



# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

VOICE 410-313-2350

FAX 410-313-3042

## March Agenda

Thursday, March 7, 2019; 7:00 p.m.

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The March meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Information about participating in Commission cases is available at the Commission's website, [www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission](http://www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission). Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

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This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

### **PLANS FOR APPROVAL**

#### Consent Agenda

1. MA-17-52c – 8472 Hill Street, Ellicott City
2. HPC-18-26c– 8472 Hill Street, Ellicott City

#### Regular Agenda

3. HPC-19-07 – 5771 Waterloo Road, Ellicott City
4. HPC-19-08 – Multiple Properties (8221 Main St, 8249 Main St, 8289 Main St, 3709 Old Columbia Pike) in the Ellicott City Historic District, Ellicott City
5. HPC-19-09 – 8423 (8411 per SDAT) Main Street and Howard County Right-of-Way, Ellicott City

## CONSENT AGENDA

### **MA-17-52c – 8472 Hill Street, Ellicott City**

Final tax credit claim 20.112.

Applicant: Greg Busch

**Background & Scope of Work:** The property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1872. The Applicant was pre-approved for tax credits to repair or replace the exterior features of the structure; work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing; and maintenance of the exterior of the structure, including maintenance as defined in Section 16.601 of the County Code, through the Minor Alterations process in case MA-17-52 in October 2017. The Applicant submitted documentation that \$13,790.00 was spent on the eligible, pre-approved work and seeks \$3,447.50 in final tax credits.

**Staff Comments:** The work complies with that pre-approved, and the invoices and cancelled checks add up to the requested amount.

**Staff Recommendation:** Staff recommends approval as submitted for \$3,447.50 in final tax credits.

### **HPC-18-26c – 8472 Hill Street, Ellicott City**

Final tax credit claim 20.112.

Applicant: Greg Busch

**Background & Scope of Work:** The property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1872. The Applicant was pre-approved on June 7, 2018 in case HPC-18-26 for restoration of 2-over-2 upper windows on the west elevation. The Applicant has submitted documentation that \$2,400.00 was spent on eligible, pre-approved work. The Applicant seeks \$600.00 in final tax credits.

**Staff Comments:** The work complies with that pre-approved, and the invoices and cancelled checks total the requested amount.

**Staff Recommendation:** Staff recommends approval as submitted for \$600.00 in final tax credits.

## REGULAR AGENDA

### **HPC-19-07 – 5771 Waterloo Road, Ellicott City**

Advisory Comments for pre-application advice

Applicant: Stephan Ferrandi/BFEA-Curtis Farm, LLC

**Background & Scope of Work:** This property is not located in a historic district but does have a Maryland Historic Trust easement and is listed on the Historic Sites Inventory as HO-439, the Curtis-ShIPLEY House. The farmstead is approximately 7.46 acres and includes eight contributing buildings: the two-story frame gable-roof house with a two-story service ell, dairy/smokehouse, garage, bank barn, granary, wagon shed/corncrib, hog barn, chicken house and a historic cemetery, #37-7 Shipley family cemetery. The Inventory states: This old Shipley house sits on the first land ever granted in Howard County to

Adam Shipley in 1689. In 1883 James A. Shipley acquired the property and added to the original structure, circa 1890. The Applicant is seeking pre-application advice for the installation of a stone entrance sign and to expand the current entrance, driveway and parking as part of a Conditional Use filed with the Department of Planning and Zoning as BA-17-032C.

Staff conducted a site visit and notes that the property is constrained. The existing farm field appears open and expansive, but the northern open field has tile drainage, as noted in a blue square in Figure 1. There is an existing asphalt driveway that is a single lane running from the southern edge of the property from Waterloo Road (operating as the main entrance to the site) to the back (north side of the historic barn). A wood fence runs adjacent to this driveway to the eastern right side of the drive (Figure 2). There is another driveway that arches behind the main house that exits on to Waterloo Road, on the northwest side of the house. This driveway loop is mostly crushed gravel (Figure 3).



