Jan H. Gardner
County Executive

FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING
Livable Frederick Planning & Design Office

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

MEMORANDUM

TO: Historic Preservation Commission

FROM: Amanda Whitmore, Historic Preservation Planner

DATE: November 18, 2022

RE: Draft Peace and Plenty Design Guidelines

Issue:

What comments and edits does the Historic Preservation Commission have regarding the draft Peace and Plenty Design Guidelines (Attachment 1)?

Background and Discussion:

The proposed Peace and Plenty Rural Historic District is an 1,161-acre district consisting of 10 historic parcels. Nearly all the parcels have an agricultural preservation easement over the entire acreage. The district was recommended by the Historic Preservation Commission (HPC) in December 2020. Since that time, Staff and a design guideline subcommittee have been meeting with a consultant to draft guidelines specific to the district. The draft will be available November 28 through December 23 for public comment. Staff will provide any public comments received prior to the December 7 regular meeting and again at the close of the public comment period. Discussion on the draft guidelines will continue for the January HPC meeting.

Attachments:

Attachment 1: Draft Peace & Plenty Design Guidelines

PEACE AND PLENTY

Rural Historic District Guidelines

REVISED 11.14.22

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Acknowledgements

This document was prepared by Murphy & Dittenhafer Architects for Frederick County. The project was led by a subcommittee of the Frederick County Historic Preservation Commission, district property owners, and County staff. Input was also received from the Historic Preservation Commission and community members.

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Chapter 1. Introduction

A. Background

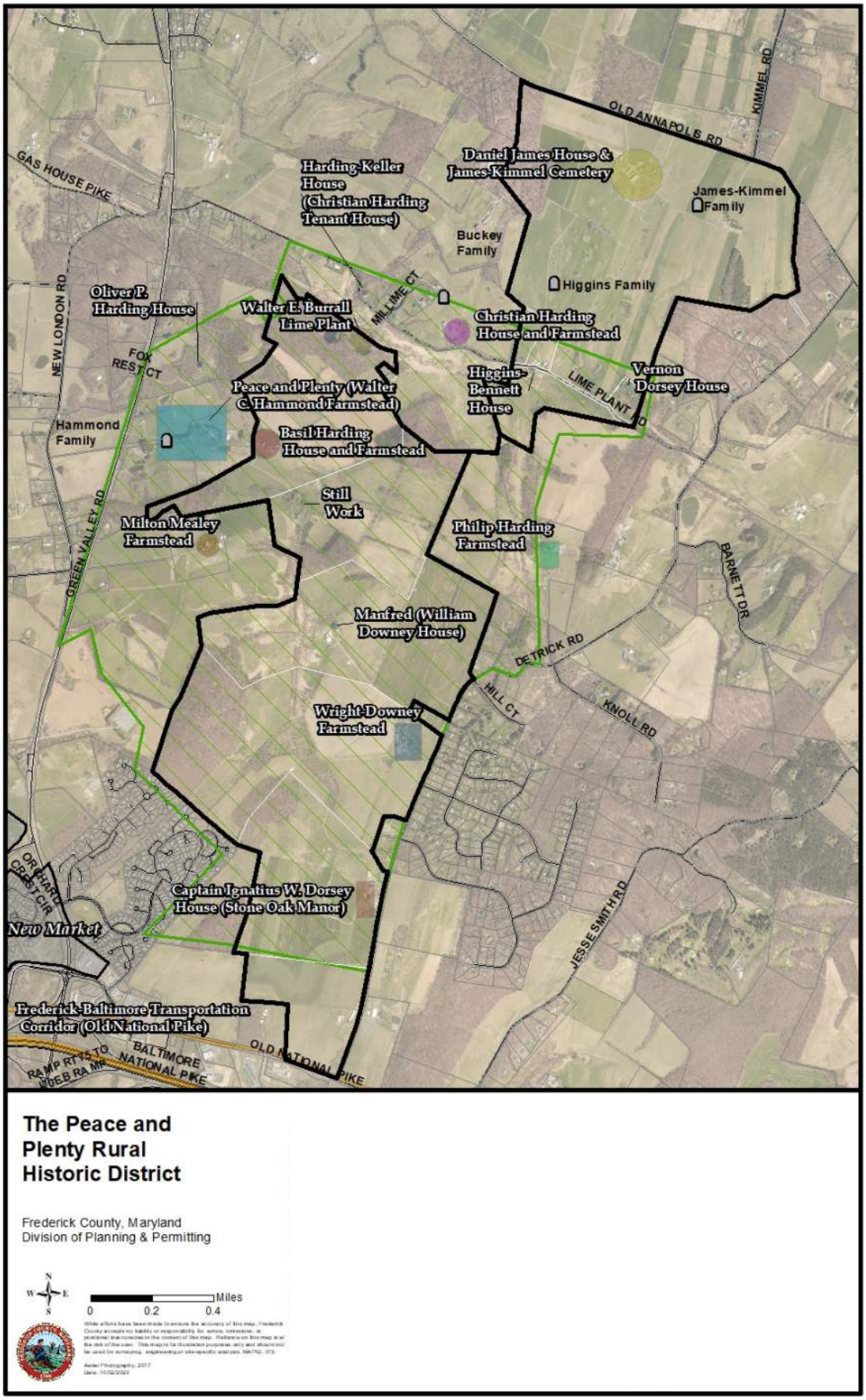
The Peace and Plenty Rural Historic District (Peace and Plenty), designated to the Frederick County Register of Historic Places (County Register), has a distinctive collection of historic resources with cultural and historical significance that provide a unique sense of place and a tangible link to the past. In maintaining and protecting these historic resources we preserve the architectural and cultural landscape, the archeological heritage and greater context within Frederick County, strengthen the local economy, and maintain property values. The Peace and Plenty Rural Historic District Guidelines (Guidelines) have been developed to help enhance, preserve, and protect the character of the district.

Provided that the majority of the properties are under County and State agricultural easements, the Frederick County Historic Preservation Commission (Commission) approved a tiered design review within the district boundary. Specific areas have been defined around the historic farmsteads that have full Commission review. These defined areas have been approved by the property owner, the Commission, and the respective agricultural preservation boards. Therefore, the information contained within these Guidelines is applicable to the areas with Commission review and must be followed. The areas outside the defined farmsteads are advisory only and the property owner is not required to obtain Commission approval for work within the advisory area. The Guidelines include features that may not be located within the Commission's review areas but may be consulted for guidance and suggested approaches for work involving these features in the advisory areas. Current copies of the property maps outlining the Commission review areas are available in the Frederick County Historic Preservation office.

The Guidelines assist the Commission in its review of the exterior rehabilitation of historic buildings, structures, landscapes, new construction, and demolition of properties within the Commission review areas of Peace and Plenty. They have also been created to assist property owners, tenants, and stewards of historic properties to maintain and preserve the character of their property. The Guidelines are intended to assist architects, engineers, contractors, and others involved in maintaining and enhancing designated buildings, open spaces, and landscapes to plan and implement historically appropriate projects. The provisions of the Guidelines are intended to provide guidance on rehabilitation and new construction, both additions to existing resources as well as new construction, that reflects best rehabilitation practices. The intent of the Guidelines and the design review process is to ensure that all properties within the Commission review areas are rehabilitated to best preserve their essential historic qualities and that new construction is sensitive to the scale and historic nature of the property. These Guidelines are based on the Secretary of the Interior's Standards and Guidelines for Rehabilitation; together they are the basis of the review process and the foundation for decision-making by the Commission.

B. Organization of Guidelines

The Guidelines are organized into eight chapters. Chapters 3 through 7 are subdivided to address the individual character-defining elements and materials encountered when undertaking rehabilitation work on an historic property in Peace and Plenty. Chapter 8 discusses considerations for demolition of an historic resource. The Guidelines suggest appropriate measures to restore, repair, or replace architectural elements or materials, including consideration of contemporary construction materials and



Map of the Peace and Plenty Rural Historic District.

methods, if possible, including energy efficiency. A glossary of terms and a directory of resources are included in the appendix.

C. Codes and Permitting

1. Conformance with Local, State, and Federal Codes

The Commission uses these Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties to determine if proposed work is appropriate for a County Register property and appropriate for a particular building or site. Maryland Land Use Code § 8.101 – 8.501 and Chapter 1-23 of the Frederick County Code (County Code) require the Commission to base its decisions on adopted guidelines. The Guidelines must conform to the County Code, which codifies zoning and subdivision requirements. The Guidelines must be consistent with those accepted by the Maryland Historical Trust (MHT), the basis of which are the Secretary of the Interior's Standards for Rehabilitation.

Conformance with the Secretary's Standards also is a condition of the County's Certified Local Government status, a program administered by the National Park Service and MHT, which is the state's federally designated State Historic Preservation Office.

In the event of a conflict between state laws or the County Code and the Peace and Plenty Rural Historic District Guidelines, the Commission will consult with the County Attorney's Office.

2. Other Permits and Approvals

Some work may require other permits or approvals, in addition to building permits, including but not limited to electrical or plumbing permits, variances or special exception approval from the Board of Appeals, site plan approvals from the Planning Commission, or approvals from agricultural preservation boards. Staff of the Department of Permits and Inspections can provide information on permits, staff of the Development Review Department can provide information on variances and site

View of the Captain Ignatius W. Dorsey Farm from the south. Photo by Wilson Coudon.

plan approvals, and staff from the Frederick County Agricultural Land Preservation office can provide information on agricultural easement approvals. Refer to Appendix B, Directory of Resources, for contact information and website links. A Certificate of Appropriateness must be approved prior to obtaining any permits, although early discussions with other pertinent County officials may be helpful.

Soil and Water Conservation

In order to protect farmland and water quality, it is critical to plan for and control soil erosion, sedimentation, and flooding, and manage animal waste, fertilizers, and agricultural chemicals. Various federal, state, and local entities, including the Maryland Department of the Environment, the Maryland Department of Agriculture's State Soil Conservation Committee, and the local Soil Conservation Districts oversee the protection of soil and water. When federal assistance through the Natural Resources Conservation Service is used for proposed changes to historic farms, the project is also reviewed by the Maryland Historical Trust.

Property owners may need to consult with these agencies to improve their farming operations. The Commission acknowledges that proposed changes to the farms in Peace and Plenty may be reviewed by these federal, state, and local agencies, and the Commission will work with these regulatory agencies to advance their review processes.

3. International Building Code and International Residential Code

Frederick County uses the most recently adopted International Building Code and International Residential Code. Both codes accommodate the preservation of important features in historic buildings. Information on the building codes and building permits can be obtained from the Department of Permits and Inspections.

D. Benefits of Designation

All owners of Frederick County properties designated to the County Register and subject to full Commission design review are eligible to apply for financial benefits from tax credits and preservation grants. Local historic preservation property tax credits are based on the difference in the property's assessed value after the approved rehabilitation work. The credit decreases over a period of five years. Use of the property tax credits do not preclude use of federal and state income tax credits, which are a percentage (usually 20-25%) of qualified rehabilitation expenses. The processes and reviews for state and local tax credits are different; review by the Frederick County Commission is not a substitute for MHT's role in approving work by owners using the federal or state historic preservation tax credits. The state review may be more conservative than the local review. Property owners should never proceed with tax credit work without prior approval from the MHT; otherwise, the historic preservation tax credits may not be available.

Additionally, property owners are eligible to apply for the Frederick County Rural Historic Preservation Grant Program. This grant program offers up to $50,000 for an eligible rehabilitation project in a Commission review area of Peace and Plenty. The grant program is competitive. Applications are accepted annually.

E. Standards for Review

1. Rehabilitation

Rehabilitation is defined by the Secretary of the Interior (SOI) *as the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values* (36 CFR 68.2(b)).

Rehabilitation is the standard for these Guidelines, it is distinct from preservation, restoration, or reconstruction treatments for historic properties. *Preservation* is intended to maintain the existing form, integrity, and materials of a building or site, *restoration* is intended to return a property to a specific period through the removal of later work, and *reconstruction* is the rebuilding of a property that no longer exists according to accurate documentation. *Rehabilitation* is the approved treatment for build-

View of the Daniel James House from the northeast. Photo by Wilson Coudon.

ings and sites designated to the County Register, where historic properties are maintained for contemporary use. New construction and additions are addressed as an aspect of rehabilitation.

If a property owner requests that a different treatment be applied for a specific property, the Commission may consider preservation, restoration, or reconstruction, but the SOI Standards for that treatment must be followed.

2. Basis of the Peace & Plenty Rural Historic District Guidelines

The *Secretary of the Interior's Standards for Rehabilitation* are the basis of the Peace and Plenty Rural Historic District Guidelines. Developed in 1976 and subsequently revised in 1992 and later, the Standards were developed to ensure that properties receiving federal funding and federal tax benefits are reviewed consistently. The ten Standards have become the basis to judge changes to historic buildings, landscapes, public spaces, and new construction throughout the United States. They are recognized by MHT as the basis for design guidelines used in local historic preservation programs.

The Standards are explained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*; refer to Appendix B for a website link. The guidelines have been published in various formats. The County uses the most recent edition published by the National Park Service, and the *Guidelines for the Treatment of Cultural Landscapes*, published by the National Park Service in 1996. As the National Park Service updates these publications, the County may use them for further interpretation. The SOI's Rehabilitation guidelines are considered explanations of the ten standards and are used to interpret the appropriateness of treatments for County Register properties.

3. Secretary of the Interior's Standards for Rehabilitation

The SOI's Standards for Rehabilitation are as follows:

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces,

and spatial relationships that characterize a property will be avoided.

3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

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.

Rear view of the bank barn and other outbuildings at Still Work Farm. Photo by Wilson Coudon.

The bank barn at the William Downey Farm. Photo by Wilson Coudon.

F. Historic Preservation Commission Review

1. Parameters for Reviewing Work

Hierarchy of Facades

Historically, a building's design reflected its location and siting on its lot. The primary elevation of a domestic building typically was more elaborately designed and may have used richer, more decorative detailing than rear or side elevations. The Commission may exercise a certain degree of leniency when considering appropriate treatments for less prominent facades.

Character-Defining Features

Character-defining features are those visual or tangible components that contribute to the unique quality of an historic building or site or characteristic elements of a particular architectural style, technique, or architect. Buildings evolve over time, and additions of different time periods may be character-defining features in their own right. Elements that contribute to a building's overall significance will be more scrutinized than those of lesser significance.

Character-defining elements must be identified, retained, and preserved to the fullest extent possible. Their identification in the nomination and prior to undertaking any work is ideal. For more information about evaluating character-defining features refer to the National Park Service Preservation Brief 17, "Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character". A link to the Preservation Briefs is in Appendix B.

Original Materials

Every effort should be made to retain and preserve original materials on historic properties within Peace and Plenty. Non-original materials that the Commission believes have accrued significance should be retained and preserved, if possible. If replacement is necessary, new materials must be

compatible in design, quality, materials, size, profile, texture, details, and finish.

Inappropriate Actions

The following actions are discouraged at County Register properties: removing character-defining elements, radically altering a property, introducing elements to the existing building or site that cannot be documented historically unless they are for agricultural purposes, or demolishing significant and contributing resources. Work executed without Commission approval within the Commission review area is subject to fine and/or removal per the County Code, Chapter 1-23-11.

False Sense of History

Changes and new features that create a false sense of historical development, such as adding conjectural features, are not permitted. However, new features can subtly convey their contemporary construction through use of new materials, offsetting the new feature, or other techniques the Commission may deem appropriate.

Missing Features

A missing feature is a feature that no longer exists but is known to have existed historically by documentary or physical evidence. If a missing feature is proposed to be re-installed, the replacement feature shall be compatible in design, materials, and scale with the historic feature.

Beyond Repair

Rehabilitating historic fabric is an important aspect in retaining the unique characteristics of a property. However, sometimes a feature or material is in such poor condition that replacement is the best option; this will be reviewed on a case-by-case basis. The following will be considered when determining if a feature is beyond repair:

View of Still Work Farm from the farmhouse. Photo by authors.

- If the feature or material is a rare example in the County or historic district or if it is historically or architecturally significant to the resource, then repair is strongly encouraged (rather than replacement).
- If deterioration is limited to a portion of a feature and that section(s) can be repaired or replaced in-kind, then total replacement should be avoided.
- If the level of repair is so extensive that much of the historic material will be lost, then total replacement may be appropriate.

Open Spaces

Spaces that were historically designed to remain open in a designated property, including but not limited to designed landscapes, natural and agricultural areas, and cemeteries, shall be maintained and preserved in the same manner, wherever possible.

Adaptive Use

Adaptive use refers to modifications that render a building usable for a function other than originally intended. These guidelines are intended to encourage the adaptive use of properties, as long as character-defining features are not compromised.

Energy Conservation

These guidelines are compatible with several measures that result in energy savings. However, when measures that result in the destruction of original fabric are proposed, the Commission may require a strategy that better preserves the resource.

2. Work Reviewed by the Commission

The Commission reviews all exterior changes to properties within the Commission review areas of Peace and Plenty, including but not limited to the following:

- All exterior alterations to historic buildings and structures and all changes to designated sites and objects. The Commission regulates changes to the entire building envelope, including all facades and roofs. It also reviews changes to historic agricultural and other secondary buildings and changes to settings and landscapes located within the Commission review area;
- Maintenance that may impact the integrity of the material or structure, such as re-pointing masonry and cleaning exterior materials;
- Construction, including new construction, reconstruction, and additions;
- Demolition of any resource or portion of a resource located on a designated property; and
- Moving buildings, structures, and objects.

