



FREDERICK COUNTY GOVERNMENT

Jessica Fitzwater
County Executive

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: December 22, 2022
RE: Draft Peace and Plenty Design Guidelines

Issue:

What additional 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 was made available November 28 through December 23 for public comment. All written public comments received are attached (Attachment 2).

Staff presented the draft to the HPC at their December 7 regular meeting. Comments from the Commissioners were:

1. Replacing the map on page 2 with a map that removes the green outline;
2. Suggesting changing the title of Chapter 7 since "Use" does not seem to apply to the contents of the chapter; and
3. Adding language on page 76, left column, regarding acceptability of alternative materials with federal and state tax credits.

A revised map is attached for the HPC to consider (Attachment 3). Since the inclusion of "Use" in the title of Chapter 7 did not seem to apply to the contents of the chapter, staff proposes the HPC consider the following suggestions:

- Change the title from *Considerations for Contemporary Use* to *Considerations for Modernization*;

- Change the title from *Considerations for Contemporary Use* to *Considerations for Contemporary Updates*; and/or
- Move the alternative materials section A and add section A1. Alternative Materials for Historic Buildings to Chapter 4 *Changes to Building Exteriors* and add section A2. Alternative Materials for New Residential Buildings and A3. Alternative Materials for New Agricultural Buildings and Site Features to Chapter 6 *New Construction*. Section B Equipment and C Accessibility Improvements would remain in Chapter 7.

On page 76, staff suggests the following revision in bold to the left column, first paragraph that will add the additional language regarding acceptability with federal and state tax credits:

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, the level of detail and significance of the feature to be replaced, **and the acceptability of the alternative material for federal and state tax credits.** The alternative material must be compatible with the original materials remaining on the building.

Recommendations:

If the HPC is in agreement with the suggested changes and there are no additional comments or edits to discuss, staff recommends the HPC approve and adopt the Peace and Plenty Design Guidelines with the approved changes.

Attachments:

Attachment 1: Draft Peace & Plenty Design Guidelines
Attachment 2: Public Comments Received
Attachment 3: Revised Peace & Plenty map

Whitmore, Amanda

From: Hannah Nickerson <hmnickerson@hotmail.com>
Sent: Tuesday, December 13, 2022 2:39 PM
To: Historic
Subject: Peace and Plenty

[EXTERNAL EMAIL]

