



The City of

Frederick

Maryland

Demolition Review: A Historic Preservation Tool for Communities

October 21, 2019

PA Chapter of the American Planning Association 2019 Annual Conference

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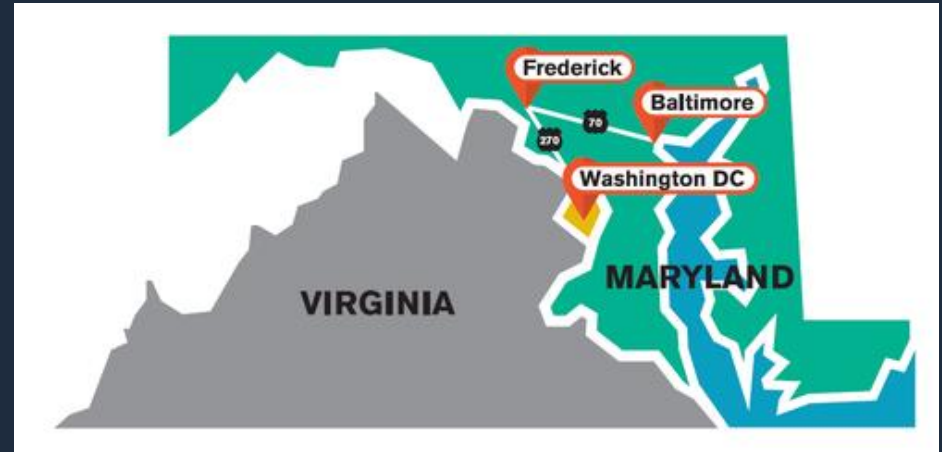
Today's Discussion



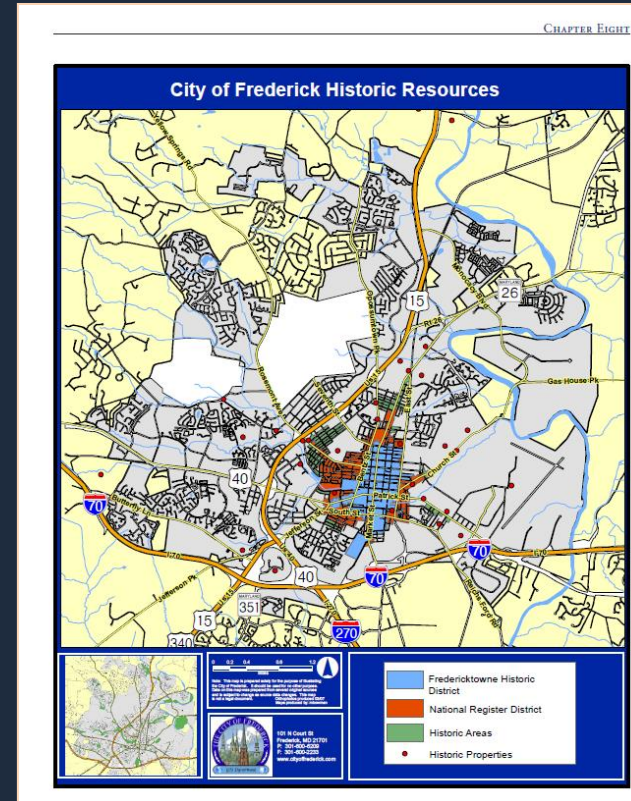
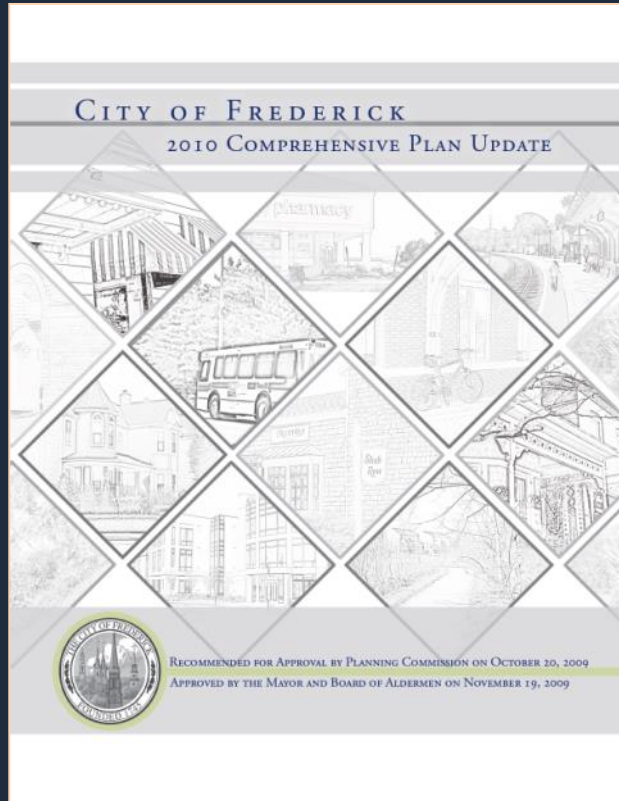
- City of Frederick Overview
- Comprehensive Plan
- Designation program
- The ordinance & process
- Case studies
- Case summary/recap
- Indirect impacts
- 2020 Plan
- Lessons learned

Introduction to Frederick

- Second Largest City in Maryland
- 70,000+ Population
- Seat of Frederick County
- 22 square miles
- 60 miles from DC and Baltimore
- Landmarks:
 - Fort Detrick
 - Hood College
 - Frederick County Courthouse
 - Downtown Historic District



