



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

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FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

October 16, 2023

Address: 6229 Linganore Road, Frederick **Meeting Date:** October 16, 2023
Applicant: James and Jennifer Peterson **Report Date:** September 29, 2023
Case No.: COA 23-08 **Staff:** Amanda Whitmore
Proposal: Replace tenant house roof and rebuild chimneys; replace broken brick and repoint smokehouse; and rebuild roof on smokehouse

PROPERTY DESCRIPTION

Linganore Farm is listed on the County Register of Historic Places (CR # 01-01), the Maryland Inventory of Historic Properties (F-5-125), and the National Register of Historic Places. The property is 4.96 acres in size and consists of the main house, a smoke house, a stone icehouse, a tenant house, and two sheds. The property is accessed from Linganore Road.



Fig. 1: Subject property.

Previous applications for Certificates of Appropriateness (COA) filed for this property include:

Case Number	Date	Owner	Decision								
COA #01-03	11/07/2001	Wilbur and Norma Nottingham	Approved with conditions								
<p>Construct three parking spaces near main house according to site plan approved by Planning Commission. Paving material: square flagstones; no excavation required. Construct two parking spaces in same material near guest house according to site plan. Lay new flagstones from circular drive to front porch, according to site plan.</p> <p>Rebuild brick entrance piers and wing walls at entrance to driveway, following original design as shown in sketch design and existing condition photos submitted, with metal walk gate as shown. Install new light fixture on top of each pier according to submitted catalog cut in rust finish. Replace deteriorated wood fence on left side of driveway entrance with wood posts according to submitted sketch, painted green to match house trim.</p> <p>Increase road entrance area of driveway to 30 feet, as per site plan. Lay new gravel on existing circular drive near main house.</p> <p>Install new light post at top of driveway, fluted aluminum with rust finish to match lamps on driveway piers. Lanterns on all driveway lights to match those on main house porch.</p> <p>Install sign at driveway entrance at location indicated on site plan, in design as submitted.</p> <p>Install fishpond near main house according to site plan.</p> <p>Replace well cover in same design and material as existing deteriorated cover.</p> <p>Install planting beds and re-lay existing brick walk (clarify location of walk) as described in application.</p> <p>Install screens on expanded north porch of main house, according to design submitted. All work except screen installation on porch has been completed.</p> <p>Smokehouse: Repair ruined east wall to match existing walls with flush mortar. Re-build wood roof to match existing and repair and re-install existing door.</p>											
<table border="1"> <tr> <td>COA# 08-01</td><td>4/2/2008</td><td>Michael Tauraso, principal of City Dogs Investments</td><td>Approved</td></tr> <tr> <td colspan="4">Retroactive approval of inground pool installation and fencing.</td></tr> </table>				COA# 08-01	4/2/2008	Michael Tauraso, principal of City Dogs Investments	Approved	Retroactive approval of inground pool installation and fencing.			
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A-COA# 21-03	7/19/2021	James & Jennifer Peterson	Approved
Repair and replace in-kind deteriorated wood elements on rear porch and flat roof.			
A-COA# 21-04	7/19/2021	James & Jennifer Peterson	Approved
Repair and replace in-kind window trim and muntins, shutters, and eave trim and reglaze windows.			
COA# 22-03	4/5/2022	James & Jennifer Peterson	Approved
Install new aluminum fencing, replace pool fencing with aluminum fencing, and install new deer fencing.			

PROPOSAL

The applicant proposes work on two different structures.

Smokehouse

The applicant proposes to replace missing and failing bricks on the smokehouse with bricks that match the existing as closely as possible. The south elevation may need to be rebuilt in some areas due to a bulge in the wall. The tops of the walls will be rebuilt. The mortar will be removed on all walls and replaced with lime mortar that matches the existing in profile and color. The walls will be cleaned using a medium pressure of hot water. A new standing seam roof will be constructed to replace the collapsed shed roof that will match the new roof over the tenant house. The wood lintel above the door will be replaced.

Tenant House

The brick chimneys on the tenant house are proposed to be taken down to the roof line and rebuilt to the same dimensions as the existing chimneys reusing the bricks as much as possible or using bricks that match the existing as closely as possible. Lime mortar will be used to match the existing joint profile and color. The existing standing seam roof will be replaced with a new standing seam roof with 21" wide panels and 1" seams. Half round and round gutters will also be installed.

APPLICABLE GUIDELINES

When reviewing alterations within a designated County Register property several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Frederick County Historic Preservation Code: Chapter 1-23*, the *Frederick County Register of Historic Places Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Frederick County Code: Chapter 1-23-7B

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

Frederick County Register of Historic Places Design Guidelines

The *Guidelines* contain a Building Exteriors Chapter (Chapter 4) that should be referred to when reviewing this COA application. These sections of the *Guidelines* provide the following guidance:

Building Exteriors: Roofs (Chapter 4.B)

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 (pg. 39).

The overall roof form is character defining and should not be altered (pg. 40).

Generally, roof colors, finishes, and textures, should correspond with the original material or be of a dark, neutral color. 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 (pg. 40).

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 (pg. 41).

Half-round gutters in galvanized steel or copper are typically more stylistically appropriate on historic buildings. Smooth round or rectangular downspouts are preferred for historic buildings over the ribbed type (pg. 43).

