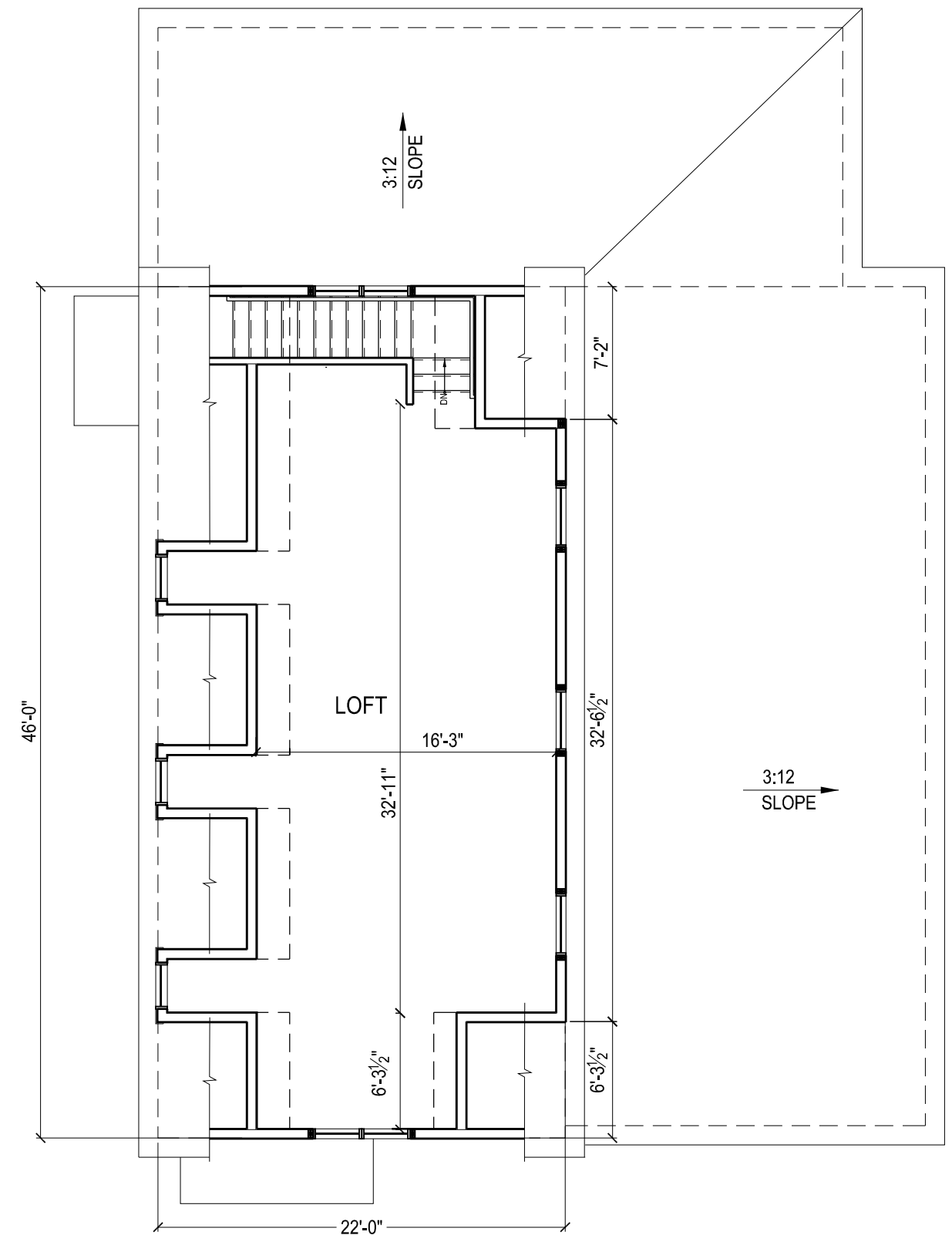