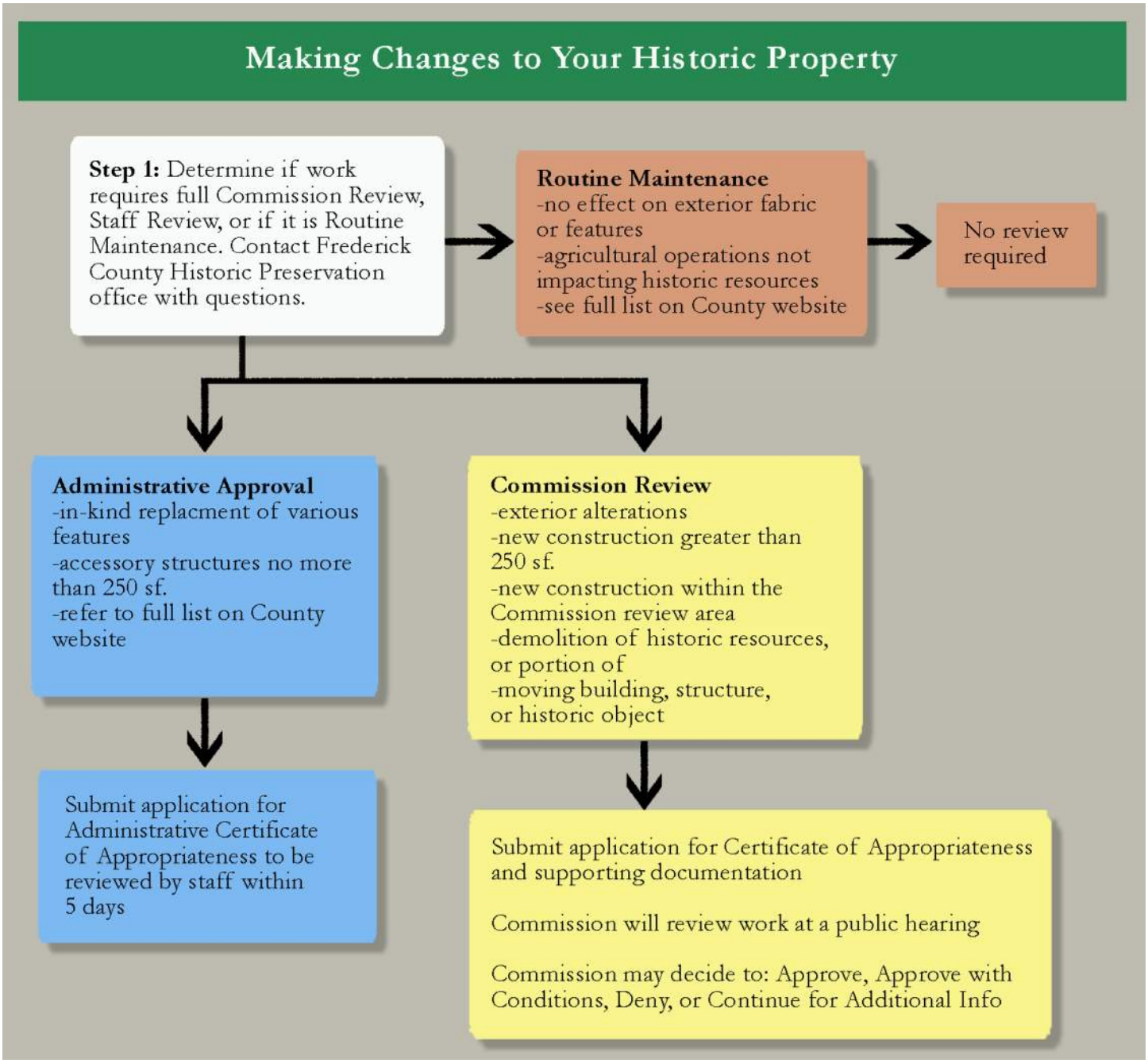
3. Staff Reviewed Work

Select building and site work projects within the Commission review area of Peace and Plenty may be reviewed by staff in lieu of a full Commission review. A full list of Administrative Approval work is available at the Division of Planning and Permitting or on the County's website; a link to the site can be found in Appendix B. Examples of staff reviewed work include the following:

- Construction of new accessory structures no larger than 250 square feet;
- Replacing paved surfaces with a compatible material that does not significantly change the appearance;
- Demolition of non-contributing structures;
- Roofing repair or replacement where there is no change in material; and
- In-kind replacement of existing fences or minor alterations that do not significantly change the original appearance of the fence or involve a change in the material used.

4. Work Not Reviewed by the Commission

The Commission maintains a list of work that does not require its approval, which is available at the Division of Planning and Permitting or on the County's website, it includes but is not limited to the following:



Flow Chart illustrating review process for proposed work on a Peace and Plenty property.

- Routine maintenance that does not alter the exterior fabric or features of a site or structure and has no material effect on the historical or architectural significance of the site or structure and is not otherwise contrary to the Guidelines. Examples include re-attaching loose downspouts, replacing broken glass, and replacing deteriorated flashing. A link to the full list of routine maintenance items is available in Appendix B;
- Agricultural operations that do not impact historic resources;
- Interior work; and
- Color and finish. The Commission does not review exterior colors and finish except in cases when it forms an integral part of the material proposed. New colors and material finish and texture should be complementary to the historic building or district and stylistically and historically appropriate.

5. Review Process

Commission Review

An application for a Certificate of Appropriateness should be filled out and submitted to the Frederick County Division of Planning and Permitting. Applications are available on the County website; refer to Appendix B for a link to the website. The application and all supporting documentation will be reviewed for consideration by the Commission at a public hearing.

The Commission may take the following actions regarding applications:

- Approve;
- Approve with conditions;
- Deny;
- Continue for additional information.

If an application is denied, the applicant may:

- Modify the proposal so it is not substantially the same and submit a new application; or
- Wait at least one year and resubmit the same application; or
- Follow the applicable appeal rights set forth in the County Code, Chapter 1-23-10.

Staff Review

For staff reviewed work, an application for an Administrative Certificate of Appropriateness should be filled out and submitted to the Frederick County Division of Planning and Permitting. Applications are available on the County website; refer to Appendix B for a link to the website. Staff will endeavor to review and act within five business days from the date the application is complete. If the application is deemed appropriate, staff will issue a Certificate of Appropriateness.

6. Required Considerations for Reviewing Applications

The Commission will consider the following in its review of applications:

- The historic, archeological, or architectural significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area;

View of the Basil Harding farmhouse from the northeast. Photo by authors.

- The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area;
- The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used; and
- Any other factors which the Commission considers pertinent.

7. Period of Significance

The period of significance refers to the inclusive time period of the development or construction of resources, the period when historically significant events happened there, or the years an important person was associated with the resource. Generally, the period of significance is fifty years from the current year. Resources less than fifty years old may be considered eligible as County landmarks or considered of exceptional significance.

Three periods of significance have been identified for the Peace and Plenty Rural Historic District; all are related to important developments or transitions in agricultural production. The first period of significance, 1680-1815, marks rural agrarian intensification, the second, 1850-1870, marks the agricultural-industrial transition, and the third, 1870-1930, is notable for the shift to industrial/urban dominance.

8. Integrity

Integrity is the ability of an historic property to convey its historical or architectural significance through an evaluation of its location, setting, design, materials, workmanship, feeling, and association. An historic property that has been largely left unchanged exhibits a high level of integrity, regardless of its physical state; the condition of a property is independent of its integrity. Historic properties that are in good condition but have undergone work not in keeping with the Secretary of the Interior's Standards do not have historic integrity. Generally, the Peace and Plenty Rural Historic District exhibits a high degree of integrity.

9. Degree of Importance

When the Commission makes a decision regarding construction, reconstruction, alteration, moving, or demolition, it must consider the historical, archeological, and architectural value of the resource, in-

The log cabin at the Wright Downey Farm is covered in siding. Photo by authors.

cluding its integrity. Resources on a County Register property are either contributing or non-contributing, meaning they either date from the period of significance and retain integrity from that period, or not.

Contributing resources are the following:

- Buildings, structures, sites or objects (or parts thereof) that help define the property;
- Buildings, structures, sites or objects (or parts thereof) that add historical or architectural value; or
- Generally, those buildings, structures, sites, or objects (or parts thereof) that were built during the historic property's period of significance. Resources that are less than fifty years old, but which are important for their association with a significant event, person, or architectural movement of exceptional significance, may be considered contributing.

Non-contributing resources are those buildings, structures, sites, or objects that do not help define the historic property and do not add historical or architectural value to the historic property. Generally, resources that are less than fifty years old are non-contributing. Refer to Appendix C for a list of contributing and non-contributing structures in the Peace and Plenty Rural Historic District.

10. Commission Meetings

The Commission meets at regularly scheduled times, generally on the first Wednesday of each month, and occasionally holds special meetings. All meeting agendas are posted on the County's website (www.frederickcountymd.gov/7995/Historic-Preservation-Commission), and agendas may be obtained from the Division of Planning and Permitting. On-site signage is posted at properties that are being reviewed at a Commission meeting.

Workshops, sometimes held during a regular Commission meeting, provide applicants with an opportunity for Commission feedback and suggestions in an informal setting. Comments made at workshops are intended to provide guidance to applicants. Comments made at workshops are not binding upon the Commission and they may not reflect consensus or the outcome of a formal hearing. No formal action is taken at workshops.

Public hearings are official parts of Commission meetings during which the Commission decides if an application should be approved, approved with conditions, denied, or continued. If an application is considered incomplete pursuant to the Commission's Rules of Procedure, the application will be continued to a future hearing. A complete application may be continued if the applicant and Commission mutually agree that the case should be continued.

11. Evaluation of Plans

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 historic site or structure (Annotated Code of Maryland, Land Use Article, § 8-304). The Commission understands the importance of maintaining operations on a working farm; it is stated in § 1-23-7 D of the Frederick County Code that no action shall be taken to "prevent customary farming operations."

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Chapter 2. History and Architecture

View of the Basil Harding Farmstead. Photo by Wilson Coudon.

A. General Frederick County Prehistory

Many properties in Frederick County now sit on the exact locations where countless numbers of people lived successfully for many millennia, long before the arrival of Europeans. A general prehistory of Frederick County is provided in the county-wide design guidelines. Please refer to those guidelines for more information on the County's prehistory.

B. Summary History of Peace and Plenty

Located in the New Market District of eastern Frederick County, the Peace and Plenty Rural Historic District includes ten historic properties - with eight historic farmhouse, nine contributing barns, twenty-eight other agricultural buildings, one lime plant, two quarries, and one cemetery. Partially bounded by Old Annapolis Road to the north, Detrick Road to the east, and Old National Pike to the south, the district occupies over 1,000 acres of land with the farmsteads evenly distributed across the landscape. The prime farmland soils and tributaries of Ben's Branch (of the Monocacy Creek), which flow through nearly every farm within Peace and Plenty, are well-suited for agricultural production. The natural rock of the district was quarried to provide raw materials for the stone farmhouses and other site features as well as for lime used to replenish the soil. Situated in Ben's Branch Valley within the Piedmont Upland Region, the landscape of Peace and Plenty is characterized by fields and pastures with historic vistas, wood lots, mature

Early view of the Daniel James farmhouse. Photo courtesy of Jason and Sandra Storm.

trees, limestone lanes, wood fencing, stone and brick farmhouses, ponds, streams, and springs.

The earliest land patent involving the Peace and Plenty Rural Historic District dates to 1782. The 928.5-acre tract of land was granted to John Dorsey, Jr., father of Basil and Samuel Dorsey, by Lord Baltimore. The farmhouses, agricultural buildings, and other features within Peace and Plenty are representative of several important historic periods in the evolution of agriculture in Frederick County.

The earliest buildings that remain, including the original brick and stone addition to the farmhouse at Still Work, the William Downey brick farmhouse, the original section of the Basil Harding stone farmhouse, and the Daniel James stone farmhouse date to the rural agrarian intensification period (1680-1850). During this time, grain-based agricultural practices matured and intensified due to advances in technology and improved transportation networks. The early farmers of Peace and Plenty were rural elites who owned large farms with expensive agricultural equipment and used slaves or tenant farmers for labor. Prior to the Civil War, tobacco was the most important crop in New Market, which was labor-intensive to produce. At least four Peace and Plenty farmers held slaves including the Burkharts, Downeys, Dorseys, and James families. The Daniel James property, known as Linganore Farms, was worked by approximately 100 slaves. The Dorsey family owned 29 slaves according to the 1850 census, while the other families owned between one and three slaves. None of the farms retain any extant slave quarters, however, oral history from the current owner of the Daniel James property recounts structures were present east of the historic stone house.

The Walter Burrall Lime Plant. Photo by Wilson Coudon.

Wheat, which was less labor and soil intensive than tobacco, became the preferred cash crop in Frederick County as mechanical threshers and other equipment improved in the first half of the nineteenth century. Flour mills were established throughout the County, and much of what was produced in Peace and Plenty was sold through the Port of Baltimore. As early as 1845 farmers in Peace and Plenty burned lime in small kilns to use for soil replenishment, which in 1915 would lead to the establishment of the Walter Burrall Lime Plant.

By 1850 there was a great deal of agricultural prosperity in Frederick County. Wheat, along with other cash crops like Indian corn, oat, and rye, still dominated production, though small herds of livestock became more prevalent; swine and sheep were the most common. A few buildings in Peace and Plenty date to this agricultural-industrial transition period (1850-1870), including the brick farmhouse of Captain Ignatius W. Dorsey.

The Civil War greatly impacted agricultural production in the region; in fact, its agricultural wealth made mid-Maryland a target to the invading army seeking supplies and food. By 1864, Maryland was viewed as federal territory and was subject to plunder. The thousands of soldiers that came to the region depleted and trampled the land, used the horses for service, and converted barns and farmhouses to hospitals for sick and wounded soldiers. Emancipation impacted one Peace and Plenty property in particular, the Daniel James (Linganore) farm. It was said that in 1863 on the day Emancipation was announced, 42 slaves left the farm. The property was sold in 1874 at a Sheriff's sale to pay off debts (it was re-purchased by the family in 1882).

Rhyolite artifacts found in Frederick County (top to bottom) include a blade, flake tool, and spear point all made of rhyolite. Photos by Guy Neal.

For farms in Frederick County, recovery after the war was slow and grain prices were stagnant. Increased competition, urbanization, and economic uncertainty resulted in a transition away from grain-based agriculture towards more diverse practices. Dairy and orchard fruit production overtook cash crops during the industrial/urban dominance period (1870-1930), transforming the landscape in Peace and Plenty. Crop land became punctuated with small apple or peach orchards, and many were abandoned for grassland pastures. By 1910, the average dairy herd had twenty cows. This change is reflected in the large dairy barns and milk houses that became prevalent in Peace and Plenty during this period. The Walter Burrall Lime Plant was built on the Basil Harding Farmstead c. 1915, strategically located close to two limestone quarries. The lime produced here was sold along with feed and other products by the Farmer's Cooperative Association who rented the lime plant.

The historic buildings, structures, and landscape features of Peace and Plenty represent the evolution of agriculture in the region. The district remains well intact and has a high degree of historic integrity, which should be maintained and preserved into the future.

C. Archeological Potential

Archeological sites and associated artifacts—collectively known as archeological resources—are finite and fragile. They are easily destroyed by earth moving activities including construction, demolition, and landscaping. Information from archeological sites can reveal much about a region's prehistoric and historic heritage and cultural development. Archeological sites may be indicative of prehistoric Indigenous American activities of 12,000 or more years ago to historic activities as recent as 100 years ago. Archeological sites may be identified by surface or buried soil anomalies and/or by artifacts such as modified stone or bone, ceramic or glass sherds, or structural remains. All are irreplaceable remains of past human expressions of cultural change and adaptation unique to Frederick County.

Archeological potential in Peace and Plenty exists. There are two general types of archeological sites in Frederick County: prehistoric and historic.

Prehistoric Sites

Prehistoric sites are those of Indigenous Americans dating from some 12,000 years ago until the time of first European exploration and settlement about

A.D. 1700. There are no written records for these thousands of years of human activity in Frederick County, so we are entirely reliant on archeology and native traditions for information.

Historic Sites

Historic archeological sites in Frederick County date from the time of first European settlement until the World War II era or later. Information derived from historic archeological sites help us build on and verify written records. They tell us about the life of women, minorities, children, and other individuals whose activities are overlooked or poorly recorded in the historic record.

All historic properties have potential for archeological remains. Within Peace and Plenty, there are possible archeological remains of slave quarters, particularly at the Daniel James House (Linganore Farm), the Captain Ignatius W. Dorsey House, and Vernon Dorsey House, all properties known to have housed slaves.

1. Identifying and Protecting Archeological Resources

Archeological resources should be protected in place and adverse effects avoided. Preserving the site is the preferred course, but when that option is unavailable, data recovery excavation is used to retrieve and analyze as much information as possible. If significant archeological resources cannot be avoided and must be disturbed, a mitigation plan should be developed. Criteria for archeological resource identification, evaluation, and mitigation should be based on the latest edition of the "Standards and Guidelines for Archeological Investigations in Maryland" (Maryland Historical Trust Technical Report No. 2).

If archeological resources are found on a Peace and Plenty site, contact the Frederick County Historic Preservation office for additional guidance.

Acknowledgements

Section E. above was prepared by Hettie Ballweber and Tyler Bastian.

Italianate details of the Captain Ignatius W. Dorsey farmhouse are visible in the porch and windows. Photo by Wilson Coudon.

D. Architectural Trends and Landscape Patterns

Similarities in architecture and landscape patterns can be found throughout Peace and Plenty. The primary farmhouses were often oriented on their sites in relation to the tributary springs that run through most of the properties. The architecture of the farmhouses is characterized by the use of native materials, like stone, wood, and clay for red bricks, and patterns of local workmanship. The vernacular nature of these farmhouse is expressed in the borrowed elements from different cultures and styles, many of which evolved over time. For example, the floor plan of the original section of the Still Work farmhouse is Georgian, but elements of the early stone addition are distinctly German in style. The Ignatius W. Dorsey farmhouse, constructed c. 1870, has porch and window details in the Italianate style that was popular at that time. The detailing was intended to reflect the economic and social status of the owner who was a captain in the Union Army.

Many of the Peace and Plenty farmhouses began as one-and-a-half or two-and-a-half story structures that were added onto and expanded. In some cases, the additions were designed to match the original almost seamlessly, such as the brick additions to the William Downey farmhouse, while other additions, such as the Still Work farmhouse, were designed using different materials.

The agricultural buildings, also constructed mostly of native materials, reflect the increase in animal husbandry and dairy farming described in section A above. Some of the larger bank barns were constructed on top of existing stone foundations, such as at the Captain Ignatius Dorsey farm and the Higgins-Bennett farm. Many were added onto and enlarged over time. The agricultural buildings and structures of Peace and Plenty include bank barns, milk houses, smokehouses, chicken houses, corn cribs, wagon sheds, springhouses, and silos.

The landscapes in Peace and Plenty reflect the evolution of agricultural land use by rural elites, from traditional grain-based farming practices to dairy farming. Many of the properties in the historic district feature mature wood lots, agricultural fields and pastures, crushed limestone lanes, and local stone and wood fencing. Water was an important feature for agricultural production and animal husbandry; thus most Peace and Plenty properties have a pond, stream, or spring, or a combination thereof.

E. Character-Defining Features

Although the character-defining features of each individual property within the district are unique, generally, the character-defining features of the Peace and Plenty Rural Historic District include the following:

- Metamorphic phyllites, schists, and marble rocks, which were used as building materials for buildings and landscape features;
- Fertile farmland soils in agricultural fields;
- Linganore and Manor channery loam soils in wood lots, pastures, and hay fields;
- Streams from Ben's Branch and other water features such as ponds and springs;
- Crushed limestone lanes;
- Culverts carrying roads over streams;
- Unpainted split rail or painted board fences (typically white or black paint);
- Farmhouses at the end of long lanes;
- A linear pattern of buildings conforming to topographical features and roads;
- Two-and-a-half story farmhouses, typically 3 to 5 bays wide;
- Stone and brick masonry foundations and walls;
- Painted wood detailing and porches (typically white paint);
- Painted wood vertical boards on agricultural buildings (typically a red or other natural color paint);
- Seamed metal gable roofs; and
- Tile or concrete silos.

The stone remains of a spring house at the Basil Harding farm. Photo by authors.

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Chapter 3. Setting, Landscape, and Site Features

The rolling hills, agricultural fields and pastures, and tree-lined boundaries are all characteristics of the rural Peace and Plenty setting. This view is looking south toward the Basil Harding farm. Photo by Wilson Coudon.

A. Setting

Setting refers to the area, environment, or surroundings in which a property is located and experienced, essentially its physical context. Regions and towns are examples of broad settings, while neighborhoods and districts are examples of more immediate settings. Both are important in considering the character and integrity of a property. The immediate setting, including its character-defining features, is generally evaluated for its contribution to the integrity of a property. "Setting" is one of the "seven aspects of integrity" described in Chapter 1.F.5 above. The Peace and Plenty properties have a distinctly rural setting.

