

6. *Guidelines for Special Building Types*

This chapter concerns building types that are characterized by special features that reflect their original or adaptive use. The rehabilitation of such buildings will be reviewed according to other chapters in the guidelines concerned with rehabilitation and applicable sections in this chapter. New construction of special building types will follow the guidelines in Chapter 10, in addition to the guidance contained in this chapter.

A. Residential Buildings

- (1) **Features of residential buildings.** Residential buildings in the historic district consist of detached single family homes, twin dwellings, row houses, and multi-family structures.
- (2) **Preserve character-defining features.** Character-defining features of residential buildings must be identified, repaired, and preserved, whether or not the original function exists.
- (3) **Typical alterations.** Over time, features of residential buildings may have altered or concealed. For example, original wood siding may have been covered with vinyl or aluminum, windows or doors may have been replaced, or porch materials may have been replaced with inappropriate materials and details. The rehabilitation of historic residential buildings may include returning the building to its historic residential appearance.
- (4) **Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- (5) **Alterations that will not be approved.** Alterations that detract from the character of residential buildings will not be approved.

B. Commercial Buildings

- (1) **Features of commercial buildings.** Commercial buildings generally are characterized by storefronts composed of the main entrance to the business, a display area to be viewed from the sidewalk, and signage. Historically, storefront design was organized in a standard arrangement. Typically, the main entrance was centered on the main façade and recessed. It was flanked by display windows and a wide transom spanned the façade over the main entrance and display windows. An awning may have spanned the façade above the transom and there may be a signboard area located above the transom and awning. The bulkhead anchored the front façade at its base. The fronts of commercial buildings often included an entrance to the upper stories, typically intended for residential use. Commercial properties also may have included rear wings or ancillary buildings that were used for storage or processing.
- (2) **Preserve character-defining features.** Character-defining features of commercial buildings must be identified, repaired and preserved, whether or not the commercial function still exists.
- (3) **Typical alterations.** Over time, many features of commercial buildings may have been altered or concealed. For example, transoms may have been covered, display windows, doors, and bulkheads may have been replaced, a recessed entrance may have been moved forward and the signboard may have been modified. The rehabilitation of historic commercial buildings may include returning the building to its historic commercial appearance.

- (4) **Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic appearance. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- (5) **Alterations that will not be approved.** In most cases, the following modifications to commercial buildings will not be approved.
- a. Installing a door that is not commercial in nature at the main entrance.
 - b. Filling the transom or changing the nature of the glass in the transom.
 - c. Using inappropriate materials to replace the bulkhead.
 - d. Concealing any character-defining feature.
 - e. Removing or obscuring character-defining elements, including architectural features, rear wings or ancillary structures, historic signage and historic advertising painted on walls.
 - f. Replacing storefront glass and frames in a manner that is inconsistent with the original.
- (6) **Other buildings with commercial uses.** Commercial features, such as storefronts, should not be added to buildings that were not designed as commercial buildings but have assumed a commercial function. If a storefront already has been installed in another building type, the Commission will determine if it has become a character-defining feature prior to approving modifications. If it is considered character-defining, the feature must be repaired and preserved. If it is not character-defining, the Commission may approve removal of the feature. The replacement construction must be in keeping with the original design, based on documentary or physical evidence, or must be a replacement that the Commission considers to be compatible with the building.

C. Industrial Buildings

- (1) **Special features.** Buildings that were used for manufacturing, known as industrial buildings, incorporated features to accommodate a manufacturing process, such as wide doorways, windows for adequate lighting and ventilation, monitor roofs, and loading docks. Industrial buildings are frequently, but not always, one-story. Roofs are gable, shed, or flat. Industrial buildings are commonly masonry with steel or wood windows. Frederick's industrial buildings exhibit a wide range of scale, from large buildings that housed agricultural processing businesses to small buildings that may have been concerned with ceramic or candy manufacturing.
- (2) **Preserve character-defining features.** Character-defining features of industrial buildings must be identified, repaired and preserved, whether or not the original function still exists.
- (3) **Typical alterations.** Over time, features of industrial buildings may have been altered or concealed. For example, loading docks may have been removed and entrances and windows may have been blocked. Some changes were done to accommodate adaptive uses. As appropriate, the rehabilitation of historic industrial buildings may include returning the buildings to their historic appearance, using materials of the original construction and removing inappropriate alterations.
- (4) **Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.

