



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

## Agenda

Thursday, April 2, 2020; 7:00 p.m. to be held Thursday, May 7, 2020; 7:00 p.m.

The April meeting of the Historic Preservation Commission will be held virtually. Please see the information about participating in Commission cases 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). 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. 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-18-45c – 10375 Cavey Lane, Woodstock, HO-770
2. MA-19-41c – 3748 Church Road (3691 Sarah's Lane), Ellicott City, HO-59
3. MA-19-50c – 6117 Lawyers Hill Road, Elkridge, HO-445

#### **Regular Agenda**

4. HPC-20-15 – 8125 Main Street, Ellicott City
5. HPC-20-16 – 14830 Old Frederick Road, Woodbine, HO-170
6. HPC-20-17 – 6060 Old Lawyers Hill Road, Elkridge
7. HPC-20-18c – 8173 Main Street, Ellicott City
8. HPC-20-19c – 8235 Main Street, Ellicott City
9. HPC-20-20c – 8185-8187 Main Street, Ellicott City
10. HPC-20-21c – 8181 Main Street, Ellicott City
11. HPC-20-22 – 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City
12. HPC-20-23 – 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City

## CONSENT AGENDA

### **MA-18-45c – 10375 Cavey Lane, Woodstock, HO-770**

Final tax credit 20.112 approval.

Applicant: Alice M. Bender

**Request:** The applicant, Alice M. Bender, requests final tax credit approval for repairs made at 10375 Cavey Lane, Woodstock, HO-770.

**Background and Site Description:** The property is listed on the Historic Sites Inventory as HO-770, Killarney. The property is not located in a local historic district.

The applicant was pre-approved for tax credits through the Executive Secretary process in October 2018 to replace a vinyl window with a wood window.

**Scope of Work:** The applicant seeks final tax credit approval. The applicant submitted documentation that \$1,135.00 was spent on eligible, pre-approved work and seeks \$283.75 in tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the tax credit as submitted for \$283.75 in final tax credits.

### **MA-19-41c – 3748 Church Road (aka 3691 Sarah’s Lane), Ellicott City, HO-59**

Final tax credit 20.112 approval.

Applicant: Kimberly Kepnes

**Request:** The applicant, Kimberly Kepnes, requests final tax credit approval for painting and repairs made at 3748 Church Road (aka 3691 Sarah’s Lane), Ellicott City.

**Background and Site Description:** The property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-59. The applicant was pre-approved for tax credits through the Executive Secretary process in October 2019 to prep and paint the exterior of the building.

**Scope of Work:** The applicant seeks final tax credit approval. The applicant submitted documentation that \$11,549.24 was spent on eligible, pre-approved work and seeks \$2,887.31 in final tax credit. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the tax credit as submitted for \$2,887.31 in final tax credits.

**MA-19-50c – 6117 Lawyers Hill Road, Elkridge, HO-445**

Final tax credit 20.112 approval.

Applicant: Drew Roth

**Request:** The applicant, Drew Roth, requests final tax credit approval for repairs made at 6117 Lawyers Hill Road, Elkridge.

**Background and Site Description:** The property is located in the Lawyers Hill Historic District and is listed on the Historic Sites Inventory as HO-445, the Murray Miller House. The applicant was pre-approved for tax credits through the Executive Secretary process in November 2019 to make roof and gutter repairs/replacements.

**Scope of Work:** The applicant seeks final tax credit approval. The applicant submitted documentation that \$39,256.00 was spent on eligible, pre-approved work and seeks \$9,814.00 in final tax credit. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the tax credit as submitted for \$9,814.00 in final tax credits.

## **REGULAR AGENDA**

**HPC-20-15 – 8125 Main Street, Ellicott City**

Advisory Comments/Pre-Application Advice for restoration.

Applicant: R. Zachary Hollenbeck, AIA, Howard County Department of Public Works

**Request:** The applicant, Howard County Department of Public Works, requests Advisory Comments/Pre-Application Advice on 8125 Main Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. This building dates to the 1920s. The building was seriously damaged in the 2016 Ellicott City flood and was subsequently restored, only to be further damaged in the 2018 flood.

**Scope of Work:** The applicant seeks Advisory Comments/Pre-Application Advice on the restoration of the front façade of the building. The application shows six possible options:

- 1) Option 1A – Reconstruct to pre-flood condition. In this scenario the storefront stone base (also referred to herein as a plinth), ranges in height from 7 ½ inches to 2-feet 4-inches in height. The front door would be an all-glass door to match the original, and the only metal framing elements would exist at the top and exterior sides of the door.
- 2) Option 1B – Reconstruct to pre-flood condition with the addition of a flood door and flood proofing. The plinth remains the same height in this scenario. The flood doors would be an aluminum impact and flood rated frame. The storefront glass would consist of 3-inch heat strengthened IGU (insulated glass units) with safety glass interlayer.
- 3) Option 1C – Reconstruct to pre-flood condition with the addition of a floodgate and flood proofing. The plinth remains the same in this scenario and the door and frame will match the original.