Characteristics of settings that should be noted include circulation systems; patterns of use; buildings, structures, and objects; patterns of vegetation; topography; boundary demarcations; and small-scale features.

Historic "sites" are considered a type of property, along with buildings and districts, and are often identified as a legally defined parcel of land. An historic site is generally characterized by a variety of landscape elements, including topography, vegetation, hydrology, and other natural and human-made characteristics. An historic site may be significant in its own right because it possesses historic, cultural, or archeological value or due to its association with an historic building. For example, a cemetery located on a private property may be historically related to the primary building on the property, but also contain important historic headstones or monuments.

The Commission reviews all proposed changes to an historic property, including the grounds and surroundings within the Commission review area. This includes, but is not limited to, walkways, driveways, access roads, trees, landscaping, waterways, open space, and cemeteries.

1. Landforms

A landform is a feature on the surface of the earth that is part of its terrain. Natural features and topography have strongly influenced patterns of settlement in Peace and Plenty. Streams and ponds, both natural and historically human-made, were critical features for farms, providing fresh water for people, animals, and crops; Ben's Branch and its tributaries flow through nearly every farmstead and a pond is found on most of the properties in the district. Other examples of historic landforms in Peace and Plenty include hills, valleys, river basins, and the two limestone quarries where the stone was blasted out of the earth with dynamite.

The historic landforms in Peace and Plenty, both natural and historically human-made, should be preserved. Artificially contouring the landscape and rerouting existing waterways would be detrimental to the historic character of the setting and should be avoided.

Historic landforms should be maintained and preserved by:

- Retaining existing landforms and features in their natural state;
- Maintaining proper site drainage;
- Minimizing grade changes; and
- Retaining existing trees and other site vegetation to prevent soil erosion.

2. Circulation Routes

Circulation routes for vehicles, equipment, and pedestrians, including roads, streets, driveways, parking areas, walkways, and pathways, are important characteristics of a setting and are influenced by topography and other natural elements. The width, paving material, and other character-defining features of historic circulation systems should be

The historic ancillary structures at Still Work Farm are set into the natural terrain. Photo by authors.

retained and preserved. The expansion or construction of new circulation systems can negatively impact the historic character of a setting. New work should be compatible with the size, scale, materials, and placement or siting of historic circulation features.

In Peace and Plenty, the circulation routes are typically narrow private lanes paved in gravel. The original lanes were made of crushed limestone bracketed by vegetation, such as crops and fields. Private lanes connect to public ways at the edge of the properties; the public ways are rural roads or main thoroughfares. In Peace and Plenty, many buildings are set back from the property edge and not visible from public rights-of-way. The farmsteads have internal networks of walkways, access roads, and driveways which connected the farmhouse and other auxiliary structures. The walkways and paths for pedestrians and equipment use are typically organized for direct access and utilitarian functions in Peace and Plenty. For example, paths link the agricultural buildings along the most direct route and provide access to storage buildings.

There is one known example of a concrete culvert in Peace and Plenty that carries the roadway over a stream, it is at the Basil Harding farm.

Historic roads, lanes and walkways, and associated circulation elements should be maintained and preserved by:

- Retaining historic vehicular and pedestrian circulation patterns, whenever possible;
- Retaining historic road alignments, widths, grades, and configurations;
- Retaining historic paving materials for lanes, parking areas, and walkways. See below for more on paving;
- Retaining and protecting tree plantings along the roadways; and
- Designing new parking areas to be unobtrusive in order to have the least impact on historic structures and their setting. Locate parking areas away from historic structures whenever possible. Historic fabric should not be removed to install new parking areas.

Looking south down the private access road at the Wright Downey Farm.. Photo by authors.

Picturesque view looking northeast toward the pond at Still Work Farm. Photo by authors.

3. Open Space and Viewsheds

Open space, such as yards, gardens, open fields, and viewsheds, are important characteristics of historic settings and should be retained. In the rural setting of Peace and Plenty, there are broad expanses of open areas and often outbuildings are clustered nearby the primary farmhouse. The relationship of open space to buildings creates a visual rhythm across the landscape and helps establish the character of the district.

Historic viewsheds should be preserved by:

- Identifying and maintaining the relationship of buildings to open space;
- Protecting views of natural features such as hills and agrarian open spaces, when possible; and
- Locating new buildings and structures away from or out of view from character-defining features or buildings when possible. New construction on ridges or hilltops is detrimental to the rural character of the district and is not appropriate. Refer to Chapter 6 for more about siting new buildings.

B. Agricultural Landscapes

The Peace & Plenty Rural Historic District is characterized by its agricultural landscapes, with fields, orchards, pastures, woodlots, ponds, and boundaries marked with wood fences, stone walls, and tree lines. Early agriculture in Peace and Plenty, much like the rest of Frederick County, was grain-based, and wheat was the predominant crop for much of the eighteenth and nineteenth centuries. By the 1850s, most farmers owned a small herd of livestock, including horses, cows, pigs, and sheep.

After the Civil War, many farmers struggled, leading to more diversified economic practices. Dairy and orchard fruit production eventually overtook gains. Many Peace and Plenty farms had small apple or peach orchards by the 1880s. By the 1920s there were several large commercial dairies in Frederick County. The rural landscape changed with the shift away from grain-based farming. Land that was once planted with grain crops became grassland pastures and small orchards and vegetable gardens were planted. The agricultural landscapes of Peace

The bank barn and vegetable planting bed at the William Downey Farm. Photo by authors.

and Plenty, as they have evolved, are historically significant and should be preserved, protected, and maintained while still allowing for the evolution of agriculture. Additionally, the majority of the properties within the district participate in land preservation programs that protect the continuation of agricultural operations on the property. These easements restrict certain activities ad uses while allowing for others. The Commission will work with the easement holders to ensure their decisions do not conflict with the terms of the easement.

C. Landscape Character

Rural landscapes have been shaped by a combination of natural and cultural influences and reflect the beliefs, attitudes, and traditions of the people that the land serves. Natural influences include the availability of resources, such as water, fertile soil, and mineral deposits, topography, and climate. Traditional farming methods and social customs are both examples of a cultural influence that have shaped the farmsteads of Peace and Plenty.

1. Land Use

The character of a landscape is hugely dependent on what the land is used for. Land in the Peace and Plenty district is primarily used for farming, but also includes lime production, stone quarrying, and in some instances, personal recreation. Improved farming technology and economic factors have influenced land use in Peace and Plenty and continue to do so today.

Often there are processes related to land use, such as irrigation for farming, that are important to the cultural resources of the property. In some cases, modernization has made the historic processes obsolete, and the land use has evolved over time. It is important to identify and understand those characteristics of an historic property.

2. Spatial Organization and Patterns

Spatial organization can be characterized on a large scale, such as how communities have evolved in proximity to markets and access to transportation, and on a small scale, such as the arrangement of

agricultural buildings on a particular farmstead. Natural features, circulation routes, field patterns, buildings, structures, and land use all affect the spatial organization of historic properties in Peace and Plenty. Patterns can be established with human-made features, like fences dividing properties, as well as natural features, like the arrangement of buildings along a riverbank.

D. Site Features and Materials

1. Paving Materials

Historic paving materials used for vehicular and pedestrian surfaces may include brick, stone, or other masonry pavers, concrete, gravel, and asphalt. The patterning and detailing of paving materials impact the character of a landscape and should be maintained and preserved.

Maintenance and preservation of historic paved surfaces includes:

- Repairing minor cracks, heaving, or settlement of paving materials that may become trip hazards by lifting and relaying materials on a new sand and gravel base;
- Avoiding excessive use of de-icing salts on historic paving materials;
- If there is material failure of historic paving and replacement is necessary, the new paving material should be in-kind. The paving pattern should be documented prior to removal, all salvageable material retained, and the paving should be re-laid in their original pattern and configuration; and
- Proposed new paths and paving should be in keeping with the character and appearance of existing historic paving on the site. All proposed new paving will be reviewed by the Commission on a case-by-case basis.

A gravel drive at the Basil Harding Farm. Photo by authors.

It was noted in a 1910 history that trees were brought to the James-Kimmel cemetery from historic locations in Europe prior to 1871. Only one tree remains. Photo by Wilson Coudon.

An early sketch depicting "Auburn," a residence in Frederick County. Notice the white split-rail fencing. Image courtesy of "The History of Western Maryland" by Thomas Scharf.

2. Vegetation

Vegetation in landscapes can be viewed in broad patterns, in small groups, or as individual specimens. Broad patterns of vegetation may be fields, crops, pastures, forests, orchards, and wetlands. Small groups of vegetation may be allées of trees, small groves of trees, fence row vegetation, and groups of vegetation in designed landscapes, including beds of perennials architecturally defined, for example by a wall. Specimen plantings are individual trees and shrubs. Shrubs are only rarely reviewed by the Commission; however, shrubs can be character-defining features, particularly if they have marked the landscape for many years, such as ancient boxwood on either side of an entrance. Trees are the more common specimen vegetation that is a character-defining feature of the landscape for purposes of Commission review. Changes to croplands and pasturelands are not reviewed by the Commission.

When County landmarks are designated, important vegetation should be indicated, such as an allée, an orchard, or individual fruit trees, vegetation that marks fence divisions, and mature specimen trees that have had a long presence on the designated property. Vegetation that is considered to contribute to the historic landscape should be retained, unless its presence is detrimental to a building or a building system (such as septic system); a hazard tree near the end of its life; invasive species with the likelihood of spreading and threatening other vegetation; or a diseased plant, especially those that are incurable and have the potential to affect other vegetation. Written confirmation from a certified arborist about a tree's condition must be submitted if removal is requested. The Commission considers invasive species to be those identified as such by the Maryland Department of Natural Resources, although specimen trees or small groups (such as allées) now considered invasive but with a long presence at a property may not be approved

for removal. If character-defining vegetation is not indicated in the nomination documentation, decisions about the removal of vegetation will be based on the Commission's assessment of the value of the plant or plant group to the setting and landscape.

3. Fencing

Fences are often used to delineate a property or pasture and provide safety and security. Fence styles in Peace and Plenty include unpainted wood split rails, wood board fences painted white or black, and metal wire fences. Often fences may have a bottom rail that sits closer to the ground or chicken wire at the bottom rail to prevent small animals from entering the fenced area. Barbed wire, high tensile, and woven wire attached to simple post fencing is generally appropriate for these rural settings. Some fences, such as chain link and stockage have limited applicability to historic settings, although they may be appropriate for mid-twentieth century and later development. Vinyl fencing is generally not appropriate for properties within Peace and Plenty but may be approved by the Commission on a case-by-case basis.

Maintenance and preservation of fences should include:

- Repairs using pickets, posts, and rails that match the original;
- If historic fences are deteriorated beyond repair, generally replacement should match the original in style, height, and material, and be reconstructed based on historic documentation or physical evidence. Because much fencing can be ephemeral, if the fencing to be replaced is non-historic, the Commission will advise on an appropriate substitute;
- When in-kind replacement is not possible, alternative materials that are physically compatible with the original, if known, should be used. Replicated fencing elements should be in keeping with the historic period of the property; and
- If fencing is to be installed where none existed, it should be compatible with the overall landscape, including the period, architecture, and intended function, unless a different type of fencing is needed to accommodate agricultural needs.

Stone retaining walls extend beyond the walls of the Daniel James house. Photo by authors.

The lime quarry near the Walter Burrall Lime Plant has filled with water and is used for agricultural purposes. Photo by Wilson Coudon.

4. Walls, Including Retaining Walls

Site walls are typically constructed of brick, stone, poured concrete, and concrete block. They often serve as retaining walls to address changes in topography. Retaining walls may have a structural purpose and also contribute to a site's aesthetic and historic character. The masonry material, mortar joints, and coursing all contribute to the character of the wall and should be retained. Masonry walls should be maintained and repaired in a similar fashion to the masonry walls of a building, as addressed in Chapter 4 below.

Proposed new walls on historic properties will be reviewed by the Commission. New walls should be made of materials that are in keeping with the character of the site or district. Generally, traditional materials are acceptable. Low stone walls are common in Peace and Plenty and are appropriate.

Maintenance and preservation of site walls should include:

- Clean masonry using the gentlest means possible to avoid damaging historic fabric, sandblasting and other abrasive cleaning methods should not be done;
- Repair and repoint masonry walls as needed to prevent deterioration. Take care when selecting a mortar mixture, refer to Chapter 4.D below;
- If new brick, stone, or other masonry unit is needed, replace individual units with in-kind materials;
- Carefully locate proposed new walls to avoid damaging historic landscape fabric; and
- Use materials that are in keeping with the character of the site for proposed new walls.

5. Water Features

Ponds, fountains, swimming pools, quarries, and other permanent water features are reviewed by the Commission if located within the Commission's review area. Nearly all the farms in Peace and Plenty have one or more ponds that originally functioned as small reservoirs, and in some cases served as recreational elements for fishing and swimming. Historic water features should be preserved and maintained.

A stone patio at Still Work Farm that fits into the context of the historic landscape. Photo by authors.

All new permanent water features and all pools proposed within the Commission's review area will be reviewed by the Commission.

Maintenance and preservation of historic water features should include:

- Retaining existing ponds and other permanent water features that are character-defining features of an historic property;
- Avoid regrading close to water features; and
- Proposed new pools or permanent water features should be appropriate in scale and materiality to the historic context and they should be sited to minimize the impact on the historic property.

6. Terraces and Patios

Terraces and patios (at the ground plane) are paved, roofless areas, often connected directly or with walkways to a building. A terrace may be raised in varying degrees above grade and bordered by walls, fences, or other architectural elements. An original or early terrace or patio is an important character-defining feature of an historic site and should be retained.

Historic terraces were typically paved with brick, stone, or tile. In more modest pre-WWII housing, porches were the common outdoor sitting, dining, and sleeping space. However, society has embraced other types of outdoor "rooms." Terraces and patios are usually much more appropriate than decks for historic buildings. Decks are wood additions to buildings, while terraces and patios may be landscape treatments with little to no structural relationship to the house. The scale and prominence of decks often make them out of character with historic buildings built before the mid-twentieth century.

Maintenance and preservation of historic terraces and patios should include:

- Repairing deteriorated paving with individual replacement units;
- If materials are deteriorated beyond repair and full replacement is necessary, the paving materials should be replaced in-kind;
- When in-kind replacement is not possible,

The James-Kimmel family cemetery on the Daniel James Farm. Photo by Wilson Coudon.

alternative materials that are physically compatible with the original should be used. The alternative materials should match the original as closely as possible in size, form, texture, and color; and

- Proposed new terraces on historic properties should be located in rear yards or other less visible areas of the site. The terrace material should be in keeping with the character of the building and site.

7. Cemeteries

There is one family cemetery in the Peace and Plenty district on the Daniel James farm. It is surrounded by a stone wall and contains the oldest substantiated grave in Frederick County dating to 1750. Burial places provide a record of a local community and are important to a cultural landscape.

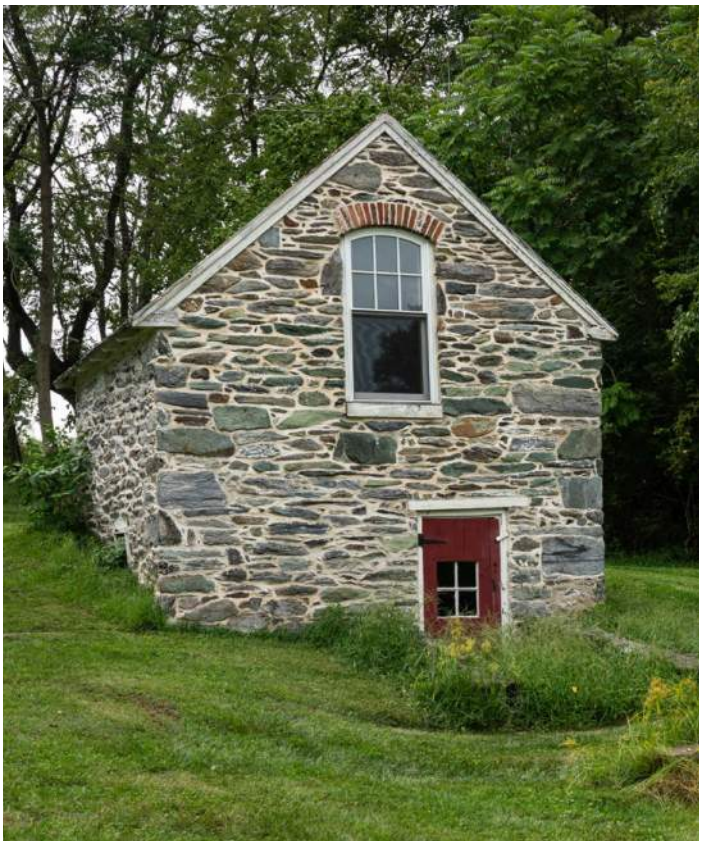
Grave markers and memorial structures are the most prominent features of a cemetery and should be maintained and preserved. Many memorial structures are noteworthy for their craftsmanship. Grave markers vary greatly and may be simple, single elements, multiple elements, or more complex structures. Typical grave marker materials include stone, brick, concrete, metal, and wood. Grave markers should be repaired rather than replaced.

Other features of a cemetery, including fences, gates, walkways, and other landscaping contribute to the character of the site and should be preserved.

Cemetery maintenance and care should include the following:

- Leaning or loose grave markers and headstone should be stabilized;
- Perimeter walls or fences should be secure and maintained in good condition;
- Weeds and overgrown landscape materials should be controlled;
- Fertilizers, biocides, and heavy landscaping equipment that may damage markers, headstones, and memorials should be avoided;
- If cleaning or repairs to markers, headstone, or memorials are needed, the material should first be identified, and conditions documented. Some surfaces may be too delicate for cleaning; and

This circular stone ancillary structure, which sits southeast of the Daniel James farmhouse, is thought to be a privy. It is no longer extant. Photo courtesy of Jim Jamieson.



This early stone springhouse sits in the landscape at Still Work Farm. Photo by Wilson Coudon

- Cleaning should be performed using the gentlest means possible. Chemical cleaners should not be used before consulting a masonry conservator.

8. Ancillary Structures

All of the historic properties of Peace and plenty include ancillary structures, or outbuildings, that are associated with the primary farmhouse or serve an agricultural function. Ancillary structures may include garages, barns, sheds, smokehouses, washhouses, icehouses, wells, and corncribs. Historic outbuildings may be significant as stand-alone structures, but also contribute to the character of the landscape as a whole.

Residential Ancillary Structures

Residential ancillary structures are outbuildings used by people for domestic functions. Typical structures in Peace and Plenty include carriage houses, sheds, outhouses, smokehouses, and garages that are separate structures from the farmhouse and connected with paths. The outbuildings were typically constructed with many of the same materials as the primary building and include windows, doors, and vents.

Agricultural Ancillary Structures

Agricultural ancillary structures, such as sheds, barns, and corncribs, are used on farms to house animals, store feed, and provide other agriculture-related functions. The structures were carefully sited, often in clusters, to aid in farm production. In Peace and Plenty these agricultural structures were often timber or balloon frame structures sided with wood or corrugated metal and sit on masonry foundation walls. They include detail elements like windows, doors, vents, and other character-defining roof features like vents.

