



FREDERICK COUNTY GOVERNMENT

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FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

November 6, 2024

Address: 12602 Catoctin Furnace Rd., Thurmont **Meeting Date:** November 6, 2024

Applicant: Catoctin Furnace Historical Society **Report Date:** October 18, 2024

Case No.: COA 24-10 **Staff:** Beau Lockard

Request: Replace the existing vinyl windows with wooden windows, replace the existing vinyl siding with wood siding, and change the fenestration pattern of the façade of the Hoke House.

PROPERTY BACKGROUND

The Hoke House property was designated to the County Register of Historic Properties (CR # 22-08) on May 16, 2023. The property includes the entire parcel, which includes the historic house. The house was built circa 1820 as worker housing and is associated with the John Brien expansion of Catoctin Furnace. The property is a contributing resource to the Catoctin Furnace Historic District (MIHP #F-6-45), a National Register District. The period of significance is circa 1820 to 1903. The property is accessed from Catoctin Furnace Rd.

These are the previous completed applications for Certificates of Approval (COA) filed for this property:

Case Number	Date	Owner	Decision
COA #23-04	09/06/2023	Catoctin Furnace Historical Society	Approved
To remove the non-contributing kitchen addition on the south elevation and remove all non-historic siding			
A-COA #24-10	08/29/2024	Catoctin Furnace Historical Society	Approved
Installation of half-rounded gutters and rounded downspouts			
COA #24-08	10/02/2024	Catoctin Furnace Historical Society	Approved

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Replace asphalt shingle roof with metal standing seam roof and reconstruct chimney stack on south elevation			
COA #24-09	10/02/2024	Catoctin Furnace Historical Society	Approved
Construct an addition to the west elevation of the Hoke House			



Image 1: Subject Property

REQUEST

The applicant is requesting to replace the existing vinyl windows with wooden windows, replace the existing vinyl siding with wood siding, and change the fenestration pattern of the façade of the Hoke House.

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 of a structure within a historic district, and its appurtenances and environmental setting, 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 chapter on Building Exteriors (Chapter 4) that should primarily be referred to when reviewing this COA application. For this case, please refer to Chapter 4, Section C. "Openings" and Section E. "Exterior Walls." Further analysis of how this request meets the *Guidelines* is provided in the Staff Evaluation section below.

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:

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial 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 is requesting approval to replace the existing double hung vinyl windows with six-over-six double hung wooden windows, replace the vinyl siding with vertical wooden board-and-batten and horizontal wood siding, and return the fenestration pattern of the façade of the Hoke House to its form during the period of significance.

Currently, there are multiple elements of the Hoke House that represent mid- to late-20th century updates to the property. This includes many changes to the historic fabric of the building, such as the vinyl windows and siding. The proposed siding pattern is based on the 1932 siding of the neighboring Carty Miller House (Image 3).

The historic fenestration pattern, partially visible in the early 20th century images (Image 2) provided by the applicant, was changed ca 1940s to center the door in the façade. The applicant is using historic documentation of the Hoke House and similar buildings in the Catoctin Furnace Historic NR District (Images 4 and 5) to inform how the fenestration pattern can be return to its period of significance.