- 4) Option 2A – Construct a raised plinth; no other flood proofing. The plinth will increase in height from 7 ½ inches to 2-feet 7 ½ inches at the west end of the building and from 2-feet 4-inches in height to 4-feet 4-inches in height at the east end.
- 5) Option 2B – Construct a raised plinth with a flood door and flood proofing. The plinth will increase in height from 7 ½ inches to 2-feet 7 ½ inches at the west end of the building and from 2-feet 4-inches in height to 4-feet 4-inches in height at the east end. The flood door and insulated storefront windows from Option 1B would be used here.
- 6) Option 2C – Construct a raised plinth with a flood gate. The plinth will increase in height from 7 ½ inches to 2-feet 7 ½ inches at the west end of the building and from 2-feet 4-inches in height to 4-feet 4-inches in height at the east end. The original door would be used in this scenario, with the insulated storefront windows. A flood gate would be added.

**HPC Review Criteria and Recommendations:** Chapter 6 of the Guidelines provides recommendations for Entrances and Storefronts in Section 6.G and 6.K, but does not currently provide flood proofing recommendations. Floodproofing methods are encouraged when they mitigate to protect the structure and the cumulative effects on historic resources. Both 2016 and 2018 floods destroyed entire storefronts because of both the depth and velocity of the water in this lower Main area.



Figure 1 – Flood event



Figure 2 - Flood event

**Staff Recommendation to the HPC:** Staff recommends the HPC review the relevant sections of the Guidelines and consider how the different floodproofing scenarios would protect or alter the character-defining elements of the building; and provide advice for the applicant to consider.

**HPC-20-16 – 14830 Old Frederick Road, Woodbine, HO-170**

Advisory Comments for Subdivision.

Applicant: Nicholas Lally

**Request:** The applicant, Nicholas Lally, requests Advisory Comments for a subdivision plan at 14830 Old Frederick Road, Woodbine.

**Background and Site Description:** This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-170, Shipley’s Adventure (Dr. Perilla House). The historic house appears to have been heavily altered, possibly in the 1970s.

The property consists of about 10.03 acres and is zoned RC-DEO.

**Scope of Work:** There will be 3 buildable lots created and no structures are proposed to be demolished. The historic house and all existing historic outbuildings (barn and springhouse) will remain on Lot 2, which will consist of 3.92 acres. New houses will be constructed on Lots 1 and 3; Lot 2 is located between these lots. Lot 1 will be 3.06 acres and Lot 3 will be 3.03 acres. Access to Lots 1 and 3 will not impact the historic buildings on Lot 2.

**HPC Review Criteria and Recommendations:**

***Section 16.118 – Protection of Historic Resources***

- 1) *Section 16.118 of the subdivision regulations recommends, “Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting.”*
- 2) *Section 16.118 of the subdivision regulations recommends, “The new subdivision road should be sited so that the lot layout does not intrude on historic resources. The road should be oriented so that views of the historic property from the public road are of its primary façade.”*

The proposed subdivision complies with 16.118 of the subdivision regulations. The historic structure and its associated outbuildings will be located on one lot and retained. The new shared driveway will not encroach on the historic structures.

**Staff Recommendation to the HPC:** Staff has no further recommendations.

**HPC-20-17 – 6060 Old Lawyers Hill Road, Elkridge**

Certificate of Approval for exterior alterations related to pool.

Applicant: Finn Ramsland

**Request:** The applicant, Finn Ramsland, requests a Certificate of Approval to make exterior alterations at 6060 Old Lawyers Hill Road, Elkridge.

**Background and Site Description:** This property is located in the Lawyers Hill Historic District and is also listed on the Historic Sites Inventory as HO-447, Maycroft.

In December 2019, the Applicant was approved in case HPC-19-59 for the pool coping, waterline tile, pool lining, mechanical equipment and the layout of the site plan flipped 180 degrees (which was supplemented with a site plan submitted to and approved by staff – the site plan only provided information on the orientation of the pool).