Comprehensive Plan

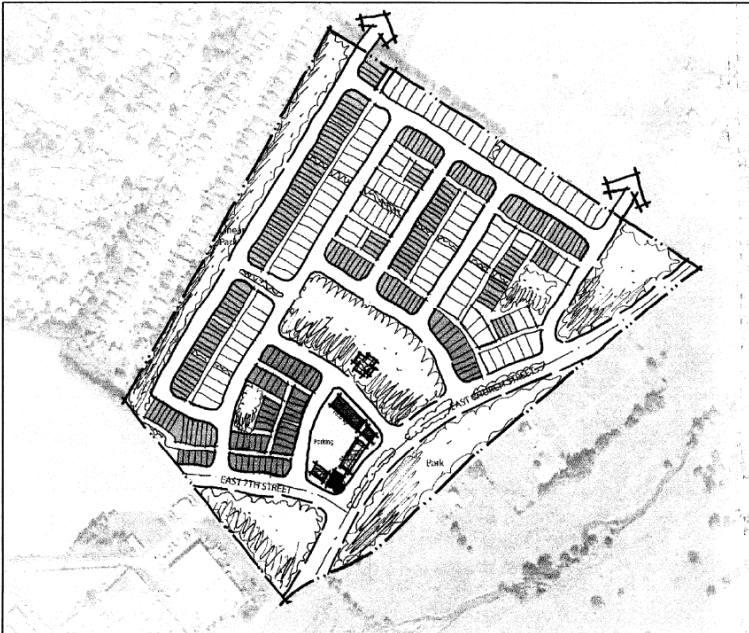


- Identify, document, designate, and protect significant historic resources, including archaeological resources.
- Encourage the retention, enhancement and maintenance of valuable historic resources.

Comprehensive Plan

- Odd Fellows Home, 1730 North Market Street
- Rose Hill Manor, 1611 North Market Street
- Schifferstadt, 1110 Rosemont Avenue
- Schley Farm, 8018 Gas House Pike
- Hood College, 401 Rosemont Avenue
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- Schley House, 423 East Patrick Street

Brengle Farm



TND CONCEPT PLAN

Background

- 1989: Approx. 55 acre farm annexed
- 2005: Sketch/pre-application
- 2006: TND Master Plan retained farmhouse
- 2008: Revisions to TND MP submitted included demolition of farmhouse and barn
- No process for review of historic resources.

Brengle Farm



Designation

- 2010 Comprehensive Plan identifies properties on Historic Resources Map.
- After developer delays, review proceeds in 2011.
- Property is vacant and abandoned.
- Historic Preservation Commission makes an application to designate the farmhouse, meat house, and privy.
- Still an informal/inconsistent process for review of historic resources outside the historic district.

Brengle Farm

Conclusion



- Designation ultimately denied by the Board of Aldermen~ *Too late in the process*
- Farmhouse ultimately retained as community center.
- Subject to architecturally unsympathetic additions and alterations.

Benvenue

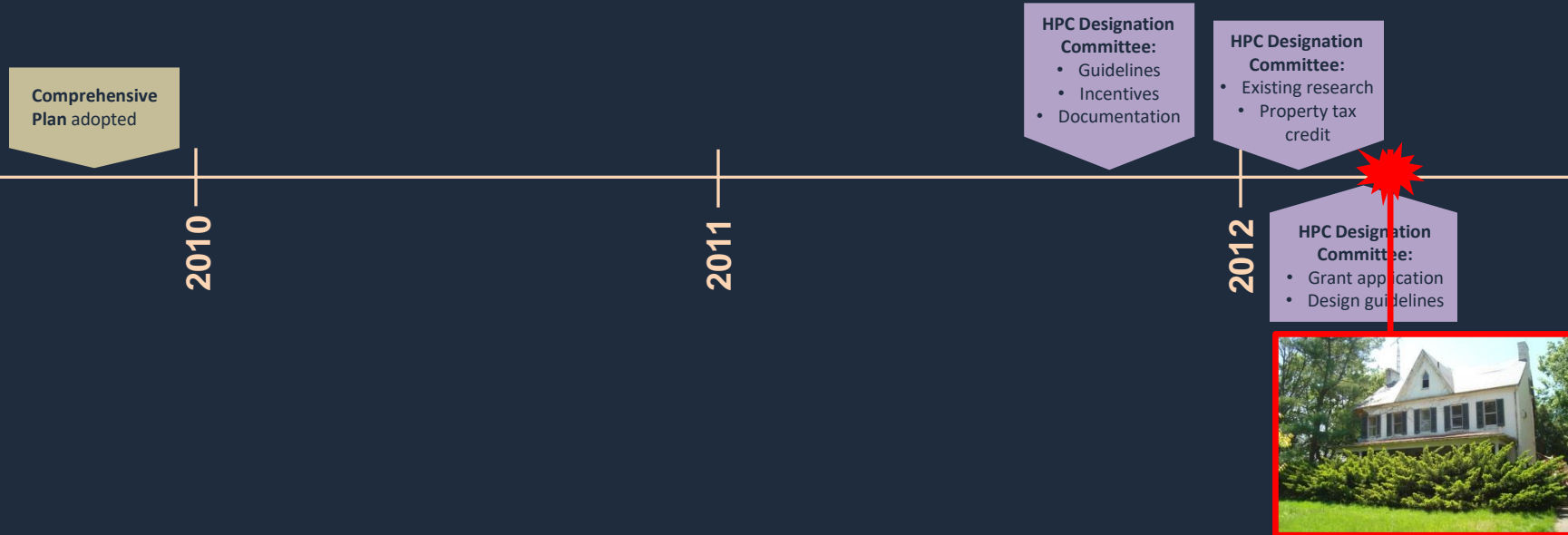


- Annexed into the City in 2009.
- Architecturally and historically significant property.
- Annexation agreement required Maryland Inventory of Historic Properties (MIHP) form be completed for main dwelling prior to demolition.
- Annexation agreement required architectural salvage.
- Demolished in 2012 *with little to no public outcry.*