Figure 1: Aerial of property.



Figure 2: Existing paved entrance and wood fence.



Figure 3: Existing gravel drive.

**Staff Comments:** The Curtis-Shipley property is significant both architecturally and historically, depicting a great example of a small farmstead in the eastern part of Howard County, which has transitioned from rural agriculture to suburban development patterns. Maryland Historic Trust has an easement on this property and will need to grant approval for any modifications to the property or structures. The Secretary of the Interior's Standards for Treatment of Historic Properties recommends "Retaining the historic relationship between buildings and the landscape." And recommends against "Removing or destroying features from the site, such as fencing, paths or walkways, masonry balustrades, or plant material."

Parking:

The addition of 17 parking spaces in the location that is proposed along the looped driveway behind the house will both physically and visibly divide the historic parcel, separating the main house and two outbuildings from the open space that was traditionally associated with the farmette. The Secretary of the Interior Standards for Rehabilitation, Standard #9, "New additions, exterior alterations or related new construction shall not destroy historic materials, features and spatial relations that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The proposed configuration of the parking area in relation to the open space would not be consistent with this guideline. The HPC may want to consider some alternative configurations, as illustrated in Figure 4 and 5. Figure 4 depicts a double loaded parking lot to reduce the expansion of the parking lot from dividing the farmette. Additional parking spaces could be accommodated to the immediate right (southeast side) of the entrance where the road will be widened and graded. This design reduces the number of parking spots that are north of the structures by a third, thus protecting the integrity of the property and its environment. Figure 5 depicts a second alternative, shifting the parking further to the west side of the loop driveway. This double loaded design shifts cars from a central portion of the site to the side of all the historic buildings. This design also opens the views from the house (on the west side) to the fields and outbuildings, allowing for connectivity among the historic structures and open fields.

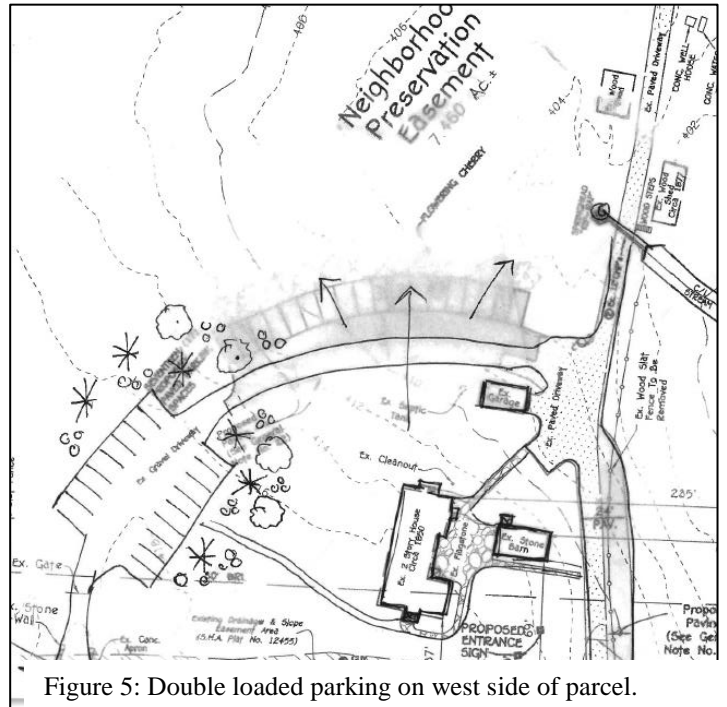
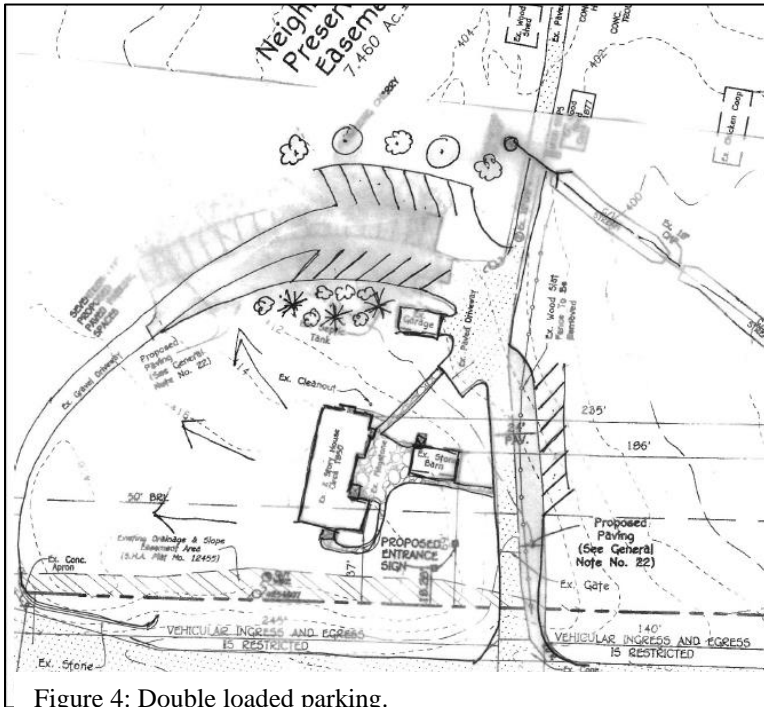


