



## FREDERICK COUNTY GOVERNMENT

### DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jessica Fitzwater  
County Executive

Steven C. Horn, Division Director  
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### MEMORANDUM

**TO:** Historic Preservation Commission  
**FROM:** Amanda Whitmore, Historic Preservation Planner  
**DATE:** January 20, 2023  
**RE:** Update of Administrative Approval

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#### **Issue:**

Staff has reviewed and approved one administrative Certificate of Appropriateness application for the Dr. James Long House (CR #22-06). Additionally, Staff has determined the National Register listed Peter of P. Grossnickel Farm (F-4-113) eligible for County Register Designation.

#### **Background and Discussion:**

##### Administrative Certificate of Appropriateness

Per the Frederick County Historic Preservation Commission Rules of Procedure, Section 13.4C, staff will provide an update of administrative approvals to the Commission at its monthly meeting. Exhibit 1, *Classification of Approvals by Scope of Work*, in the Rules of Procedure outlines the areas of work where administrative approval may be granted.

Other Building Alterations (Section I.g.iv) states, *Repair of masonry materials and repointing that matches existing or original materials*, and Site Work, Fences and Walls (Section II.B.iii) states *Construction or repair of brick or stone walls where the new walls are compatible in material, height, location, and design with the visual character of the site or district or where the repair work uses in-kind materials and does not significantly change the appearance of the original* can be administratively approved.

Dr. James Long House's administrative Certificate of Appropriateness application was filed on January 9 and accepted as complete on January 10 for the rebuilding and repairing of the historic stone walls and stairs (Attachment 1).

Staff found that the proposed work will not destroy historic materials that characterize the property, is in keeping with the Secretary of the Interior's Standards for Rehabilitation, and is minimal in nature and will not affect historic, archeological, or architectural significance so long as the following conditions are met:

- Any new replacement masonry units must match the historic masonry units in-kind, matching the size, texture, finish, color, and scale. Photographs of the proposed new material against the existing masonry must be submitted for comparison for review and approval prior to any replacement.
- Repointing mortar must match the existing historic mortar in size, design, color, texture, joint width, joint profile, and other visual qualities.
- A 2' x 2' test patch should be prepared in order to evaluate the proposed repointing method and ensure that any work match the existing masonry in appearance. Photographs of the completed test panel should be submitted for staff's review and approval prior to completing any further repointing.

Staff conditionally approved the Dr. James Long House application on January 11, 2023 (A-COA #23-02).

#### Peter of P. Grossnickel Farm

The Historic Preservation Commission approved at the November 2021 meeting ([Attachment 2](#)) changes to how determination of eligibilities can be made for properties listed on the National Register of Historic Places. The Commission gave Staff the ability to administratively determine a National Register property eligible for County Register listing. However, if Staff is uncertain regarding the eligibility of the Nationally designated property, the determination will be made by the Commission at their next meeting.

Staff received a nomination for the Peter of P. Grossnickel Farm (F-4-113) which was listed on the National Register of Historic Places in 1998 ([Attachment 3](#)). The National Register form includes a tenant house and its outbuildings; however, those structures are not included in the County Register nomination. The property owner wants to nominate the property to the County Register and plans to submit a Rural Historic Preservation Grant application for the property. Since the grant application closes on February 28, before the nomination application can be heard by the Historic Preservation Commission, Staff reviewed the 1998 National Register from ([Attachment 4](#)) and conducted a site visit to the property to determine its eligibility so the property can be eligible to apply for the grant.

Based on the information contained in the National Register form, and that very few changes have occurred at the property since the National Register designation, Staff has determined the property eligible for County Register listing based on criteria 6B(1A), 6B(1D), 6B(2A), and 6B(2E) in Chapter 1-23-6 of the Frederick County Code. Staff will bring this nomination to the Commission at their next available meeting.

#### **Attachments:**

Attachment 1: Dr. James Long House Certificate of Appropriateness Application

Attachment 2: November 2021 HPC Meeting Minutes

Attachment 3: Peter of P Grossnickel Farm County Register Nomination Form

Attachment 4: Peter of P Grossnickel Farm National Register of Historic Places Form