



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

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FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

March 6, 2024

Address: 9010 Liberty Road, Frederick

Meeting Date: March 6, 2024

Applicant: Joe Lubozynski/Frederick Co.
Landmarks Foundation

Report Date: February 16, 2024

Case No.: A-COA/COA #24-01

Staff: Amanda Whitmore

Proposal: Repair and rehabilitate western porch

PROPERTY DESCRIPTION

The Beatty Cramer House is listed on the County Register of Historic Properties (CR # 21-02). The property includes the entire parcel which includes the historic house, a spring house, and a smokehouse. The house was built in two sections, a 1748 timber frame section and a mid-19th century log section. The property is accessed from Liberty Road.

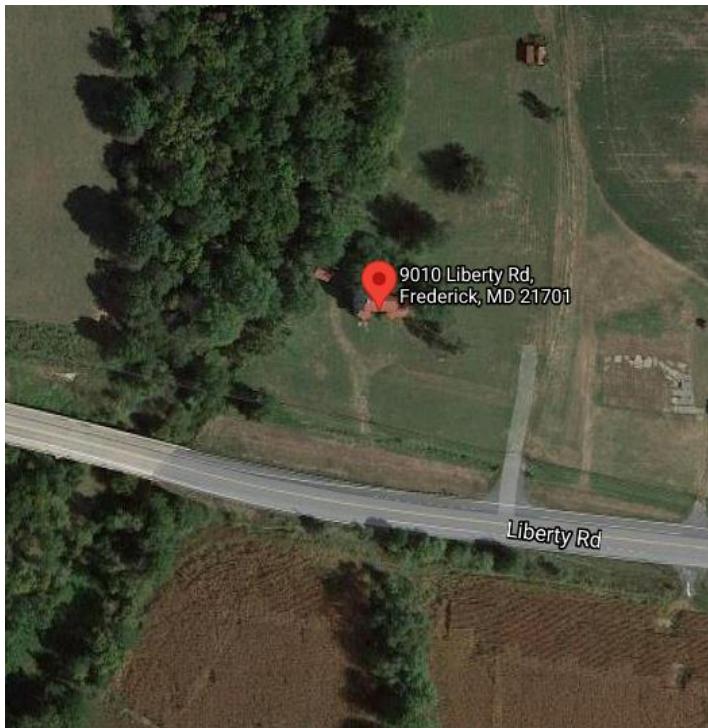


Fig. 1: Subject property.

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

Case Number	Date	Owner	Decision
COA #21-06	09/01/2021	Frederick County Landmarks Foundation	Approved
Repairs to north wall of Beatty Cramer house and replace gutters with 5" round aluminum gutters and downspouts.			
A-COA# 23-10	08/04/2023	Frederick County Landmarks Foundation	Approved
Strip paint and glaze up to 15 window sashes, perform wood repairs using dutchman repairs and epoxies where needed on the sashes, install new glass panes where needed, reglaze the windows, and prime and paint.			

PROPOSAL

The applicant proposes to restore the western front porch and repair a leak on the eastern porch roof. Specifically, the applicant proposes:

Western Porch Work

Stone Foundation

Mortar made with hydraulic lime will be used to reset loose stones and repoint the exterior side of the stone walls. Loose stones on the top of the foundation will be re-laid prior the rebuilding the porch floor. The top twelve inches of the side walls will be repointed. The entire south side (front) of the foundation will be repointed.

Porch Flooring

Pressure treated yellow pine will be used for the 1x6 mud sill and 2x8 joists installed 16 inches on center to frame the porch floor. Pressure treated blocking will be installed at the two front corners for structural support of the porch columns. All pressure treated



wood shall be rated for ground contact. The porch floor will be finished with 1x4 mahogany floorboards and trimmed with 1x8 apron boards.

Porch Columns and Trim

The boards that wrap the bottom of the columns to make the dado are severely deteriorated and will be replaced in-kind. The base trim and cap moldings on the column dados are missing or, where present, are severely deteriorated. These elements will be replaced in-kind. Column bottom ends will be repaired with Dutchmen. This repair will be concealed by the dado boards. Fascia boards on the cornice will be replaced in-kind, and soffit boards that are beyond repair will be replaced in-kind.