Figure 4: Double loaded parking.

Figure 5: Double loaded parking on west side of parcel.

**Driveway Expansion:**

The Applicant proposes to expand the driveway from a single lane to 24 feet. To accommodate an expanded driveway, part of the wood fence will be removed. Additionally, it is possible that a large tree may also need to be removed (Figure 2). The HPC should advise whether the driveway expansion, fence, and possible tree removal impact historic views and features.

**Landscaping:**

An ornamental landscape buffer of cherry trees is proposed to screen the new townhome community from the parking, but no screening is proposed to screen the expanded driveway and parking lot from the historic structures. A landscape screen would be appropriate for the historic home, and use of native trees and shrubs would offer diversity in species and scale, consistent with a historic landscape.

### The Entrance Sign: Monument Plan

The proposed stone entrance sign is shown on plan “Conditional Use Exhibit: #5771 Waterloo Road”. The proposed location, on top of a slope, appears to block the view of the historic house. However, the Applicant has clarified that the entrance feature will be lower down on the slope acting as a retaining wall, upon approach to the entrance. Figure 6 illustrates the existing wall at the loop driveway exit onto Waterloo Road. This ties into the existing slope and landscape, matches existing materials, and does not hinder visibility of the historic house. The mirroring of this entrance feature will be appropriate for the new entrance sign.



Figure 6: Existing stone wall at west exit.

### **Staff Recommendation:**

Parking: Further evaluate the parking, consist with Figures 4 and 5 above.

Landscape: Incorporate a diverse native buffer on the historic house side to screen any additional paving and parking.

Entrance Feature: Revise the plans to clearly depict the retaining wall entrance sign.

### **HPC-19-08 – Multiple Properties in the Ellicott City Historic District, Ellicott City**

Advisory Comments for murals.

Applicant: Kimberly Egan for The Fund for Art in Ellicott City

**Background & Scope of Work:** The Applicant previously came before the Commission in September 2018, Case HPC-18-45, seeking Advisory Comments on potential building locations for the creation of murals in the Ellicott City Historic District. The Applicant is now seeking Advisory Comments for proposed murals on four different buildings in the Ellicott City Historic District. These buildings were previously included in Case HPC-18-45. There are multiple proposed murals submitted for each location, as specified below.

8221 Main Street (Ellicott Theatre), side of building over existing mural

Please note the submitted application has a typographical error that states the mural locations are “Proposals for 8125 Main Street,” but refers to the location at 8221 Main Street, the Ellicott City Theater (Figure 7). The Applicant has confirmed the location in review is 8221 Main Street.