Modern metal roofs 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 (pg. 46).

If historic roofing cannot be repaired and replacement is necessary, replace the historic roofing with materials that match the existing roofing in-kind, whenever possible. Modern materials are acceptable for the roof substrate in order to meet code requirements and roofing manufacturer recommendations (pg. 48).

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 (pg. 48).

Building Exteriors: Walls (Chapter 4.E)

Brick bonds and other brick detailing are important character-defining features that should be retained (pg. 63).

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. A lime-based mortar is recommended (pg. 65).

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. 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 not be done since it can cause severe damage to masonry (pg. 66).

The 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 shall match the existing mortar using sand or added tints (pg. 66).

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 (pg. 66).

Secretary of the Interior's Standards for Rehabilitation

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

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

STAFF DISCUSSION

The applicant's proposal to rebuild the brick chimneys, repair and replace the brick walls of the smokehouse, rebuild the smokehouse roof, and replace the tenant house roof is generally in keeping with the *Guidelines* which is discussed in more detail below.

Guideline	Met?	Comments
4B1: Roofs: Roof Overview	Mostly	The <i>Guidelines</i> state that replacement roofs must result in a roof of the same form, shape, and dimensions. The applicant proposes to keep the same form, shape, and dimensions of the existing roof on the tenant house and the rebuilt roof on the smokehouse. The <i>Guidelines</i> state roofs should not be of colors that are not compatible with the historic character. The applicant proposes to use a black standing seam roof on the tenant house and has not indicated the color for the smokehouse. Black is not a compatible color for standing seam roofs on historic buildings. Silvers/grays, reds, and greens are more historically seen on standing seam roofing. Black was used on industrial buildings.
4B2: Roofs: Associated Elements	Yes	The <i>Guidelines</i> state that it is important to address signs of chimney cracking,

		<p>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. The applicant is repairing and retaining the chimneys and capping them with a flat flagstone that will not be visible.</p> <p>The <i>Guidelines</i> also state half-round gutters in galvanized steel or copper are typically more stylistically appropriate on historic buildings. Smooth round or rectangular downspouts are preferred for historic buildings. The applicant proposes to use half-round and round gutters on the tenant house.</p>
4B3: Roofs: Roofing Materials	Mostly	<p>The <i>Guidelines</i> state that for modern metal roofs 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. Staff finds that the form, seaming, and panel width proposed is acceptable for the tenant house. The smokehouse is proposed to match the tenant house and thus match the panel width and seaming. The color is discussed in the previous section.</p>
4B4: Roofs: Roof Maintenance, Repairs, and Replacement	Yes	<p>The <i>Guidelines</i> state if historic roofing cannot be repaired and replacement is necessary, replace the historic roofing with materials that match the existing roofing in-kind, whenever possible. 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. The applicant is proposing to replace the existing metal roof on the tenant house with a new standing seam metal roof. The smokehouse roof collapsed several years ago. However, the applicant provided a picture of the roof which shows it was covered in tar paper and possibly asphalt shingles. This is not an original material for the smokehouse roof. The use of a standing seam metal roof on the</p>

		smokehouse that follows the shed roof form is an appropriate choice.
4E3: Exterior Walls: Masonry	Yes	<p>The <i>Guidelines</i> state 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. A lime-based mortar is recommended. The 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 shall match the existing mortar using sand or added tints. The applicant proposes to use a lime-based mortar and will match the existing mortar in color, texture, and profile.</p> <p>The <i>Guidelines</i> also state 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. 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 not be done since it can cause severe damage to masonry. The applicant proposes to gently clean the masonry.</p> <p>Additionally, the <i>Guidelines</i> state that the replacement brick should be carefully chosen to match the existing in color, size, and texture; the replacement brick should not be stronger than the original. The applicant proposes to reuse as much of the bricks as possible and use bricks that match the existing as closely as possible.</p>

STAFF RECOMMENDATION

Staff recommends the Commission **conditionally approve** COA #23-08 with the following conditions:

- In keeping with Standard #6, any new replacement masonry units must match the historic masonry units in-kind, matching the size, texture, finish, color, and scale where possible. Photographs of the proposed new material against the existing masonry must be submitted for comparison for review and approval prior to any replacement.
- A 4' x 4' test patch should be prepared 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.
- A silver, gray, red, or green roof color be selected for the tenant house and smokehouse.

With these added conditions it can be found under the criteria for Application Review in Chapter 1-23-7(B) (1) that the proposal will not substantially alter the exterior features of the historic resource, is compatible in character to the landmark and the surrounding area, and is consistent with the *Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation* #6, #7, and #9.

HISTORIC PRESERVATION COMMISSION ACTION

Madam Chair, I have studied the application and all other relevant documents and presentations related to this case and I am familiar with the property in question. I find that the proposed project, if constructed with the conditions as listed in the staff report, that the project will be compatible with the character of the historic property.

I move to approve with conditions COA # 23-08 for the proposed project at 6229 Linganore Road as outlined in the staff report which will make the application meet the following criteria:

1. The proposed conditions will meet sections 4B1: Roofing Overview, 4B3: Roofing Materials, and 4E3: Masonry of the Frederick County Design Guidelines.
2. The proposed conditions will also ensure Secretary of the Interior's Standards # 6 and # 9 are met.