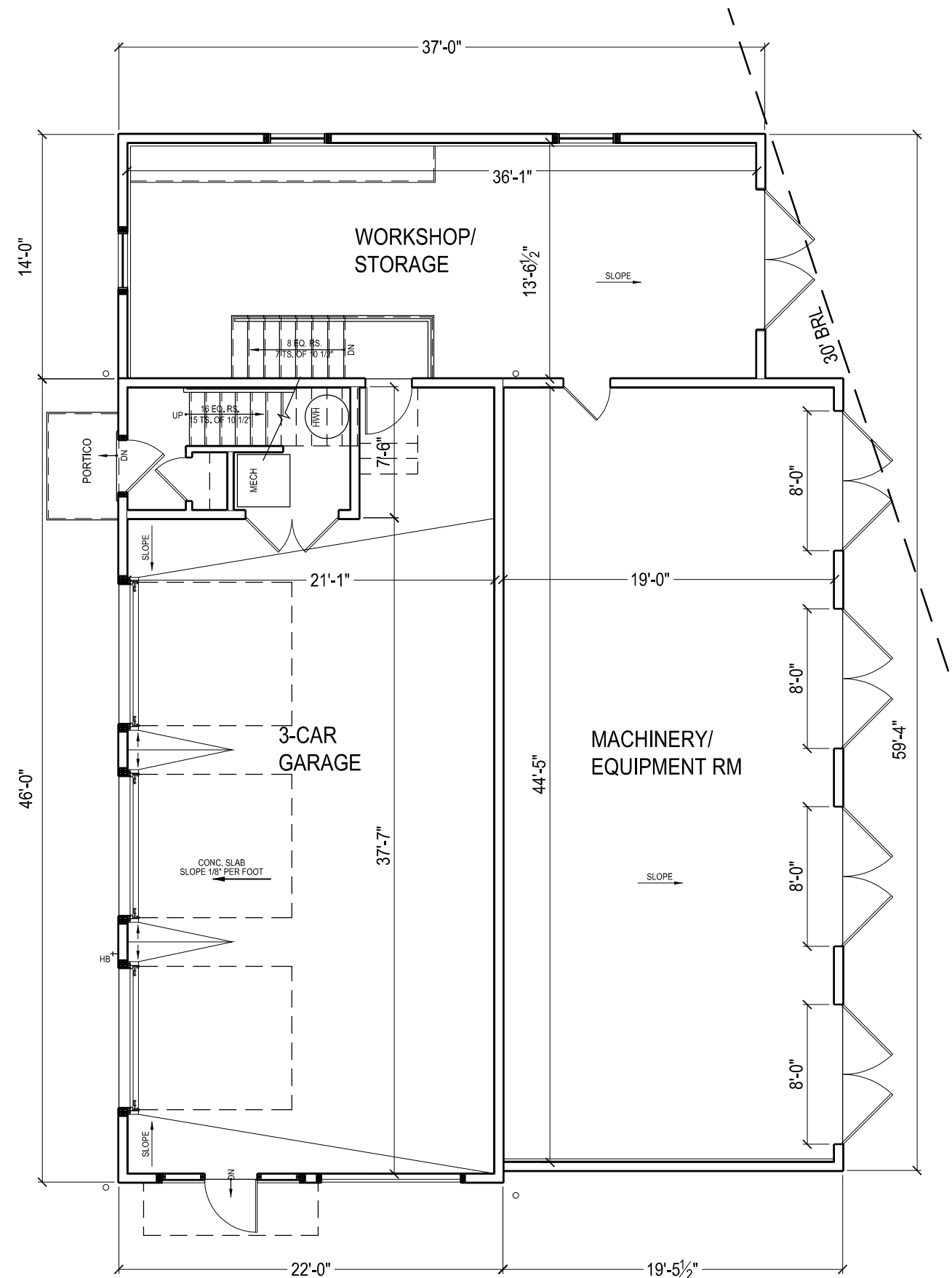
GTM ARCHITECTS