Porch Railings

The railings on the sides of the porch will be reconstructed. Scroll sawn balusters from the west railing that are sound will be repaired and reused. New rails and balusters will be milled to replicate the dimensions and profiles of the elements of the west railing.

Porch Roof

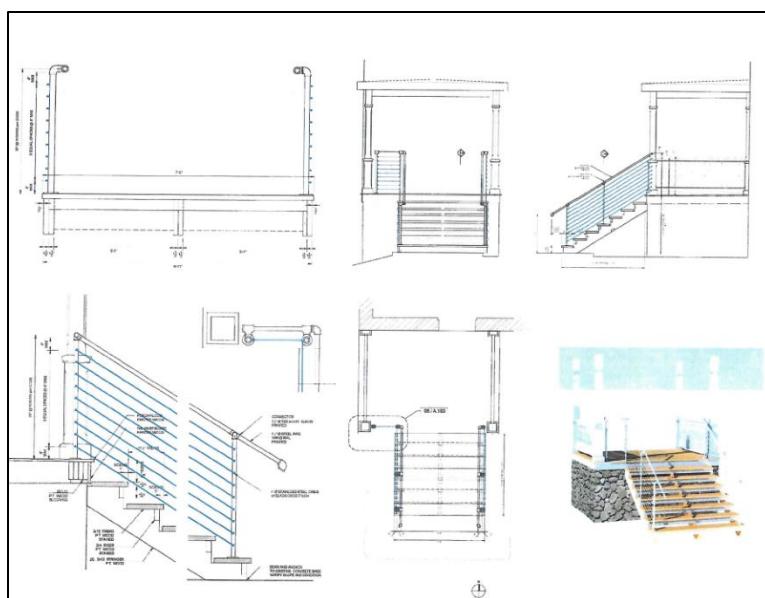
Galvanized sheet metal will be used to patch the west porch roof where a piece of the original roofing is missing. The new sheet metal will be slipped under the original roofing, sealed, and fastened to the extant roofing with rivets. Metal roofing on the porch will be prepared for painting by removing loose paint. One coat of primer followed by two coats of paint will be applied to porch roof.

Porch Stairs

New wood stairs will be built (in kind) to replace the severely deteriorated existing stairs. The new stairs will have closed risers. Steel pipe handrails, replicating those present prior to 1987, will be installed on both sides of the stairs.

Eastern Porch Work

The roof over the eastern porch has a small leak. Work to correct it includes removing loose paint and introducing a patch with an elastomeric sealant. Where the original sheet metal is missing, new galvanized steel shall be fit in and fastened to the roof sheathing and surrounding metal roofing. Elastomeric, paintable sealant shall be used to seal the seams



between new and extant metal, and for other patches including sealing pinholes. The entire metal roof will be prepared for painting by scraping to remove loose paint, applying a coat of primer to bare metal, followed by two coats of paint applied to the entire roof.

APPLICABLE GUIDELINES

When reviewing alterations to 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 Roofs section (Chapter 4-B) and a Porches section (Chapter 4-F) that should be referred to when reviewing this COA application. This section of the guidelines provides the following guidance:

Roofing Materials

– *Metal Roofing (Ch. 4-B.3):* Metal roofing can deteriorate over time from chemical action from rain and pollutants and can rust and fatigue if not properly coated. Paint coatings should only be applied to roofing that was originally painted, unless paint is determined to be necessary to arrest deterioration. Individual metal panels can be replaced if damaged; it is important to replace the metal in kind and the seaming, panel width, and installation of the replacement panel shall match the original.

Roofing Materials, Maintenance, Repairs, and Replacement (Ch. 4-B.4): It is better to selectively repair deteriorated sections of historic roofing, sheathing, and structure than to replace the entire roof.

