

CITY OF FROSTBURG

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION



DEPARTMENT OF COMMUNITY DEVELOPMENT

FROSTBURG MUNICIPAL CENTER

37 BROADWAY, P.O. BOX 440

FROSTBURG, MD 21532

Applicant Name: William R. Coburn

Applicant's Address: 155 S. Water Street / 33 S. Water Street

Phone Number(s): 240-362-1895

Property Owner Name: William R. Coburn

Property Address and Location: 33 S. Water Street

Type of Change:

☒ Alteration	☐ Demolition	☐ Grading
☒ Addition	☐ Repair	☒ Excavation
☐ New Building	☐ Sign	☐ Other: _____

Work to be performed:

☐ PLANS – Architect or Engineer: _____

☐ DEMOLITION - Contractor: _____

☒ RENOVATION/CONSTRUCTION – Building Contractor(s): William R. Coburn (owner)

Scope of Work *(describe project in detail, list materials and dimensions):*

Detailed plan with examples attached

Is the property subject to an historic preservation easement?



Is the easement held by a third party organization other than the property owner?
If yes, please provide a copy.



Requirements for Complete Application (TO BE DETERMINED BY STAFF; IF CHECKED INCLUDE AS AN ATTACHMENT):

- ☐ SITE PLAN OR ACCURATE SCALED DRAWING DEPICTING PROPORTIONS AND DISTANCES
- ☐ CLEAR AND LEGIBLE SKETCH OF EXTERIOR DETAILS OR AREA TO BE CHANGED
- ☐ PHOTOGRAPH(S) OF AREA TO BE CHANGED
- ☐ MANUFACTURER'S SAMPLES OR TEAR SHEETS OF MATERIAL(S) PROPOSED TO BE USED
- ☐ FOR NEW CONSTRUCTION:
 - ☐ SITE PLAN TO SCALE
 - ☐ ELEVATION DRAWINGS
 - ☐ MATERIAL SAMPLES/TEAR SHEETS
 - ☐ CURRENT PHOTOGRAPHS OF PROPERTY
- ☐ OTHER: _____

Optional Attachments:

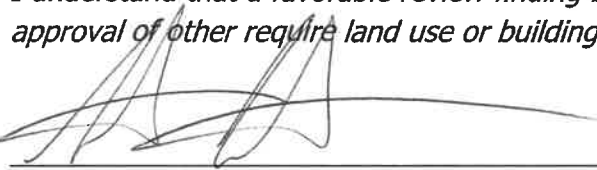
- ☐ HISTORIC PHOTOGRAPHS OR OTHER DOCUMENTATION

You are encouraged to attend the Frostburg Historic District Commission meeting. The next meeting is April 14th, 2025 at 6:00 pm at the Frostburg Municipal Center, 37 Broadway, Frostburg, Maryland. Failure to provide sufficient information for review may result in an unfavorable recommendation by the Historic District Commission.

PLEASE READ AND SIGN BELOW

I hereby certify that I am the owner of the property or I have advised to owner of the property in regard to the proposed work. Further, the information provided by this application represents an accurate description of the proposed work and nothing has been intentionally omitted that would be necessary for the Historic District Commission's decision making process.

I understand that a favorable review finding by the Frostburg Historic District Commission does not constitute approval of other require land use or building permits obtained by a separate application.



Signature

03/24/25

Date

FOR CITY USE ONLY

Approval to be granted by: ☒ FROSTBURG HISTORIC DISTRICT ☐ STAFF

Staff Review: ☐ APPROVED ☐ NOT APPROVED

Staff Reviewer: _____ Date: _____

SIGNATURE

**FROSTBURG HISTORIC DISTRICT
Historic Resource Inventory
2013**

Address: 35 South Water Street

Date of Construction: c. 1910 **Status:** C



Image Number: FHD-665

2½-story brick American Foursquare-derived house with a hipped roof, hipped dormers, and a hip-roofed brick front porch with brick piers that is enclosed with operable 1/1 sash and a centered single-leaf entry door. Windows are flat-topped, 3/1, with soldier course sills and lintels, set singly and in pairs, and the second story of the rear elevation contains a wood shingle-finished sleeping porch.





















Scope of Work: Front Porch and Home Renovations 33 S Water Street

Front Porch

- **Removal of Two Windows and Front Door:** The two windows on the left side of the porch and the front porch entrance door will be removed. These elements are not original to the structure and their removal will restore the historical character of the home as it was originally erected.
- **Storage Area on Right Side:** The windows on the right side of the porch will remain in place. A wooden frame will be constructed to allow for storage of items such as shovels and trash cans, keeping the area uncluttered and preserving the porch's historical aesthetic.
- **New Exterior Door:** A new wooden exterior door, designed to match the home's historical character, will be installed.
- **Siding and Trim:** High-quality fiber cement siding in green (sample provided) will replace existing plywood around the remaining porch windows, giving the home a more refined appearance.
- **Window Trim:** To match the new replacement windows on the main structure, the remaining two porch window trims will be painted black.
- **Upper Porch Finish:** The upper portion of the porch will be encased in wood to close any gaps and provide a finished look, with trim painted in blue-gray (sample provided).
- **Brick Cleaning:** Any caulking from the non-original windows and doors will be stripped from the brick, and the house will be power-washed to restore its original appearance.