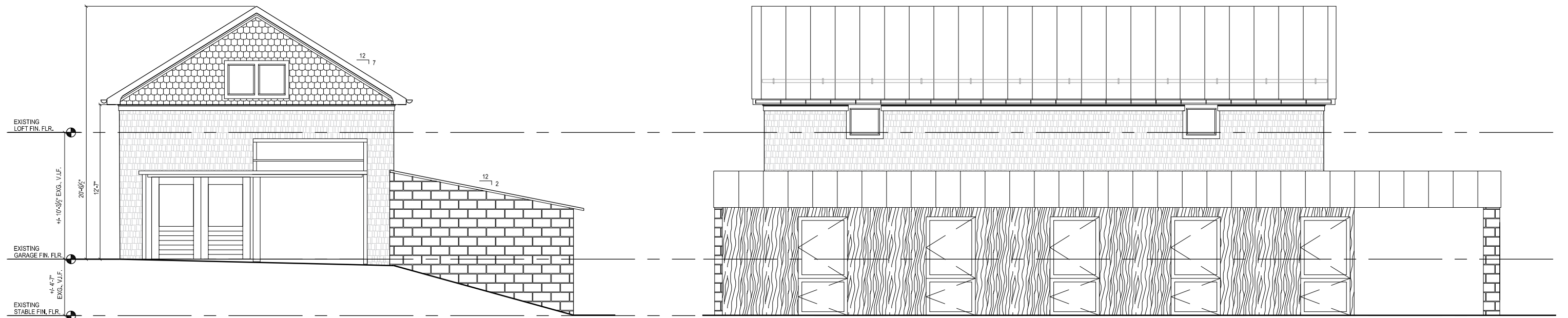
PROPOSED SITE PLAN

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

20.0075 - ELISHA BEALL - CARRIAGE HOUSE

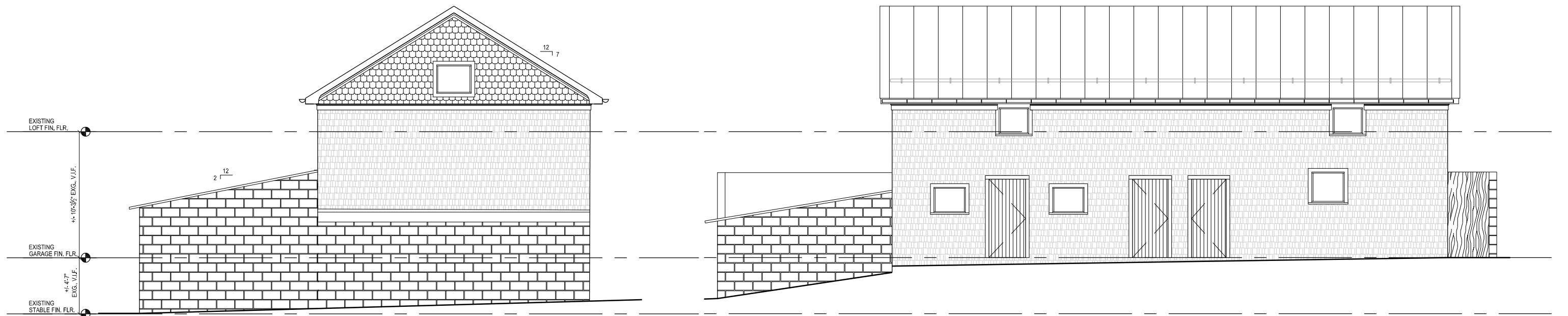






