



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jessica Fitzwater
County Executive

Steven C. Horn, Division Director
Kimberly Gaines, Director

MEMORANDUM

TO: Historic Preservation Commission
FROM: Amanda Whitmore, Historic Preservation Planner
DATE: January 19, 2023
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 were provided for the January meeting.

During the HPC's December 7 regular meeting, comments made 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 was shared with the HPC at the January meeting and no additional comments were received at that time (Attachment 2). Since the inclusion of "Use" in the title of Chapter 7 did not seem to apply to the contents of the chapter, staff proposed 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.

Several of the Commission members indicated during the January meeting preference for changing the title to *Considerations for Contemporary Updates* but wanted additional time to consider the changes suggested.

On page 76, staff suggested 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, **pattern** 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.

The Commission seemed in agreement to this addition. Chair Baker requested during the January meeting including the word “pattern” to the paragraph which is bolded and underlined in the above excerpt.

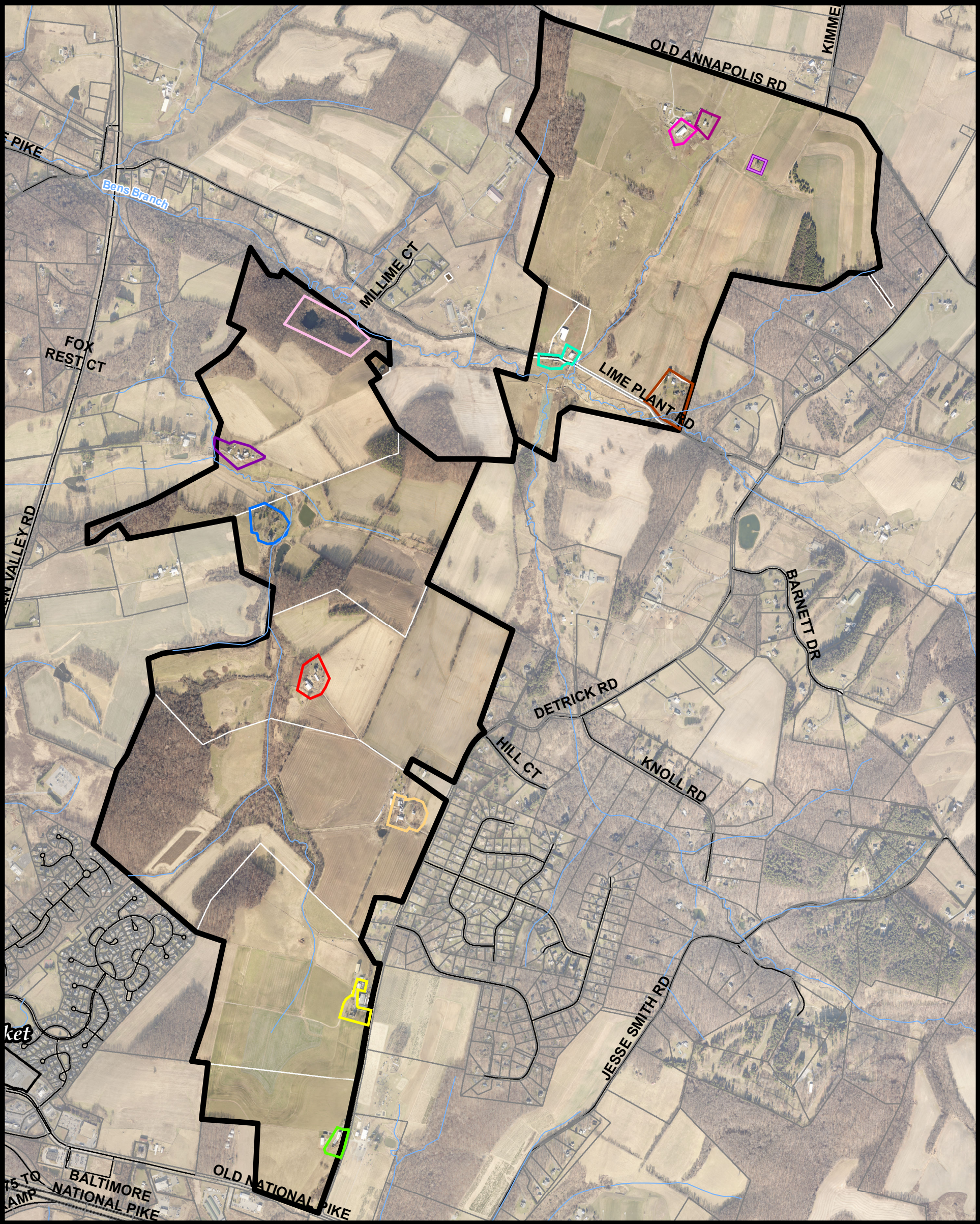
Recommendations:

Staff recommends the HPC determine how to organize and title Chapter 7 and approve and adopt the Peace and Plenty Design Guidelines with the approved changes.

Attachments:

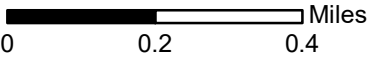
Attachment 1: Draft Peace & Plenty Design Guidelines

Attachment 2: Revised Peace & Plenty map



The Peace and Plenty Rural Historic District

Frederick County, Maryland
Division of Planning & Permitting



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

Burall Lime Plant

Daniel James Barn

Daniel James Cemetery

Daniel James House

Higgins Bennett House

Ignatius Dorsey

Samuel Dorsey Barn and Milk House

Still Work

Vernon Dorsey

William Downey

Wright Downey