D. Service Buildings

- (1) **Special features.** Service buildings include warehouses and other buildings used to provide commercial services, such as wagon and automobile repairs. Service buildings incorporated some of the same features as industrial buildings, although storage buildings may have a minimal number of windows. Frequently, but not always, they are one-story. Roofs are gable, shed, or flat. Service buildings may be masonry and may have steel or wood windows, but they were also built of timber or wood frame construction.
- (2) **Preserve character-defining features.** Character-defining features of service buildings must be identified, repaired and preserved, whether or not the original function still exists.
- (3) **Typical alterations.** Over time, features of service buildings may have been altered or concealed. For example, loading docks may have been removed and entrances and windows may have been blocked. Some changes were done to accommodate adaptive uses. As appropriate, the rehabilitation of historic industrial and service buildings may include returning the buildings to their historic appearance, using materials of the original construction and removing inappropriate alterations.
- (4) **Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.

E. Places of Worship

- (1) **Description.** Places of worship include churches, synagogues, temples, mosques, and any other building intended for worship. Different religions may incorporate features in their buildings that include, but are not limited to, the following: the plan and form of the building, the shape, placement and quality of windows, the placement and character of doors, symbols of the religion, domes, towers and other projections.
- (2) **Preserve character-defining features.** Character-defining features of places of worship must be identified, repaired and preserved.
- (3) **Typical alterations.** The most common alterations include additions, modifications to entrances and the removal of decorative elements, particularly when the original use is abandoned.
- (4) **Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- (5) **Additions to places of worship.** Additions will not be approved on character-defining façades or where they are visible from the public way.
- (6) **Alterations that will not be approved.** In most cases, alterations that compromise character-defining features, even if the original use of the building has been abandoned, will not be approved.

F. Educational Institutions

- (1) **Special features.** Educational institutions include schools, academies, colleges, and any other building used for teaching. Both private and public schools are represented in the Historic District. Several historic schools have been converted to other uses.

- (2) **Preserve character-defining features.** Character-defining features of educational institutions must be identified, repaired and preserved, whether or not the original function still exists.

G. Garages

- (1) **Description.** Many garages contribute to the historic fabric of the district and have retained their character over time. Garages began to be built in the Historic District in the 19-teens or 1920s for residential, commercial, and industrial uses. Early garages typically housed one vehicle, however multi-bay garages are found throughout the downtown. In either case, single bay doors were used on historic garages. This type of accessory building was often made of wood frame construction with a shed or gabled roof and a dirt floor. Later garages may have been constructed of concrete block and a small number of garages were stucco, brick or clad in metal. Almost all garages had a wood garage door that either raised or slid at the vehicle opening, which typically faced an alley. Garage doors were commonly plank or bead-board. In more recent times, conveniences such as electronic doors may have been installed.
- (2) **Preserve character defining features.** Character-defining features of garages must be identified, repaired and preserved. If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- (3) **Typical alterations.** The most common alterations to historic garages include the replacement of garage doors, the replacement of roofs and the addition of new siding.
- (4) **Additions to garages.** Additions will not be approved on character-defining façades.
- (5) **Alterations that will be approved.** The installation of new wood doors, including those with electronic opening devices, may be approved to replace deteriorated original doors or later replacement doors. Wood replacement doors must match the original wood doors or, if the appearance of the original door is unknown, they must be in keeping with the period of the structure. Retrofitting original doors with electronic opening devices will be approved if it preserves the integrity of the door and opening.
- (6) **Alterations that will not be approved.** The installation of vinyl and metal garage doors that imitate wood paneling will not be approved.
- (7) **Demolition.** Garages were sometimes not substantially built and many early garages have deteriorated or been altered over time. The Commission shall take into consideration if the poor craftsmanship and substandard construction methods hinder the long-term preservation of the building. However, severe deterioration caused by lack of maintenance or neglect will not preclude the Commission from evaluating an application to demolish a resource in accordance with Chapter 11, Section H.
- (8) **Guidelines for new garages.** New garages must be compatible with the scale, form, roof type, openings, location, and orientation of historic garages. Multi-bay garages must be built with one door per vehicle unless sliding wood doors are used.

H. Utilitarian Buildings and Structures

- (1) **Description.** Utilitarian buildings and structures include those that house mechanical systems, with special requirements for ventilation, fire-rated walls, pedestrian access, or

vehicular access. Very few utilitarian buildings or structures contribute to the Historic District.

- (2) **Siting utilitarian buildings and structures.** Utilitarian buildings and structures should be sited in locations not readily visible from public rights-of-way. If such siting is not possible, the structure or building should be designed to blend with the streetscape.
- (3) **New construction.** The massing, height, scale and materials of utilitarian buildings shall correspond with the guidelines for new construction.