Staff commented in HPC-18-45 that this is an historic building, that contributes to Ellicott City’s later significance, and is appropriate for a mural location. Proposed mural options are:

1. Historic Standard Oil Gas station
2. Historic Ellicott City with theatre icons
3. Historic Ellicott City EC with Standard gas station
4. Historic Ellicott City EC with train
5. Historic Ellicott City EC with Civil War soldiers
6. 1830 horse and steam engine race



Figure 7: 8221 Main Street, the Ellicott City Theater, side and rear of building.

8249 Main Street (Yates Market), side of building

Please note the submitted application has a typographical error that states the mural locations are “Proposals for 8221 Main Street,” but refers to the location at 8249 Main Street, the historic Yates Market. The Applicant has confirmed the location in review is 8249 Main Street (Figure 8).

Staff commented in HPC-18-45 that this is an historic, contributing building that has not been significantly altered and is not preferable for a wall mural, which would alter the highly visible secondary facade. Proposed mural options are:

1. Historic homes and storefronts in four panels
2. Historic Ellicott City from the air and as a plot plan in six panels
3. Pre-Ellicott Mills
4. Ellicott City Early Transportation in America
5. Raising the clock tower sketch

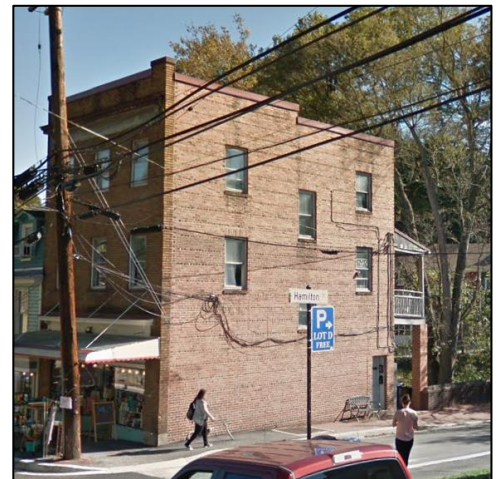


Figure 8: 8249 Main Street, Yates Market, side of building.

8289 Main Street (Reedy Electric Building, Sweet Elizabeth Jane), side of building

Please note the submitted application has a typographical error that states the mural locations are “Proposals for 8229 Main Street,” but the correct address is 8289 Main street. The Applicant has confirmed the location in review is 8289 Main Street (Figure 9).

Staff commented in HPC-18-45 that this is an historic, contributing structure that was recently restored. This location is appropriate for a mural because it is visible from a pedestrian view, and a mural at the appropriate scale would not compete with the façade of the building. The side wall shows the remnants of an abutting building that was demolished decades ago. Additionally, conduit for electric wires are present and currently could pose an obstacle to a mural. Proposed mural options are:

1. Man working on historic car engine
2. Historic automobile showroom with man and boy
3. Sketch of people and Ellicott City sign (difficult to see)
4. Sketch of people holding up Ellicott City sign
5. Ellicott Brothers
6. Ellicott Brothers and railroad bridge
7. Historic car with Babe Ruth in baseball uniform

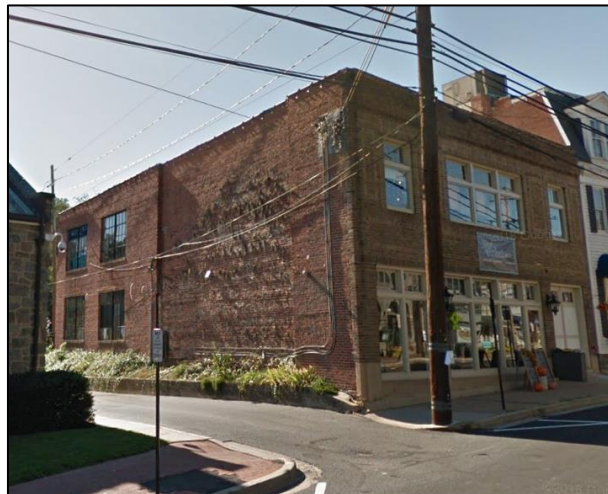


Figure 9: 8289 Main Street, Reedy Electric Building, side of building.

