



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING
Livable Frederick Planning & Design Office

Jessica Fitzwater
County Executive

Deborah A. Carpenter, AICP, Division Director
Kimberly Gaines, Director

FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

April 3, 2024

Address:	12401 Old Annapolis Road	Meeting Date:	April 3, 2024
Applicant:	Jason and Sandra Storm	Report Date:	March 21, 2024
Case No.:	COA 24-03	Staff:	Amanda Whitmore
Proposal:	Rebuild the south chimney on the Daniel James House		

PROPERTY DESCRIPTION

The Daniel James Farm is listed as a contributing farm in the Peace and Plenty Rural Historic District (CR # 20-04). The Historic Preservation Commission review areas consist of individual review areas around the historic house, bank barn, and cemetery. The property is accessed from Old Annapolis Road (Figure 1).

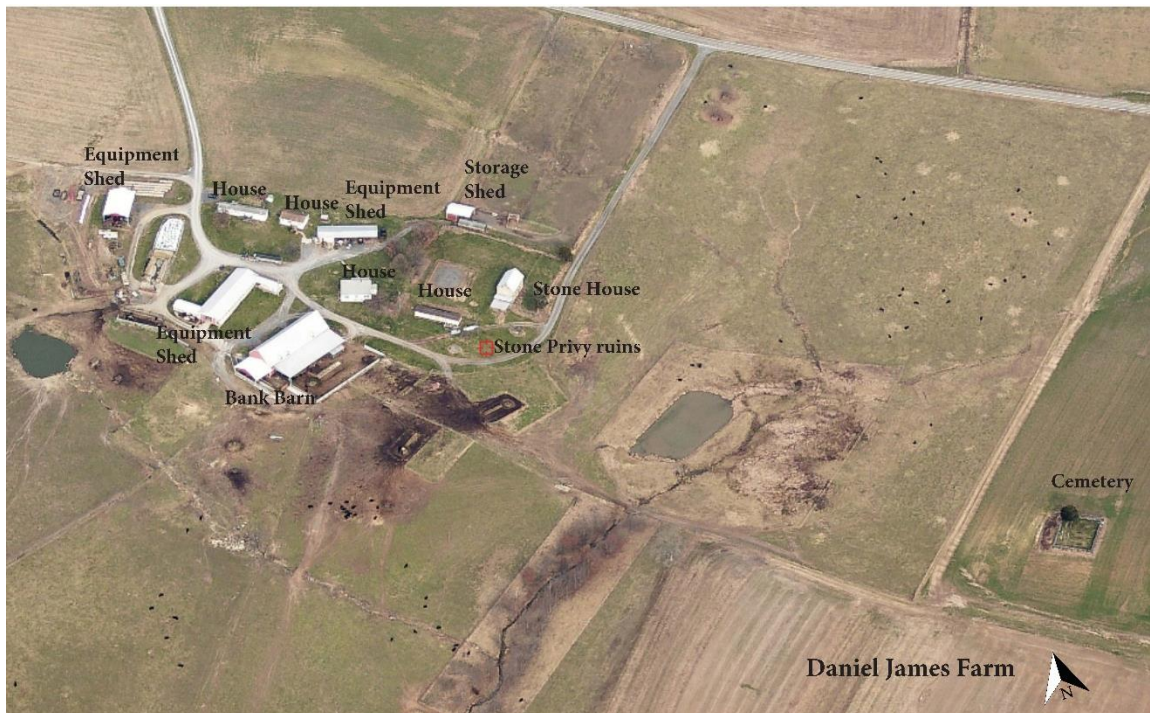


Fig. 1: Subject property.

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

Case Number	Date	Owner	Decision
A-COA #23-08	06/01/2023	Jason and Sandra Storm	Approved
Repoint the north and west elevation stone walls on the house.			
COA #23-04	07/05/2023	Jason and Sandra Storm	Approved
Rebuild the north brick chimney on the stone house.			
A-COA #24-04	3/21/2024	Jason and Sandra Storm	Approved
Repoint the south and east elevation stone walls on the house.			

PROPOSAL

The applicant is proposing to rebuild the south chimney on the historic stone house. The bricks will be from the contractor's supply of historic bricks and the dimensions of the chimney will be 24" x 46". It will match the brick chimney that was rebuilt on the north gable end in 2023.

APPLICABLE GUIDELINES

When reviewing alterations to a designated County Register property in the Peace and Plenty Rural Historic District 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 *Peace and Plenty Rural Historic District 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 Design Guidelines

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

Changes to Building Exteriors: Roofs: Associated Elements (Chapter 4.B.2)

Chimneys are characteristic elements of many historic buildings.

The flashing at the chimney-roof intersection is critical for preventing leaks.

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.

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.

STAFF EVALUATION

The applicant proposes to rebuild the southern chimney on the stone house. At some point the exterior chimneys on the north and south gable ends were removed. A new standing

seam roof was installed over the house a few years ago. The applicant's contractor has historic red bricks that he will utilize in the rebuild. Additionally, a historic photograph of the house when both south and north chimneys were present will be used to match the previous chimney in height, width, and detailing. The northern chimney was rebuilt last year under COA #23-04.

Guideline	Met?	Comments
4B2: Changes to Building Exteriors: Roofs: Associated Elements	Yes	The <i>Guidelines</i> do not provide much guidance concerning rebuilding historic chimneys. The <i>Guidelines</i> identify chimneys as characteristic elements of historic buildings and note that ornamental brickwork and corbeling should be retained. The applicant is rebuilding the chimney and utilizing a historic photograph, returning a historic element back to the historic building. The applicant also proposes to match the former chimney in material, design, texture, and color, which meets Standard 6.

STAFF RECOMMENDATION

Based on the evaluation of the application against the Frederick County Peace and Plenty Rural Historic District Design Guidelines, Staff recommends the Commission approve COA #24-03 since it can be found that the proposed chimney rebuild 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.

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 if constructed in accordance with the application materials submitted, the project will be compatible with the character of the historic property.

I move to approve COA # 24-03 for 12401 Old Annapolis Road as submitted because the application meets the following criteria:

1. The proposed change meets section 4.B Changes to Building Exteriors: Roofs of our design guidelines.
2. The proposed changes are compatible with the character of the historic property for the reasons that the height, materials, form, and scale are in harmony with our design guidelines and the character of the overall property.
3. Additionally, using documentary evidence to rebuild the chimney meets *Secretary of the Interior's Standards for Rehabilitation* number 6.