1 EXISTING FRONT ELEVATION  
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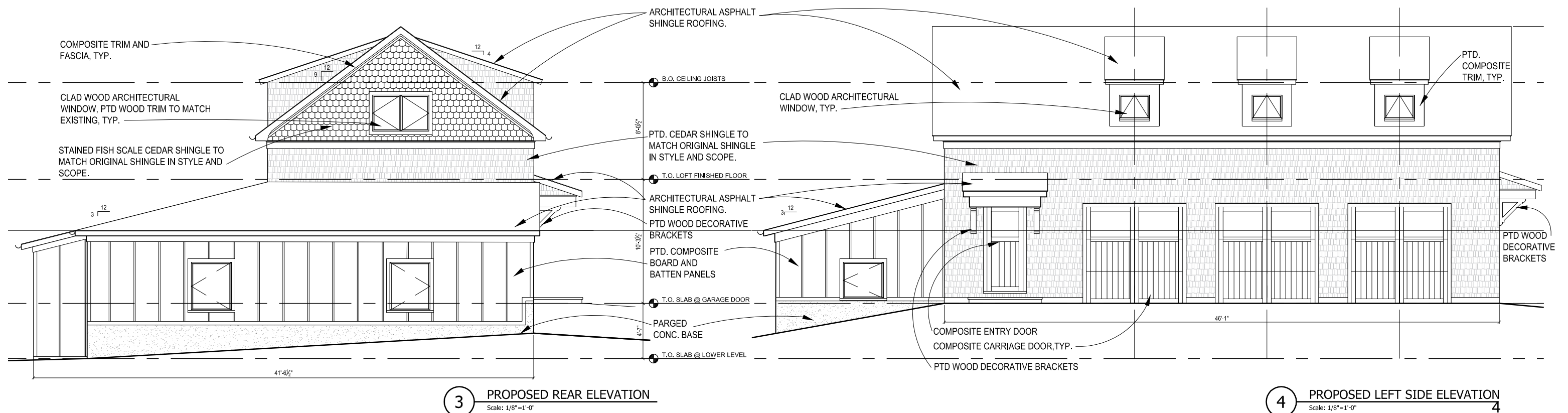
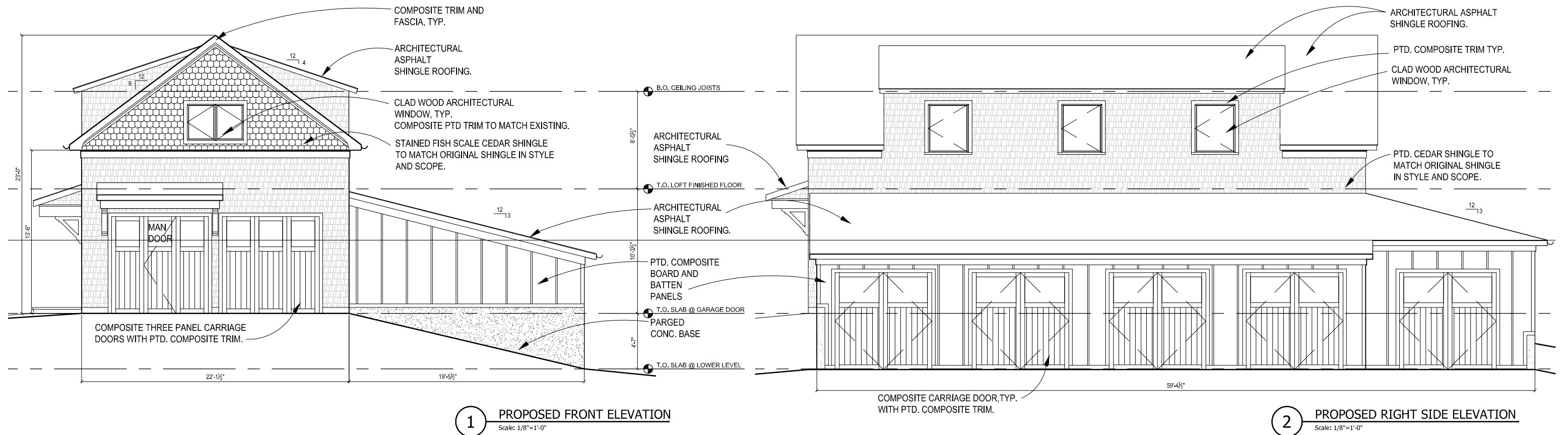
2 EXISTING RIGHT SIDE ELEVATION  
Scale: 1/8"=1'-0"



