

CITY OF FROSTBURG REGISTER OF HISTORIC PLACES GUIDELINES

Commercial Buildings

These guidelines are based on Standards for Rehabilitation written by the National Park Service. The Historic District Commission has adapted the following information with the hope of making the process of review and approval of work on properties located in the Historic District as clear and simple as possible.

Utilization of “Not Recommended” materials and/or techniques will increase the difficulty of approval, may increase the amount of time it takes to get approval of an application, and may ultimately result in the denial of the landowner’s application.

A. Store Fronts

Recommended

- Identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building such as, display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.
- Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments, such as cleaning, rust removal, and reapplication of protective coating systems.

Not Recommended

- Removing or radically changing storefronts and their features which are important in defining the overall historic character of the building.
- Changing the storefront’s main entrance.
- Stripping storefronts of historical material.
- Changing the storefront so that it appears residential rather than commercial in character.
- Bringing recessed entryways flush to the sidewalk, in order to modernize the look of the building. This will destroy the historic integrity of the building.
- Modifying the size of the original window openings.

- Filling transoms in with wood or brick.
- Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

A. Signage

Recommended

- Preserving historic signage which greatly contributes to the character of a commercial historic district. Typical historic signage includes: Painted façades and fascia signs; material inlaid into the building's façade, such as brick or enamel; Hanging signs and older neon signs; and goldleaf or gilded lettering in storefront windows.
- New signage on historic buildings can be appropriate if the signage compliments the historical integrity of the original building.
- Locating projecting signs along the first floor level of the façade. Positions near the building entrance are encouraged.

Not Recommended

- Obscuring original signs or applying new signs that disrupt the historic character of the building.
- Applying signage to the historic building in a manner that would cause physical damage or a loss of historic integrity.
- Back lighting of signs.

B. Cornices

Recommended

- Retaining and preserving the original cornice features and materials that are important in defining the overall historic character of the building.
- Incorporating original materials in any repairs whenever possible.

Not Recommended

- Removing or radically changing a cornice and its features which are important in defining the historic character of the building.
- Covering any cornice or parapet with modern signage or a false façade.

- Referring to historic photographs of the building in order to maintain the original design of the cornice or parapet.
- Removing any original cornice or parapet, as this will destroy the historic integrity of the building.
- Replacing a damaged cornice or parapet with inappropriate materials that distract from the building's historic character.