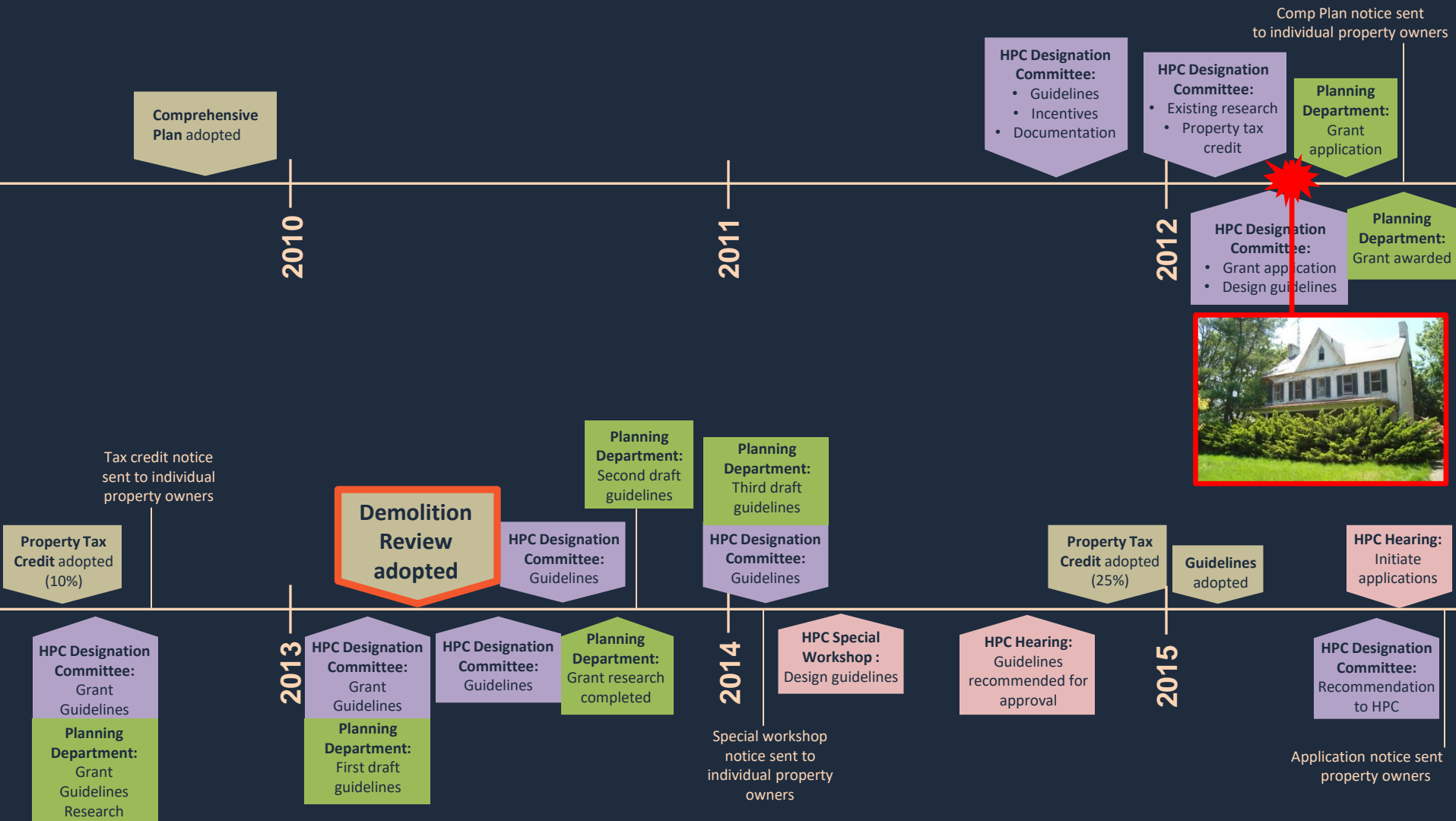
Timeline



Timeline



Timeline



Park Hall

"The recent demolition of Park Hall reinforces the idea that our community has a stake in properties that are significant to our history and culture. This event has reinvigorated local historic preservation grassroots efforts and initiated a comprehensive effort from the city aimed at protecting other sites of historic value."

- Letter from the Planning Department



Unexpected demolition causes stir: Park Hall work prompts outcry from preservationists

Originally published May 23, 2012

By [Patti S. Borda](#)

For historic preservationists, the race is on.

It is too late to save Park Hall, but perhaps it isn't too late for two dozen other properties the city has identified as historic.

Owners of Park Hall at 1100 E. Patrick St. continued to demolish the buildings around the circa 1870 brick manor house Tuesday after receiving a city permit. They started to tear down the house last month without a permit, and the city put a stop to it.

The unexpected demolition caused a stir in the historic preservation community, which has responded by sending letters to owners of the other properties identified as historically significant.

"The recent demolition of Park Hall reinforces the idea that our community has a stake in properties that are significant to our history and culture," the letter from the

View additional photos: [11](#) [12](#)



Photo by Sam Yu

The barn in late April.

The ordinance



Public outcry

Elected official support



Ensure that potentially significant historic resources are not demolished without notice to the community and the opportunity to be protected if appropriate

The ordinance

Goals



- Utilize existing designation process
- Use of “review” versus “delay”
- No fees, minimal paperwork

The ordinance



Goals

- Target “landmark” buildings

The ordinance



Goals

- Target “landmark” buildings
- Not every building that is 50+ years



The ordinance



- Historic Preservation Commission role within authority
- Developers & Property Owners:
 - As fast as possible
 - Reduce number of meetings
 - No surprises

Demolition Review Process

		<ul style="list-style-type: none">• The demolition of an entire structure.
Sketch plan	—————>	<ul style="list-style-type: none">• The removal of a roof for the purposes of raising the overall height of the roof, rebuilding the roof to a different pitch, or adding another story to a structure.
Minor site plan	—————>	
Demolition permit	—————>	<ul style="list-style-type: none">• The removal of one or more exterior walls or partitions of a structure.
Building permit	—————>	<ul style="list-style-type: none">• The removal of more than 25% of a structure's overall gross square footage.• The relocation or moving of a structure from its existing location.