Windows

- **Full Window Replacement:** All windows will be replaced with black vinyl replacement windows instead of white vinyl, which detracts from the home's historical character.
- **Historic District Precedent:** Other buildings in the historic district, such as the Vapor Room on Water Street, have installed darker-colored windows to enhance the visual impact of the brick and architectural features.
- **Trim Work:** All windows will be encased in new PVC trim, painted in blue-gray (sample provided), to match the trim on the front porch. PVC trim is rot-resistant, low-maintenance, and has been successfully used in other historic district properties, such as the Armstrong-owned ambulance building and the Vapor Room.

Rear of House

- **Siding and Insulation:** The non-original cedar shake siding will be removed down to the studs, allowing for insulation installation to improve the home's energy efficiency. It will be replaced with fiber cement siding in the same green color as the front porch.
- **Window Replacement:** All windows will be replaced with black vinyl windows to match the rest of the home.
- **New Rear Entry Door:** One set of windows (two total) on the back right side of the home will be replaced with a 36-inch single full-glass steel door, painted blue-gray (sample provided).
- **Small Porch and Stairs:** A small, code-compliant 4x4-foot wooden porch with stairs will be constructed, leading to the existing non-original back porch, which will be removed and replaced with a deck landing while retaining the existing porch roof.
- **Decking and Railing:** Trex composite decking in a natural wood tone (sample provided) will be used. The steps will feature a code-compliant handrail, with options for wood or black aluminum railing. Similar railing has been used in other historic district properties, such as Frost Avenue.
- **Rear Second-Story Exit (Fire & Safety Concern):** The second story of the home currently has only one exit, presenting a safety hazard. The proposed rear stairway will provide a critical fire and emergency exit for second-story residents. The staircase will be placed at the rear of the home, on non-original sections of the house, ensuring minimal impact on the home's historic integrity.

Backyard and Parking

- **Fence Installation:** A wooden post and metal fencing (as specified in the material list) will be installed to enclose the backyard and protect the family's golden retriever.
 - The fence will stretch from each rear corner of the home and extend approximately 40 feet toward the rear parking area, spanning about 22 feet in width.
 - The fence design has precedent in the historic district, with a similar style installed near the Frost Mansion (photos provided).
- **Gates:**
 - One small gate for easy sidewalk access on Ormand Street.
 - One small gate for access to the rear parking area.
 - One larger, vehicle-sized gate to allow maintenance vehicle access (e.g., for mulch delivery in spring).