I. Sheds and Other Ancillary Structures

- (1) **Description.** Sheds and other small outbuildings or appendages to the main building were used for storage, as privies, workshops, or for other functions. They generally are wood frame construction with shed roofs, but gable roofs also are evident. Board-and-batten was a typical early sheathing. Other wood siding and corrugated metal also were used for siding. Sheds and other small outbuildings may have single or double doors and they may have windows or vents.
- (2) **Preserve character defining features.** Character defining features of historic sheds and other domestic outbuildings, must be identified, repaired and preserved to the extent possible. If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- (3) **Typical alterations.** Typical alterations to historic sheds and other outbuildings include the installation of new doors, boarded up windows and the installation of modern siding and bracing may.
- (4) **Alterations that will not be approved.** In most cases, siding sheds with the materials identified in Chapter 4, Section K will not be approved.
- (5) **Demolition.** Sheds and other small outbuildings were often poorly built on inadequate foundations. The Commission shall take into consideration if the poor craftsmanship and substandard construction methods hinder the long-term preservation of the building. However, severe deterioration caused by lack of maintenance or neglect will not preclude the Commission from evaluating an application to demolish a resource in accordance with Chapter 11, Section H.
- (6) **Guidelines for new sheds.** New sheds must be of wood frame or masonry construction, including concrete block, brick and stucco. Sheathing on wood frame sheds must be approved wood siding or smooth fiber cement siding. On a case-by-case basis corrugated metal or other metal may be approved. Sheds must have the same general form, including a shed or gable roof, to correspond to historic sheds. The following features of some pre-fabricated sheds will not be approved: gambrel roofs, cross-buck doors, clad or vinyl windows, metal doors, and synthetic and non-functioning shutters. Sheds should be located toward the rear of the lot.

J. Barns and Carriage Houses

- (1) **Special features.** Barns and carriage houses are building types in the Historic District that generally have been adapted to modern uses, such as garages. Barns and carriage houses are larger than early garages, sometimes one-and-a-half or two stories high. They may

exhibit typical barn-like construction and include features such as board-and-batten siding and sliding plank doors.

- (2) **Preserve character-defining features.** Character-defining barns and carriage houses, and their character-defining features must be identified, repaired and preserved.
- (3) **Typical alterations.** If adapted for other uses, barns and carriage houses may have modern vehicular doors and character-defining openings may have been covered.
- (4) **Replacement.** If the Commission determines that a feature is deteriorated beyond repair, the replacement must replicate the historic design. If the original design no longer exists, the replacement must be based on documentary or physical evidence. If such evidence does not exist, the replacement must be in keeping with the remainder of the building.
- (5) **Alterations that will not be approved.** In most cases, character-defining features may not be removed or covered if barns or carriage houses are adapted for new uses.

K. Carports

- (1) **Description.** A carport is a shelter for a car consisting of a roof supported on posts, generally located at the rear of the property.
- (2) **Installation.** The Commission reviews the scale of permanently installed carports, with consideration on their visual impact on the setting, their effect on greenspace, and the appropriateness of their materials and construction
- (3) **Materials.** Carports are usually made of wood or metal. Pressure treated wood can be used, but it must be painted or stained with a solid, opaque stain.

L. Parking Decks or Parking Garages

- (1) **Description.** Parking decks, also known as parking garages, are designed for the temporary storage of personal vehicles. Parking garages typically are not historic buildings. Most parking garages are public facilities, built, owned and operated by the municipality. The earliest municipal parking garage in Frederick is the Church Street deck, built in 1975.
- (2) **Guidelines for new parking decks.** New parking decks must meet the following requirements:
 - a. Where possible, parking decks should be situated behind other buildings, preferably in the middle of blocks.
 - b. Where possible, parking decks shall incorporate commercial space or the appearance of commercial space on the first floor façade facing the main street.
 - c. The massing, details, height and materials of parking decks shall correspond with the guidelines for new construction outlined in Chapter 10.
 - d. On the main façade, openings must resemble appropriately scaled windows.
 - e. The ground floor level of parking decks shall not reveal parked vehicles to the extent possible to meet required codes, nor shall vehicles on the rooftop be visible from the adjacent streets.
 - f. The preferred material for walls that are visible from the public right-of-way is brick.

M. Other Special Building Types

This chapter has not addressed every building type that occurs in the Frederick Town Historic District, but any building that reflects a specific use through its form, openings, roof shape, decoration, materials, etc. should retain its character-defining features, even if it is rehabilitated for another use or to better serve its original purpose.

Recent Special Buildings

Some of the special building types in the Historic District are not only unusual, but they are relatively recent. For example, the Quonset hut at 307 Chapel Alley is a World War II-era relic. These lightweight buildings, sheathed in corrugated steel, were manufactured by the United States Navy to meet the need for barracks, offices, clinics and housing. Some 150,000 were built during the war years, and after the war many were sold to the general public. This type of resource was not the genesis of the Frederick Town Historic District, but it is a contributing resource reflecting its recent past and on-going evolution.

(photo)