Modernization of agricultural production may require construction of new ancillary structures

in Peace and Plenty. The Commission prefers the continued use and maintenance of historic agricultural structures; however, it is acknowledged that modern requirements may need to be accommodated with new structures. Refer to Chapter 6 for more information regarding siting and designing new structures.

Historic ancillary structures should be preserved and maintained in place by:

- Repairing deteriorated material and distinctive features using materials that match the existing;
- Where replacement materials are proposed, the new material shall match the existing in durability, texture, and finish;
- Replacing ancillary structures only if they are beyond repair. Replacement structures should be similarly sited, scaled, and proportioned to the original with similar materials;
- Designing proposed new ancillary structures to complement the massing, scale, form, orientation, materials, and details of the other historic buildings and structures on the property when possible;
- New ancillary structures should not convey a false sense of history and should not be confused with the historic features of the site;
- Locating new outbuildings away from the historic farmstead buildings, when possible, refer to Chapter 6; and
- Proposed new paint colors or finishes that are integral to the material should match the other historic buildings and structures on the property.

9. Lighting

Exterior lighting includes fixtures attached to buildings as well as fixtures on freestanding poles, and site lighting. Historic light fixtures should be repaired, if possible, and maintained and preserved.

New light fixtures should consider the following:

- In addition to meeting all code requirements, new light fixtures on historic properties should be designed at an appropriate scale to the historic buildings or structures to which they will be attached;
- Fixtures for masonry walls should be attached in the masonry joints to prevent damage to the historic masonry fabric;
- New fixtures should not mimic a specific historic style unless there is photographic or physical evidence that the style was used on the building.
- Avoid unshielded security lighting and floodlights as they are not consistent with the character of the district.

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Chapter 4. Changes to Building Exteriors

The primary elevation of the William Downey House, though not originally five bays wide, is well designed and imparts a sense of visual order and balance. Photo by Wilson Coudon.

A. Massing, Scale, Proportion, Order, Rhythm

Buildings, particularly residential, do not always fit perfectly within one architectural style. Vernacular architecture, which makes up the majority of historic buildings in Frederick County, reflects local materials and craftsmanship rather than being characterized by stylistic elements. In evaluating an historic property, rather than focusing on a particular architectural style, it is often better to consider the design principles of historic architecture, particularly massing, scale, proportion, order, and rhythm.

Massing

Massing refers to the overall complexity of form and size of a building. A building may be simple in form but very large, like a barn structure, or it may have various wings and intricate appendages and still be modest in size; complexity of form and size are independent features.

The roof is often the most prominent visual feature of a building or structure when viewing it from a distance. The form, pitch, and height of the roof all contribute to the overall character of the building or structure and often evoke a feeling. For example, intersecting roof forms with steep pitches and other visual elements often denote grandeur.

Scale

Scale describes the relationship of parts to the whole. It is important for elements of a building to be in keeping with the whole, such as the size of a front door compared to the overall building elevation. Often buildings are designed to be of human scale, meaning elements are detailed to relate to and be comfortable for an average person.

This image shows how different sizes and complexity of forms effect the massing of a building.The barn (right) has a large mass, but simple form, while the houses (left and middle) are smaller, but more complex in comparison. Image by authors.

The windows of the Basil Harding farmhouse are well proportioned in relationship the the overall building height. Photo courtesy of Frederick County.

A monumental scale characterizes more prominent buildings, such as courthouses or capitol buildings. Many scales fall between these extremes, particularly agricultural buildings designed to accommodate large animals or equipment.

Proportion

Proportion describes the relationship of parts to each other. A balanced visual composition is pleasing to the eye. Buildings designed to be of a particular scale, such as human scale, should be made of parts that are all similar in scale. For example, an inaccurate reconstruction of a chimney that is too large or too small can negatively impact the overall historic character of a building.

Order

Order describes the arrangement of parts as an overall composition. Buildings may be symmetrical or asymmetrical but still have a balanced overall appearance. Sometimes elements of a building vary based on their relation to the ground. For example, the windows on a house may get smaller from the first story to the upper story.

Rhythm

Rhythm describes the spacing and repetition of elements on an overall composition; rhythm can apply to individual buildings, such as the windows and

doors of an elevation, and to building clusters, such as the free space between auxiliary buildings in a farm complex. Maintaining the rhythm of a building or building cluster is important to the appearance of the whole. For example, infilling an original window or door opening can interrupt a building's rhythm, which would be detrimental to its original character.

The design principles of scale, proportion, order, and rhythm are crucial in considering alterations to historic buildings and sites. Modifying a building element from its original design without consideration to the size and spacing of other elements and to the whole can result in an unbalanced composition and damage to the historic character of the site.

B. Roofs

1. Roof Overview

Roof Systems

The roof is one of the most critical elements of a building and its form and detailing impact the building's overall character. The roof system is comprised of framing, sheathing, roofing material, flashing, and water drainage elements, such as roof drains, gutters, downspouts, and boots. The roof system should be addressed holistically when considering repairs or changes.

Proper maintenance to ensure a weather-tight roof is critical in the preservation of a building and to help prevent damage that can impact all parts of a building. Water infiltration can go unnoticed and result in rot of roof and wall structures, rust of metal elements, masonry deterioration, paint deterioration, and damage to interior elements.

Temporary patching to historic roofs should be carefully considered to prevent inadvertent damage to historic building fabric. It is important to understand the value of the historic materials of the roof and inspect the entire roof system for causes of failure prior to undertaking repair or replacement work. Alterations or changes that radically change, damage, or destroy the roof's defining historic characteristics are not permitted. If the roof structure is deteriorated beyond repair, the replacement structure must result in a roof of the same form, shape, and dimensions.

Roof Forms

The most common roof form in the Peace and Plenty district is a gable, which is seen on both

The dairy barn at the Wright Downey Farmstead has a prominent gambrel roof form with a hay hood at the end of the ridgeline. Photo by Wilson Coudon.

Simple barn forms with gable roofs were often expanded with shorter shed structures like this bank barn at the Wright Downey Farmstead. Photo by Wilson Coudon.

domestic and agricultural buildings. Other examples are found, such as gambrel roofs on barns, and more complex forms on domestic and other buildings, particularly those that have been added onto over time. The overall roof form is character-defining and should not be altered.

Roof Color

Roofs are one of the few architectural features the Commission reviews for color appropriateness. Generally, roof colors, finishes, and textures should correspond with the original material or be of a neutral color. For example, a house that had wood shingles originally but was approved for asphalt shingles could pick a buff or brown colored shingle. For a building that originally had slate shingles, but now has asphalt shingles, the shingles might be a dark gray or black color. Factory-finishes should reflect traditional hues. Roofs should not be of colors that are not compatible with the historic character. Thus, a standing seam metal roof should be the pallet of the period.

2. Associated Elements

Chimneys

Chimneys are characteristic elements of many historic buildings. Chimneys are made of masonry construction, often brick or stone, and sometimes finished in stucco. A chimney can intersect a roof in different ways, such as at the end of a gable or projecting through a roof slope. The flashing at the chimney-roof intersection is critical for preventing leaks.

It is important to address signs of chimney cracking, movement, or leaning as unstable masonry can be hazardous. Ornamental brickwork and corbeling are decorative features of a chimney that are often unique to a building and should be retained when repair work is needed. Chimneys that are no longer used must be retained. They may be capped with an unobtrusive cover, with Commission approval.

Dormers, Cupolas, and Other Appendages

A dormer is a small projection from the sloping side of a roof used to create a window opening in the roof plane and increase the habitable space within a building. A dormer, which can be capped with a variety of roof forms, allows natural light into the upper story and breaks up the overall roofline. It adds visual interest to the building composition. New dormers will not be approved on prominent elevations.

A cupola is a small structure that projects from the ridgeline of a roof or sits on top of a dome; it is often used to let light and air into the building. Other building appendages at or near the roofline include towers and decorative elements like finials and cresting. A hay hood, an extension at the ridge of a barn roof, is seen in Peace and Plenty.

Dormers, cupolas, towers, spires, finials, cresting, hay hoods and snow birds are all important character-defining features of an historic building; if original, they should not be removed. If replacement is necessary, the replacement must match the original in design and materials.

Cornices

A cornice is a decorated projection used to cap and protect the wall face and to ornament and finish the roof eaves. Cornices are found in a variety of materials that are independent of the wall and roofing materials, including wood, stone, and metal. Cornice styles vary through the employment of different details. More elaborate cornices use brackets, modillions, dentils, and brick or stone corbeling.

Cornices are important to the character of a building and should be preserved. It is not appropriate to remove, cover over, or obscure the cornice. If replacement is necessary, the replacement shall match the original in design and materials.

Roof dormer at the Basil Harding farmhouse. Photo courtesy of Frederick County.

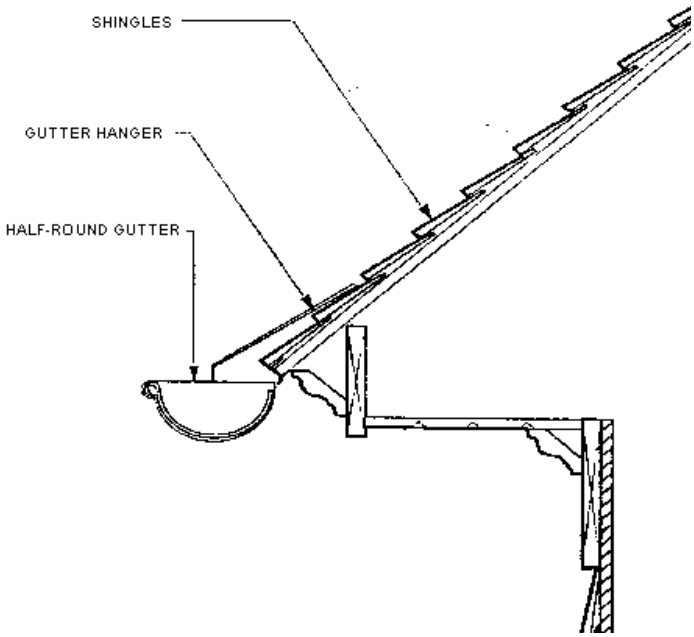
Flashing

Roof flashing is used where different roof slopes meet or where an element projects through the roof surface; its purpose is to divert water away from the joints where the elements connect. Lead was commonly used for flashing on historic buildings.

When flashing fails, often due to thermal stresses, metal deterioration, or poor installation, it can be a major undertaking to repair or replace. Areas of roofing material must be removed in sections to install new flashing. The original roofing material should be retained and reinstalled. Quality materials should be used for new flashing, and attention must be paid to ensure that the flashing and fasteners are compatible with the other roofing materials to avoid corrosion. Metal flashing should be tucked under clapboards and stepped into mortar joints on chimneys.

Gutters and Downspouts

Gutters and downspouts are used to carry water from the roof away from the building and to the ground, though not all historic buildings used them.



Detail of a half-round gutter mounted to the roof edge.

Wood shingle roofing on an ancillary structure at Still Work Farm. Photo by authors.

Gutters mounted at the roof edge (where there is no fascia) connect to downspouts that are mounted to the walls of the building. Less typically, gutters can be built into the low eave of the roof and hidden from view. The shape and design of gutters are important to the overall appearance of the building.

Original built-in gutters that are failing should be repaired or rebuilt; replacing built-in gutters with an exposed edge-mounted type of gutter should be avoided.

When edge-mounted gutters are beyond repair and must be replaced, care should be taken to select a shape that is historically appropriate to the building. K-style aluminum gutters, with a profile that vaguely resembles the letter K, are modern and should only be used on buildings constructed after 1950. K-style gutters are designed to be installed against a flat fascia board and will not function properly if hung freely beneath a roof edge. Half-round gutters in galvanized steel, copper, or a heavy gauge aluminum are typically more stylistically appropriate on historic buildings. Smooth round or rectangular downspouts are preferred for historic buildings over the ribbed type.

3. Roofing Materials

Many of the roofs on both domestic and agricultural buildings in Peace and Plenty have metal roofing. Wood shingles were commonly used on early buildings, but few originals still exist. Asphalt shingles are a more modern roofing material. The material with which a roof is constructed is often an important character-defining feature.

Wood Shingles

Wood shingles were commonly used on early buildings because they are lightweight, made with simple tools from readily available trees, and easily installed. Due to fire risks and developing technology of metal roofing, they became less popular. The size, shape, detailing, and installation of wood shingles all influence the overall style and appearance of the roof. Many details reflect craft practices at the time of construction, while other details were specific to reducing moisture penetration. It is important to understand these details specific to a building before repair work is undertaken.

Wood shingles can last from 15 to more than 60 years; their longevity is greatly dependent on the shingle material and the manner with which it is installed. Wood shingles were originally hand split,

but the advent of the steam-powered saw mill in the nineteenth century made machine-sawn types readily available. Historically, all wooden roofing products were called shingles. Shake is a modern term used to differentiate a sawn product from a wood shingle that is hand split.

Routine maintenance to extend the life of a wood roof includes keeping the roof clean and free of debris, inspecting the shingles, flashing, sheathing, and gutters for damage, and taking care when walking on the surface. Leaves, branches, and moss can trap moisture in the wood and rot the shingles. Loose or damaged shingles should be selectively repaired or replaced with in-kind materials. Roof treatments, like fungicide, stain, and revitalizing oil need to be regularly re-coated every few years.

Replacement of the roofing should be considered if more than twenty percent of the material is eroded, cracked, or split or if there is pervasive moisture damage. Before replacement, it is important to establish the original shingle material, configuration, and detailing to preserve the character of the building. Often, the original and earlier layers can be found under the existing roofing. Refer to Chapter 4.B.4 below for more on roofing replacement.

Wood shingles should only be added to a building or structure as a replacement material if there is pictorial, historical, or architectural evidence that wood shingles were once in use.

Metal Roofing

Metal roofing was not widely used in the United States until the nineteenth century when manufactured iron sheet metal became available. The appearance of a metal roof depends on the type of metal used, its finish, and the way the metal is joined. Copper is very ductile and has a high resistance to corrosion but is more costly than other metals; often copper roofing was left unfinished to patina to a green color. Conversely, iron is less costly, but corrodes quickly. Galvanizing with zinc, tin plating, and terne plating were common methods for protecting the iron; galvanized, tin, and terne roofing were typically painted for an extra layer of protection.

Sheet metal roofing is made up of panels that are seamed together. The seams are either flattened or raised, known as standing-seam metal roofing. The type of seaming, seaming height, and panel width together create a distinct pattern across the roof plane. These elements help define the character of the roof.

Sheet metal roofing on the Basil Harding farmhouse. Photo by Wilson Coudon.

Corrugated metal roofing on this small ancillary structure. Photo by Wilson Coudon.

More recently installed metal roofs may incorporate a "crimp" to resemble seams at the actual juncture of sheets. On some buildings, particularly secondary ancillary structures and barns, this material as well as corrugated metal roofing is frequently appropriate. Ribbed panels, however, are not appropriate replacements for traditional standing seam metal panels. Modern metal roofs may have finish and color options not in keeping with the original. The form, seaming, panel width, finish, and color will be reviewed by the Commission on a case-by-case basis.

Metal roofing can deteriorate over time from chemical action from rain and pollutants and can rust and fatigue if not properly coated. Paint coatings should only be applied to roofing that was originally painted, not to roofing that was historically exposed, unless paint is determined to be necessary to arrest deterioration. Individual metal panels can be replaced if damaged; it is important to replace the metal in kind. The seaming, panel width, and installation of the replacement panel must match the original. Metal roofing has a distinctive appearance that is an important character-defining feature of an historic building.

Asphalt Shingles

Asphalt shingles were used as early as the 1890s and have since become the most commonly used residential roofing material. Asphalt shingles come in a variety of colors and shapes, though they are rarely considered architecturally significant to an historic building.

Asphalt shingle roofing is subject to damage from puncture, abrasion, and lifting from wind, and has a significantly shorter life than other traditional roofing materials, approximately twenty years. Asphalt shingle roofing should only be used to replace existing asphalt shingles or for new buildings and additions; asphalt shingles are not an acceptable replacement material for other historic roofing. Replacement asphalt shingle roofing generally should match the original in shape, color, and pattern and will be reviewed by the Commission on a case-by-case basis.

Other Roofing Materials

Other roofing materials that are not discussed in the sections above may be reviewed and approved by the Commission on a case-by-case basis.

4. Roof Maintenance, Repairs, and Replacement

It is generally better to selectively repair deteriorated sections of historic roofing, sheathing, and structure than to replace the entire roof. Problems may be detected early by performing an annual inspection of the roof to ensure all surfaces, flashing, and gutter systems are watertight and draining.

Routine care and maintenance of roofs should include the following:

- Annual inspection of the overall roof condition.
- Regular inspection of the flashing, particularly at parapets, chimneys, dormers, and at valleys where roof slopes intersect.
- Regular inspection of the gutters and downspouts and cleaning to remove leaves and debris.
- Maintaining the paint finish of metal roofing if the metal was originally painted.
- Protecting the roofing from foot traffic.

If historic roofing cannot be repaired and replacement is necessary, the historic roofing should be replaced with materials that match the existing roofing in-kind, whenever possible. Modern materials are acceptable for the roof substrate in order to meet code requirements and roofing manufacturer recommendations. The drip edge should match the color of the roof. Metal flashing should be tucked under clapboards at walls intersecting vertical surfaces and stepped into mortar joints on chimneys. All fasteners should be compatible with the metal flashing being used. Physical samples of finish roofing materials may be required during the Commission review process.

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. Refer to Chapter 7.A for more on alternative materials.