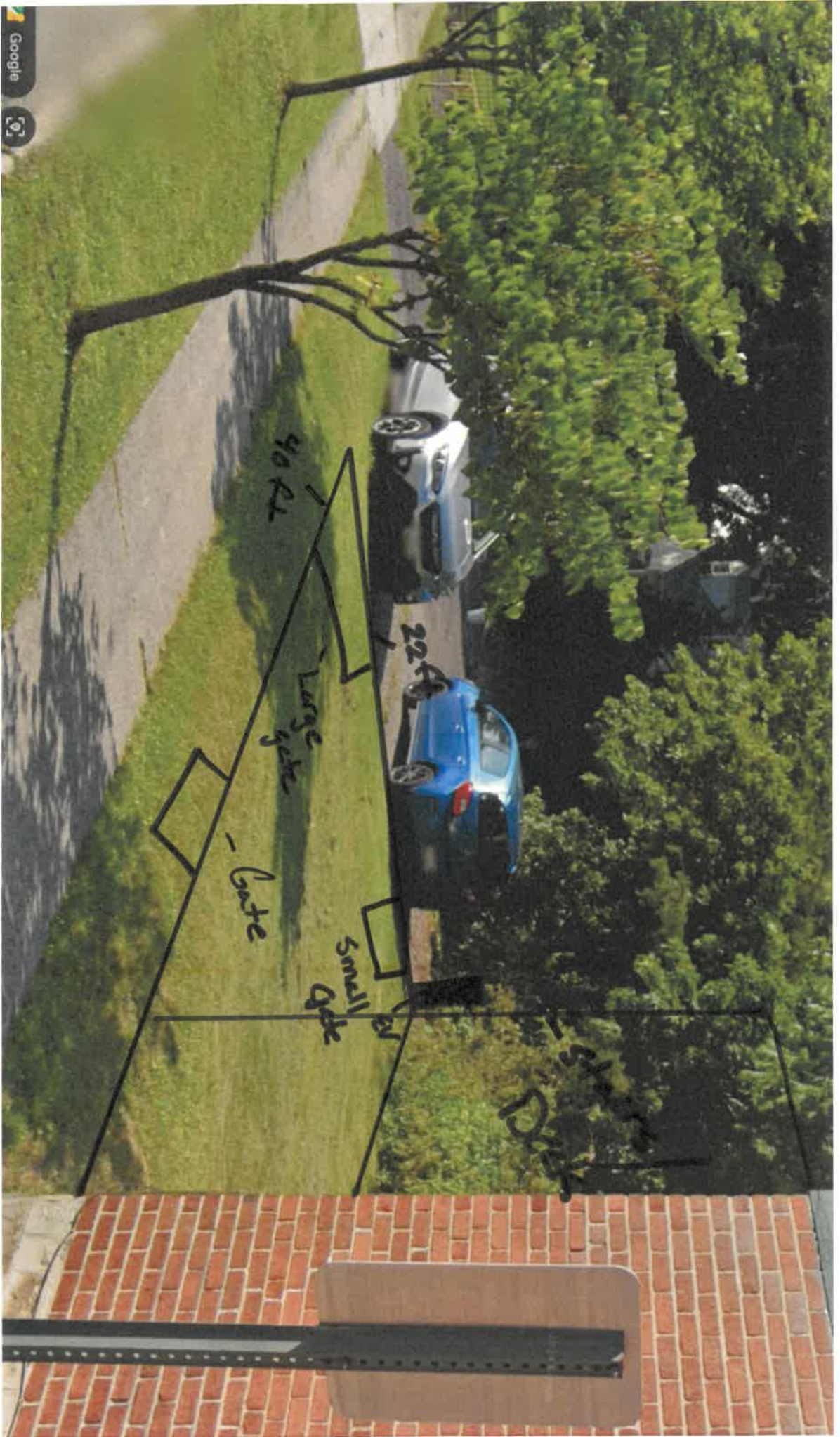
Electric Vehicle Charging Station

- **Conduit Installation:** A small trench (20 inches deep, 1 foot wide, 40 feet long) will be dug to lay conduit and electrical cable for an EV charging station.
- **Charger Placement:** A small black pedestal (sample provided) will house the charger and cable near the vehicle parking area.
- **Site Restoration:** After installation, the trench will be refilled with soil and reseeded to restore the yard to its original state.
- **Utility Clearance:** 811 has been contacted, and no obstacles or utilities interfere with the planned excavation.

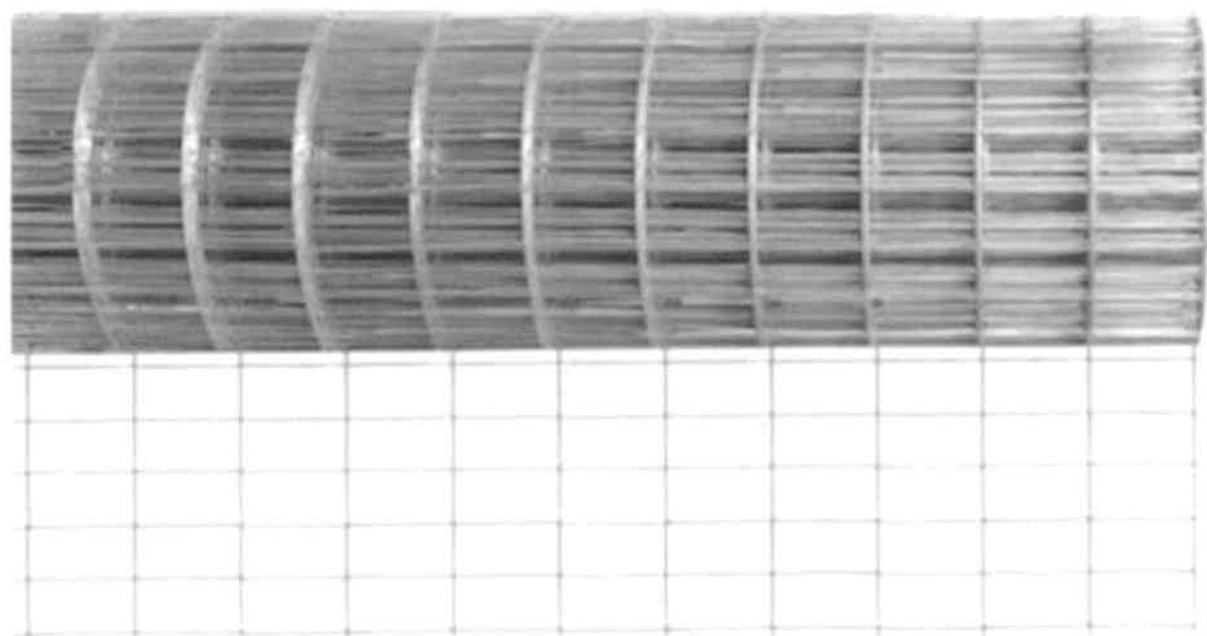
This comprehensive renovation will restore and enhance the home's historical character while improving safety, functionality, and energy efficiency.



