



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

October 5, 2022

Address:	5707 Old National Pike	Meeting Date:	October 5, 2022
Applicant:	Leslie Allen, Michael Amontree	Report Date:	September 20, 2022
Case No.:	COA 22-12	Staff:	Beau Lockard
Request:	Replace cedar shake roof with composite shake roof		

PROPERTY BACKGROUND

The Jacob Smith Tavern property was designated to the County Register of Historic Properties (CR # 20-01) on February 1, 2021. The property includes the entire parcel which includes the historic tavern and a bank barn. The tavern was built in circa 1810. The property is accessed from Old National Pike. There have been no previous applications for Certificates of Appropriateness (COA) filed for this property.



Fig. 1: Subject property.

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REQUEST

A Certificate of Appropriateness is requested to:

- 1) Replace the existing cedar shake roof on the Jacob Smith Tavern with synthetic, random-width shake

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 Historic Preservation Code: Chapter 1-23*, the *Frederick County Register of Historic Places Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Frederick County Code: Chapter 1-23-7B

- (1) In reviewing applications, the Commission shall give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area; the relationship of the exterior architectural features of a landmark or structure to the remainder of the landmark or structure and to the surrounding area; the general compatibility of proposed exterior design, scale, proportion, arrangement, texture, and materials to the landmark, site, or structure and to the surrounding area; and any other factors including aesthetic factors which the Commission deems to be pertinent.
- (2) The Commission shall consider only exterior features of a landmark or structure and shall not consider any interior arrangements.
- (3) The Commission shall not disapprove an application except with respect to the several factors specified in paragraph (1) above.
- (4) The Commission shall be strict in its judgment of plans for sites or structures determined by research to be of historic, archeological, or architectural significance. The Commission shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission's judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures. The Commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one (1) period.

Frederick County Register of Historic Places Design Guidelines

The *Guidelines* contain a Building Exteriors Chapter (Chapter 4) that should be referred to when reviewing this COA application. For this case, please refer to Chapter 4, Section B, Subheading 4: “In cases where the original material is no longer available...alternative materials will be carefully considered by the Commission.” Also refer to Chapter 8, Section A, Subheading 1: “The appearance of the alternative material should match the original in color, texture, size, shape, and profile to maintain the historic character of the building.” Further analysis of how this request meets the *Guidelines* is provided in the Evaluation section below.

Secretary of the Interior’s Standards for Rehabilitation

The *Standards* define rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* that are most applicable to the application before the Commission are as follows:

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF EVALUATION

The applicant proposes exterior alterations to a contributing structure on the property.

Roof Replacement

Currently, the tavern has a deteriorating cedar shake roof. The applicants originally proposed to do an in-kind replacement of the roof in their Rural Historic Preservation Grant Application but the material cost for cedar shake has increased significantly. To maintain the spirit of the original project design, the applicants have elected to use a synthetic roofing material that is designed to visually replicate cedar shake. The synthetic cedar shake would have random-width shingles. The synthetic cedar shake is produced by DaVinci Roofscapes. The color would be either Aged Cedar or Tahoe.

Staff analysis of the *Guidelines* for this project is as follows:

Guideline	Met?	Comments
4B4: Roofs: Roof Maintenance, Repair, and Replacement	Yes	The <i>Guidelines</i> state, "If historic roofing cannot be repaired and replacement is necessary, replace the historic roofing with materials that match the existing roofing in-kind, whenever possible" and "In cases where the original material is no longer available, or the existing material is not original, alternative materials will be carefully considered by the Commission." While the synthetic shake does visually match the original cedar shake, it is a change of material and therefore requires the approval of the Commission.
8A1: Alternative Materials	Yes	The <i>Guidelines</i> state the alternative materials should be "visually, physically, and chemically compatible with the original material. The appearance of the alternative material should match the original in color, texture, size, shape, and profile to maintain the historic character of the building." The synthetic cedar shake matches the existing cedar shake in color, texture, size, shape, and profile. The only way it doesn't match is chemically.

STAFF RECOMMENDATION

Staff finds that the proposed project would not have a significant impact to the character of the historic property and recommends approval of COA 22-12. This recommendation is made to address the *Guidelines* as noted above, as well as Chapter 1-23-7 of the Frederick County Historic Preservation Ordinance regarding Application for Certificate of Appropriateness and Commission Review having found that the proposal: will not substantially alter the exterior features of the historic resource; is compatible in character to the remainder of the structure and to the surrounding area; does not seriously impair the historic, archeological, or architectural significance of surrounding sites or structures; and is compatible in character to the property and with the *Secretary of the Interior's Standards for Rehabilitation* #6 and #9.