



HOWARD COUNTY HISTORIC DISTRICT COMMISSION
ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT
3430 Courthouse Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

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November Agenda

Thursday, November 5, 2009; 7:00 p.m.

A regular meeting of the Historic District Commission will be held at 8930 Stanford Blvd., Columbia, Maryland 21045. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

PLANS FOR APPROVAL

- 1) #08-50c – 9564 Baltimore National Pike, Ellicott City, HO-25
- 2) #09-36 – 4688 Beechwood Road, Ellicott City, HO-455
- 3) #09-37 – 8147 Main Street, Ellicott City
- 4) #09-38 – 3421 Martha Bush Drive, Ellicott City, HO-193
- 5) #09-30 – 3772 College Avenue, Ellicott City
- 6) #09-32 – 8290 Main Street, Ellicott City

#08-50c – 9564 Baltimore National Pike, Ellicott City, HO-25

Final tax credit approval.

Applicant: Edward B. Rogers

Background & Scope of Work: On September 4, 2008 the Applicant was pre-approved for tax credits to make repairs to structural load bearing beams. The Applicant has submitted some documentation was the \$45,750 was spent on work, but Staff is awaiting additional documents to ensure the work was all eligible pre-approved work. The Applicant seeks \$4,575 in final tax credits.

Staff Comments: Staff has requested the Applicant submit a detailed bill in order to verify that \$45,750 was spent on eligible pre-approved work as the scope of work from the contractor includes work that is not eligible for tax credits.

Staff Recommendations: Staff recommends Approval of \$4,575 in final tax credits if the additional documents confirm that \$45,750 was spent on eligible pre-approved work.

#09-36 – 4688 Beechwood Road, Ellicott City, HO-455

Tax credit pre-approval to replace roof and dormer shingles.

Applicant: Allan S. Danoff and Marguerite A. Donnelly

Background & Scope of Work: The Applicant seeks retroactive tax credit pre-approval for replacement of the roof, which was replaced prior to pre-approval due to emergency leaking. The property is not located in a historic district, but is listed on the Historic Sites Inventory and therefore only requires pre-approval and final approval for tax credits. The Applicant dropped off the application at the Department of Planning and Zoning front counter after the deadline for the October meeting. The application noted that the roof was deteriorating, but the Applicant did not inform HDC staff that an emergency condition existed or that consideration at the October meeting was desired. The Application could have been added to the October agenda as an emergency item if the request had been made on the application or through direct contact with staff.

Staff Comments: According to the County Code and Rules of Procedure, all work must be pre-approved in order to be eligible for tax credits. Rule 201.E states “the Commission shall not approve tax credits for any work that is commenced or expenses incurred before the work is initially approved by the Commission.” Section 20.112(4)(b) and (c) of the County Codes defines eligible work as: after the owner receives initial approval of an application for a certificate of eligibility; and in conformity with the application for which initial approval was given. Unfortunately the County Code and Rules of Procedure are very clear that tax credits must be pre-approved.

Staff Recommendations: Staff recommends Denial of tax credit pre-approval.

#09-37 – 8147 Main Street, Ellicott City

Install signs.

Applicant: Heng Pao Long

Background & Scope of Work: The Applicant proposes to install two projecting signs on two existing brackets. The business is located at the end of a narrow alleyway – one projecting sign would be visible from the street, while the other would be located at the end of the alley in front of the business. The projecting signs would be two feet high by three feet wide for a total square footage of six feet. The signs will be made out of wood and will have a green background with white text. The proposed sign will read:

Asia Star
JEWELRY
Diamonds Precious Stones Watches
Fine and Costume Silver Jewelry
Jewelry & Watch Repair
Replace Watch Batteries

The Applicant also proposes to use two freestanding signs, which appear to be “sandwich board” signs. However, Chapter 11.B.5 of the guidelines states “these sidewalk signs are not allowed by the Sign Code and the Historic District Commission has no power to approve them.”

Staff Comments: Chapter 11.A.1 (page 80) of the Guidelines recommends: “Emphasize the identification of the establishment rather than an advertising message on the face of the sign.” Staff suggests limiting the sign to two lines of text of the store name. While Chapter 11.B.3 (page 84) of the guidelines

recommends “use only one projecting or hanging sign per building,” it goes on to say, “on buildings with more than one business, each having its own entry from the sidewalk, one sign per entry may be appropriate if the signs are uniform in size and location.” Staff has no objection to the two projecting signs, which are appropriate for the location of the business.