Porches, Porch Elements (Ch. 4-F.2): Whenever possible, deteriorated porch elements should be repaired rather than replaced; in most cases even severe deterioration can be remedied. Only elements that are deteriorated beyond repair should be replaced. Before replacing a deteriorated porch element, it should be photographed and documented with measured drawings so new features will be accurate.

Historic documentation or physical evidence should be used when replicating a missing porch feature and new porch elements should be in-kind replacements that match the material, size, texture, and finish of the original element.

Porches, Steps and Railings (Ch. 4-F.3): Steps for accessing a porch or building entrance historically were made of wood, stone, or brick. Often the steps have railings, typically made of wood or metal. If railings are required to meet current building codes or personal needs and they did not originally exist, new railings should be designed simply and in keeping with the historic character of the building; they should not be exact replicas of an historic design but should be in keeping with the historic character. Historic documentation or physical evidence should be used to replicate missing steps and railings.

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:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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 EVALUATION

The applicant proposes to make several repairs and replacements to the western porch on the façade and patch an area on the eastern porch roof. Initially this application was submitted for an administrative review. However, the new railing and stair railing proposed in the application was not an in-kind replacement and proposed a new material. Therefore, staff determined it was best to have the application reviewed by the Historic Preservation Commission.

Since then, the applicant has decided to find a few alternatives for the stair railing and southern porch railing. Since the property is under a Maryland Historical Trust (MHT) easement, the applicant plans to seek a determination from the easement committee before presenting the alternative stair railing to the HPC.

Guideline	Met?	Comments
4B3: Roofing Materials, Metal Roofing & 4B4: Roofing Materials, Maintenance, Repairs, and Replacement	Yes	The <i>Guidelines</i> state that individual metal panels can be replaced if damaged and to paint only if the roofing was originally painted. Additionally, that it is better to selectively repair deteriorated sections of historic roofing than to replace the entire roof. The applicant proposes to make selective repairs to the two porch roofs using sheet metal for larger repair and elastomeric sealant for smaller repairs. Both roofs will be scraped and repainted.
4F2: Porches, Porch Elements	Mostly	<p>The <i>Guidelines</i> state that deteriorated porch elements should be repaired and only those that are deteriorated beyond repair should be replaced. Additionally, the <i>Guidelines</i> state that photographs and measured drawings of the deteriorated porch elements should be completed prior to replacing. The applicant proposes to repair as much of the wooden material as possible and replace what is badly deteriorated. They also have indicated they will create scaled drawings, molding profiles, elevations, and section drawings of the materials to be repaired and replaced.</p> <p>No physical evidence indicates a wood railing was tenoned into the porch columns on the southern edge of the porch like the east and west railings. It is possible historically there never was a railing that</p>

		extended between the porch columns and stairs. The 1987 photograph shows what appears to be a top rail between the western front column and the stairs but no balusters below. Building code today requires a railing between the column and stairs to include balusters and top and bottom rails. The proposed railing of pipe railing and horizontal cabling is modern in appearance and is not in keeping with the historic character of the property. The applicant has indicated they are developing alternatives to present to the Maryland Historical Trust Easement committee and will provide those at a future HPC meeting.
4F3: Porches, Steps and Railings	Somewhat	<p>The <i>Guidelines</i> state that steps were historically made of wood, stone, or brick and that if railings are required to meet current building codes, new railings should be designed simply and in keeping with the historic character of the building. Additionally, the <i>Guidelines</i> say historic documentation or physical evidence should be used to replicate missing steps and railings.</p> <p>The steps proposed to replace what currently exist match the photographic evidence from 1987, which show wider-width wooden stairs. The 1987 photograph also shows pipe railings that are not in keeping with the historic character. The pipe rails are a mid-20th century addition that do not need to be replicated. The stairs may have never had railings, which could have been added by a more recent property owner. In this instance, a simpler design would be appropriate. As noted, the applicant will return with alternative suggestions for the stair railings.</p>

STAFF RECOMMENDATION

Staff recommends the Commission **continue** COA #24-01 so the applicant can present an alternative stair railing and southern porch railing to the Maryland Historical Trust (MHT) easement committee, receive a recommendation from the MHT easement committee, and present the approved plans to the HPC.