A property owner requests review

Demolition Review Process

Staff's role



- Review existing documentation and supplement if needed
- Prepare designation application & associated report
- Issue public notices
- Attend public meetings
- Findings and formal recommendations on eligibility under designation criteria

Demolition Review Process



Historic Preservation Commission

Uses only the Criteria for Designation

Planning Commission

- HPC's findings regarding the criteria
- Consistency with the Comprehensive Plan
- Any other planning issues

Demolition Review Process

Board of Aldermen



Renn Farm

- The findings and recommendation of the HPC
- The findings and recommendation of the PC
- Approve, approve with modifications, or deny

Demolition Review Process



Designate

- Historic Preservation Overlay applied
- All exterior alterations, demolition, and new construction reviewed and approved by the HPC

Demolition Review Process

Certificate to Demolish Without Delay



- Less than 50 years
- Historic Preservation Overlay denied
- Automatic if failure to act
- Good for five (5) years
- Once issued, building/demolition permit or development approvals can be granted without further delay

Schley Farm

FrederickNewsPost.com

Property's demolition could beat ordinance

Originally published June 08, 2012

By Patti S. Borda

Before the city could put any historic district restrictions on the Schley Farm, its owners filed for a permit to demolish it.

The farm at 8018 Gas House Pike is one of 25 properties the city considers historically significant, but it is unprotected by any historical designations or easements.

Celeste Schley, whose late husband grew up in the farmhouse, said in a telephone interview that the Schley Farm Partnership Trust LLC filed for a demolition permit Wednesday in direct response to the city's efforts to find a way to restrict what happens to historic properties. She was concerned that a historic overlay zone could be placed on the site and impose use restrictions. ?

"We understood they were going to try to do that," Schley said.

She was advised that the restrictions could make it harder for the trust to sell the land, which has been for sale for several years, she said.



Photo by Bill Green

The owners of Schley Farm have filed for a permit to demolish the house on Gas House Pike.

Case Studies

1. Coca-Cola Bottling Plant
2. Conley Farm
3. Barns at the McMurry Farm
4. David O. Thomas Farmstead
5. 210 Magnolia Avenue



Coca-Cola Bottling Plant

Background



- Listed in the Comprehensive Plan
- Sketch plan
- Neighborhood Commercial → Mixed Use District

Coca-Cola Bottling Plant

Significance



- Example of bottling and distribution plants constructed by the Coca-Cola Company.
- Example of Art Deco architecture.
- Signature design uniquely associated with the Coca-Cola Company in the mid-Atlantic.
- Recommendations of approval from both the HPC & PC.