**Scope of Work:** The Applicant now seeks approval for the remainder of the outstanding items from the December 2019 meeting. In order to be consistent with the terms and numbering used at the December meeting, this report will reference the remaining items as they were referenced in December 2019. The applicant seeks approval for the following items:

- Item 4 – Pool Accessories (stepping stones, boulder feature, slide with raised bed to support the boulder and slide).
- Item 5 – 1000 square foot broom finish concrete patio (aka pool decking) surrounding pool and 528 square foot flagstone patio extension (previously was proposed to be brick to match existing, it will now all be changed to flagstone).
- Item 6 – Four-foot-tall black aluminum fencing, in the Antietam style.

The applicant has submitted the following renderings to depict what the proposed fencing, flagstone patio and concrete patio (pool decking) would look like. The proposed slide will be tan in color and will be 8-feet 3-inches high at full height. The applicant will return with landscaping in a future application.

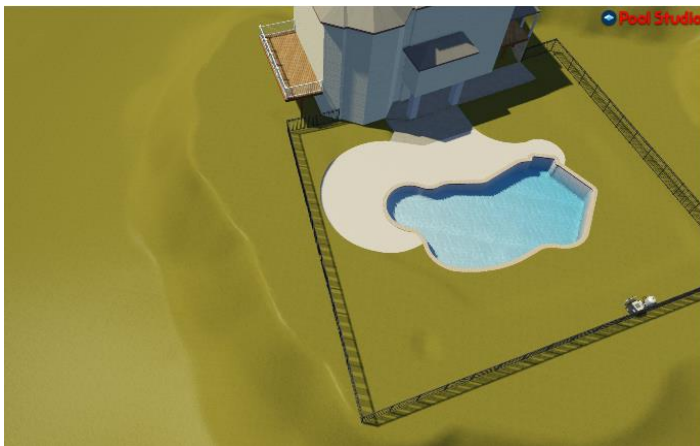


Figure 3 - Pool rendering



Figure 4 - Pool rendering



Figure 5 - Pool rendering

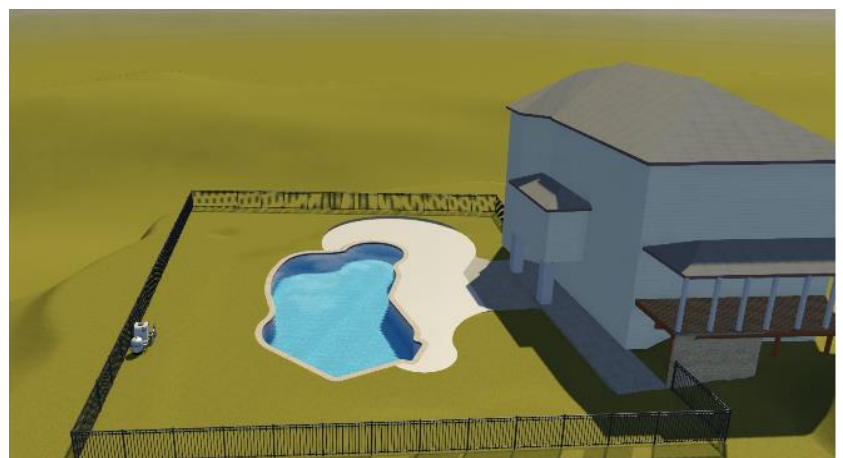


Figure 6 - Pool rendering



Figure 7 - Proposed Antietam style black aluminum fencing

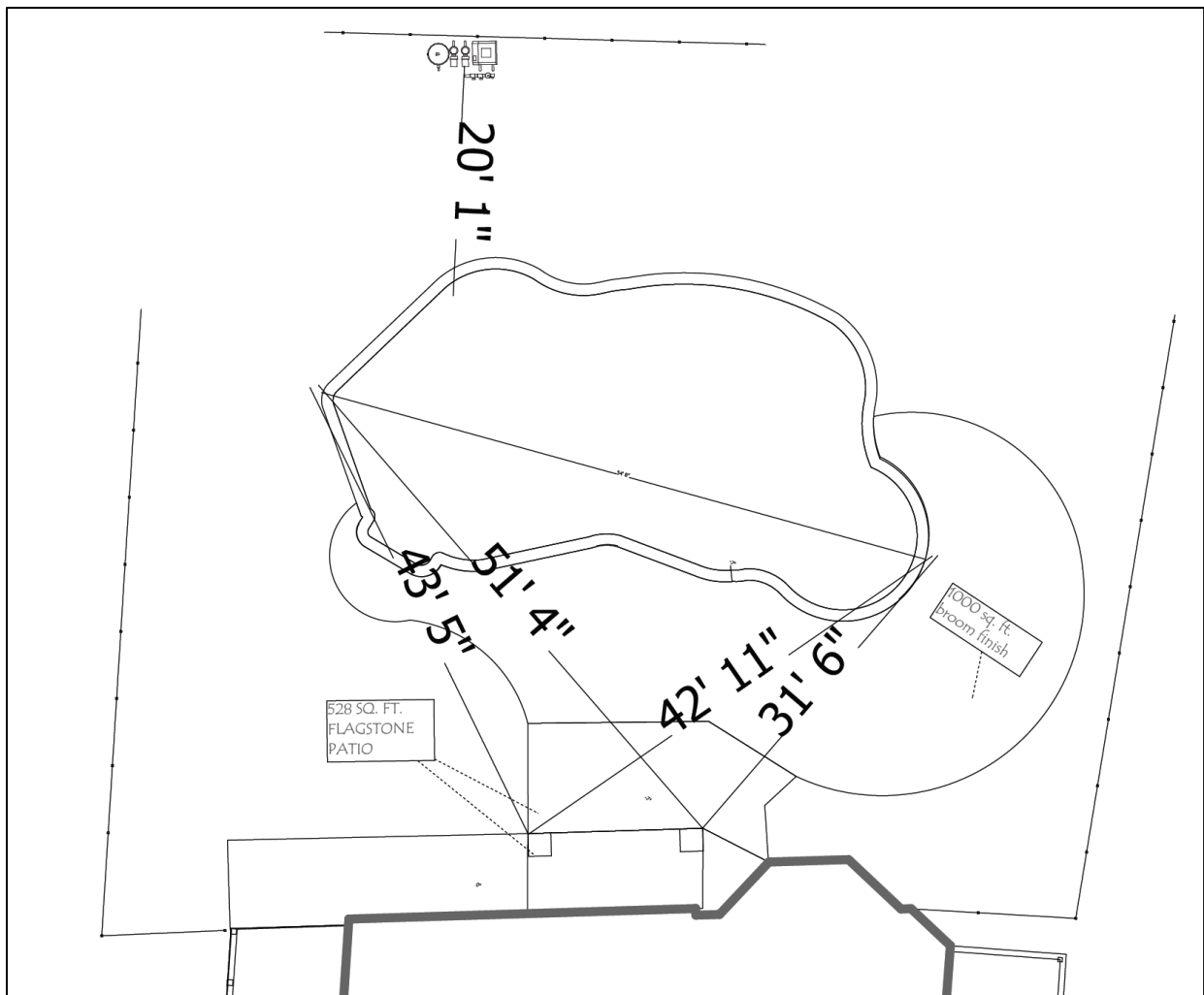


Figure 8 - Site layout

## HPC Review Criteria and Recommendations:

### **Chapter 9.B: Landscape and Site Elements, Trees and Other Vegetation**

- 1) *Chapter 9.B recommends, “maintain and install informal landscaping using a variety of trees, shrubs and flowers, particularly native species. Plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.”*
- 2) *Chapter 9.B recommends, “maintain the open feel of the District by minimizing property lines demarcations.”*