- o Fence layout
- o Fence materials
- o EVSE charging station







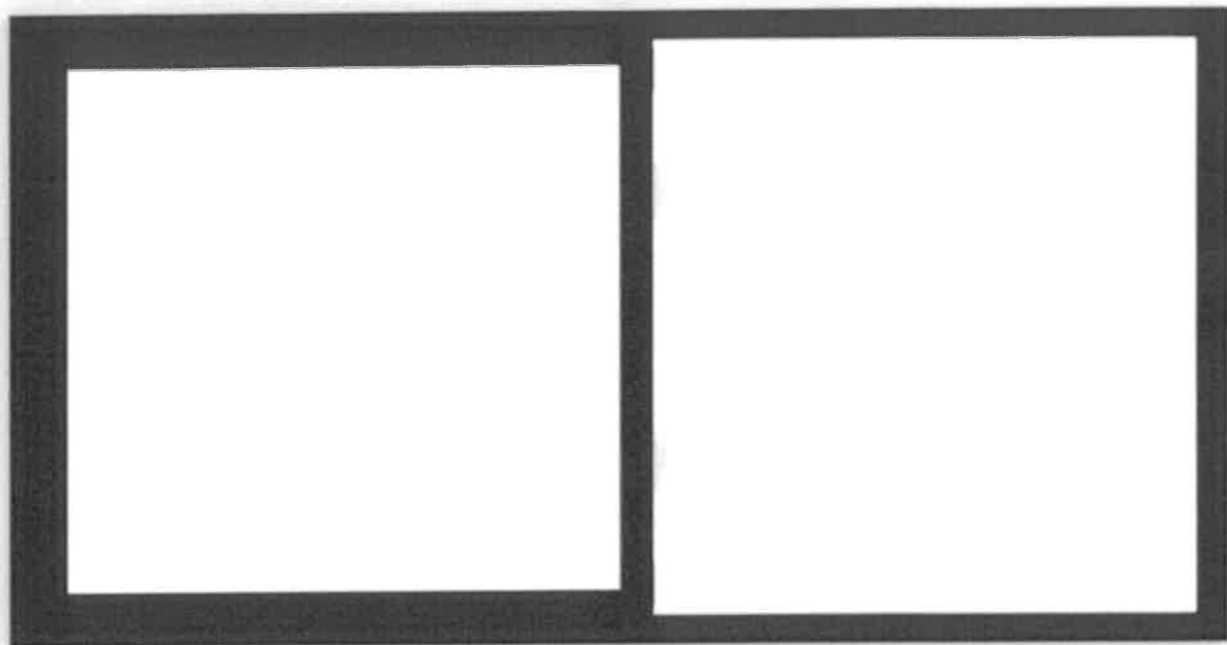




- Rotting
of wood

- PVC Trim
replacement

Window Example
Trim proposal

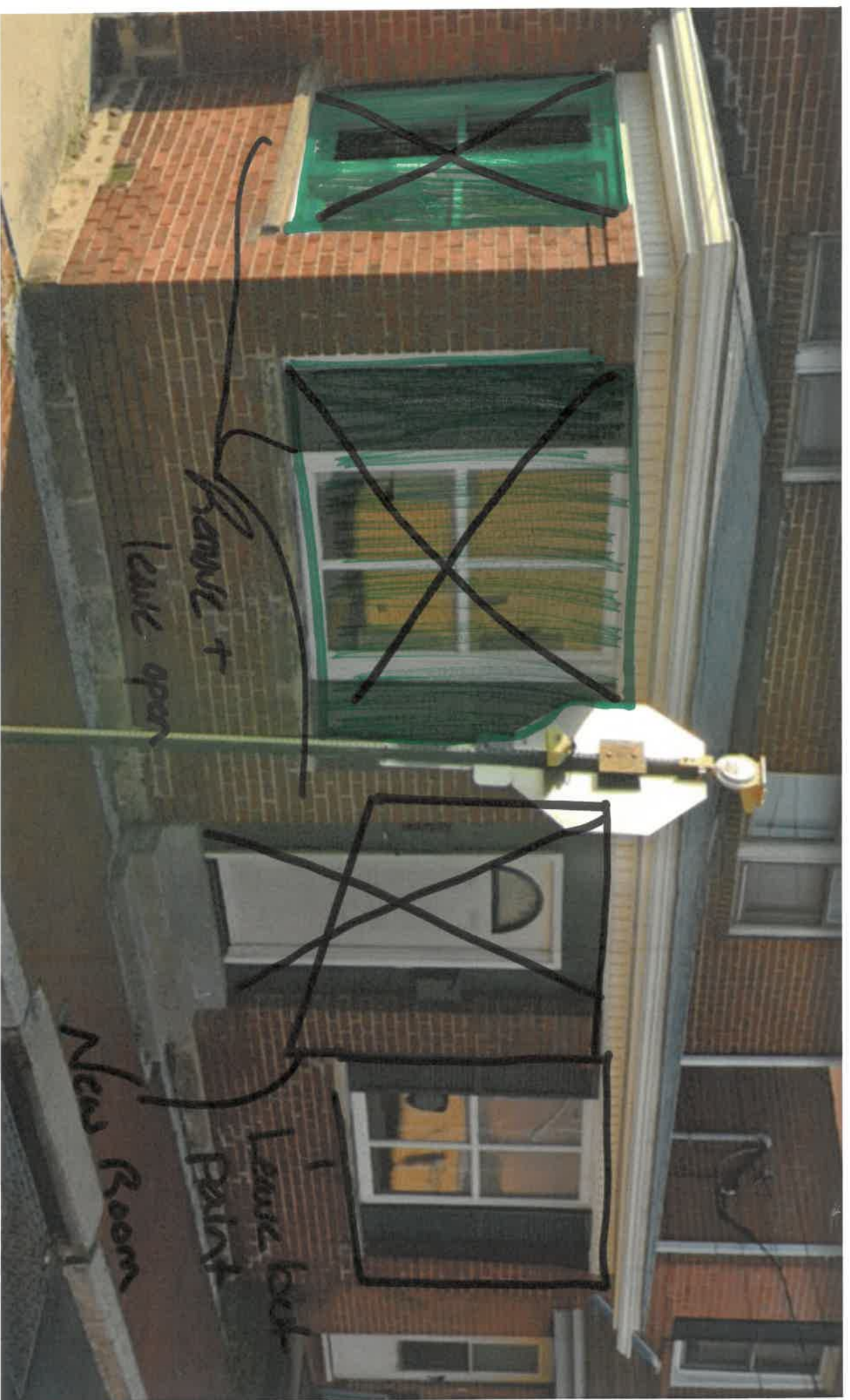




- o Window Examples
- o Fence Examples
(similar but not exact)