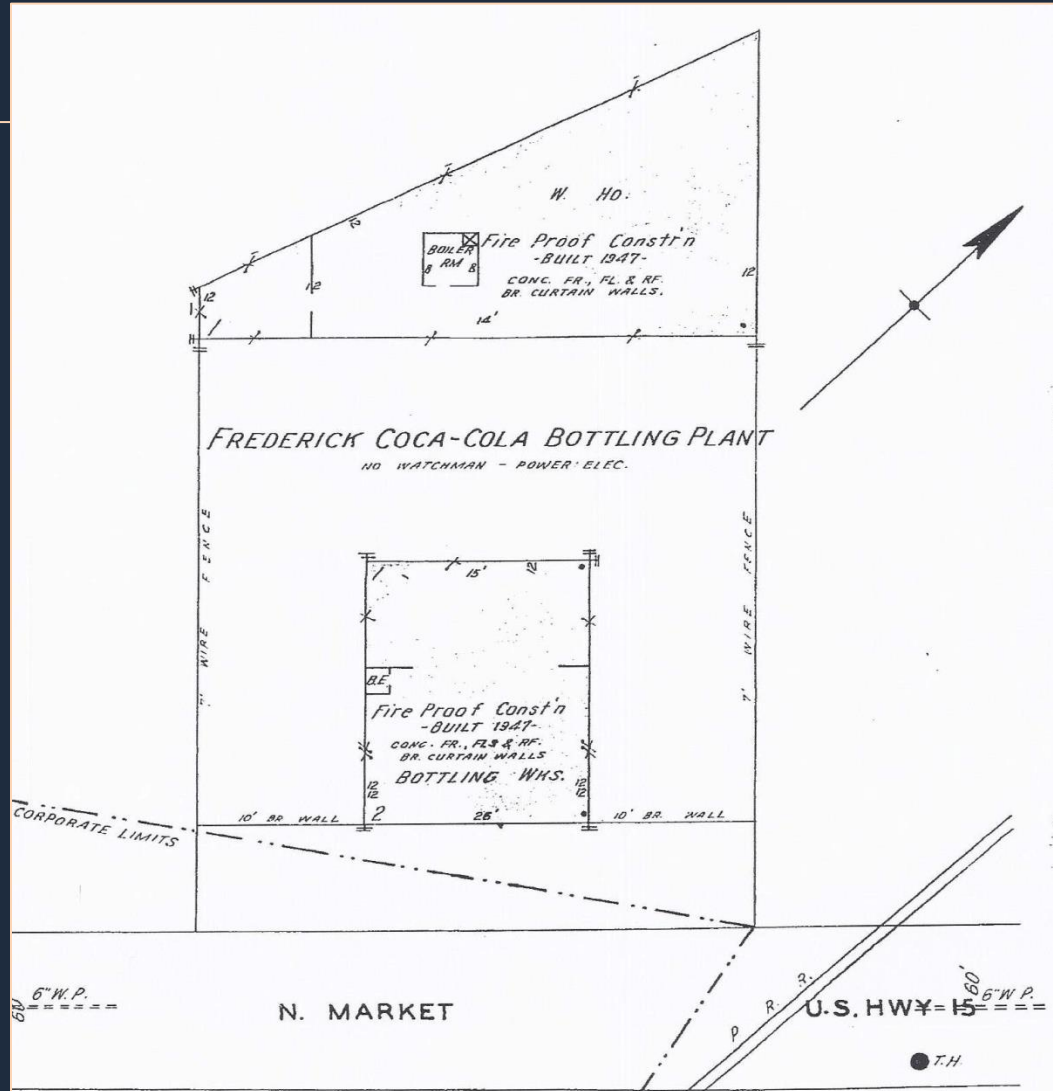
Coca-Cola Bottling Plant

Challenges



- Abandoned by Coca-Cola in 2007.
- Developer threatens to walk from redevelopment project.
- Understanding ordinance purpose & limitations.

Coca-Cola Bottling Plant



Challenges

- “Facadism” as historic preservation.
- Is it “old enough”?
- It is not “part of the historic district.”

Coca-Cola Bottling Plant

Groundbreaking Ceremony Held for The Bottling Plant Development in Frederick, MD

Posted on February 11, 2019



A Groundbreaking Ceremony was held on Thursday, January 7, 2019 to commemorate construction start on The Bottling Plant development located on North Market Street in Frederick, MD.

Designed by GTM Architects of Bethesda, MD, this project involves construction of a new 86-unit residential building and conversion of a 9,200 SF portion of the existing building into commercial space. The plans will maintain the existing façade along Market Street, which has been an icon in the Frederick community for decades. The design of the four-story apartment building, planned for the rear portion of the four-acre lot, will match that of the existing industrial / art deco structure including flat roofs, brick materials, and smooth-faced stone. It will include a range of one-three bedroom rental apartments with modern elements.

Partners on this project include Catocin Overlook, Brick Lane, Oculus Realty, and NVCommercial. Financing is provided by Sandy Spring Bank.



Conclusion

- Designation denied.
- Partial demolition of historic structure.
- Convert to commercial use and add 86 new multi-family units.

Conley Farm



Background

- Listed in the Comprehensive Plan
- Sketch plan/PND Master Plan
- Early on-site meetings with staff
- 34 acre agricultural site with a collection of historic resources dating from ca. 1800-1925.

Conley Farm



Significance

- Rare intact example of agricultural property in the City of Frederick
- Associated with lives of John McPherson, Louis Baughmans, and Charles Conley, Jr.
- Design and construction
- Recommended by both the HPC and the Planning Commission

Conley Farm

Challenges



- Significant structure located in right of way
- Defining designation boundaries

Conley Farm

Challenges



- Significant structure located in right of way
- Defining designation boundaries

...BUT

Developer generally supports designation!

Conley Farm

Conclusion



- Historic Preservation Overlay approved
- 220 residential units and the adaptive reuse of the historic structures
- Mill House to be relocated
- Anticipate ground breaking within a few months

Barns at the McMurry Farm

Background

- The remnants of the former McMurry Farm located on a golf course.
- Not listed Comprehensive Plan.



Barns at the McMurry Farm

Challenges

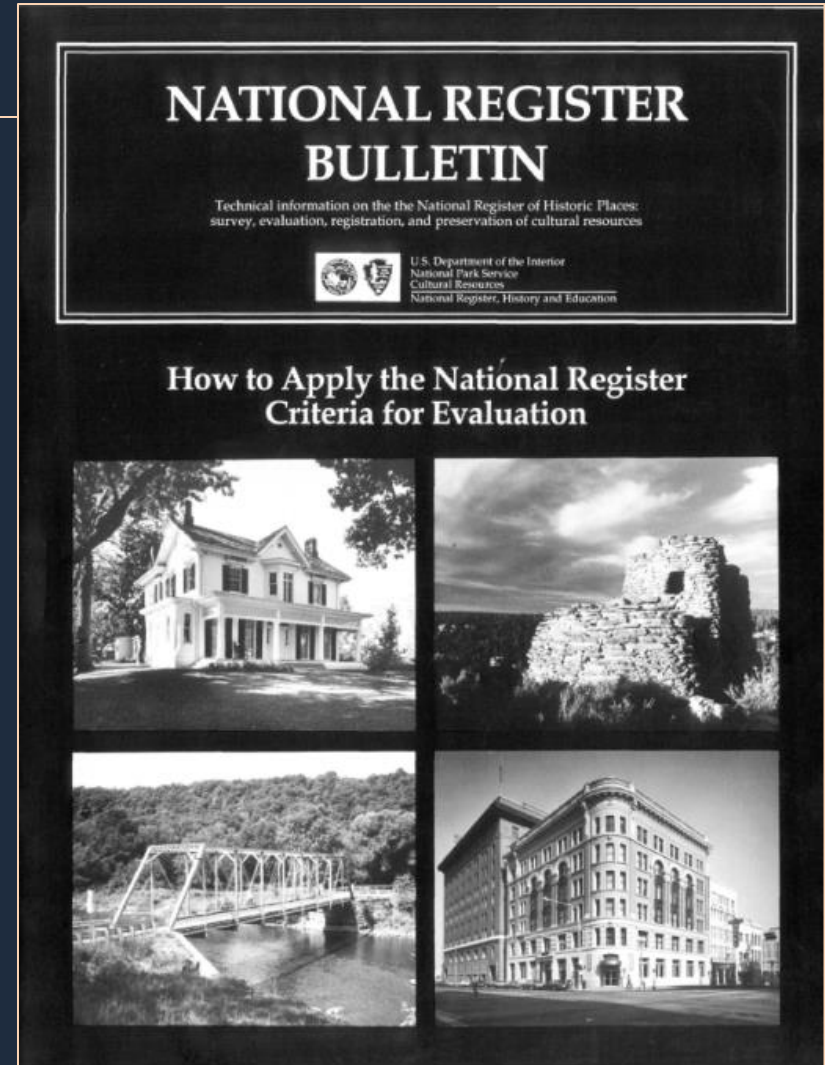
- Historic integrity had been lost.
- HPC lack of understanding on how to apply the criteria, especially with respect to integrity.
- As a result, a lot of staff time was invested in the required public notice and documentation.
- Brings the process into question.