The construction of a fence is required by code to have installed around the pool. The code requirement has specifications for the type of fencing as well, ensuring that children cannot fit their head through or easily climb over (for example, horizontal rails must be on the inside of the fence, rather than the outside where they can be used as footholds). The fencing will not be used as a property line demarcation, as it will only be located around the pool area.

A new landscape plan has not yet been submitted for review.

### **Chapter 9.C: Landscape and Site Elements, Fences**

- 3) *Chapter 9.C explains, “property lines in Lawyers Hill are only occasionally defined by fencing. Fences are generally low and open, and made of painted wood boards or unpainted split rails. The open feel of the District will be maintained by limiting the use of fencing, and by use low, open fencing when fencing is necessary.*
- 4) *Chapter 9.C recommends, “when installing new fencing, use fencing that is low, open and made of wood. If necessary, this type of fencing can have an inconspicuous, inner wire fencing.*
- 5) *Chapter 9.C recommends, “plant vines or shrubs in front of solid fencing to reduce its visual impact from public roads.”*
- 6) *Chapter 9.C recommends against, “installing stockade, chain link, or wrought iron fencing in a location visible from a public road or a neighboring property.”*

While the guidelines do not recommend use of a wrought iron fence (which this would emulate in style, but is aluminum in material rather than iron), the fence will not be highly visible from the road or neighboring property. The fence will be most visible from the driveway. The fence will be 4 feet high, which is the shortest the fence can be in order to comply with the code requirements for fencing around a pool. The applicant also chose the black aluminum fence as he felt it would be least visible from the street, as opposed to a wood fence, which is bulkier.