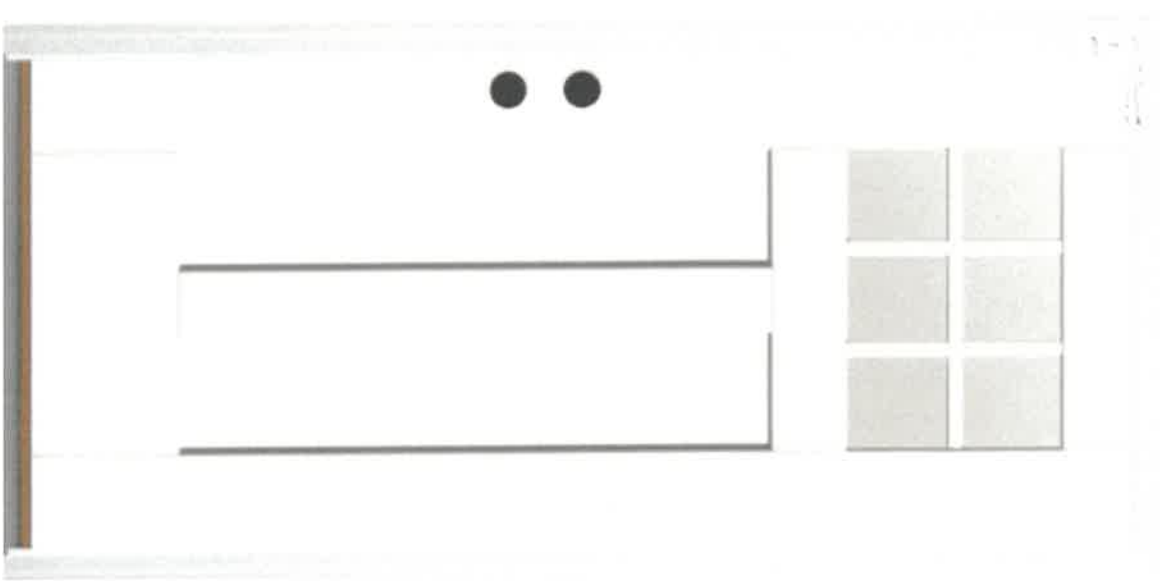
Almost

leave + paint
Black

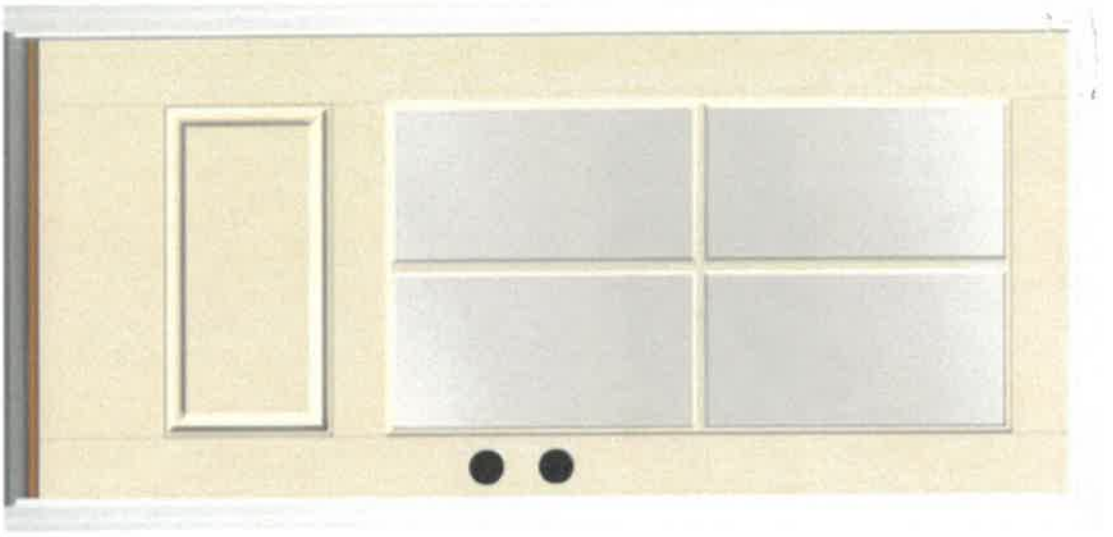
New
siding
green +
grey
Blue
trim

Replace
with Black windows