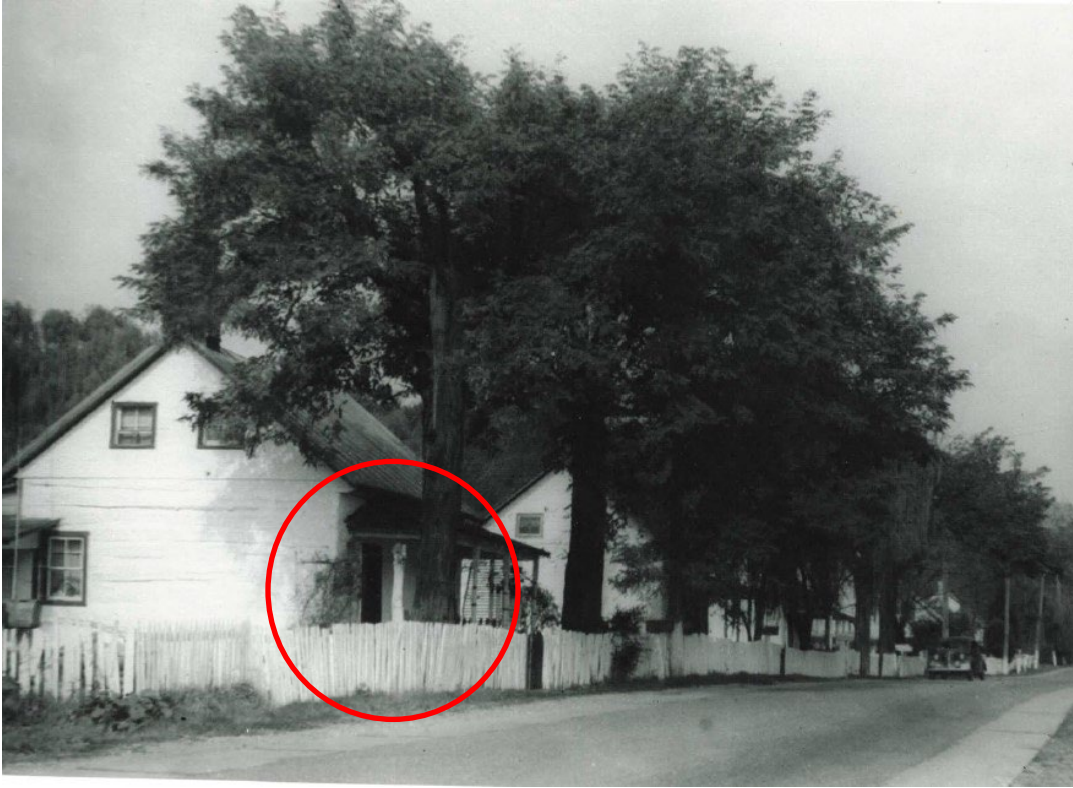


Image 2: Hoke House, 1932. Shows off-center door fenestration pattern



October 30, 1932

Image 3 Carty Miller House Siding, 1932



Image 4: Facade of Carty Miller House



Image 5: Museum of the Iron Worker Facade

Staff analysis of the *Guidelines* for this project is as follows:

Guideline	Met?	Comments
4C3: Building Exteriors: Openings: Window Repair or Replacement	Yes	The <i>Guidelines</i> state, "Window replacement may be considered if the existing historic window is deteriorated beyond repair or does not contribute to the historic character or the building." The vinyl windows that were installed into the historic window openings prior to being on the County Register of Historic Places were inappropriate because of their material and design. This proposed project would remove this incompatible material.
4C3: Building Exteriors: Openings: Window Repair or Replacement	Yes	The <i>Guidelines</i> state, "Replacement windows should match the original in size, type, configuration, detailing, and overall appearance and must fit properly in the original opening." In this application, the applicant is matching the replacement windows to the windows from the period of significance, not the existing windows. The applicant has provided historic documentation through historic images of the Hoke House and the other tenement houses built during the same time period, 1820s. This property switch from six-over-six to two-over-two likely occurred at the end of the 18th century during the rise in popularity of the adding Folk Victorian elements to existing houses. The applicant has decided to opt for the historically appropriate six-over-six double hung windows.
4E4: Building Exteriors: Exterior Walls: Log Buildings	Yes	The <i>Guidelines</i> state, "It was common for log buildings to be covered in exterior cladding, which was sometimes added later as money allowed." The Hoke House is a log building that has historically been covered in exterior cladding. The proposed cladding would protect the 200-year logs in the building from deterioration.

4E2: Building Exteriors: Exterior Walls: Wood	Yes	The <i>Guidelines</i> state, “Vinyl and PVC materials will not be approved by the Commission.” The Hoke House, while it has historically been covered in exterior cladding, is currently clad in vinyl siding, which is an inappropriate material for the structure. The applicant is proposing to put up wooden siding. The principal floor will have vertical board-and-batten siding, and the upper gables will have horizontal siding. This pattern is based on 1932 image of the neighboring Carty-Miller House (CR 22-03), the neighboring log tenement house within Catoctin Furnace (Image 3).
4C5: Building Exteriors: Openings: Door Repair or Replacement	Yes	The <i>Guidelines</i> state, “Historic documentation should be referenced when reconstructing a missing window or door or associated feature.” The applicant wants to return to the historic fenestration pattern of the facade and has submitted historic images to show that the façade was changed after the period of significance (Image 2). Other tenement houses, both log and stone houses, in the district have the proposed historic fenestration pattern (Images 4 and 5).

STAFF RECOMMENDATION

Staff recommends the Commission **approve** COA #24-10 as this project is compatible in character to the remainder of the structure and to the surrounding area; does not seriously impair the historic, archeological, or architectural significance of surrounding sites or structures; and is compatible in character to the property and consistent with the *Secretary of the Interior’s Standards for Rehabilitation* #5, #6, and #9.