Barns at the McMurry Farm

Conclusion

- Contrary to staff recommendation, the Commission voted to make an application, but withdrew it at a subsequent meeting
- City updated ordinance to explicitly incorporate the evaluation of integrity per the NR Bulletin
- Trainings offered to the HPC and elected officials on the concept of integrity.



David O. Thomas Farmhouse

Background

- Not in Comprehensive Plan
- Property Maintenance Code
- Demolition Permit



David O. Thomas Farmhouse

Background

- 5 of 7 total structures submitted for demolition review.
- No pending development applications.



David O. Thomas Farmhouse

Significance

- The site exhibits significance in design or construction by embodying the distinctive characteristics of a type, period or method of construction
- Integrity
- Unanimous recommendations for approval (HPC & PC)



David O. Thomas Farmhouse

Challenges

- Owner objection
- Property condition
- Zoning
- Politics and public perception



David O. Thomas Farmhouse

Challenges

- Historic Preservation Overlay not approved
- Demolished in 2016
- No change in ownership/use
- No pending development applications



210 Magnolia Avenue

Background



- Demolition Permit
- Ca. 1950 Colonial Revival dwelling and garage
- Neighborhood is a good collection of Colonial Revival and post-war houses

...BUT

Not individually eligible

210 Magnolia Avenue

Challenges



- Outcry over “McMansion” and tear downs
- Understanding of the purpose and limitations of ordinance
- Understanding of designation criteria
- No other tools available

210 Magnolia Avenue

Challenges



- Examples of similar properties submitted for demolition review.
- Similar properties found not to individually eligible.
- No designation applications initiated by the HPC.

210 Magnolia Avenue

Conclusion



- Staff recommendation not to make an application to designate
- Initial hearing- HPC voted to make the application
- Designation hearing - HPC voted not to forward a recommendation of approval
- Application was withdrawn

210 Magnolia Avenue

Conclusion



- Structures demolished in 2017
- New house completed in 2018
- Neighbor-led efforts for other tools to protect neighborhood character

Case summary

Since February 2013

120: Total Requests for Demolition Review

77: # of requests for structures 50 years+
forwarded to the Historic Preservation
Commission

6: # of properties recommended
for designation to the Planning
Commission and Board of
Aldermen

3: # of properties designated
by the Board of Aldermen

Recap: the list



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	Demolished/To be Demolished
	Designated
	Altered/Loss of Integrity

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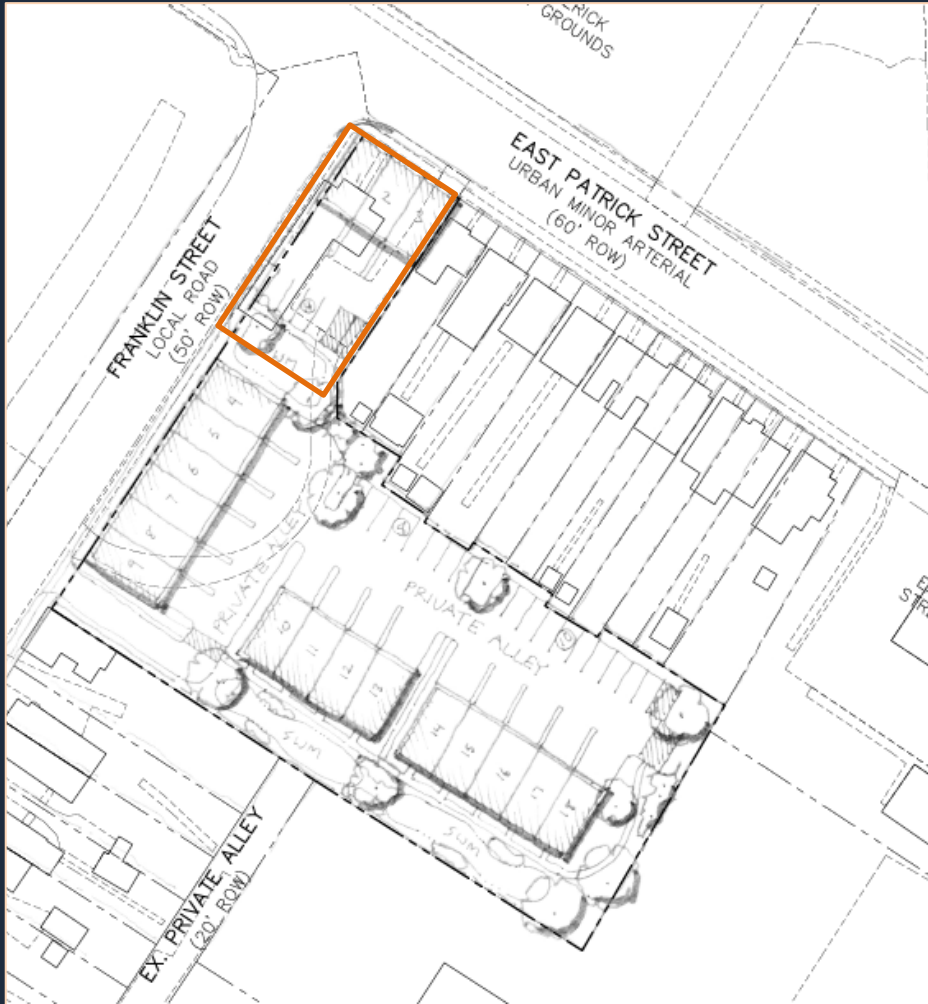
Indirect impacts