Staff Recommendations: Staff recommends Approval of:

- 1) Sign with text to read “Asia Star Jewelry” on two lines.
- 2) Two projecting signs.

#09-38 – 3421 Martha Bush Drive, Ellicott City, HO-193

Replace/repair roof.

Applicant: Linwood Children’s Center

Background & Scope of Work: The building dates approximately to 1840. The Applicants propose to replace the metal flat part of the Mansard roof due to leaking. The roof will be replaced with a metal roof, color to be slate gray.

Staff Comments: The flat roof is slightly visible from certain angles on the property. The Application is consistent with Chapter 6.E recommendations (page 31), “maintain original roof line and dormers” and “replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original.” The roof has been repaired and patched many times; the current roof material is not likely the original (although the original may be buried under the current roof).

Staff Recommendations: Staff recommends Approval.

#09-30 – 3772 College Avenue, Ellicott City

Install hot tub.

Applicant: John Ferrara

Background & Scope of Work: This application was first heard at the October 2009 meeting, but the Applicant was unable to attend. The house was built in 1994. It is located in a new subdivision within the historic district and is not a contributing structure. The Applicant proposes to install a hot tub under the existing deck on the rear of the home. The Commission discussed the advisability of using some type of screening material, such as lattice or evergreen trees, would be appropriate to screen the hot tub from view of College Avenue. The Applicant was not in attendance at the meeting, so the Commission voted to continue the Application until the November meeting to discuss screening with the Applicant. The Applicant has since indicated that he is amenable to the various suggestions of the Commission, but would also like to propose the option of using roll-up bamboo shades for privacy screening (subject to the Commission’s approval).

Staff Comments: The hot tub will be located in the back yard, which faces College Avenue. When driving up College Avenue away from Main Street the back yard is slightly visible, however part of the view is blocked by a hill and the area beneath the deck is not visible when the trees are in leaf; it is unlikely to be very visible even in winter. The back decks of the homes are visible from the street, as well as other items in the yards, such as outdoor furniture and storage areas, not under HDC jurisdiction. Staff has no objection to the use of the bamboo rollup shade or other types of screening, such as lattice or plantings.

Staff Recommendations: Staff recommends Approval of the hot tub installation with screening material, if needed, to be determined by the Commission.

#09-32 – 8290 Main Street, Ellicott City

Install new windows, repairs to exterior, tax credit pre-approval.

Applicant: Mojan Bagha

Background & Scope of Work: This application was first heard at the October 2009 meeting of the Historic District Commission. The Applicant proposed to replace existing wooden windows with vinyl or vinyl clad wood windows. The Commission voted to continue the meeting until November in order for the Applicant to research options for windows on the Main Street façade. Options discussed included repairing the existing wood windows, using sash packs or installing vinyl clad wooden windows. The Applicant seeks tax credit pre-approval for the replacement windows. The Applicant now proposes to install aluminum clad wood windows on the front of the building. The Commission voted at the October meeting to approve tax credits if the Applicant returned in November with a proposal to install wooden windows. On the second floor of the building is a multi-lite door (which appeared to be a window in the photographs) that the Applicant would like to replace with a single-lite door.

Staff Comments: Chapter 6.H (page 40) of the guidelines indicate that “wood windows clad with a permanent finish are a good, low maintenance alternative” to wooden windows. Clad windows are neither recommended for or against in the guidelines. The guidelines do recommend wooden windows be repaired or replaced in the same “style, material, finish and window pane configuration.” Chapter 6.G (page 37-38) recommends replacing doors with “features of the same size, style and finish.” Staff recommends the windows and door be replaced with the same pane configuration, which appears to be 6:6. However, because the majority of the windows being replaced are 1:1, Staff has no objection to the 6:6 windows being replaced with 1:1, which would provide consistency between the two buildings.

Since the Commission indicated they would be willing to consider a clad window, Staff has no objection to the use of the aluminum clad window. Tax credits would only be appropriate if the window was wooden without a clad finish.

Staff Recommendations: Staff recommends:

- 1) Approval of aluminum clad wood windows.
- 2) Denial of tax credit pre-approval.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Elmina J. Hilsenrath, ASLA
Executive Secretary