



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

April 8, 2020

Becky Axilbund
Main Street Middletown, MD Inc.
19 W. Main St.
Middletown, MD 21769

Re: 19-21 W. Main Street, Frederick County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Ms. Axilbund:

The Maryland Historical Trust (MHT) is in receipt of your application, received on March 23, 2020, requesting approval to rehabilitate 19 and 21 West Main Street. MHT's Easement Committee (Committee) reviewed the information on March 25, 2020.

Based on the review and recommendation of the Committee, I conditionally approve the request to rehabilitate 19 and 21 West Main Street, provided the following conditions are met:


- The steps at the entrance to 21 West Main Street must remain perpendicular to the street as they existed historically.
- Deteriorated wooden features, such as the historic clapboard siding, windows, exterior decorative trim, and shutters, must be repaired rather than replaced. If any feature is thought to be deteriorated beyond repair, photographs must be submitted to justify replacement prior to any replacement. If MHT concurs that the feature is deteriorated beyond repair, any replacement material must match the existing in-kind, in dimension, profile, material, and physical qualities. Any proposed replacement material must be submitted for staff review and approval prior to any work being undertaken.
- Detailed elevation and section drawings of both the historic and proposed replacement windows are required to ensure that the profile and dimensions for the three new windows will exactly match the historic windows.
- Once developed, plans indicating how the buildings will be temporarily braced, shored, and lifted must be submitted for staff review and approval.
- Please confirm how the remaining historic timber framing of the walls and floor will be treated in both buildings. Please indicate how much will be repaired vs. proposed for replacement.
- The relocation of the rear door of 19 W. Main Street is not approved and must not be undertaken.

- The former exterior wall (now interior) of 21 W. Main Street must be maintained and not modified to create closets in the void between the two buildings. The existing historic clapboard siding must be retained in situ and not removed as proposed in the scope of work notes on drawing A2 (Note 6.03).
- Caulk must not be used between wood siding boards as indicated in the scope of work notes on drawing A2 (Note 7.03) as it locks in moisture and prohibits the structure from breathing, which leads to further deterioration and damage. Rather, the wood siding should be repaired and appropriately attached to the structure. Any siding that is severely deteriorated beyond repair must be replaced to match the existing wood siding, per Standard #6.
- Repointing mortar must match the existing mortar in color, texture, composition, joint width, joint profile, and other visual qualities in each area, per Standard #6.

This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standards 2, 3, 5, 6, 7, and 9*.

This approval is valid for period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Kate Jaffe, Administrator of Preservation Financial Incentives, at (410) 697-9537 or by email at kate.jaffe@maryland.gov.

Sincerely,



Elizabeth Hughes
Director
Maryland Historical Trust

EH/KAJ