During roof replacement, care should be taken to protect adjacent historic features from damage,

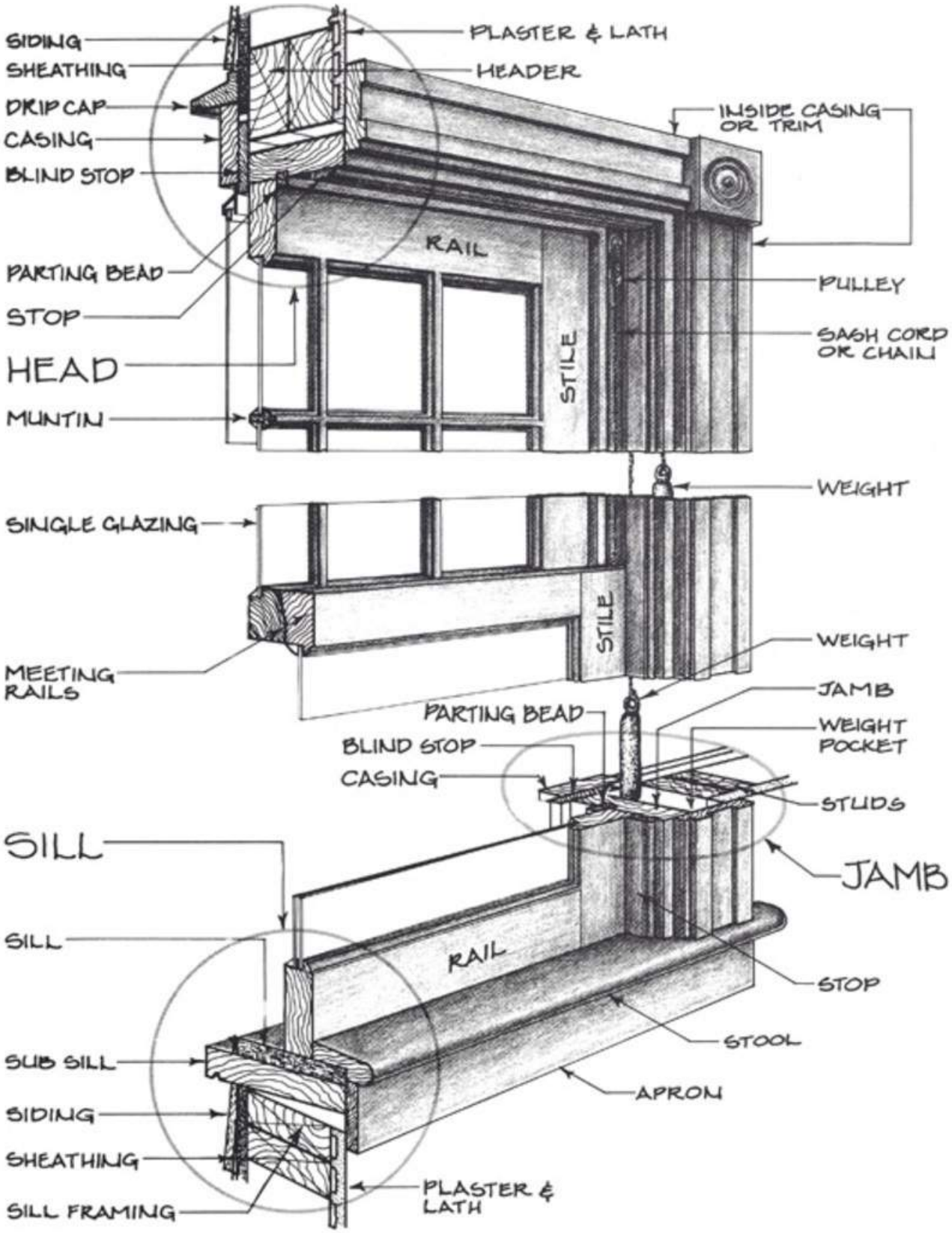
Wood double-hung window in the bank barn at Still Work Farm. Photo by authors.

such as cornices, windows, trim, decorative roof features, and chimneys.

5. Improving Thermal Efficiency in Roofs

Roofs can be insulated to improve thermal efficiency, but the type of insulation material and installation location should be carefully considered. Historically, roof systems were designed to breathe. Installing insulation tightly beneath a roof system, such as between wooden rafters, can be detrimental to the natural ventilation, causing condensation-related moisture to damage the structure and roofing materials to deteriorate more quickly. Insulating the floor of the attic, if an attic exists, is preferable to insulating the plane of the roof.

Spray-in type insulation can be detrimental to historic building materials; its use is discouraged. Refer to Preservation Brief 3: Improving Energy Efficiency in Historic Buildings (National Park Service October 2011), link in Appendix B. Loose fill or batt insulation can be added above the finish ceiling in attic spaces. Adequate ventilation in the attic should be provided to avoid moisture related problems.



"The Anatomy of a Double-Hung Window" reprinted courtesy of Old House Journal, *November 13, 2015.*

Gable ventilator near the roof of the bank barn at the Daniel James Farm. Photo by Wilson Coudon.

C. Openings

1. Window Overview

Windows are a noticeable and important design feature of a building and contribute to the sense of scale, proportion, order, and rhythm. Windows are functionally important, particularly to historic buildings, for admitting natural light to the interior spaces, providing fresh air and ventilation, and providing a link to the outside. There are many different window types, which are categorized by how they operate; some examples include casement, double-hung, awning, and fixed. A window's detailing dramatically impacts the overall building appearance. Windows are important character-defining elements and should be preserved.

A window unit is made up of several components, typically including a frame, the operable pieces called the sash, the glass panes within the sash, and the hardware used to operate and secure the windows. The number of moving sash and the way in which they move vary. Casement windows were the first type used in early residential architecture in the United States. Casements have sash that are hinged at the sides and swing out. Double-hung windows have two operable sash that slide up and down. An awning window is hinged at the top of the sash and tilts out. A fixed pane window is just that – not intended to open.

The glass panes of a sash, or lights, are held in place with narrow strips of wood or metal called muntins. A sash can be divided into any number of glass panes. Muntins were often necessary in historic windows due to the limited size of available glazing. The number, pattern, and size of panes are generally important character-defining features and should be retained. If the windows are later replacements, the window panes may be required to reference the original window design, if known. On a case-by-case basis, the Commission will determine if the same windows should be used in additions and which generation of windows is appropriate.

Window hardware may contribute to the historic character of a window. Examples include sash locks and handles. Historic double-hung windows used counter-weights supported on cords or chains hidden inside the jambs of the window to help raise and lower the sash.

Ventilators

Ventilators are found in many building types from residential homes to barn structures. Typically located at the upper part of a wall, the cut openings allow for natural air circulation from the lower levels up through the building or structure, and out through the attic. Gable ventilators are often where the upper triangle of the gable in a barn is left unboarded to allow for ventilation. Slit ventilators are openings left in masonry. Often the horizontal louvers of a vent were made of wood with spaces in between to allow air to flow. An unobtrusive mesh screen may be used behind the louvers to prevent insects and birds from entering.

Shutters

Shutters, in essence, are louvered panels mounted to the sides of windows or doors that open and

close. Shutters are used for privacy and to keep out light and air. While shutters may be mounted on the interior side of windows or doors, the Commission only reviews exterior shutters. Historic shutters should be retained, repaired, and preserved and they should not be permanently removed from a building without prior approval. New shutters should not be installed on an historic building if there is no documentary evidence that they once existed. If replacement is necessary, the new shutters should match the original in size, scale, detail, thickness, material, and hardware.

While many factors contribute to the deterioration of windows, including lack of maintenance, insect damage, and poor design, moisture damage is the primary reason for window decay, particularly in wood windows. Metal windows are subject to corrosion. Because historic windows were often well constructed of individual parts, it is advisable to repair individual window components rather than replacing the entire window.

2. Window Materials

Wood Windows

Windows were largely made of wood until the early twentieth century. In a framed building, the window surround was typically made of wood, whereas in a masonry building, the surround was typically made of masonry. Wood windows were one of the first building components to be manufactured in a factory, rather than constructed on site. Even factory made, wood windows were available in a wide range of shapes, sizes, and configurations. The advent of machine-drawn glass circa 1900 allowed for larger pieces of glazing and the number and configuration of divided lights in a sash became more stylistic rather than based on functionality.

Historic wood windows were constructed out of old growth wood, which is more resistant to rot than wood that is available today. Therefore, historic wood windows have a significantly longer life than replacement wood windows and should be repaired and protected rather than replaced. Refer to Chapter 4.C.3 below for more on window repairs and replacement.

Wood window at the springhouse at Still Work. Photo by authors.

Wood windows should be inspected regularly and undergo routine maintenance to increase their longevity. Examining the paint finish of a wood window will help indicate issues related to moisture. Paint will blister, crack, flake, or peel if moisture is present in the wood, though this does not necessarily indicate that the wood is in poor condition or irreparable. Each window should be carefully examined independently.

Routine maintenance of historic wood windows should include:

- Some degree of paint removal using the gentlest means possible.
- Removal and repair of sash as needed.
- Repairs to the window frame, as needed.
- Repairs or installation of weatherstripping.
- Reinstallation of the sash.
- Repainting.

Routine maintenance of historic wood louvers is similar to that of wood windows and should include:

- Some degree of paint removal using the gentlest means possible.

Wood window at the Basil Harding farmhouse Photo courtesy of Frederick County.

- Removal and repair of individual louver elements as needed.
- Repairs to the louver frame, as needed.
- Reinstallation of individual louver elements.
- Repainting.

Steel Windows

Steel windows became popular in the United States after 1890 when rolled steel technology allowed them to be cost competitive with wood windows. Another reason for their popularity was because of strict fire codes for commercial buildings after devastating fires in major cities. Steel frames, sash, and wire glass resulted in fire-resistant windows.

Steel window frames are strong and durable, allowing for larger windows, and the large expanses of glass impacted the design of industrial and commercial buildings of the late nineteenth and early twentieth centuries. Historic steel windows are important character-defining features, particularly in more minimally detailed industrial buildings, and should be retained.

Steel windows should be individually and carefully evaluated for corrosion and deterioration. Like with wood windows, the condition of the paint finish is important in protecting the material beneath. Corrosion of the metal can range from superficial and repairable, to severe rust that leads to structural damage. A thorough evaluation will indicate if repairs in place are feasible.

Routine maintenance of historic steel windows should include:

- Removal of light rust and excessive paint.
- Priming of the exposed metal.
- Replacement of broken glazing or glazing compound.
- Replacement of missing screws or fasteners.
- Cleaning of hinges.
- Repainting of steel.
- Caulking of the masonry surround.

3. Window Repair or Replacement

Every effort should be made to repair deteriorated historic windows rather than replace them. Replacement should only be considered when the windows are deteriorated beyond repair. Because historic windows were made of individual components, repairs can include in-kind replacement of parts and pieces. If substitute materials are necessary for repairs, the material must match the appearance of the original window and be chemically compatible.

Window replacement may be considered if the existing historic window is deteriorated beyond repair or does not contribute to the historic character or the building. Replacement windows should match the original in size, type, configuration, detailing, and overall appearance and must fit properly in the original opening. Only clear glass should be used for window replacement unless documentary or physical evidence indicates another type of glass existed.

Replacement windows shall replicate the material of the historic windows; wood windows may only be replaced with wood windows and steel windows may only be replaced with steel windows. Snap-on muntins, removable grilles, and grilles between the glazing are not acceptable, but simulated divided light windows, where the muntins are permanently adhered to both sides of the window glazing, may be considered by the Commission. Simulated divided light muntins should match the historic muntin profile and depth, including an internal space bar to visually divide the grilles, and be integral to the window sash. Replacement windows will be reviewed by the Commission on a case-by-case basis.

4. Door Overview

Doors and entryways are important character-defining features of an historic building, and, like windows, they contribute to a building's scale, proportion, order, and rhythm. Residential entryway features may include transom lights or fanlights over the door, sidelights, pilasters, entablatures, and door hardware. There are many different types of doors and door detailing; typically, primary entrance doors were more elaborately designed than side and back doors. Doors on agricultural buildings were typically made of wood planks. Some agricultural doors are hinged, but larger doors to accommodate animals and equipment are sliding. Most historic doors were made of wood though historic doors may also be made of metal. Doors and entryway elements should be repaired and retained, rather than replaced.

Historic documentation should be referenced when reconstructing a missing door or entryway feature. If sufficient documentation is unavailable, the new door or entryway feature should be compatible with the architectural character of the building and other doors on the building.

Doors are subject to damage from constant use, and like windows, are susceptible to moisture penetration that can lead to rot or corrosion. Regular inspections and maintenance should be performed

Paneled wood door at Still Work. Photo by authors.

Board-and-batten door at the smokehouse at the Basil Harding Farm matches the siding. Photo by Wilson Coudon.

The bank barn at Still Work has large sliding doors. Photo by Wilson Coudon.

including cleaning, rust removal on metal doors, limited paint removal, glass and hardware repairs, weatherstripping repairs, and new finish coats of paint or other protective coatings.

5. Door Maintenance, Repair, or Replacement

Deterioration of doors due to moisture infiltration is often most noticeable at wood thresholds and lower portions of the door and door surround.

Door maintenance and repairs should include the following:

- Gently remove paint that is flaking or bubbling.
- Inspect doors and surrounds for signs of decay.
- Repair minor rot and insect damage using a wood consolidant.
- More extensive damage may require patching, such as Dutchman repairs, or replacement of some elements.
- Patches or replacement parts should be made of the same material and sized and profiled to match the existing feature. Every effort should be made to repair a door rather than replace it.
- If an historic door is deteriorated beyond repair, replacement may be considered. The replacement door should replicate the original in material, size, style, and paneling and glazing configuration.
- If replacement is required, the original size and shape of the doorway should be maintained. Replacement doors considered for approval should be solid wood unless otherwise indicated.

6. Opening Placement and Alterations

Windows and doors contribute to the overall scale, proportion, order, and rhythm of a building façade and are generally carefully arranged to create a balanced composition. Changing the size, location, or shape of a window or door opening undermines the character of an historic building and should not be done. On primary building elevations or those facing the public right-of-way, original openings should not be covered up and new openings should not be created. When required, new openings shall be located on a secondary elevation and not visible from a public right-of-way or visually dominant

The upper structure of the bank barn at the Wright Downey Farmstead was rebuilt upon its stone foundation walls. Photo by Wilson Coudon.

elevation. If the infilling of a window is approved, the lintel and sill should be retained in place and the infill material should be recessed in the opening. The Commission will review all proposed window and door additions and modifications on a case-by-case basis. Refer to Chapter 7.C for opening modifications and alterations related to accessibility requirements.

New floors and suspended ceilings should not be located on the interior of a building where they obstruct the glazed area of historic windows, including transoms. If floors or ceilings are required within the vertical height of an historic window, they should be designed to be set back from the window.

Historic window and door frames, sills, or associated trim should not be covered with siding materials. Original window sash and frames should not be altered to accommodate modern mechanical units or other building systems. Window screens and storm windows and doors may be installed. Refer to Chapter 4.C.7 below for more on storm windows and doors.

Historic documentation should be referenced when reconstructing a missing window or door or associated feature. If sufficient documentation is unavailable, the new window or door should be compatible with the architectural character of the building.

7. Weatherization, Storm Windows and Doors, and Screen Doors

Simple weatherization techniques can be performed to improve the energy efficiency of historic windows and doors, as most heat loss occurs around a leaky frame or window sash. Weatherization of windows can be substantially more cost-effective than window replacement and it has the added benefit of preserving the original windows, which are often important character-defining features of a building. Window repair work should be undertaken prior to weatherization.

Weatherstripping and caulking can be used around the window frame, window sash, and door to reduce air infiltration. Appropriate contemporary materials are acceptable for weatherstripping and caulking, so long as they are compatible with the historic window, door, and wall materials.

Storm windows can be installed on the exterior or interior of historic windows to improve their

Most of the wood siding found in Peace and Plenty is vertical board-and-battens like that of the bank barn at the William Downey farm. Photo by Wilson Coudon.

thermal performance. When properly installed, storm windows are thermally efficient, cost-effective, reversible, and preserve the original building fabric. The installation location of storm windows should be carefully considered; to avoid condensation between the windows and damage to historic fabric, the interior window must be the tighter of the two units.

If installed on the exterior side, storm window frames should match the color of the existing exterior trim and the configuration of the historic window should be clearly visible through the storm window. The stiles and rails cannot be wider than the window to be covered and the meeting rails must match. If installed on the interior side, consideration must be made to ventilating the original window and prevent condensation from forming. The installation of interior storm windows should be done by an experienced craftsperson to avoid situations that lead to interior decay.

Window treatments added to the interior side of windows may also contribute to the energy efficiency of historic windows.

Storm doors can improve the thermal performance of historic doors, particularly those with glazing. Generally, storm doors are appropriate for residential buildings. A storm door should be simple in design, use clear glazing, and have trim painted to match the historic door. A storm door should complement the dimensions of the historic door and should not obscure the details of the historic door.

Screen doors may be installed on the exterior side of an historic door to keep insects out and allow for air flow. The design of the screen door should be simple and in keeping with the historic character of the entrance. Screen door frames should be painted to match the historic door. Storm doors may use interchangeable screen and storm panels that are changed out seasonally. Louvered doors are not appropriate.

D. Exterior Walls

1. Wall and Foundation System Overview

Exterior walls are both aesthetically and structurally important to a building. The cladding materials, detailing, and arrangement of window and door openings all contribute to the historic character of a building. The walls carry the weight of the roof and floors down to the building foundation.

The detailing of the wall-to-roof connections and the wall-to-foundation connections are important character-defining features. Wall-to-roof connections are typically detailed with cornices, corbeling of brick or stone, and sometimes dentil molding. Wall-to-foundation connections are often delineated with water tables or a change of material.

Historic buildings in Peace and Plenty generally have walls made of wood or masonry. Wood walls have a wood structural frame and are finished with an exterior cladding material, most typically wood boards. Before the twentieth century, masonry walls of brick or stone were constructed as load bearing walls, where the structure of the wall and the finish are one and the same. In the twentieth century, veneer masonry evolved, where the structure of the building is made of a steel or wood frame and the brick or stone masonry becomes the building cladding. Sometimes masonry walls were finished with stucco.

Foundation walls extend into the earth to support the structure and were typically partially exposed above the ground where they connect to the walls above. Foundation walls were usually made of stone, brick, poured concrete, or concrete block. Often, existing foundation walls were reused for the construction or expansion of an agricultural building. The material and finish of the foundation walls are character-defining features of a building.

2. Wood

Wood is a resilient and easily malleable material that can be used on a building for structural framing, exterior siding, and many different types of detail elements. Wood details include shutters, steps and handrails, cornices, brackets, and finials. Wood windows and doors are addressed in the sections above. Wood siding and decorative detailing are some of the most unique aspects of historic buildings and contribute to the overall character of a building. Wood siding and details should be repaired rather than replaced whenever possible.

Any species of untreated wood may be used for wood elements, though wood substitutes are rarely an acceptable alternative to replace historic material. Refer to Chapter 8.A for more on alternative materials. Some wood species, including redwood, cedar, black locust, and black walnut are naturally decay and termite resistant. The texture, quality, and grade of wood used for repairs or replacement elements is important. High-quality materials should be used to ensure longevity.

This ancillary structure at Still Work has vertical board siding. Photo by authors.

Pressure-treated wood, typically southern yellow pine, is made to resist decay and termites, but is generally of poor quality. Pressure-treated wood should only be used where it is in direct contact with the ground or for structural elements that are concealed. Other natural rot and decay treatments available in recent years, such as acetylated wood, may be acceptable and will be reviewed by the Commission on a case-by-case basis.

Wood Siding

Many of the wood-sided structures in Peace and Plenty are clad in vertical board and battens, though there are many different profiles for wood siding. Wood siding is a character-defining feature of a building and should not be removed or replaced with a different style.