Franklin Schley House

- Owner of Schley Lime Works
- Row of brick worker housing adjacent
- Most prominent building in potential “Schleysville” historic district

Indirect impacts



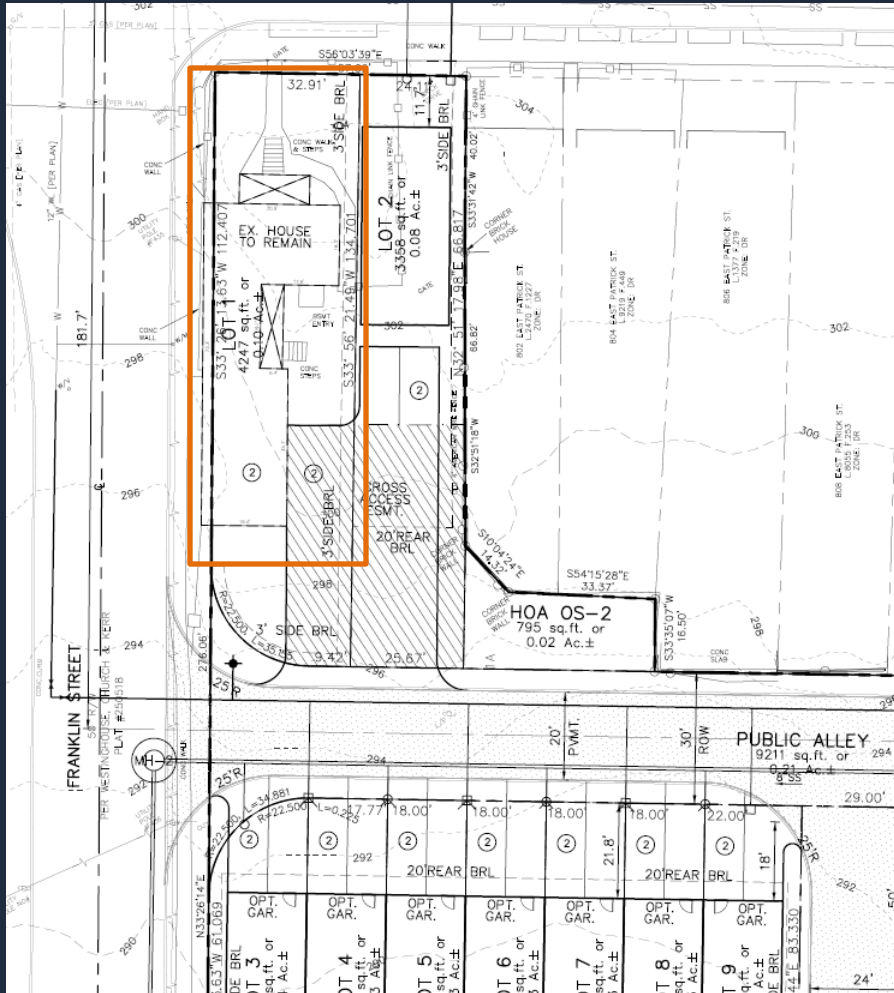
Franklin Schley House

- Sketch plan
- Demolition review triggered
- Meetings with staff
- Potentially eligible

