



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: 6219B Green Valley Rd, New Market **Meeting Date:** October 16, 2023

Applicant: Steve Shultz **Report Date:** October 2, 2023

Case No.: COA 23-09 **Staff:** Amanda Whitmore

Proposal: Replace gable roof on main house and side gable porch roof

PROPERTY DESCRIPTION

Basil Harding Farm is listed as a contributing farm in the Peace and Plenty Rural Historic District (CR # 20-04). The Historic Preservation Commission review area consists of an area around the historic farm complex (Figure 1). The property is accessed from Green Valley Road.

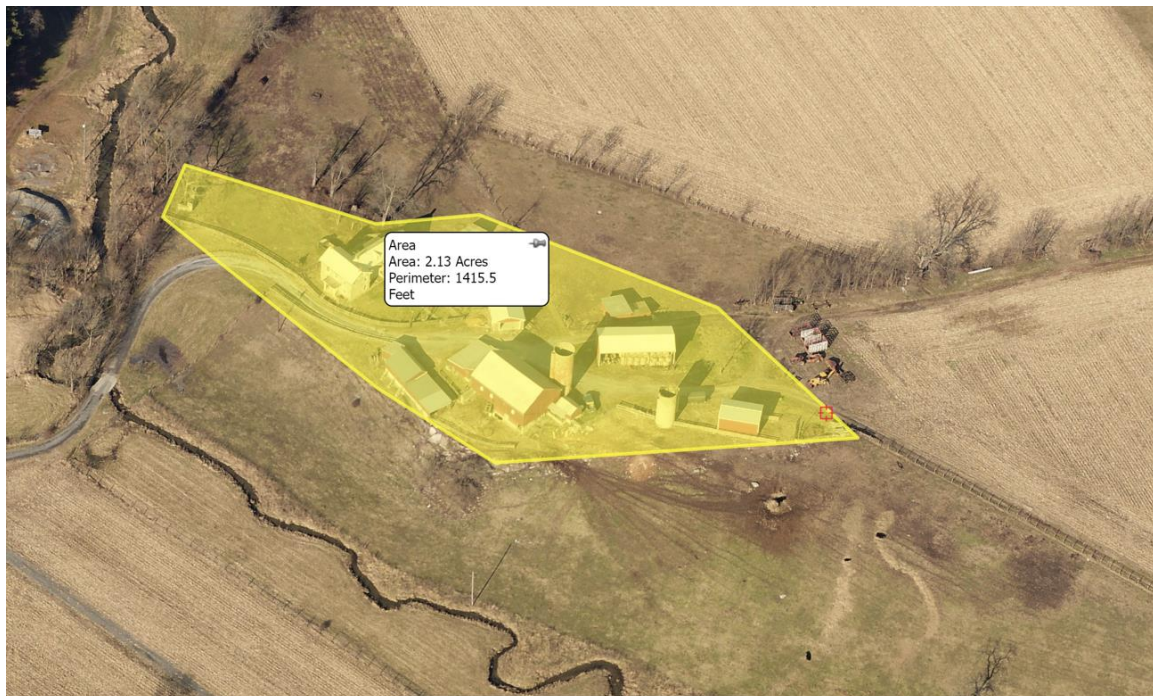


Fig. 1: Subject property.

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

Case Number	Date	Owner	Decision
A-COA #23-15	09/18/2023	Dana Shultz	Approved
Rebuild the two front gable end brick chimneys using lime-based mortar and reusing existing bricks and patch, scrape, and paint the soffits.			

PROPOSAL

The applicant proposes to replace the existing standing seam metal roof with a new standing seam metal roof that will have 21" wide panels, 1" seams, and be galvalume in color. Additionally, the applicant proposes to replace the existing asphalt shingle roof on the side gable entry porch with the standing seam metal.

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.

Peace and Plenty Rural Historic District Guidelines

The *Guidelines* contain a Changes to 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).

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. 42).

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. 44).

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. 45).

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.
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 replace the gable roof over the house and the gable side porch roof with standing seam is in keeping with the *Guidelines* which are discussed in more detail below.

Guideline	Met?	Comments
4B1: Roofs: Roof Overview	Yes	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 roofs. The <i>Guidelines</i> state roofs should not be of colors that are not compatible with the historic character. The applicant proposes to use galvalume colored standing seam roof.
4B2: Roofs: Associated Elements	Yes	The <i>Guidelines</i> 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 house.
4B3: Roofs: Roofing Materials	Yes	The <i>Guidelines</i> state if modern metal roofs have finish and color options not in keeping with the original and that 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.

4B4: Roofs: Roof Maintenance, Repairs, and Replacement	Yes	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. The applicant is proposing to replace the existing metal gable roof over the house with a new standing seam metal roof. The side gable entry porch roof is covered with asphalt shingles and will be replaced with standing seam. This is most likely not an original material for the side entry roof.
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STAFF RECOMMENDATION

Staff recommends the Commission **approve** COA #23-09. 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 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 roof replacement, if constructed in accordance with the plans submitted, will be compatible with the character of the historic property.

I move to approve COA # 23-09 for the proposed project at 6219B Green Valley Road as outlined in the staff report which meets the following criteria:

1. The proposed change will meet section 4B: Roofs of the Peace and Plenty Rural Historic District Guidelines.
2. The material, scale, and design of the new roof and gutters specifically meet guidelines 4B1, 4B2, 4B3, and 4B4 and are in harmony with the Peace and Plenty Rural Historic District Guidelines and the character of the overall district.