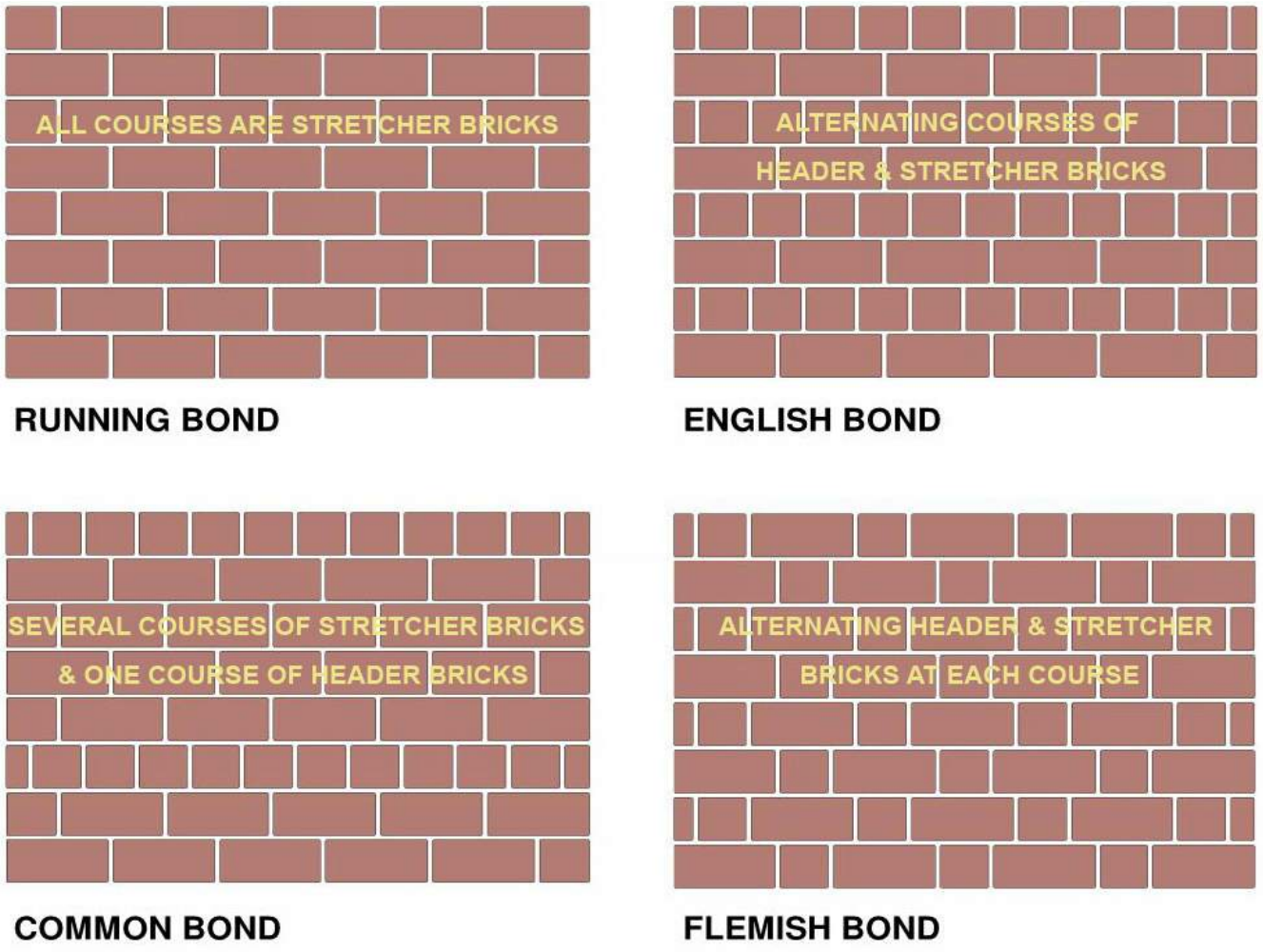
Though wood is durable, it was typically stained or painted to resist deterioration. The wood finish must be regularly maintained. Architectural details close to the roofline, such as cornices, dentils, and brackets, may be difficult to access and therefore are most susceptible to decay. When a paint finish blisters, cracks, flakes, or peels, it needs to be refinished.

Wood Painting and Repairs

Lead-based paint was used prior to 1978; before repainting an historic building, samples should be tested for lead. If lead is present in the paint, it should be removed by a qualified professional prior to performing any other work. If the deteriorating paint is free of lead, the following steps can be taken:

- Loose paint should be carefully removed by hand scraping and sanding, which can be a time-consuming process.
- Use of a heat gun to remove paint buildup is generally acceptable and chemical strippers will be reviewed by the Commission on a case-by-case basis.
- Sandblasting should not be performed on historic wood elements.
- Wood elements should be inspected for rot, fungus, and insect infestation.
- Repairs should be performed using appropriate patching, piecing-in, and consolidation techniques.
- Replacing wood siding or architectural features may only be done when they are beyond repair; wood elements should be replaced in-kind.
- Missing features should be replicated based on historic documentation and physical evidence.
- The new paint coating system should be compatible with the existing building or structure materials and applied following manufacturers' recommendations.

The stone farmhouse of Basil Harding has two early additions, all of stone. Photo by Wilson Coudon.



Example of brick bond patterns and brick coursing. Image by authors.

When in-kind replacement materials for wood elements is problematic, other materials may be considered by the Commission. Vinyl and PVC materials will not be approved by the Commission. Physical samples of proposed materials may be required during the Commission review process. 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 on a case-by-case basis; refer to Chapter 7.A for more information on alternative materials.

3. Masonry

Historic masonry walls in Peace and Plenty were typically constructed of brick or stone, though other types of masonry like concrete block exist. In addition to wall construction, masonry was regularly used for other architectural elements, such as chimneys, steps, and landscape features. Masonry walls were often structural, but brick and stone veneers were used increasingly in the twentieth century with the increased availability of structural steel.

Stone

In Frederick County, many different types of stone were used in building construction, including granite, granite gneiss, sandstone, natural fieldstone, and rubblestone. Cast stone was sometimes used in conjunction with natural stone, particularly as a trim element.

Stone construction was important in vernacular housing; the selection of stone was based on what was readily available and nearby, typically fieldstone and rubblestone. More decorative and refined stone was sought for grander buildings.

The way in which stones are cut, finished, stacked, and arranged give walls and other elements their distinctive appearance. Fieldstone was harvested from the ground and tends to have rounded edges and an irregular shape. Quarried stone was split or cut into pieces and tends to have a more regular, modular appearance.

Brick

Bricks are found in a variety of colors, shapes, sizes, and textures, and depending on how they are made, bricks can vary in durability. Prior to the 1870s, bricks were handmade; these early bricks were typically more porous and vulnerable to moisture infiltration. By the 1880s, pressed bricks and machine-made bricks were fired in high temperature gas-fueled kilns, resulting in harder, more durable bricks.

Structural brick walls have multiple layers, or wythes, often interlocking, to give the wall stability. Brick veneer is typically only one wythe thick. A typical brick has three different dimensions, a short side, a long side, and a height. Bricks are laid in courses and depending on which side of the brick faces out, different patterns, or bonds, are achieved on the surface of the wall. There are many different types of brick bonds that were used on historic masonry buildings, some of the most popular being Common bond, English bond, and Flemish bond.

Often at the base of a wall where it intersects the foundation, brick water tables were used both for function and aesthetics. A water table is a projection of the brick or other masonry from the face of the wall, which helps delineate the ground plane, but also deflects water away from the foundation wall below. Brick bonds and other brick detailing are important character-defining features that should be retained.

Concrete Block

Concrete block was being produced by the early twentieth century. It was an inexpensive building material that could be molded into shapes that resembled more traditional materials. Concrete block

The brick of the Captain Ignatious W. Dorsey farmhouse is laid in a common bond pattern. Photo by Wilson Coudon.

The milk house at the Wright Downey Farmstead has walls made of concrete masonry units. Photo by authors.

was used for building foundations and other utilitarian structures, such as barns, milk houses, and garages.

Mortar

Mortar has been used in masonry construction for thousands of years to join masonry units together and protect masonry walls from weather. Mortar joints can be untooled, meaning the mortar is left protruding between the joints, or tooled, meaning struck in various ways to a uniform profile between bricks. Properly tooled joints help shed water from the surface of the wall. The variation in mortar color and joint detailing contribute to the overall appearance of a building.

Early mortar was made with lime and mixed in different ratios with water and sand as well as other added ingredients. The advent of Portland cement had a great impact on mortar mixtures. Portland cement was first created in 1824, though not widely used in the United States until the early twentieth century. Portland cement strengthens mortar and quickens the drying time.

In repointing and repairing historic masonry, it is critical to identify the correct mortar mixture that is compatible with the masonry as well as the original mortar. Using mortar that is too rich in Portland cement on historic masonry can lead to the deterioration of the masonry unit. The mortar mixture should always be more permeable and softer than the masonry units. This allows the wall to expand and contract along the mortar joints rather than at the bricks, which would cause spalling and cracking. It also allows moisture to escape through the joints rather than the masonry units, which could lead to masonry deterioration.

Selecting a Mortar Mixture

Mortars for repointing historic masonry are typically custom mixes in order to match the physical and visual qualities of the original. In selecting a mortar mixture it is important to consider the following:

- Preblended masonry cement that is available at most hardware stores is generally not recommended for historic masonry as it contains a large amount of Portland cement, giving it a high compressive strength.
- New mortar that is harder than the masonry units can be detrimental to the historic fabric.
- Modern chemical additives are not recom-

mended for historic masonry and may have detrimental effects.

- A lime-based mortar is recommended. Refer to Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings (National Park Service October 1998).

Masonry Cleaning and Repairs

Masonry walls and mortar joints should be regularly inspected for signs of deterioration, like cracking, spalling, open joints, and interior dampness. Roof, wall, and site drainage should be maintained to prevent water intrusion through the masonry. Masonry cleaning and repairs should include the following:

- Masonry cleaning should be performed if the building is soiled, the dirt is damaging the masonry, or a clean surface is needed for repairs or surveying.
- If mortar is severely eroded, repointing should be done prior to cleaning.
- Cleaning should be undertaken with extreme care to avoid damaging historic fabric. Start cleaning with the gentlest means possible and test methods in small areas.
- Abrasive cleaning techniques, such as sandblasting or high-pressure washing of historic masonry should be avoided since it can cause severe damage to masonry.
- Waterproofing or other surface coatings are not recommended over historic masonry; historic masonry walls were designed to breathe and release moisture. Modern waterproofing can discolor masonry and trap moisture within the wall, leading to deterioration.
- Mortar joints deteriorate faster than the masonry units and need periodic repointing. Only deteriorated joints should be repointed rather than the whole wall surface.
- Unsound mortar should be carefully removed to a one-inch depth, preferably by hand, to avoid damaging masonry units.
- Replacement mortar should be chemically compatible with the historic masonry and the original mortar mix; it should match the original mortar in color, texture, width, and tooling. The color of the new mortar should match the existing mortar using sand or added tints.

A common cause of masonry spalling, or chipping at the surface, is the presence of moisture. Water that seeps into the masonry units then freezes and thaws prior to escaping will lead to deterioration. Often this is most prevalent at the foundation walls due to rising dampness. Patching can be done to repair lightly spalling masonry, but more severe damage will require replacing the masonry units in-kind. The replacement brick or stone should be carefully chosen to match the existing in color, size, and texture; the replacement brick should not be stronger than the original. Historic masonry walls should not be removed or rebuilt unless there are concerns with structural integrity.

4. Log Buildings

There is one log farmhouse in Peace and Plenty, though it is clad in siding. Log buildings were typically constructed of locally available timber, of which there was an abundance in Frederick County.

This smoke house on the William Downey farm is a log structure with wood siding. Photo by Wilson Coudon.

A traditional log floor plan is based around a single room enclosure, called a single pen. The single pen could be sub-divided with interior partitions or multiple pens could be grouped together to create rooms. Most log buildings were one or one-and-one-half story cabins. More refined or second-generation log buildings sometimes had two stories, or a second story was added later.

Log building were typically constructed of hewn logs stacked horizontally and locked in place at the ends with corner notching. Corner notching provided structural stability and rigidity and is a characteristic feature of most log buildings. The corner notching details vary depending upon the skill level of the builder and construction time. Examples include a simple "saddle" notch, a "V" notch, and "full dovetail".

Chinking and daubing were used to fill in the joints between logs, which helped seal the exterior from weather and vermin, and helped shed rain. Chinking and daubing were made from materials found at hand. Chinking, installed first, included stones, wood pieces, moss, sand, and oakum. Daubing is the smooth outer layer, typically a mixture of clay and lime.

It was common for log buildings to be covered in exterior cladding, which was sometimes added later as money allowed, or after additions were added to the building.

This log cabin at Still Work was constructed in 1970 using traditional methods. Photo by Wilson Coudon.

Log Maintenance and Repairs

The most common areas of deterioration of a log building are at the foundations where settling may occur, at the sill logs located close to the ground, and at window and door sills and corner notches, which are susceptible to rain runoff. Measures should be taken to direct water away from the structure, including gutter repair or installation and sloping the exterior grade away from the foundations.

Log maintenance and repairs should include the following:

- Chinking and daubing are the least durable part of a log building and require regular inspection, patching, and replacement.
- Patching and replacing should only be done after the logs are inspected and, if needed, repaired.
- New chinking and daubing mixtures should match the original as closely as possible.
- Carefully inspected the building for decay and insect infestation and probe the logs for rot.
- Most log decay can be repaired, which is preferred to replacement.
- Repair methods include piecing-in new pieces of wood or the use of epoxies, or both.
- If full log replacement is necessary, the replacement should match the original log in species, size, and appearance. It is recommended that an experienced craftsperson carry out the work.

5. Metal

Metal is a versatile material that is used in a variety of building elements including railings, cornices, roofing and decorative roof elements, columns, piers, and windows and doors. Metal roofing, windows, and doors are addressed in the sections above. With changes in technology, metal architectural elements have transformed considerably from how they were first designed in the eighteenth century.

The bank barn at the Captain Ignatius W. Dorsey Farm has been resided in metal and the adjoiing milk house has distinctive "oil can" shaped metal vents. Photo by Wilson Coudon.

Prior to the nineteenth century, wrought iron was used in architecture as minor structural elements and some decorative elements. During the nineteenth century, the development of cast iron played an important role in the Industrial Revolution in the United States. Unlike wrought iron, cast iron could be fabricated quickly and affordably and into mass-produced interchangeable parts. It became a popular material, particularly in large cities, for commercial building fronts, serving as both structure and decoration. In the 1870s, advances in steel manufacturing made it affordable and widely available. Other metals used in architectural elements include lead, tin, zinc, copper, nickel, and aluminum, and their associated alloys.

Metal is inherently durable, but it weathers, oxidizes, and corrodes when exposed to water. Metal elements that are located near or on the roof are particularly vulnerable as they are often difficult to access. Metal elements should be regularly inspected, properly maintained, and preserved, rather than replaced.

Metal Maintenance and Repairs

Before treating deteriorated metal, it is important to determine its metallic composition, which could be challenging if the metal is severely corroded or coated in layers of paint.

Metal maintenance and repairs should include the following:

- Cleaning should be done using the gentlest means possible; a small area should be tested with the cleaning method prior to treating the entire surface.
- Corrosion and paint build up should be carefully removed.
- Abrasive cleaning methods will not be approved to clean metal or remove old paint, corrosion, or rust.
- Historic metal elements should be repaired using techniques appropriate to the specific type of metal.
- Portions of elements should be replaced only if they are deteriorated beyond repair.
- Replacement metal should match the existing in chemical composition, size, form, texture, and appearance.
- If in-kind replacement is not possible, the

The rear elevation of the Vernon Dorsey House has a porch that extends across the width of the building linking the early stone structure with the newer frame addition. Photo by Wilson Coudon.

substitute material must be chemically compatible with the existing metal elements.

- Paint coatings should only be applied to surfaces that were originally painted, not to surfaces that were historically exposed, unless paint is determined to be necessary to arrest deterioration.
- Historic documentation or physical evidence should be referenced when reconstructing a missing metal feature. If sufficient documentation is unavailable, the new feature should be a new design compatible with the architectural character of the building.

6. Improving Thermal Efficiency in Walls

While solid masonry walls may have some inherent insulative value, framed walls of historic buildings were not designed with insulation in the wall cavities as they are today. Before adding modern wall insulation to historic buildings, weatherstripping should be installed around windows, doors, and any penetrations in the building envelope, and insulation should be installed in the attic and below the first-floor framing. In some cases, insulating walls may not be compatible with the historic structure. Historic walls that do not have sheathing beneath the cladding should not be insulated; the insulation can trap moisture in the wall cavity and cause deterioration and rot to historic materials. Access to the wall cavity is also problematic and often requires removal of historic finishes. The challenges and benefits of adding insulation should be carefully considered prior to undertaking insulation of historic walls. Refer to Preservation Brief 3: Improving Energy Efficiency in Historic Buildings (National Park Service October 2011), link in Appendix B.

E. Porches

1. Overview of Porches

Porches and balconies are important in defining a building's historic character. The function of porches is important; they create spaces for work and relaxation and provide shade and shelter. For vernacular buildings, the porch may be the most decorative building feature. Sometimes a porch may have been added to a building in a later style to replace an earlier porch but has become a character-defining feature.

The porches of the Captain Ignatius W. Dorsey farmhouse are detailed in the Italianate style. Photo by Wilson Coudon.

Porches provide a transition between inside and out and offer protection from the weather. Providing a place to sit and gather, porches are a link between the public and private realms. Historic porches come in many shapes, styles, and materials, and may be located in the front, side, or rear of a free-standing building. A porch may extend partially or along the full width of a façade and sometimes wrap around a corner. Two-story porches were typically found on the rear of residential buildings. Porches are usually roofed and sometimes screened in.

Porches are made up of a variety of components, including structural members like beams and columns, floor decking, stairs, railings, decorative elements, and a roof. Components may be made of different materials. Though porches often have independent foundations they are most often connected to the main structure. Those connections are important details when considering repair work.

Porch Elements

In assessing the condition of a porch, the structural members should be addressed first. Porch foundations may be a continuous wall of masonry, individual piers, or a combination of both, and they may be independent of or connected to the foundation of the main building. The porch foundations support the floor framing and porch columns above. The porch columns or posts support the porch roof above, which may be an extension of the main building roof or independent.

Porch maintenance and repairs should include the following:

- Inspect the porch for signs of crumbling masonry, sagging, areas where the sill or joists no longer rest on the foundation, the appearance of mold, and open cracks or gaps at structural connections.
- Inspect porch decking for signs of deterioration due to heavy use and because the horizontal surface is more exposed to weather.
- Inspect porch balustrades, brackets, column capitals and bases, and other decorative elements, which are typically more delicate and therefore prone to deterioration.
- Note any blistering, cracking, peeling, or flaking of finish coatings indicating maintenance or repairs are needed.

- Whenever possible, deteriorated porch elements should be repaired rather than replaced; in most cases even severe deterioration can be remedied.
- Only replace elements that are deteriorated beyond repair.
- Before replacing a deteriorated porch element, it should be photographed and documented with measured drawings so new features will be accurate.
- Historic documentation or physical evidence should be used when replicating a missing porch feature and new porch elements should be in-kind replacements that match the material, size, texture, and finish of the original element.

2. Steps and Railings

Steps for accessing a porch or building entrance historically were made of wood, stone, or brick. They can be important character-defining features of an historic building. Their replacement with concrete steps is not unusual, but should be avoided. Often the steps have railings, typically made of wood or metal. If railings are required to meet current building codes or personal needs and they did not originally exist, new railings should be designed simply and in keeping with the historic character of the building; they should not be exact replicas of an historic design, but should be in keeping with the historic character.

Steps and railings often extend beyond the roofline of a porch and are more exposed to weather; the most exposed elements will likely deteriorate the fastest. Regular maintenance should be performed, rather than the use of replacement materials not in keeping with the original. Historic steps and railings should be repaired rather than replaced whenever possible. If deterioration is beyond repair and replacement is necessary, they should be replaced in-kind. Historic documentation or physical evidence should be used to replicate missing steps and railings.

The rear steps and simple railing at Still Work. Photo by authors.

3. Alterations

Historic porches should not be removed from a building entirely. If removal of a porch is necessary, it should be replaced in-kind. For buildings constructed before the mid-twentieth century, it is not appropriate to replace a porch with a deck on any elevation. Decks and porches differ in their dimensions (particularly width), details, such as railing, and finish (unpainted vs painted wood).