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

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





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

GTM

## 20.0075 - ELISHA BEALL - CARRIAGE HOUSE

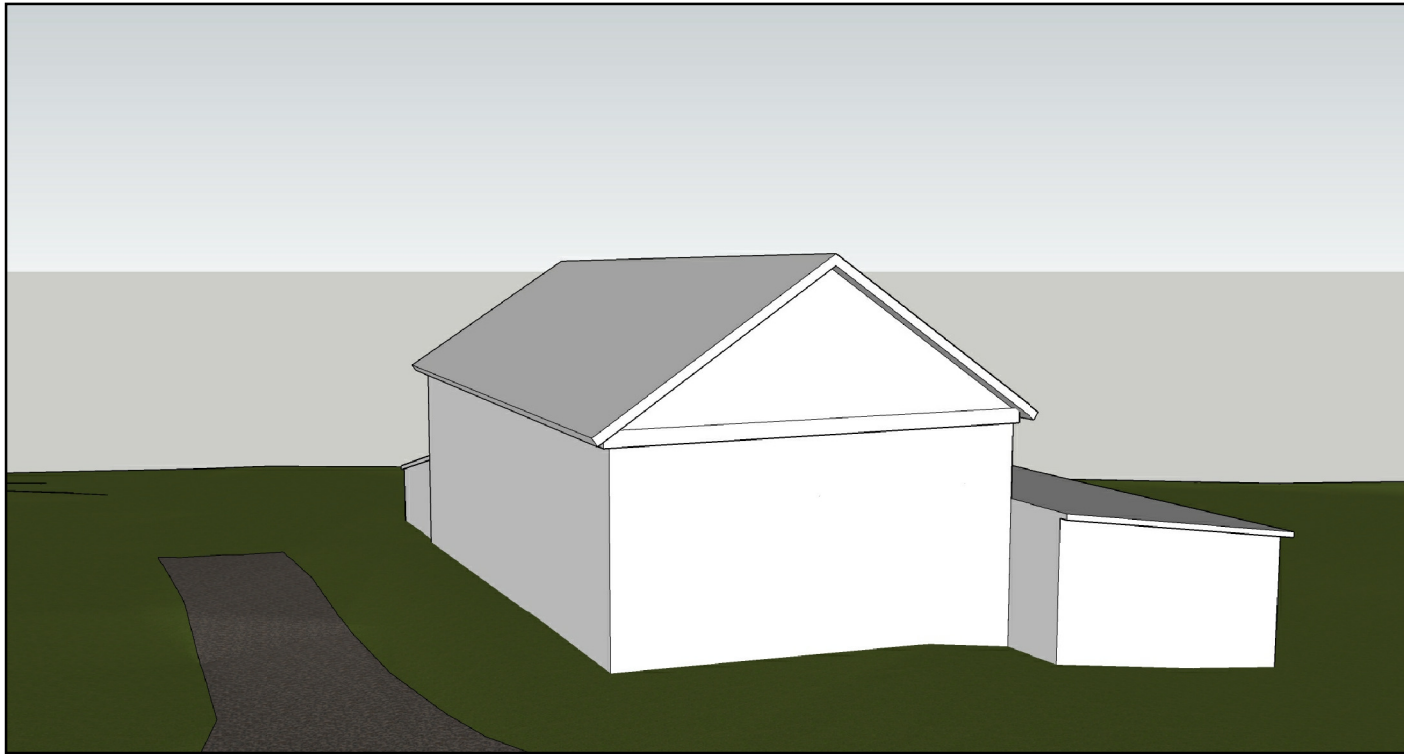