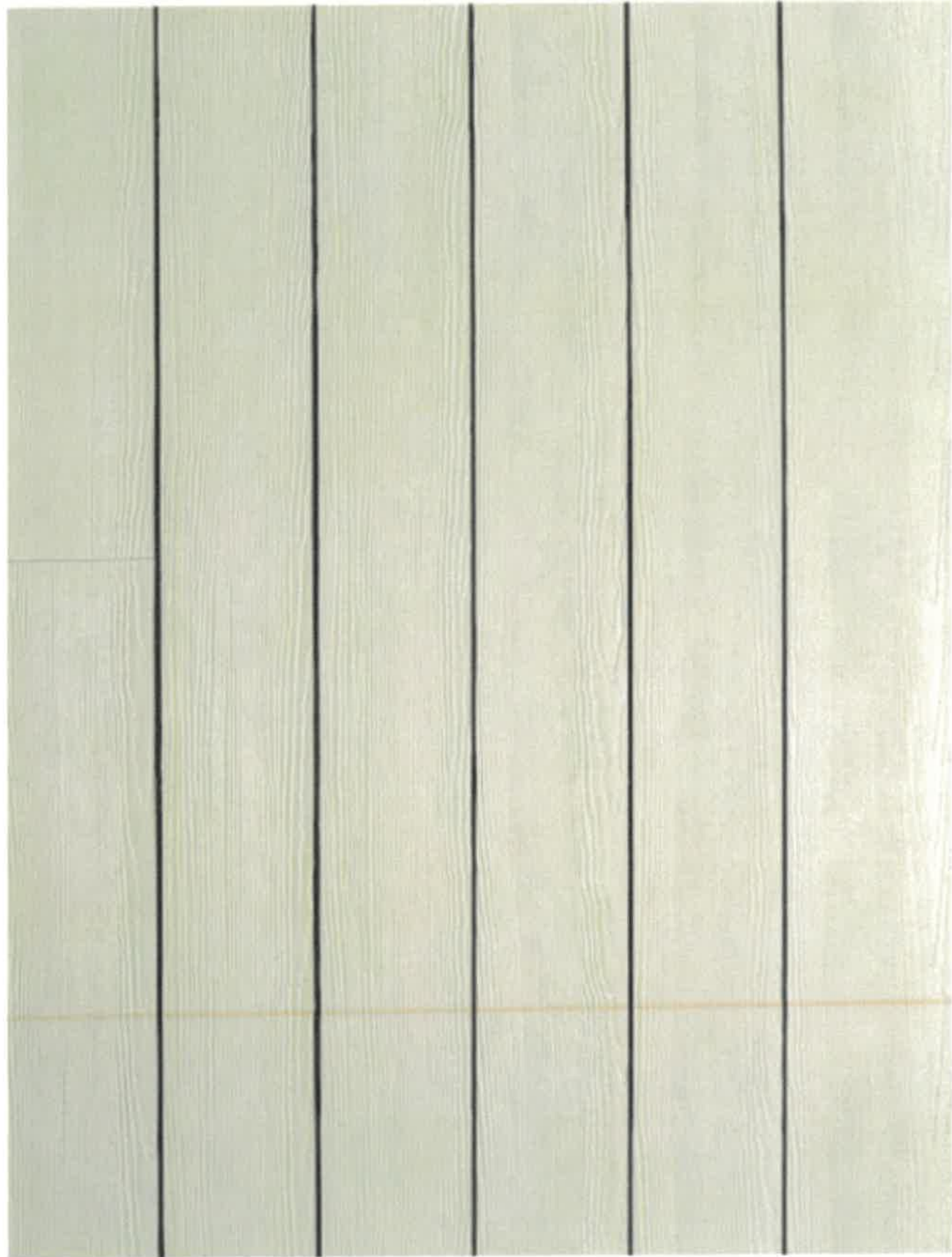




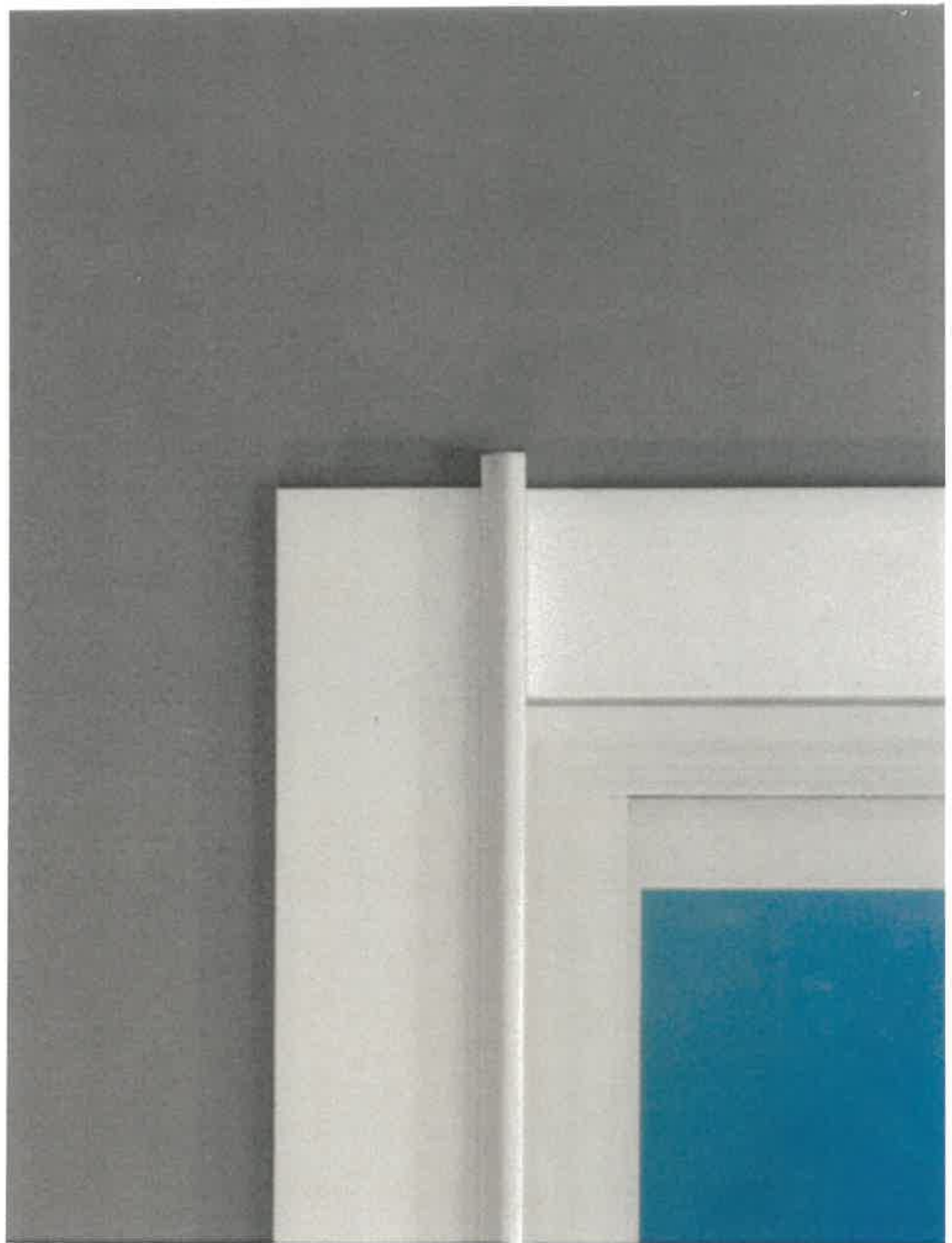
- Right side enclosure Example door



- Front Door replacement