Character-defining porches and balconies should not be modified or enclosed. In some cases, enclosing a porch or balcony that is less important than other features to the historic character of the building, on a rear or secondary elevation, may be considered by the Commission; however, an "enclosure" will not be approved if it involves removal of an historic porch. Removing a porch often reflects two actions contrary to the Secretary's Standards: removal of historic fabric and an addition that changes the character of the elevation. The proposed materials for enclosing the porch should be

compatible with the other historic materials of the building. Porches should not be added to primary facades or those visible from the public right-of-way if pictorial or documentary evidence does not indicate their previous existence. The Commission will review all proposed porch alterations on a case-by-case basis. Refer to Chapter 7.C for porch modifications and alterations related to accessibility requirements.

F. Signs

Signs throughout Frederick County are regulated by Section 1-19-6.3 of the County Code, and signs associated with historic properties designated to the County Register will also be reviewed by the Commission. Historic signs often convey a significant aspect or period of history associated with a specific building to which the sign is attached, and in some cases the message of the sign may no longer apply. Historic signs may be painted onto a wall of a building, integral to a building element, attached to a building, like a marquee, or freestanding. Signs can be important character-defining features of an historic property. Historic signage painted on masonry generally should not be removed or painted over. Historic signs should be repaired, maintained, and preserved, when appropriate.

New signs should be designed so that they are appropriate in size, scale, and materiality and complement the existing buildings on the property. New signs should be located and installed so that they do not damage historic building fabric.

In summary signs should consider the following:

- If they are historic, they should be maintained, repaired, and preserved, when appropriate.
- New signs should be appropriate in size, scale, and materiality and complement the historic property on which they are located.
- New signs should be installed so that they do not damage historic fabric.

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Chapter 5. Additions

The 1960s brick addition (left) at Still Work is recessed from the original one-and-a-half story section, but the materials and detailing are in keeping with the original. Photo by authors.

A. Additions

Additions are new construction attached to an existing building, such as a new wing, porch enclosure, or a second story added over an existing one-story wing. Additions can help meet changing needs; however, they may not compromise the historic character of an existing building or its site, or destroy, damage, or conceal important historic fabric. Character-defining features of the existing building must be retained.

Additions should be located on rear or secondary building elevations and not interfere with any historic landscape features or important viewsheds. New additions should be attached to existing buildings in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original building would be unimpaired. It is best to provide access to an addition via an existing doorway, though in some cases a window opening may be converted to a doorway to allow for a connection.

B. Form and Features

The design of a new building addition must be compatible and sympathetic to the character of the existing building in massing, scale, proportion, order, and rhythm (refer to Chapter 4). For example, a large bay window should not be used in an addition if the existing building windows are all narrow double-hung windows. Generally, additions should not be taller, longer, or wider than the existing building and should appear subordinate to avoid overpowering it. The existing historic structure should remain the visual focal point. The roof of a new addition should have a similar pitch and complexity to the existing building roof. Do not extend the existing roofline of the original structure when constructing a new addition. Rooflines of new additions should be secondary in height to those of the existing structure. Windows, doors, porches, and other elements should be scaled appropriately to the existing building and create a similar order and rhythm.

Whether the design of a new addition is contemporary or traditional, the addition should be distinguishable from the historic building to avoid confusing new and old. This can be accomplished by offsetting the new addition from an existing wall, using obvious or subtle changes in materials, or by inserting a vertical joint or trim material between the new and existing elements.

C. Materials and Detailing

While the materials of a new addition do not need to be the same as those found on the existing building, they should be traditional in nature and found elsewhere within the historic district. Stone, brick, and wood are preferred. Modern materials that give a false sense of history should be avoided. For example, vinyl siding that is designed to mimic traditional clapboard siding is not appropriate for an addition to an historic building. The Commission will consider the use of alternative materials if it is compatible with the existing structure.

This stone shed addition at the cellar level to the Daniel James farmhouse is thought to be a summer kitchen. Photo by authors.

The joint between the original brick of the Still Work farmhouse and an early stone addition. Photo by authors.

Elements of a new addition should be detailed in a similar manner to the existing building details but should not be an exact copy of the existing building. Use materials, building elements, architectural details, and colors that are compatible with the existing building such as cornices, chimneys, window and door trim, roof shingle patterns, and porch and stoop entry features. For example, the windows of an addition should have divided lights that are a similar proportion to those of the historic building rather than large expanses of glass. While new features and elements may be contemporary expressions, they should be of a compatible scale to the historic building.

In summary, when designing an addition to an historic structure the following should be considered:

- Design the addition so that the original building fabric and historic landscape is retained;
- Avoid locating an addition in the way of important viewsheds;
- The addition should be located on the side or rear of the primary building and should be diminutive in size relative to the original building;
- Provide access to the addition via an existing building opening;
- The form and features of the addition should be sympathetic to the original building and constructed of traditional building materials;
- Design the addition so that the massing, scale, proportion, order, and rhythm of its elements is in keeping with the original building; and
- Use details and colors that are in keeping with those found elsewhere on the property.

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Chapter 6. New Construction

In order for historic properties to function for contemporary users and meet their changing needs, new construction may be necessary. If designed inappropriately, new construction can diminish the integrity of an historic property and cause damage to historic fabric. Carefully considered design that is sensitive to the historic character of a property or historic district is essential.

A. Siting New Buildings

Siting new construction on an historic site must be carefully considered in order to maintain the integrity of the property. Proposed new construction must not adversely impact an historic resource. It is preferred that new buildings, both residential and agricultural, be located away from the historic farm complex, whenever possible. New agricultural buildings may be located within the historic farm complex so long as their impact to the historic character and integrity of the historic farm complex is minimized. Many of the properties in Peace and Plenty are working farms, and in order to encourage customary farming operations at these properties, proposed new agricultural buildings will be reviewed by the Commission in a different manner than proposed new residential buildings.

Siting New Residential Buildings

New residential buildings on historic properties may include cabins, secondary housing, or other domestic-type ancillary structures like garages. All proposed new residential construction on historic properties must be reviewed by the Commission and receive a Certificate of Appropriateness.

Grouping of historic ancillary buildings at Still Work. Photo by authors.

View of Captain Ignatius W. Dorsey Farm from afar. Photo by Wilson Coudon.

Siting New Agricultural Buildings

The Frederick County Soils Conservation District may support local farmers in the construction of new agricultural buildings, and any new agricultural building that is grant funded or larger than 5,000-square feet must go through a Soils Conservation District review process. In such cases, the Soils Conservation District helps identify the best building site based on a variety of factors, including the availability of power and water, impacts to soils, water and productive land, and other environmental considerations. Where the project costs are shared by the Soils Conservation Distruct and the property owner, the proposed construction is simultaneously reviewed by the Maryland Historical Trust for any archeological or architectural impacts to the historic property.

When siting a building, the following should be considered:

- New buildings should be sited to avoid the demolition of any historic buildings or landscape features.
- Important views across the site should be preserved when siting new construction, when possible.
- New construction should be located and concentrated away from the historic farm complex or to the rear or side of the farm complex, when possible.
- New construction should be located with the least impact to agricultural land.
- The site of the new building should reinforce established patterns of the farm complex, particularly related to vehicular and pedestrian circulation, fences, walls, yards, and landscaping.

B. Design of New Agricultural and Other Ancillary Structures

Massing and Form

Functionality is of great importance in the design of new agricultural structures to meet the demands of modern farming operations. It is understood that in some cases, new agricultural buildings may need to be larger than the existing buildings on the property to accommodate equipment and processes. Barn structures and other agricultural buildings in Peace and Plenty typically have gable or gambrel roof forms and sometimes have shed additions. New agricultural structures should generally be in keeping with the

form of the historic buildings on the property.

Openings, such as sliding barn doors, ventilators, and windows, should be scaled appropriately and complement the order and proportions found on the historic agricultural buildings, when possible.

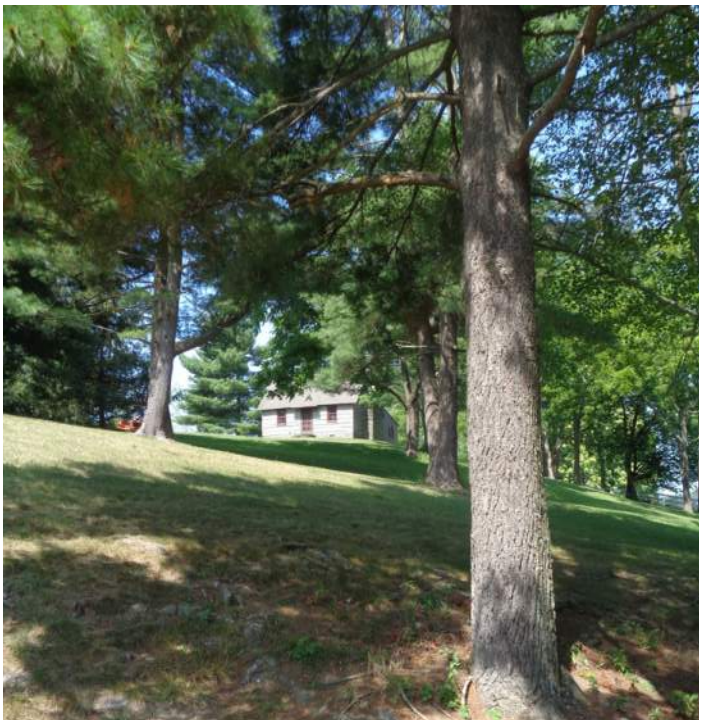
Materials and Detailing

The materials and detailing of new agricultural buildings will naturally be more utilitarian than residential buildings and focus on durability. Roof and wall materials should complement those used on surrounding agricultural buildings in size, texture, scale, quality, and finish. If a particular material is used predominantly in the district for barns and other ancillary structures, it should be incorporated into the new construction, when possible.

Traditional materials are preferred for new buildings designed in historic districts. Refer to the discussion of alternative materials in Chapter 7. If modern materials are selected for new buildings, their colors should be in keeping with the historic buildings on the property. The Commission will review alternative materials on a case-by-case basis. Generally, the use of seamed or corrugated metal is acceptable on agricultural structures.

In summary, the following should be considered in the design of new agricultural construction:

- The mass and scale of the new construction should match that of the historic district, when possible;
- The new roof form, pitch, and complexity should complement the nearby agricultural buildings, which are typically simple gables, gambrels, or sheds;
- Openings should create a similar order and rhythm as those that are historic, when possible;
- Exterior materials should compliment the historic materials used on the property or in the district, particularly with regard to size, texture, scale, quality, and finish;
- Traditional materials are preferred; and
- Alternative materials will be reviewed by the Commission on a case-by-case basis.



The 1970 log cabin was sited away from the historic buildings at Still Work. Photo by authors.

C. Design of New Residential Buildings

Massing and Form

The massing, scale, proportion, order, and rhythm discussed in Chapter 4 are important design considerations for new construction. The mass and scale of a new building on an historic property should be compatible with those nearby and should fit into the context of the other historic structures. A new residential building should not be taller than the primary farmhouse on the site. Additionally, proposed new residential buildings must obtain all necessary site, building, and related permits; property owners are encouraged to consult with the Planning Department to ensure compliance.

New residential buildings on historic properties should be designed to reflect the architectural features, masses, forms, styles, and materials of the historic district. The form, pitch, and complexity of new roofs should be consistent with those nearby. If the residential buildings on the site have complex roof forms, proposed new buildings should also be designed with more complex forms, depending on the size of the new building.

Window, door, and louver openings, porches, roof elements, and other features of new buildings should be scaled appropriately and create a similar order and rhythm to the historic buildings found nearby. The proportion of solid wall to window openings should also complement that of the nearby buildings. Building entrances should be located similarly to the historic context.

Materials and Detailing

Exterior building materials and the ways in which they are detailed add texture and visual interest to a building composition. Roof and wall materials should complement those used on surrounding buildings in size, texture, scale, quality, and finish. If a particular material is used predominantly in the district, it should be incorporated into the new construction.

Traditional materials are preferred for new buildings designed in historic districts. Refer to the discussion of alternative materials in Chapter 7. If modern materials are selected for new buildings, their colors should be in keeping with the historic buildings on the property. The Commission will review alternative materials on a case-by-case basis, but generally the use of vinyl and PVC on residential buildings is not appropriate.

In summary, the following should be considered in the design of new residential construction:

- The mass and scale of the new construction should match that of the historic district and generally should be smaller than the primary farmhouse;
- The proportion of building to open space should be consistent with that of the property;
- The new roof form, pitch, and complexity should complement the nearby buildings;
- Openings, porches, and other elements should create a similar order and rhythm as those that are historic;
- Exterior materials should compliment the historic materials used on the property or in the district, particularly with regard to size, texture, scale, quality, and finish;
- Traditional materials are preferred; and
- Alternative materials will be reviewed by the Commission on a case-by-case basis, but vinyl and PVC are inappropriate.

The design of this new garage is in keeping with the other ancillary structures on the Basil Harding Farmstead. Image by authors.

Chapter 7. Considerations for Contemporary Use

Examples of both historic and new buildings at the Basil Harding Farm. Photo by Wilson Coudon.

A. Alternative Materials

There is a long history in the United States of utilizing alternative materials and construction methods to replicate the appearance of traditional materials and methods in a more efficient or less costly way. It is impossible to compile an exhaustive list of alternative materials that are open for consideration by the Commission, as new materials and methods are always being created. Generally, the Commission will be more lenient toward the proposed use of non-traditional alternative materials for new agricultural buildings than for new residential buildings. For new additions to historic buildings, non-traditional alternative materials are typically not appropriate.

1. Alternative Materials for Historic Buildings

When reviewing a proposed rehabilitation project to an historic building, alternative materials and construction methods will be considered for approval only if the original building fabric is deteriorated or flawed beyond repair, the historic material is no longer available, or current building codes no longer allow for that material. In unusual situations, practical considerations, such as maintenance, and durability may be weighed against historical considerations. In some cases, the impact of substituting a material will be minimal; in other cases, if the element has a distinctly unique pattern or texture and is highly visible, an alternative material may seriously alter the character of the building.

Alternative materials for historic buildings considered for approval by the Commission 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 Commission will consider the location of the feature as well as the level of detail and significance of the feature to be replaced. The alternative material must be compatible with the original materials remaining on the building.

The Commission may be more lenient toward the proposed use of alternative materials on historic outbuildings. The alternative material or method proposed should be compatible with the other historic buildings and structures on the property. The Commission will review alternative materials and methods for rehabilitating historic buildings and structures on a case-by-case basis. Providing product literature detailing the characteristics and expected lifespan and durability of the material and physical samples is encouraged and will be required during the review process.

2. Alternative Materials for New Residential Buildings

Alternative materials and construction methods proposed for new residential construction should be compatible with the historic materials on the rest of the property and should be complimentary in size, shape, scale, texture, finish, and color. The quality of the materials should match those of the historic context and the construction methods should be durable and time tested.

Alternative materials for new residential buildings should be residential in nature and not reflective of those found on agricultural buildings (see subsection 3 below). For example, corrugated metal roofing, which is commonly found on barns, is not appropriate on a residential building within the historic district.

The Commission will review alternative materials for new residential buildings on a case-by-case basis. Providing product literature detailing the expected lifespan and durability of the material and physical samples is encouraged and will be required during the review process.

Plywood siding board is an alternative material found on this newer agricultural building at the Samuel Dorsey Farm. Photo by Wilson Coudon.

The satellite dish is located on the rear-facing side of the gable roof at the Basil Harding farmhouse. Photo by authors.

3. Alternative Materials for New Agricultural Buildings and Site Features

Agricultural buildings are utilitarian in nature and the use of durable materials for new agricultural buildings in the historic district is critical. Historically, most of the barns in Peace and Plenty had vertical wood siding and metal roofing. Many of the newer agricultural buildings in the historic district have metal siding and corrugated metal roofing. Alternative materials, particularly vinyl siding, that mimic historic materials are discouraged.

Like building materials, alternative materials used as site features, such as fencing, should be carefully considered in terms of durability and consistency with the aesthetic of the historic district. The use of alternative non-traditional materials designed to mimic historic materials is discouraged. For example, vinyl fencing with posts and caps designed to look like historic fencing should not be used. Alternative materials for site features will be reviewed by the Commission on a case-by-case basis.

B. Equipment

Contemporary equipment, including solar panels, satellite dishes, security cameras, and heating and cooling equipment, should be carefully considered so that their installation is sensitive to historic buildings and their sites. Equipment should be installed in the least obtrusive location such as on the rear of the building or below grade, when possible. Equipment should be screened with appropriate plantings or fencing, allowing for appropriate airflow. If equipment is installed on an historic building, its installation should not damage the historic building fabric and its installation should be reversible. Equipment mounted to masonry should be attached through mortar joints rather than through the brick or stone.

Frederick County encourages the use of sustainable technology like solar panels, provided the historic character of the building and site is not compromised. Prior to consideration of changes in the source of power, all appropriate measures to improve the building's energy efficiency should be implemented.

Equipment should not be installed on a primary elevation or in a highly visible location. Solar panels installed on structures should have a low profile. It is preferable to install equipment on a non-historic building or addition if possible. If equipment is installed in a yard, it should not alter any character-defining features of the landscape.

C. Accessibility Improvements

Historically, buildings and landscapes were not designed with accessibility in mind, but with thoughtful design and careful planning, historic buildings and sites can be made accessible to people with disabilities without compromising the integrity of their historic character. While public buildings and sites are required to be accessible, barrier-free access may be beneficial for private use as well.

Building Entrance

A barrier-free entrance to an historic building typically involves a change in elevation. Steps, narrow doorways, high thresholds, and even doorknobs (rather than levers or pulls) can be difficult for a person with a disability to navigate. Should any of these issues arise on a private property, we encourage you to contact the Frederick County Historic Preservation Planner to discuss strategies for making historic properties barrier-free.

Solutions to making entrances accessible may typically include:

- Regrading the site around the entry point.
- Installing a ramp or wheelchair lift.
- Creating a new entrance or entry addition that is barrier free.
- Modifying doors, door hardware, and thresholds.

Ramps and lifts should be located to minimize the loss of historic building fabric and to have the least visual effect on the building and/or setting. Any solution should be reversible without permanently damaging the historic features of the building. Railings at ramps and lifts should be distinguishable from the historic details of the building rather than mimic them. Ramp materials should be of the same quality and sympathetic to those of the historic building.

For more information regarding accessibility considerations refer to Preservation Brief 32: Making Historic Properties Accessible (National Park Service September 1993).

Chapter 8. Demolition

This porch at the Daniel James farmhouse is no longer extant. Photo courtesy of Maryland Historical Trust.

Demolition refers to the removal or relocation of an entire resource, such as a garage or dwelling. Partial demolition refers to the removal of a portion of a feature, such as a porch or stoop, or the removal of more than 100 square feet of an exterior wall, roof, or other exterior surfaces. The removal of small-scale elements, such as a small portion of a wall to enable construction of an addition, will be considered in the context of the proposed rehabilitation.

A. Demolition is Discouraged

Every reasonable effort must be made to retain and preserve historic fabric in the historic district. When a contributing historic resource is demolished, a vital and tangible link to the County's past is lost. The Guidelines are intended to discourage the demolition of contributing resources; therefore, they require the Commission to use a review process that is deliberate and thorough. Demolition will be considered only when all possible alternatives to preservation have been considered.