3739 URBANA PIKE FREDERICK, MD 21704

02/16/2021

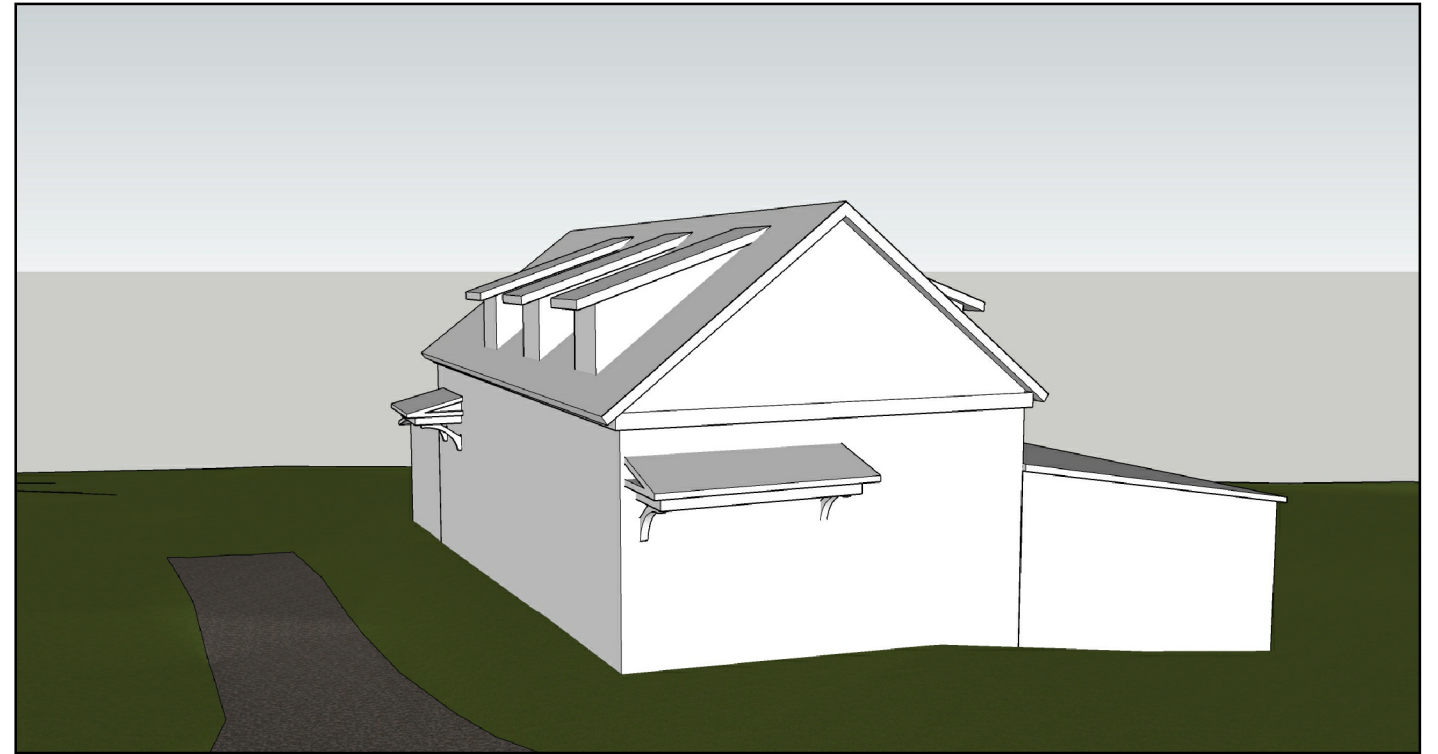
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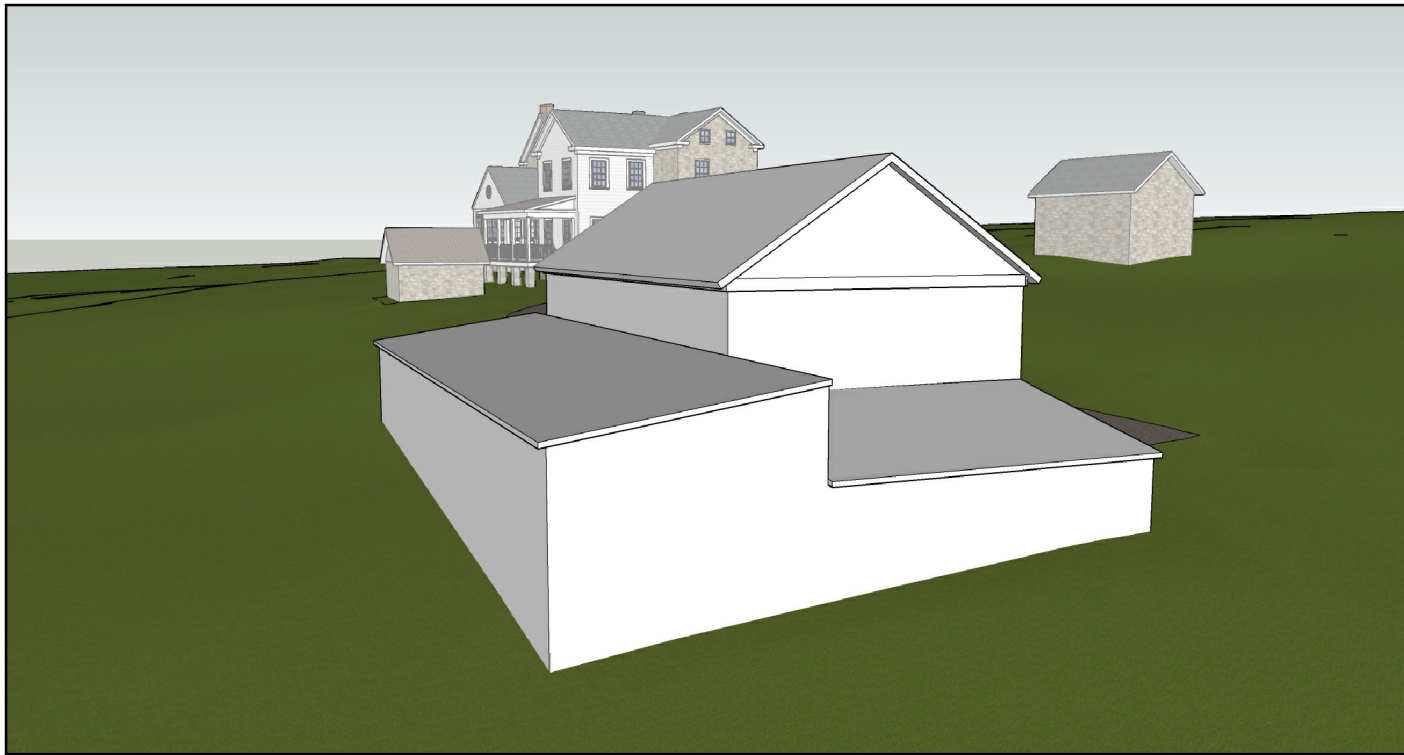
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