



# FREDERICK COUNTY GOVERNMENT

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## DIVISION OF PLANNING & PERMITTING

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### FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

## STAFF REPORT

<b>Address:</b>	3806 Jefferson Pike	<b>Meeting Date:</b>	May 7, 2025
<b>Applicant/Owner:</b>	Fraley Modular Homes	<b>Report Date:</b>	April 23, 2025
<b>Case No.:</b>	HPC25-0501DR	<b>Staff:</b>	Amanda Whitmore
<b>Proposal:</b>	Request for Review and Recommendation: Demolition Permit for Dwelling at 3806 Jefferson Pike		

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### BACKGROUND

In accordance with amended §1-23-8 of the Frederick County Code, the Historic Preservation Commission (HPC) will review an application for demolition if Historic Preservation staff have determined that the property is 50 years old or older and has historical, cultural, architectural, or archaeological significance per §1-23-6(B). A demolition permit application for the dwelling at 3806 Jefferson Pike was received on April 3, 2025.

### SITE ANALYSIS

The dwelling is located in the historic village of Jefferson. The property is located within the Jefferson Historic District identified on the Maryland Inventory of Historic Properties (MIHP) under MIHP F-2-39 as a contributing resource. The Jefferson Historic District was determined eligible for listing in the National Register of Historic Places under criterion A, history, and criterion C, architecture.

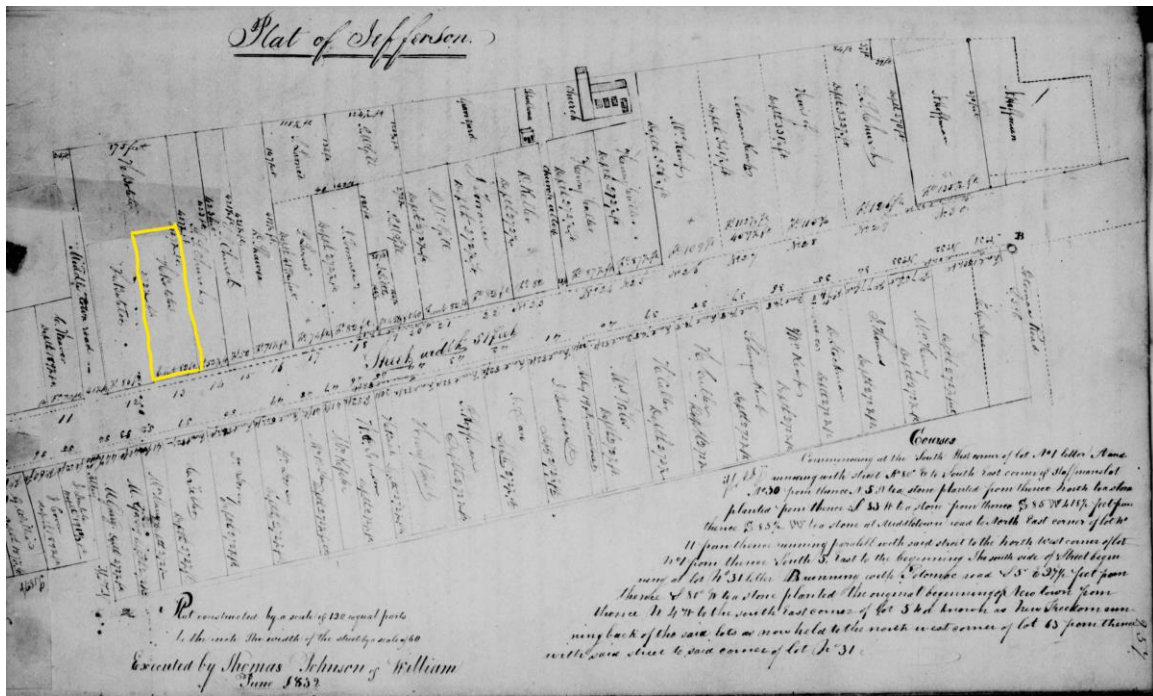
Jefferson is an example of a linear turnpike village which served the surrounding community as well as turnpike travelers from the late 18<sup>th</sup> century through the early 20<sup>th</sup> century. Forty lots were platted in 1774 as the village of New Town and an additional twenty-two were added at the west end in 1795 as New Freedom. In 1832, a combined plat of the town of Jefferson was filed in the Land Records office. Styles represented in the district are vernacular interpretations of Federal, Greek Revival, Gothic Revival, Renaissance Revival, Queen Anne, and the bungalow style of early 20<sup>th</sup> century mail-order designs.

