

YARD MODIFICATIONS

Your yard is an extension of your home, and plays a huge role in the beauty of Downtown Frederick. Before you start your next project, request HPC approval to modify or replace sheds, fences, gates, walls or paving materials (includes patios, sidewalks, driveways and other hard surfaces). For examples of appropriate styles and materials, reference the Design Guidelines at bit.ly/freddesign.

SHEDS

- Identify, repair and preserve historic sheds and other outbuildings.
- Select a new shed that has similar form, materials and placement to any historic sheds. Some features of pre-fabricated sheds may not be approved.

FENCES & WALLS

- Select a fence that is no more than six-feet high, including posts, when measured from the outside.



PAVING

- Aim to retain at least 30% greenspace in your yard.
- Request HPC approval when changing brick sidewalks to concrete. Replacing concrete sidewalks with brick does not require approval. Existing sidewalks may be replaced in-kind without review. A sidewalk permit is required for work in the City right of way.

APPROVAL

In order to best serve property owners within the historic district, the HPC has developed two different approval processes that may be used, depending on the nature of your project.

- Some projects can be approved administratively, meaning they are reviewed by the City's Planning Department staff. These approvals do not require applicants to attend any meetings, but applications must still be in compliance with the HPC Design Guidelines.
- For more involved projects, the Commission reviews the application at a hearing. Some projects will require a workshop to further review the application and the design. All projects that go before the Commission require signs to be posted at the project site.

START YOUR NEXT PROJECT

DETERMINE THE PARAMETERS OF YOUR PROJECT

Review the "Minor Rehabilitation List" to see if your project is considered routine maintenance. Items on this list do not require an HPC application or review. bit.ly/fredmaint



OBTAIN AN APPLICATION

- Download: bit.ly/hpcapps
- Request by email: preservation@cityoffrederick.com
- Pick up in person at 140 W Patrick Street



PREPARE YOUR APPLICATION

- Consult the HPC Design Guidelines: bit.ly/freddesign
- Consult the City's Engineering Department to learn if an encroachment (any portion of the work will extend in to or over the sidewalk) agreement is required. 301-600-1498 / cityoffrederick.com/ask
- Consult the City's Building/Permits Department to learn if your proposed project is consistent with the Building Code. 301-600-3808 / cityoffrederick.com/ask
- Contact Planning staff for assistance with your project. Many projects do not require attending a hearing.



SUBMIT YOUR APPLICATION

- Check to make sure you have the right number of copies.
- Include your application fee.
- Drop off or mail to the Planning Department at 140 W Patrick Street.
- Receive project approval (either administratively or from the Commission).
- Submit a building/zoning permit application: bit.ly/fredpermits
If your project is eligible, get your permit using the OneStop Shop (Tuesdays from 8–11am).

This brochure is intended as a reference, and all information was accurate at the time of publication. All exterior alterations require approval, even if not specifically mentioned in this brochure.

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HISTORIC DISTRICT GUIDE DOWNTOWN FREDERICK RESIDENTS



The City of
Frederick
Maryland

downtown
frederick
PARTNERSHIP

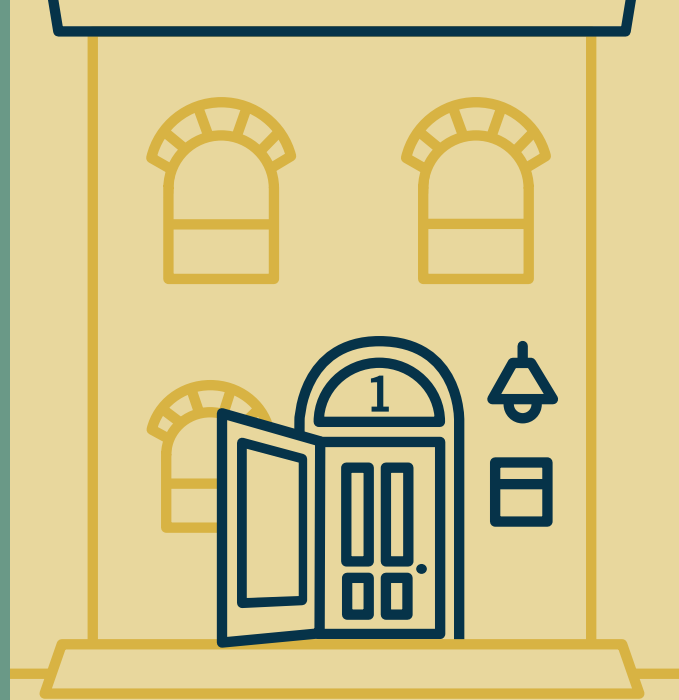
THANK YOU!

By calling Downtown Frederick home, you are a key part of keeping our historic buildings great.

The information in this brochure outlines some of the most common projects for residents and can be used as a general guide to the historic preservation review process. If you have any questions, the Frederick City Planning staff will be more than happy to help! It's always a great idea to review the Frederick Historic District Design Guidelines before submitting applications. Visit bit.ly/freddesign for more details.

PHONE: 301-600-1499

EMAIL: preservation@cityoffrederick.com



DOORS & ENTRANCES

- Restore and retain historic doors (including your original hardware) whenever possible. When replacement is required, seek HPC approval. Only severely deteriorated materials will be approved for replacement.
- Select solid wood doors with a style based on your home's original doors. If information about the historic door cannot be found, the new door should match your home's style and age.
- Pick hardware finishes of satin, antique, oil-rubbed, aged or matte black. Other entrance accessories, such as mailboxes and address numbers, also require approval.

WINDOWS

- Restore and retain historic windows. Only severely deteriorated windows will be approved for replacement.
- Seek approval for window repair and replacement projects. Windows will be reviewed on a window-by-window basis.
- Select solid wood windows with a style that matches the historic design of your home.

EXTERIOR LIGHTING

- Restore and retain historic fixtures whenever possible.
- Select light fixtures of an appropriate scale for the size of your home.
- Stay away from fixtures with specific style references or "coach lamps."
- Pick finishes of satin, antique, oil-rubbed, aged or matte black.

STORM DOORS & WINDOWS

- Install storm doors and windows to improve your home's energy efficiency. Select storm doors and windows that fit the existing opening and align storm window meeting rails with existing windows.
- Match the finish color on new storm windows and doors to the primary window or door, or the surrounding frame or trim.
- Approval is required, though these projects typically can be reviewed administratively.

ROOFING

- Match new roofing materials to the historic material. The most prominent roofing material downtown is standing seam metal, however slate and asphalt shingles also are used. Rubber roofing systems can be used on flat and nearly flat roofs that are not visible from the street.
- Consider round-profile, galvanized gutters and downspouts for your home. Copper and factory finishes can be approved.

BRICK & WOOD

- Paint or stain all wooden elements with a solid, opaque stain that conceals the wood grain. The paint or stain color does not need to be approved.
- Do not paint unpainted brick.
- If mortar joints are deteriorated, repair using a lime-based mortar and hand tools, and avoid using grinders.