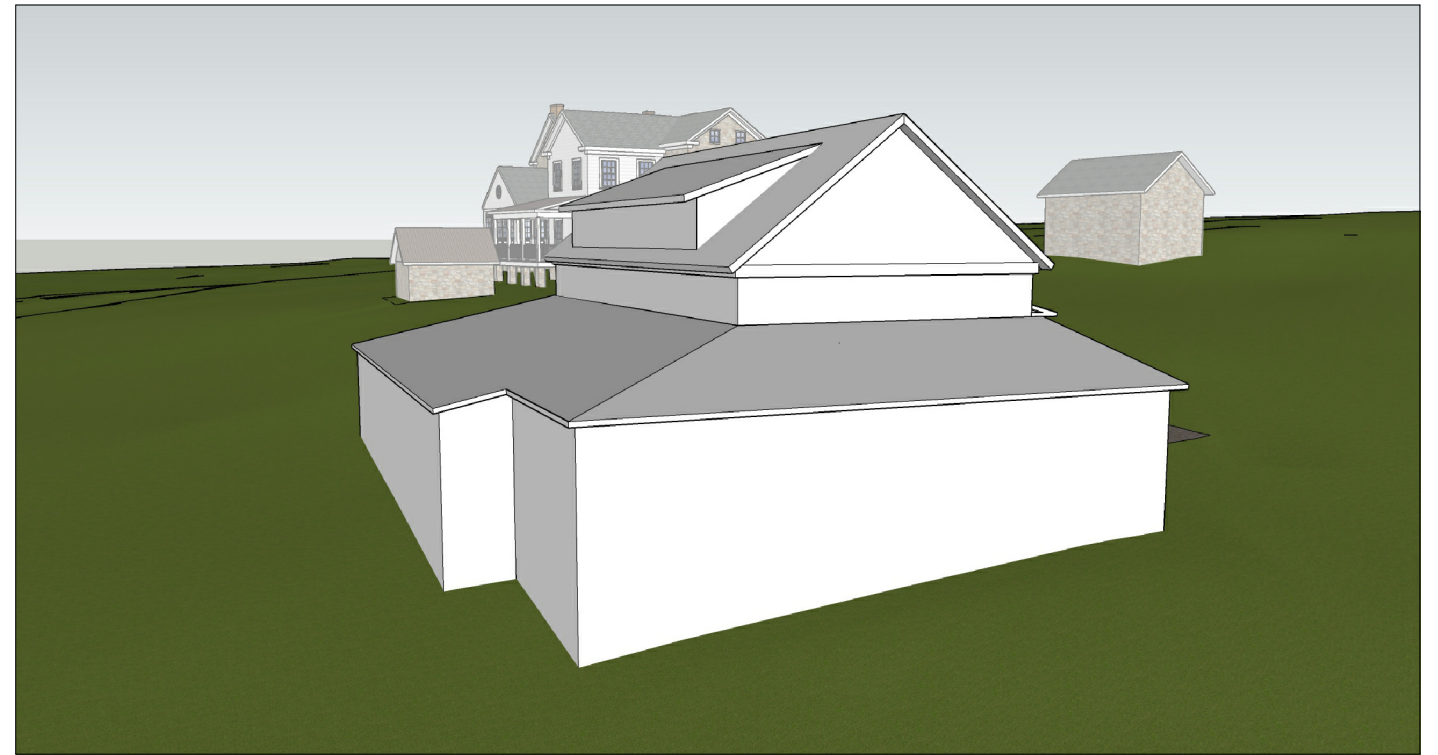
EXISTING FRONT VIEW



PROPOSED FRONT VIEW



EXISTING REAR VIEW



PROPOSED REAR VIEW

## 20.0075 - ELISHA BEALL - CARRIAGE HOUSE

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