3709 Old Columbia Pike (Linwood Boutique), front of building

Staff commented in HPC-18-45 that this building (Figure 10) is older, but does not contribute to the District’s significance, as it has been significantly altered from its original use as a service/gas station, and is appropriate for a mural location. However, this building offers a façade with a small space for a mural. The side wall provides the most area for a mural, as it does not have an entrance. Proposed mural options are:

1. Historic storefronts in six panels, grouped
2. Historic storefronts in four panels, separate
3. Benjamin Banneker



Figure 10: 3709 Old Columbia Pike, front of building.

**Staff Comments:** The Applicant has identified four potential locations, with multiple options for murals, which allows the Commission to review the request comprehensively rather than isolated additions to the District.

The Guidelines, Chapter 11.B.9, Wall Murals, states that ‘Painting a sign directly on a wall or other structural part of a building is not permitted by the County Sign Code. However, the Board of Appeals may grant a Variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the Sign Code.’

The Guidelines further state that “Well-executed artwork such as wall murals can make a positive contribution to the Historic District,” but give no additional guidance. However, other sections of the Guidelines provide related advice. The Commission should balance these Guidelines against the positive contribution of well-executed artwork.

- Chapter 6.C of the Guidelines recommends against, “replacing or covering original masonry construction” and against “painting historic stone or historic brick that has never been painted.”
- Chapter 6.K, Storefronts, recommends “Preserve the form and details of existing historic storefronts.”
- Chapter 7A, Building Additions, states that “Additions should be subordinate to historic buildings and not compete with or obscure the existing structure” and “Attach additions to the side and rear of a historic building to avoid altering the primary façade.” The Guidelines further state “Design additions so that the form and integrity of the historic structure would be unimpaired if the addition were to be removed in the future.”
- Chapter 11, Signs, discusses that the Historic District was developed during the 19th century, before automobile travel and is scaled to the pedestrian.

In addition to the Guidelines, Section 16.607 states that in reviewing an application for a Certificate of Approval, the Commission shall give consideration to: the relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area; general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used; and any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Based on the lack of Guidelines specific to murals, the Commission may want to consider the following features discussed in other Guideline sections and the Code:

- Scale - Does the height of the mural maintain a pedestrian scale?
- Location – Is the mural located on the side or rear of building so as not to alter the primary façade or compete with existing storefronts or business signs? If the side or rear of the building has important architectural features, are they obscured or detracted from?
- Mounting – Are the murals painted on historic stone or brick that has never been painted? Are they mounted in a way where future removal will not impair the original structure?
- Character – Do the murals relate to the Historic District and contribute to the historical character of the area?
- Compatibility - Is the design, scale, proportion, arrangement, texture, materials, and other aesthetic factors compatible with the structure and surrounding area?

Based on the bullets above, Staff has the following comments on the individual murals:

8221 Main Street (Ellicott Theatre), side of building over existing mural

1. Standard Oil Gas station – A historic gas station is an appropriate subject for the District and ties into the history of this location. The addition of a vehicle or person in period clothing could help articulate the time period being captured in this mural.
2. Historic Ellicott City with theatre icons – While the mural is located on the side of the building, the proposed two-story mural is not scaled to the pedestrian. Additionally, the windows are obscured.
3. Historic Ellicott City EC with Standard gas station – Same comments as above.
4. Historic Ellicott City EC with train – While the artwork is historically appropriate, it does not clearly articulate the era of significance.

5. Historic Ellicott City EC with Civil War soldiers – Similar comments to numbers 2 and 3 above. Additionally, the scene depicted is not specific to Ellicott City.
6. 1830 horse and steam engine race – The historical content, scale and location on the wall are all appropriate.