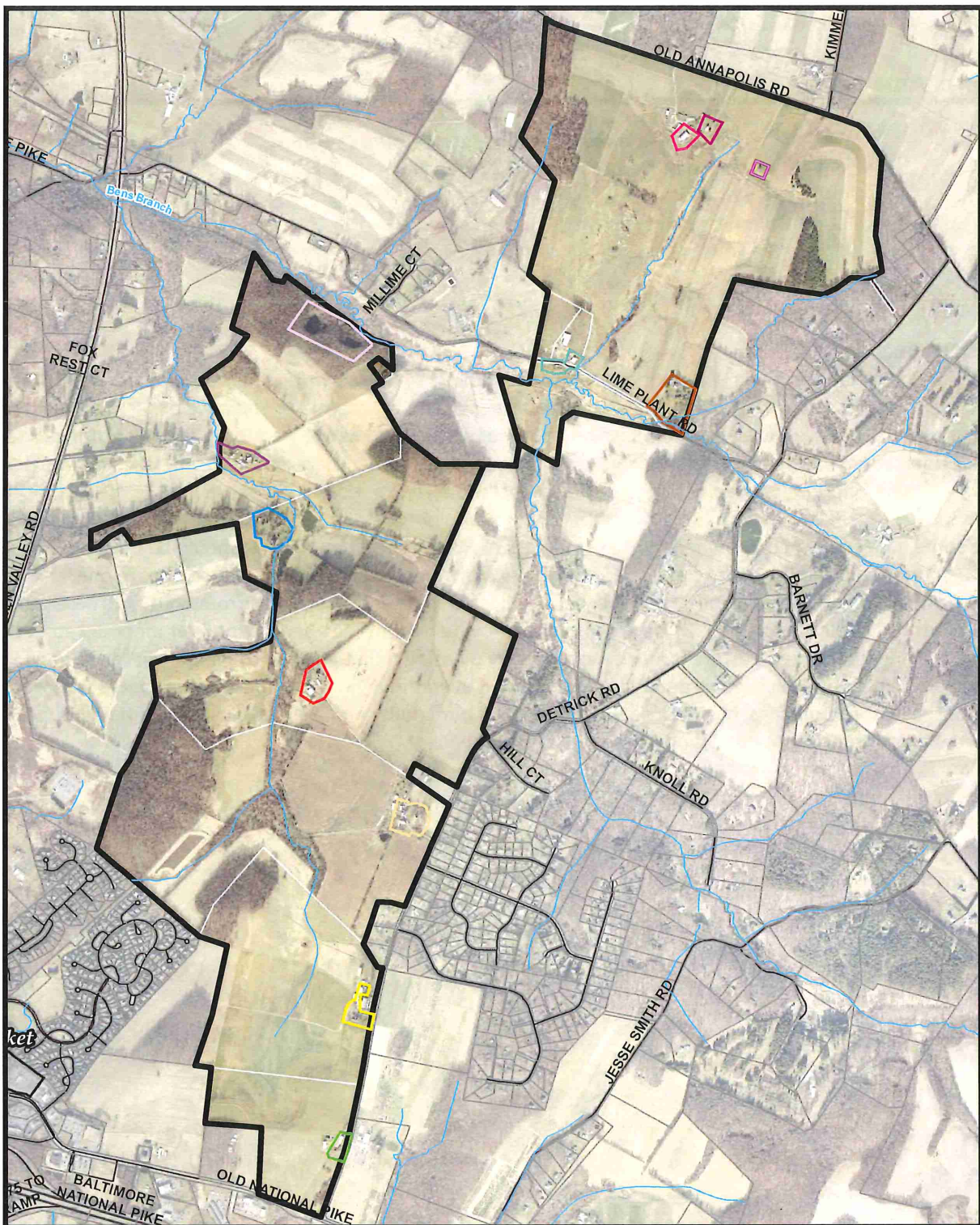
To whom it may concern,

As a Frederick county citizen, living in a moderately historic home (1949), I am writing in favor of the proposal regarding peace and plenty farms. According to the guidelines, properties must have character and have or do add value. When I see pictures of the properties, I see beauty. I see the history of who we are as Marylanders. I see the historical significance of locations where our forefathers have visited and lived. I see a character, craftsmanship, and care surpassing anything "modern." I see not just preservation of "property," but of planet earth.

There are some indigenous peoples who oppose preservation. Not because they think it should be developed, but because they think land should be developed RESPONSIBLY. We are not separate from nature, we are one, and tributaries, prime farmland, and forests should be just as valuable to us as tax revenues from housing. These groups often prefer terms like "living forests." These green spaces provide not only aesthetic value ever more linked to positive mental health benefits (a green pasture is much more visually pleasing than Dan Ryan townhomes), they provide a space for the flora and fauna, on which we all depend, to survive and even thrive. Without these green spaces we lose not only character of the historic buildings, but we lose the character of our county and even of ourselves as humans, beings intertwined with our precious natural world.

Thank you,
Hannah Nickerson

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)



The Peace and Plenty Rural Historic District

Frederick County, Maryland
Division of Planning & Permitting



0 0.2 0.4 Miles



While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis. MAPID: 379

Aerial Photography, 2020
Date: 12/27/2022

Peace and Plenty Boundary

Proposed Peace and Plenty Review Areas (outlined in color)

- | | |
|-----------------------|-----------------------------------|
| Bail Harding | Ignatius Dorsey |
| Burall Lime Plant | Samuel Dorsey Barn and Milk House |
| Daniel James Barn | Still Work |
| Daniel James Cemetery | Vernon Dorsey |
| Daniel James House | William Downey |
| Higgins Bennett House | Wright Downey |