Fence line

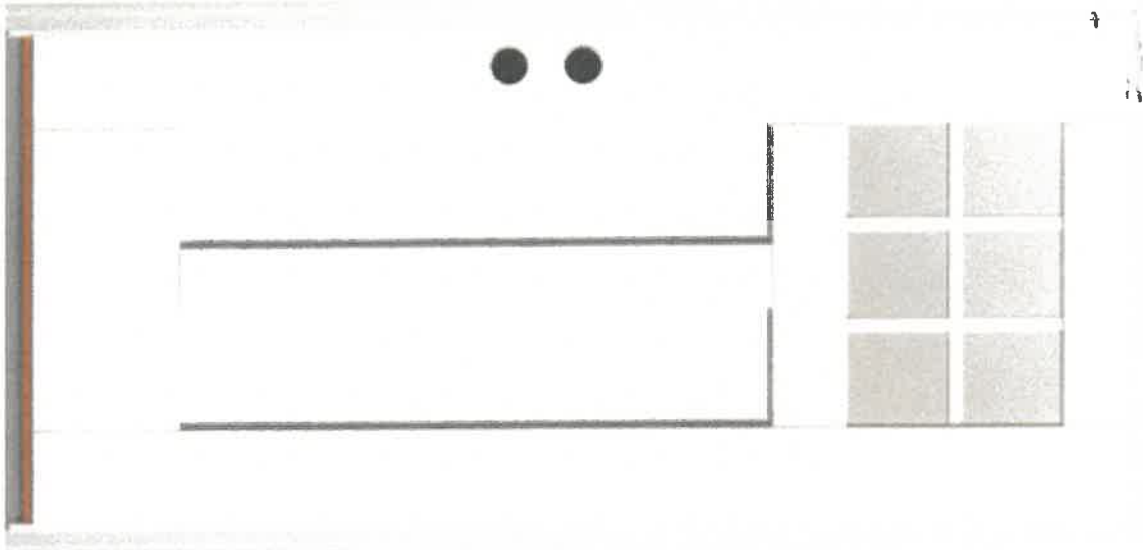
- o Stairway Example
- o Original image
- o Sample materials
- o Top siding material
- o doors
- o Lights