8249 Main Street (Yates Market), side of building

1. Historic homes and storefronts in four panels – Although the scale is appropriate for this wall, the street scene depicted is not specific to Ellicott City.
2. Historic Ellicott City from the air and as a plot plan in six panels – The scale is appropriate, as well as the size relative to the building, however, clarity is needed on the black and white rectangles through the center of the mural. The image could be used to navigate through Main Street, but this image appears to include a Sanborn map, so there may be copyright issues.
3. Pre-Ellicott Mills – The scene depicted does not appear to be specific to Ellicott City and additional information is needed on the proposed size of the mural relative to the building. The mural layout may have been intended for a different location based on the window layout and may need revision.
4. Ellicott City Early Transportation in America – The historic means of transportation for Ellicott City is an appropriate theme, but the size of the sail ship seems to enlarge the scale and is not specific to Ellicott City. A two-story mural is not scaled to the pedestrian and it competes with the architectural integrity of an otherwise unaltered building.
5. Raising the clock tower sketch – Additional information is needed on image content and size. The mural appears to mimic the Iwo Jima Marine Corps Memorial, so there may be copyright issues.

8289 Main Street (Reedy Building, Sweet Elizabeth Jane), side of building

1. Man working on historic car engine – The mural ties into the history of the Reedy Building and the town. The scale, color choices and location are all appropriate.
2. Historic automobile showroom with man and boy – The mural ties into the history of the Reedy Building. This may be a good example of mounting the mural on the building to cover and not interfere with the existing electrical conduit. The capture of an era, size, color and scale are appropriate for a mural in this location.
3. Sketch of people and Ellicott City sign – Given the quality of the rendering, additional information is needed on image content and size.
4. Sketch of people holding up Ellicott City sign – Additional information is needed on image content and size.
5. Ellicott Brothers – Additional information would be helpful to understand how this mural depicts the founding fathers, the Ellicott Brothers.
6. Ellicott Brothers and railroad bridge – A two-story mural is not scaled to the pedestrian. The image of the railroad bridge compliments the brick building.
7. Historic car with Babe Ruth in baseball uniform – The scale, color choices and location are appropriate, however, the historic relevance is limited to Babe Ruth's wedding occurring in Ellicott City.

3709 Old Columbia Pike (Linwood Boutique), front of building

This location is not a historic structure, but the main entrance, windows, business sign and hanging baskets are all features that compete with the art. The side of the building has only smaller windows, making the side a preferable location and focal point for the art.

1. Historic storefronts in six panels, grouped – The street scene depicted is not specific to Ellicott City. Grouping the mural seems appropriate, but the location competes with the windows and door below.
2. Historic storefronts in four panels, separate – The street scene depicted is not specific to Ellicott City. The separation of the mural panels to provide four paintings throughout the façade competes with the other features on the building. A paneled mural may be more appropriate on the back of the theater building (8221 Main Street).
3. Benjamin Banneker – A mural dedicated to Benjamin Banneker is relevant to both Ellicott City history and the relationship with the Ellicott Brothers. Similar comments as above regarding the location on the front of the building. The side of the building or another location may yield a better opportunity to showcase this mural.

**HPC-19-09 – 8423 (8411 per SDAT) Main Street and Howard County Right-of-Way, Ellicott City**

Certificate of Approval

Applicant: Kamran Sadeghi/Howard County Government

**Background & Scope of Work:** The properties are located in the Ellicott City Historic District. SDAT does not have a date of construction for this building, but the church website dates the structure to circa 1896, and the church appears on the 1899 Sanborn maps. During the 2016 flood, the steep grassy slope in front of the St. Luke AME Church was badly eroded, so the County placed rip rap on the slope as a temporary stabilization measure. This rip rap also covers an existing brick wall at the bottom of the slope, the brick sidewalk along Main Street and a small portion of Main Street. The rip rap is held in place on Main Street by movable concrete New Jersey barriers. Figure 11 shows the slope before the 2016 flood, and Figure 12 shows the current condition of the slope.