The dwelling is a two-story, side-gabled dwelling with four bays across the façade. The dwelling sits atop a cinderblock foundation. The main entry is accessed by three semi-circular concrete steps with a gabled-roof over the entry supported by vinyl-covered

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**1832 Plat of Jefferson, property lot outlined in yellow.**



**3806 Jefferson Pike, property outlined in yellow.**

brackets. The windows are one-over-one and appear to be vinyl. A shed-roof dormer is located on the façade with two, one-over-one vinyl windows.

The east elevation is covered in what appears to be stucco. Two bays are located on this elevation on the first and second floor. A doorway is on the first floor with one-over-one vinyl windows in the remaining bays. A six-over-six window is also located at the attic level. A one-story hipped roof porch extends the length of the east elevation. A concrete pad accessed by a ramp from the sidewalk is under the porch. The west elevation is covered in vinyl siding and contains two bays on the first and second floors. One-over-one vinyl

windows are in each bay with a two-over-two window at the attic level. The rear elevation has a one-story addition under a shed roof. Four bays are visible in the addition and three bays are visible on the second floor. The property owner states all the windows are vinyl and the rear addition was added prior to 1980. The property owner states the dining room area is above a dirt floor basement. There may be an older dwelling that was later expanded in the first quarter of the twentieth century.

## **STAFF ANALYSIS**

Staff has determined that the property is at least 50 years old and is not designated to the Frederick County Register of Historic Places. Therefore, per Section 1-23-8 of the updated Historic Preservation Ordinance, Historic Preservation staff must determine if the property has significance based on the criteria of Section 1-23-6(B).

The following criteria are used to assist in evaluating the significance of a property. A property needs to be determined to be significant in one or more of the following criteria:

- a) The property has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.

*No, the property does not have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.*

- b) The property is the site of an historic event.

*No significant event was found to have taken place on this property.*

- c) The property is identified with a person or group of persons who influenced society.

*No information was identified that shows the property is associated with a person or group of persons that influenced society.*

- d) The property exemplifies the cultural, economic, social, political, or historic heritage of the county and its communities.

*No, the property does not exemplify any of these developments.*

- e) The property embodies the distinctive characteristics of a type, period, design style, or method of construction of landscape architecture, engineering, public art, or architecture.

*No, the property does not embody distinctive characteristics of a type, period, design style or method of construction.*

- f) The property represents the work of a master craftsman, architect, landscape architect, engineer, artist, or builder.

*No, the property does not represent the work of a master architect, craftsman, landscape architect, engineer, artist, or builder.*

- g) The property possesses significant artistic value.

*No, the property does not possess artistic value.*

- h) The property represents a significant and distinguishable entity whose components may lack individual distinction.

*Yes, the property contributes to the overall Jefferson Historic District and the development of the village from the late 18<sup>th</sup> century to early 20<sup>th</sup> century.*

- i) The property represents an established and familiar visual feature of the neighborhood, community, or county, due to its singular physical characteristics, landscape, or historical event.

*Yes, the property does represent an established and familiar visual feature of the district due its height and zero setback from the public sidewalk which is characteristic of the linear development of the village.*

- j) The property is a rare example of a particular period, style, material, or construction technique.

*No, the property is not a rare example of a period, style, material or construction technique.*

Historic Preservation staff find the property meets two of the significance criteria; therefore, the Historic Preservation Commission must determine if the property is of unusual historic value to Frederick County, the State, or the nation. The updated Historic Preservation Ordinance defines unusual historic value as, *a property eligible for designation under this chapter with the added requirement that the property represents an outstanding or exceptional aspect of federal, state, or local history, culture, architecture, or archaeology that is not otherwise represented within the Frederick County Register of Historic Places, the loss of which would cause irreparable harm to the public interest as stated in § 1-23-2 of this chapter.*

If the Commission does not consider the property to be of unusual historic value, the demolition permit may proceed. However, if the Commission determines that the property does have unusual historic value, the Commission shall attempt to formulate an economically feasible plan with the owner for the preservation of the structure.

Although the property meets two criteria of significance, Staff finds the property does not meet the definition of a property with unusual historic value. Staff does not find it to be an outstanding or exceptional aspect of local history, culture, or architecture. While it contributes to the Jefferson Historic District and was built during the district's period of significance, Staff believes the original structure either has been added onto in the early 20<sup>th</sup> century or is not the original dwelling on lot 2 based on deed records and the use of concrete block on the foundation. Many of the original materials have been replaced with vinyl which is not unusual in the district. However, any defining characteristics of this dwelling have been lost due to these material changes and additions. Its main contribution to the district is its visual appearance along the streetscape. Jefferson is zoned Village Center which means the replacement dwelling the property owner plans to build must be similar to the surrounding character, height and setbacks of the existing properties.

## **RECOMMENDATION**

Staff recommends against recognizing the dwelling at 3806 Jefferson Pike as a property with unusual historic value in Frederick County.