- Rear top deck door



- Rear Bottom Deck Door

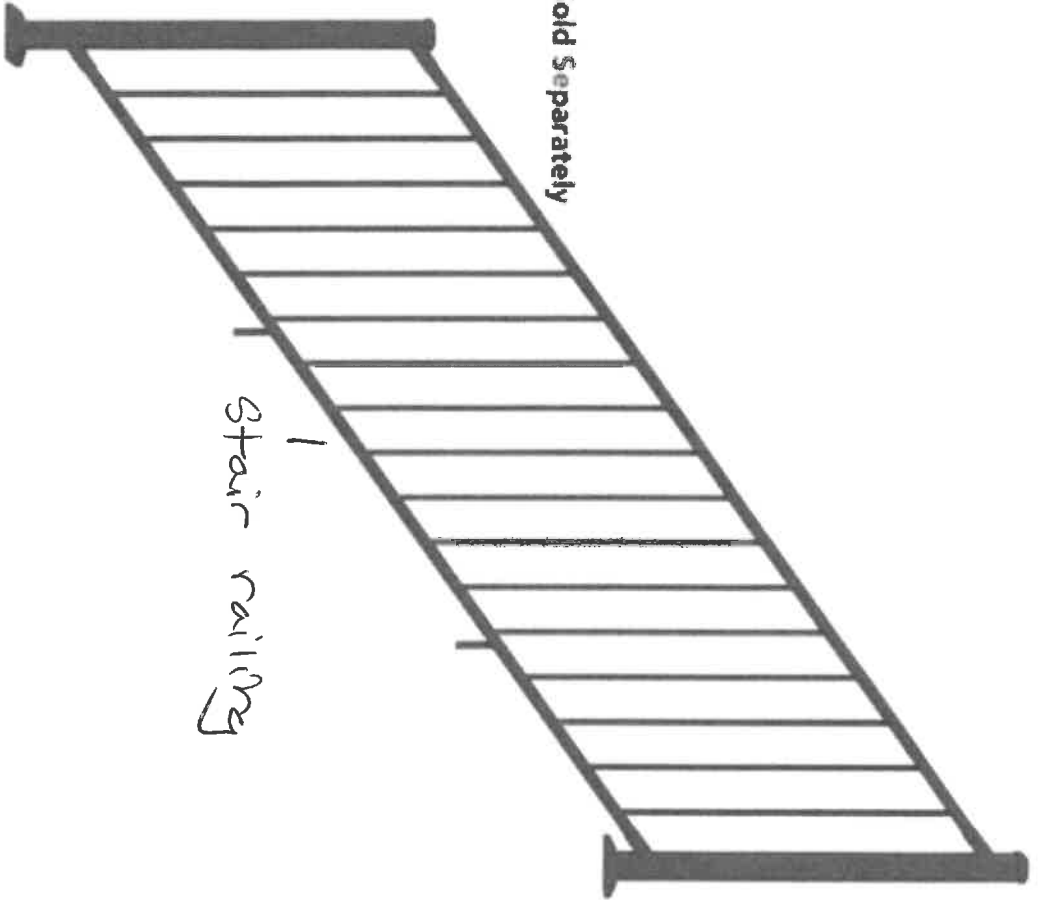
1
Tex Sample





— Example

*Post Kit Sold Separately



1
stair railing