Indirect impacts

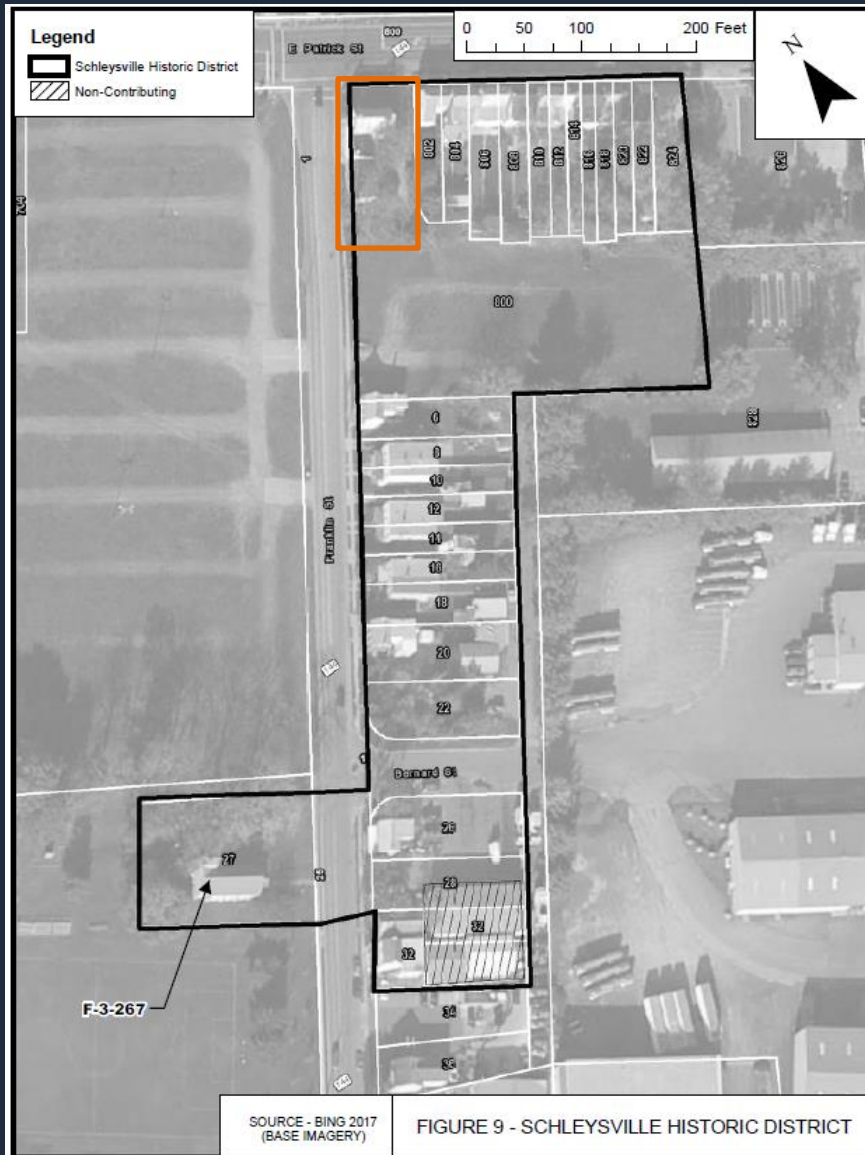
Franklin Schley House

- Demolition review withdrawn
- Revised plans- no demolition
- Townhouse adjacent to historic house
- Infill multifamily condominium-style housing



Franklin Schley House to remain

Other indirect impacts



Franklin Schley House

- Certified Local Government grant
- Survey an area of East Frederick
- Schleysville Historic District
- Recommended as eligible for the National Register
 - Community Planning
 - Architecture
- Impact of development on eligibility? **TBD**

Other indirect impacts

Holly Park

- A large single family home previously used as a funeral home
- Low-density residential
- Non-conforming use



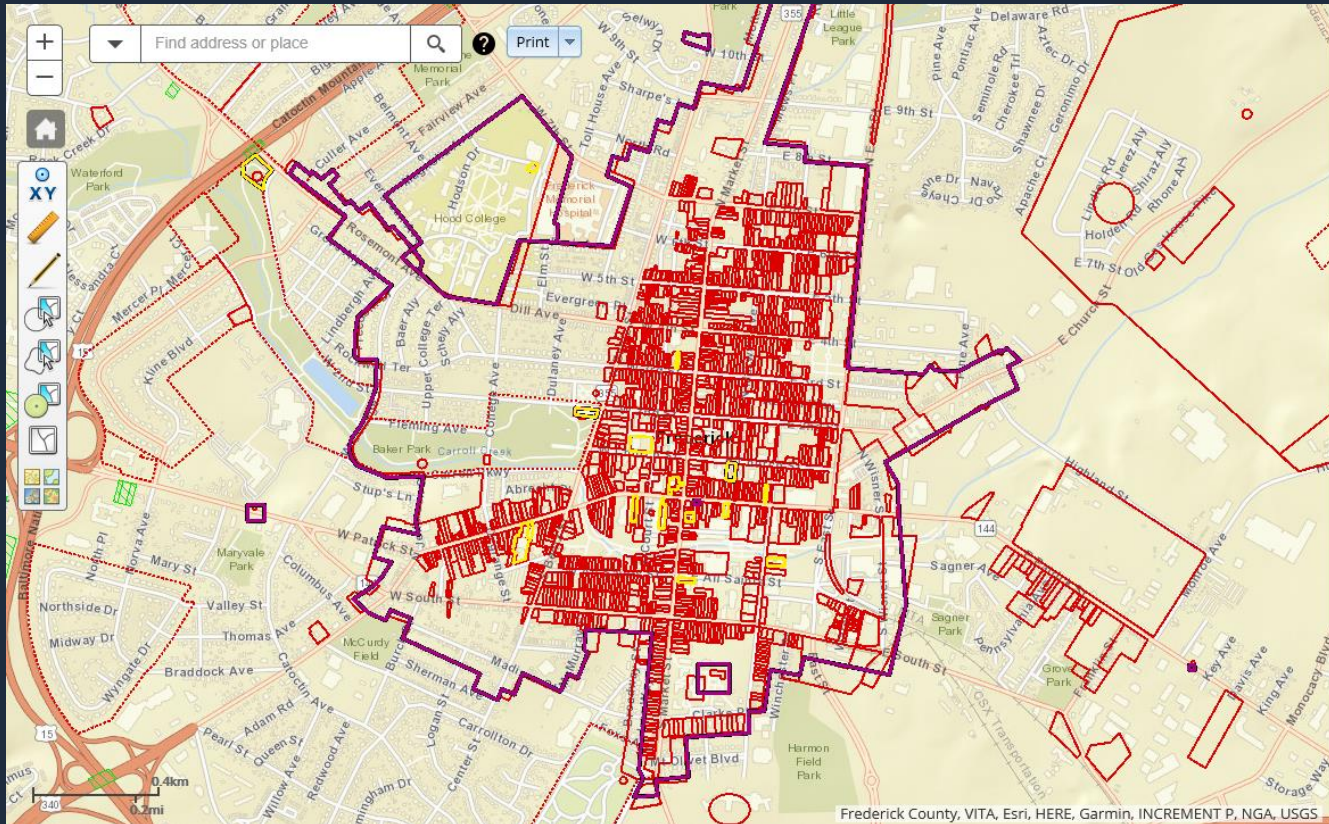
Other indirect impacts

Holly Park

- Return to single family use
- Or demolish and re-subdivide which would trigger demo review
- Substitution of non-conforming use approved by the ZBA
- Preserved and rehabilitated



2020 Comprehensive Plan



- Eliminate historic resources list and map
- Formalize use of Maryland Inventory of Historic Properties for local survey/list
- Continue policies to research, document, and designate historic properties

Lessons Learned



- Review/evaluation of historic resources at the beginning of the development review process can be successful.
- Certificates to Demolish: 5 years may not be enough time.
- Properties need to be historically significant & retain historic integrity.
- Having a list of properties incorporated into the Comprehensive Plan may not be the best approach.

Lessons Learned



- Communication with Code Enforcement
- Consider a moratorium on demolition before proceeding
- As more applications take place there is a growing acceptance of historic preservation being a vital part of the development review process.
- Education and training

Contact

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