



Frederick Preservation Trust

6 February 2013

The Honorable Randy McClement and Karen L. Young
Mayor and President Pro Tem of the Board of Aldermen
City of Frederick
101 North Court Street
Frederick, MD 21701

Dear Mr. McClement and Mrs. Young:

The Frederick Preservation Trust (the FPT) continues to support efforts by the City of Frederick (the City) with its downtown hotel project (DHP) and selection of a consultant, but would like to reiterate our concern that the Hotel Advisory Committee (the HAC) considers historic preservation interests as it determines the location of a downtown hotel and meeting space.

Previously, we submitted to the Mayor's office and the City's Department of Economic Development our review and recommendations regarding the six sites initially identified for the downtown hotel and meeting space and the impact each site would have on historic properties and viewsheds. The Mayor's office indicated that our review and recommendations would be forwarded to the HAC. As you are considering the approval of a consultant for the DHP, we would like to provide to you our review and recommendations (see attached Report, dated 20 November 2012), and urge that you select a consultant with a proven record of properly factoring historic preservation interests in light of development projects.

It is our understanding from additional correspondence from the Mayor's office that four of the six original sites and one additional site were identified through a Request for Information (RFI) as potential sites for the downtown hotel and meeting space. Upon receipt of the final list of sites being considered, we are willing to provide an additional review and our recommendations concerning the impact on historical resources and viewsheds as related to the DHP.

Additionally, we have previously requested an appointment to serve on the HAC to represent historic preservation interests along with the economic and development interests solely represented by current HAC members. However, the Department of Economic Development has indicated that the project is too early in the process for consideration of such interests. We respectfully disagree. On 4 December 2012, the Maryland Historical Trust conducted a workshop focusing on the consultative process involved when historic properties may be affected by the action of federal agencies. The experts at the workshop indicated that during the consultative process, it is a "best practice" to bring all stakeholders "to the table" as early as possible so as not to impede project development and implementation. The experts indicated such stakeholders include historic preservation advocacy groups, and emphasized

projects may cost developers significantly more money than initially planned as historic preservation interests were not considered earlier in the process. We believe the City should implement this “best practice”, and again, respectfully request an appointment to the HAC to ensure historic preservation interests are being properly considered. Additionally, we urge that one of the City Historic Planners be appointed as agreed to by the Department of Economic Development during a DHP presentation at the City Historic Preservation Commission workshop conducted on 13 September 2012.

Further, the Department of Economic Development has mentioned to the FPT that a downtown Marriott Hotel and conference center in Lancaster, Pennsylvania, provides a good example of historic preservation practices. We respectfully disagree upon a site visit, and instead, submit that two boutique hotels, the Cork Factory Hotel and the Lancaster Arts Hotel, are better examples given their adaptive reuse of cork and glass factories as well as tobacco warehouses. Also, their scale of approximately four-stories each is more compatible to downtown Frederick’s streetscape and viewshed than the approximately 18-story Marriott Hotel. Clearly, the HAC would benefit from the wisdom provided by historic preservationists in ensuring a successful DHP.

Finally, as mentioned previously, we strongly urge you to approve a consultant with a proven record of properly considering historic preservation interests. Accordingly, we would like to draw your attention to an Internet article posted on the National Trust for Historic Preservation’s website, located at: <http://savingplaces.org/numbers-don't-add> (see attached article, posted 9 October 2012), concerning Jones Lang LaSalle’s preservation expertise for calculating cost estimates for a project involving the Department of Veterans Affairs.

Thank you for your time and attention. We look forward to a successful implementation of a downtown hotel and meeting space that will benefit the Frederick community while addressing historic preservation concerns.

Sincerely,

[signed original on file with City of Frederick]

Anthony S. Moscato, Jr.
Chairperson
Frederick Preservation Trust

Attachments