Figure 11: St. Luke AME Church slope prior to the 2016 flood.



Figure 12: St. Luke AME Church slope after the 2016 flood.

The Applicant proposes to remove the existing rip rap and assess the existing brick wall at the bottom of the slope. If the wall is structurally sound, the slope will be stabilized with Geo Cell, and the wall will be repaired where needed with existing materials or new materials to match existing.

If the existing wall is beyond repair and must be replaced, the slope will be stabilized by adding fill to decrease the angle of the slope and Geo Cell will be used to stabilize the slope. A new wall up to 6' in height will be constructed of concrete with a brick or stone facing. The new wall will tie into a portion of the existing brick wall that will remain on the northwest side of the property, outside the area of rip rap fill (Figure 13). The existing wall will have a new brick or stone veneer to match that of the new wall. The Applicant prefers to use a red brick facing similar to the existing wall, but is open to using stone. The Applicant has not submitted specifications for the proposed brick or stone facing, but indicates the stone wall will be similar to the low stone walls at La Palapa and Su Casa. The capstone for the brick wall will match the existing. The sidewalk will be reconstructed and widened to 6' with pavers to match existing.



Figure 13: St. Luke AME Church existing brick wall on northwest side of property.

There was an existing, stone wall up the hill from the brick wall that is visible in Figure 11 and a portion of this wall is still visible. The Applicant reports that most of this wall was washed away in the 2016 and 2018 floods, however, the County will try and preserve what is left of this wall.

**Staff Comments:** Chapter 9D of the Guidelines addresses retaining walls. Repair of the wall and sidewalk with existing materials or with new materials that exactly match the existing is considered routine maintenance and does not require a Certificate of Approval. However, removal of the remaining stone wall up the hill from the brick wall, will require a Certificate of Approval. The Guidelines state that “Granite features, especially those visible from public ways, should be preserved with the same attention given to historic buildings.” In keeping with the Guidelines, the stone wall should be retained and if necessary, repaired with existing materials.

If a new wall is required, the Guidelines state that “Retaining walls of granite, brick or timber may be appropriate, depending on the context.” The Guidelines recommend against “Poured concrete walls or concrete block walls in locations visible from a public way,” but note that “retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The Applicant proposes to construct the new wall of poured concrete, but the wall will be faced with brick to match existing brick in the area or stone, if the Commission determines that stone is more appropriate. Either material complies with the Guidelines.

The Guidelines also state that new walls should “require minimal changes to existing topography and natural features.” While the Applicant proposes to change the angle of the existing slope, it is necessary to provide greater stability for the slope, which will help prevent damage from the 2016 flood from reoccurring. The Guidelines state that “Original materials, which include stone, brick and wood, should be preserved.” If the stone wall needs to be removed as a result, it should be salvaged and saved for reuse elsewhere in the District.

The Guidelines, Chapter 10A, Paving Materials and Street Design, note that “The brick sidewalks and crosswalks used along portions of Main Street blend well with the mix of historic building materials.”

The proposal to widen the brick sidewalk to 6' using pavers to match existing complies with the Guidelines.

The County Code requires a fence at least four feet high on top of a retaining wall with a vertical drop of four feet or more, if the retaining wall is in a public right-of-way or near a walkway. If a fence is required, Staff recommends a black metal fence be used in this location, similar to other fences seen in the District.

**Staff Recommendation:** Staff recommends that if the existing brick wall is retained and repaired, then the existing stone wall should also be retained and repaired with existing materials. If the existing brick wall will be replaced, Staff recommends approval of the new retaining wall with a brick or stone facing, with the facing and capstone subject to Staff approval, and material from the existing stone wall to be salvaged and saved for reuse in the District.

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

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Beth Burgess  
Executive Secretary

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Susan Overstreet  
Acting Staff, Historic Preservation Commission