B. Demolition by Neglect

Demolition by Neglect is the term used to describe a situation in which a property owner willfully allows a historic property to suffer severe deterioration, potentially beyond the point of repair. Property owners may use this kind of long-term neglect to circumvent historic preservation regulations. Such

neglect also can occur if buildings are no longer in use and maintenance is unaffordable. The process for dealing with cases of demolition by neglect is outlined in Section 1-23-8 of the Frederick County Historic Preservation Ordinance. The County historic preservation office should report all cases of demolition by neglect to the Historic Preservation Commission so the Commission can follow the County Code accordingly.

C. Alternatives to Demolition

The Commission should always encourage the following alternatives to demolition outlined in the Secretary of the Interior's Guidelines for Rehabilitation:

- Protecting and maintaining historic features through treatments such as rust removal, caulking, and painting.
- Repairing historic features with the least degree of intervention possible and according to recognized preservation methods.
- Replacing an entire feature with new material only because the level of deterioration or damage precludes repair.
- Attaching a new addition, including code-required safety and accessibility features, so that character-defining features of the historic building are not obscured, damaged, or destroyed.
- Design and build new features to avoid the removal of historic landscape features, including plant materials and paths.

D. Moving Historic Buildings

The relocation of an historic structure to prevent its demolition will be considered after all other options have been exhausted. Relocating an historic structure can adversely impact its structural and historical integrity and its removal can impose a severe loss to the setting and environment of

The stone remains of a spring house at the Basil Harding Farm. Photo by authors.

the historic property. For these reasons, it is preferable to preserve a structure in place. The Commission's approval of the relocation of a building must include its approval of the site where it will be relocated. The new site and the orientation of the building should approximate characteristics of the existing site, and the building should be oriented in a similar position in regard to paths, other buildings and landscape features. The new site should be as near as possible to the existing site.

E. Proposed Work that Requires a Demolition Application

Demolition refers to the dismantling and removal of any designated resource, including buildings, structures, sites, and objects. The following work to a contributing resource requires a Demolition Application:

- Demolition of an entire structure, including ancillary buildings, such as sheds and garages.
- Demolition of a portion of a building, as opposed to a contributing feature that would be reviewed as part of the rehabilitation process.
- Demolition of a feature, such as a porch or a roof, if the feature will not be replaced in-kind or at all.
- Removal of a wall or portion of a wall to enable rehabilitation or construction of an addition.

F. Proposed Work that Does Not Require a Demolition Application

The following work does not require a demolition application, but does require Commission approval through the Certificate of Appropriateness application process:

- The removal of a feature that has deteriorated beyond repair and will be replaced in-kind in all details;
- The removal of non-historic shutters, awnings, and other non-historic small-scale features;
- The removal of non-historic sheds and similar ancillary structures.

G. Required Considerations at Demolition Hearings

A decision regarding demolition must be based on a complete application, including historic information about the resource and the replacement plan. In taking action on a demolition, the Commission considers the following:

- If the resource proposed to be demolished contributes to the designated historic district and if it is of unusual importance;
- The proposed replacement plan for the resource.

H. The Degree of Importance Influence Demolition Decisions

The Commission must identify if the building, structure, site, or object, is a contributing or non-contributing resource to the historic district. Additionally, there are special considerations for contributing resources of "unusual importance"; see Glossary of Terms. In the case of a partial demolition, the Commission will consider the impact the demolition would have on the significance of the overall resource.

1. Non-Contributing Resources

If the resource is non-contributing, demolition may be approved if one of the following pertains:

- The integrity of the landscape will not be compromised; and
- The integrity of any surrounding historic properties will not be compromised.
- Partial demolition of a non-contributing resource will not be approved if the proposal will compromise the design integrity of the overall building, structure, site, or object.

2. Contributing Resources

The loss of any contributing component negatively impacts the overall designated historic site. There-

fore, contributing resources will rarely be approved for demolition.

Complete demolition of contributing resources will only be approved if one of the following pertains:

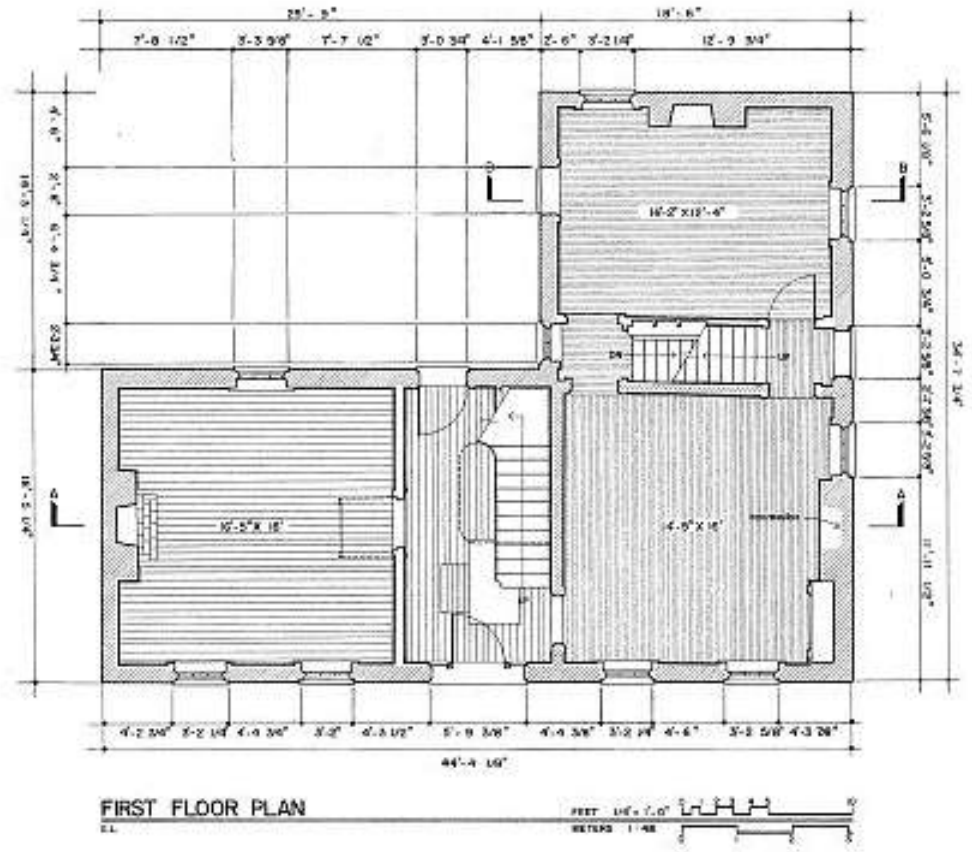
- The structure is a deterrent to a major improvement project that will be of substantial benefit to the County;
- Retention of the structure would not be in the best interests of a majority of persons in the County; or
- The resource is an imminent danger to public safety and welfare.

Partial demolition of a contributing resource will not be approved if demolition will so alter the overall building, site, structure, or object such that the building, site, structure, or object will no longer be contributing.

I. Documentation Requirements

If the Commission allows demolition of an historic resource, prior to demolition it must be documented per the Maryland Historical Trust state guidelines; refer to Appendix B for a link to the guidelines. The extent of documentation will depend on the nature and significance of the resource, but will include some combination of the following items. All materials must be submitted in the media specified by the historic preservation planner.

- Written description and history of the building or structure to be demolished.
- Photo documentation, which may include



HABS documentation includes floor plans and elevation drawings. This drawing shows part of the HABS documentation on file at the Library of Congress for the Clifton Farm, located off Baker Road in Frederick County.

photos taken according to standards of the Historic American Building Survey (see link to HABS guidelines in Appendix B).

- Elevation drawings, drawn to an appropriate scale or fully dimensioned.
- Floor plan for each floor level, drawn to an appropriate scale or fully dimensioned.
- Site plan drawn to an appropriate scale.
- Detail drawings, such as construction or trim details.

HABS documentation includes floor plans and elevation drawings. This drawing shows part of the HABS documentation on file at the Library of Congress for the Clifton Farm, located off Baker Road in Frederick County.

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Appendix A - Glossary of Terms

Any term not defined in the glossary below will follow the definitions in Chapter 1-23 of the Frederick County Code.

Americans with Disabilities Act (ADA) – A 1990 civil rights law that prohibits discrimination based on disability and imposes accessibility requirements for public buildings and sites. Codes prescribe the minimum approaches to meet ADA requirements.

American Society for Testing and Materials – American Society for Testing and Materials is a standards organization that develops and publishes technical standards for many different materials, products, and systems throughout the world. Commonly referred to as "ASTM".

Archeological Resource – Material remains of human life or activities more than fifty years of age that provide scientific or humanistic understanding of past human behavior. All historic sites have potential for archeological resources below the earth.

Authority Having Jurisdiction – An organization, office, or individual responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure.

Baluster – A vertical element that supports a railing.

Balustrade – A railing system including top rail and supporting balusters.

Bargeboard – Trim boards fastened along the edge of a gable roof.

Brick Bond – The pattern in which bricks are laid to form a wall or paved surface.

Certificate of Appropriateness – A document affirming that proposed work is appropriate to the historic nature of a site and meets the local ordinances for historic preservation.

Character-Defining Feature – A visual or tangible element that contributes to the unique quality of an historic building or site.

Chinking and Daubing – Materials used to fill in the joints between logs. Chinking, installed first, is made of larger pieces, usually sticks and rocks. Daubing is the smooth outer layer made from a mixture of clay and lime.

Cultural Landscape – A geographic area, including both cultural and natural resources, associated with an historic event, activity, or person.

Dormer – A small projection from the sloping side of a roof used to create a window opening in the roof plane.

Eave – The horizontal part of a roof that projects beyond the wall surface.

Exterior Insulation and Finishing System – A modern cladding system with a smooth exterior surface that can mimic the appearance of stucco. Commonly referred to as "EIFS".

Elevation – An exterior face of a building or a scale drawing thereof.

Fanlight – A semi-circular window over a door, typically with radial muntins.

Flashing – Material used at joints and other surfaces to prevent the passage of water into a building.

Frederick County Register of Historic Places (**County Register)** – A local designation that recognizes historic properties, sites, buildings, structures, objects, or districts for their significance in the county and/or American history, archeology, architecture, engineering, or culture and identifies them as worthy of preservation.

Frederick County Historic Preservation Commission (Commission) – A committee of 13 (11 plus 2 alternates) citizens who are interested and active in historic preservation appointed by the County Executive to advise on the protection, enhancement, and perpetuation of historic structures and sites of Frederick County.

Historic American Buildings Survey – The federal government's oldest preservation program to document historic buildings. The documentation is housed at the Library of Congress. Commonly referred to as "HABS".

Historic American Engineering Record – The federal government's preservation program to document historic sites and structures related to engineering and industry. The documentation is housed at the Library of Congress. Commonly referred to as "HAER".

Historic American Landscapes Survey – The federal government's preservation program to document historic landscapes. The documentation is housed at the Library of Congress. Commonly referred to as "HALS".

Historic District – A significant concentration, linkage, or continuity of sites, structures, or objects united historically or aesthetically by plan or physical development. A Frederick County historic district shall include all property within its boundaries as defined and designated by the County.

In-kind – Replacement of a building element to match the original in material, size, profile, texture, and color.

Integrity – the ability of an historic property to convey its historical or architectural significance. The National Register evaluates a property based on the following seven aspects: location, setting, design, materials, workmanship, feeling, and association. The physical condition of the property does not impact its integrity.

International Building Code – a model building code that has been adopted for use as a base code standard by most jurisdictions in the United States, including Frederick County.

International Residential Code – a model building code for residential construction that has been adopted for use as a base code standard for one- and two-family dwellings and townhouses by most jurisdictions in the United States, including Frederick County.

Maryland Historical Trust (MHT) – A state agency, part of the Maryland Department of Planning, dedicated to preserving and interpreting the legacy of Maryland's past through research, conservation, and education. MHT serves as Maryland's State Historic Preservation Office.

Molding – A decorative trim piece milled into a particular shape.

Mortar – A binding material used to join masonry units together and protect masonry walls from weather. Early mortar was made with lime, water, and sand as well as other added ingredients. By the early 20th century, Portland cement was added to mortar mixtures to increase its strength.

Mullion – A vertical post that divides units of a window.

Muntin – A narrow member between panes of glass of a window.

National Park Service (NPS) – An agency of the federal government that manages and preserves national parks, national monuments, and other conservation and historical properties. NPS administers the National Register of Historic Places, the federal historic preservation tax credit program (with the IRS), and the National Historic Landmarks Program.

National Register of Historic Places – The federal government's list of districts, site, buildings, structures, and objects deemed worth of preservation for their historical significance.

Pantile – A roofing tile, typically made of clay, that has a curved profile.

Parapet – A wall extension the forms a barrier at the edge of a roof, balcony, or other structure.

Pediment – A triangular shaped element found in classical architecture that forms the end of a roof or a cap over a doorway.

Prehistory – The vast period of time before written records or human documentation.

Primary Facade – The exterior elevation of a building which contains the principal entrance and is typically oriented toward the street.

Resource – For purposes of these guidelines, "resources" present evidence of past human activity, such as a district, building, structure, site, or object that is part of or constitutes an historic property. Also known as "cultural resource" or "historic resource".

Ridge – The top line of a sloped roof.

Sash – The movable part of a window that holds the glass panes together.

Secretary of the Interior (SOI) – The head of the United States Department of the Interior. The SOI's Standards for the Treatment of Historic Properties are common sense historic preservation principles that are regulatory for federal historic tax credits.

Spalling – The chipping or flaking of a masonry surface often due to moisture or weathering.

Transom – A horizontal glazed opening directly over a doorway or storefront.

Truss – An assembly of structural elements, typically arranged in triangular sections, forming a framework for a rigid structure.

Unusual Importance – A contributing resource that embodies the highest level of architectural, historical, or archeological significance.

Valley – The intersection of two sloping roof surfaces.

Veneer – A thin layer of material used as decorative facing that is not load bearing.

Vernacular – Architecture that is characterized by the use of local materials and craftsmanship rather than a particular style.

Wythe – A vertical section of brick or masonry that is one unit thick.

Appendix B - Directory of Resources

Frederick County Division of Planning and Permitting

- Historic Preservation home page: https://www.frederickcountymd.gov/7981/Historic-Preservation
- Historic Preservation Commission: https://www.frederickcountymd.gov/7995/Historic-Preservation-Commission
- Historic Preservation Forms: https://www.frederickcountymd.gov/7981/Historic-Preservation
- Local Grant Programs: https://www.frederickcountymd.gov/7981/Historic-Preservation
- Rules of Procedure: https://frederickcountymd.gov/DocumentCenter/View/7580/HPC-Rules-of-Procedure?bidId=
- Department of Permits and Inspections: https://frederickcountymd.gov/7974/Permits-and-Inspections
- Development Review Department: https://frederickcountymd.gov/7969/Development-Review
- Frederick County Agricultural Land Preservation: https://frederickcountymd.gov/7980/Agricultural-Preservation

National Park Service - Preservation Briefs

- Technical information for preserving, rehabilitating, and restoring historic buildings. The briefs assist historic building owners recognize and resolve common problems prior to undertaking work on their property: https://www.nps.gov/tps/how-to-preserve/briefs.htm

National Park Service

- National Register Bulletins: https://www.nps.gov/subjects/nationalregister/publications.htm
- The Secretary of the Interior's Standards for the Treatment of Historic Properties: https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

Maryland Historical Trust

- Home website: https://mht.maryland.gov/
- Medusa - an interactive database of architectural and archeological sites throughout Maryland: https://mht.maryland.gov/secure/medusa/
- Standards and Guidelines for Architectural and Historical Investigations in Maryland: https://mht.maryland.gov/documents/PDF/research/Survey_standards_architecture_web.pdf

Traditional Paint Color Resources

- https://www.historicnewengland.org/preservation/for-homeowners-communities/your-old-or-historic-home/historic-colors-of-america/
- https://www.vansicklepaint.com/documents/historiccolors-vs

- https://www.oldhouseonline.com/repairs-and-how-to/guide-to-period-appropriate-paints/

Architectural Building Styles

- http://www.phmc.state.pa.us/portal/communities/architecture/styles/index.html

Monocacy Archeological Society

- Home website: www.masarcheology.org

Books

- *Old-House Dictionary: An Illusrated Guide to American Domestic Architecture (1600-1940)* by Stephen J. Phillips, 1992
- *A Field Guide to American Houses* by Virginia Savage McAlester, revised 2018
- *What Style Is It?: A Guide to American Architecture* by John C. Poppeliers, Nancy B. Schwartz (Contributor), S. Allen Chambers (Contributor)
- *The Abrams Guide to American House Styles* by William Morgan
- *American House Styles: A Concise Guide* by John Milnes Baker
- *The Houses We Live in: An Identification Guide to the History and Style of American Domestic Architecture* by Jeffery Howe

Appendix C - Peace and Plenty Properties

Peace and Plenty Rural Historic District
Summary of Properties

Property Name	Date of House	Contributing	Non-Contributing
Basil Harding Farmstead (F-5-47)	1815; 1885	9= stone house; smokehouse (c. 1875-1900); chicken house (c. 1900); hog/sheep pen; bank barn, corn crib/ wagon shed, & milk house (c. 1875); springhouse ruins (c. 1800); 2 silos	3= hay storage shed; tractor/equipment shed; feed barn
Still Work (F-5-100)	1758, 1799, 1960s	5= brick and stone house; springhouse (c. 1758, 1900); wagon/corn crib (c. 1890); bank barn (c. 1900); chicken house (c. 1900); milkhouse (1920)	3= Log house (c. 1970); garage (c. 1970)
William Downey House (F-5-83)	1760, 1815-1825, c. 2000	7= brick house; bank barn (1904); Silo; smokehouse (c. 1820); 3 frame sheds	2= hoop hay; hoop shed
Wright Downey Farmstead (F-5-84)	c. 1847	7= house; bank barn (1890-1900); dairy barn (1940); milk house (1940); Concrete block silo;	12= modern house; 4 equipment sheds; 1 barn; 6 modern silos

Contributing and non-contributing structures in the Peace and Plenty Rural Historic District and their construction dates.

		meathouse (1890-1900); chicken house (1890-1900)	
Capt. Ignatius Dorsey Farm (F-5-78)	c. 1870	5= brick house; meat house (c. 1870); bank barn on older foundation (1870-1875); stahl; milk house (c. 1900)	7= dairy barn, farm market, chicken coop; 4 equipment / storage sheds
Samuel Dorsey Barn & Milk House (part of F-5-77)		3= bank barn (c. 1890-1900); milk house (c. 1920); Silo	3= 2 modern houses; 1 storage barn; shed
Vernon Dorsey House (F-5-27)	C. 1837, 1980	1= stone house	5= barn; 2 garages; 2 sheds
Higgins-Bennett House (F-5-85)	c. 1790, 1807-1816	4= stone house; smoke house; bank barn on older foundation (1880); metal granaries (1920)	4= modern housSe; garage; tractor / storage shed; barn
Daniel James House (F-5-39)	c. 1791	4= stone house; barn (1815); stone privy ruins (c. 1791); cemetery (1750)	8= 4 houses; 4 equipment / storage sheds
Walter Burrall Lime Plant (F-5-120)	1915	3= lime plant, two quarries with ponds	

Contributing and non-contributing structures in the Peace and Plenty Rural Historic District and their construction dates (cont.).