### **Chapter 9.E: Landscape and Site Elements, Driveways, Walkways and Patios**

- 7) *Chapter 9.E recommends, “construct new walkways and patios of brick, flagstone or concrete pavers designed to look like flagstone. New walkways may also be constructed of bark chips or gravel.”*
- 8) *Chapter 9.E recommends against, “constructing new walkways and patios of poured concrete slabs within view of a public road.”*

The proposed concrete and flagstone patios comply with the Commission’s recommendations from the December meeting to have a historically appropriate patio adjacent to the historic house and the concrete patio adjacent only to the pool. Neither patio will be highly visible, if visible at all, from Old Lawyers Hill Road due to the change in topography, and location on the rear of the house.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted.

**HPC-20-18c – 8173 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Mid Atlantic Land Services LLC, Donald R. Reuwer Jr.

**Request:** The applicant, Mid Atlantic Land Services LLC, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8173 Main Street, Ellicott City after the May 2018 flood.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$130,300.00 The difference in the assessment that may be eligible for the tax credit is \$129,300.00.

**Scope of Work:** The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$15,777.79 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,311.10.

**HPC Review Criteria and Recommendations:**

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$15,777.79 was spent repairing the building.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$15,777.79 in qualified expenses.

**HPC-20-19c – 8235 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Penn Shop Ventures, LLC, Donald R. Reuwer III

**Request:** The applicant, Penn Shop Ventures, LLC, Donald R. Reuwer III, requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8235 Main Street, Ellicott City after the May 2018 flood.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$129,800.00 The difference in the assessment that may be eligible for the tax credit is \$128,800.00.

**Scope of Work:** The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$16,604.84 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,306.03.

**HPC Review Criteria and Recommendations:**

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$16,604.84 was spent repairing the building.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the

Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$16,604.84 in qualified expenses.

#### **HPC-20-20c – 8185-8187 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Mid Atlantic Land Services, Inc., Donald R. Reuwer Jr.

**Request:** The applicant, Mid Atlantic Land Services, Inc., Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8185-8187 Main Street, Ellicott City after the May 2018 flood.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$136,500.00. The difference in the assessment that may be eligible for the tax credit is \$135,500.00.

**Scope of Work:** The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$28,758.28 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,373.97.

#### **HPC Review Criteria and Recommendations:**

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$28,758.28 was spent repairing the building.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure "the owner files an application with the Commission within 12 months of the increased assessment."*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$28,758.28 in qualified expenses.

#### **HPC-20-21c – 8181 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Mid Atlantic Land Services, Inc., Donald R. Reuwer Jr.

**Request:** The applicant, Mid Atlantic Land Services, Inc., Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8181 Main Street, Ellicott City after the May 2018 flood.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$173,500.00. The difference in the assessment that may be eligible for the tax credit is \$172,500.00.

**Scope of Work:** The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$30,649.29 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,749.15.

#### **HPC Review Criteria and Recommendations:**

- 1) *Section 20.113 defines qualified expenses as "the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property."*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$30,649.29 was spent repairing the building.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$30,649.29 in qualified expenses.

### **HPC-20-22 – 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City**

Certificate of Approval for exterior alterations.

Applicant: Veronica Daniel

**Request:** The applicant, Veronica Daniel, requests a Certificate of Approval for exterior alterations to 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. The buildings date approximately to the 1840s-1850s.

While the application is currently before the Commission for retroactive approval, it was submitted prior to the alteration taking place as part of the television show that recently filmed in Ellicott City. Unfortunately, due to the timing of the submission and a significant number of submissions already in process, staff was unable to process the application for possible Minor Alteration consideration and the alteration was made without HPC approval. Due to the “surprise” nature of the show, it was also unknown at the time if the business owner would want to keep the improvement, as she was unaware it was taking place.

**Scope of Work:** The applicant seeks retroactive approval for the installation of two awnings on the façade of the building facing Hamilton Street/Parking Lot D. The first awning on the main storefront for the business is hung on the existing, approved, awning frame. The second awning is freestanding and is

held up by four posts, anchored by flower pots. This second awning is not attached to the building. The awning material is a non-reflective, Sunbrella acrylic canvas, with a slight scallop to the edges of the awning. The awnings are striped black and white.



Figure 12 - Previous conditions

#### HPC Review Criteria and Recommendations:

##### **Chapter 6.L: Rehabilitation and Maintenance of Existing Buildings; Awnings and Canopies**

1) Chapter 6.L recommends:

- a. *“When installing awnings or canopies, use shed-style awnings that are scaled appropriately for the building size and window spacing. Awnings should be made of nonreflective canvas or another strong fabric, in a color compatible with the building façade.”*
- b. *“Provide a 10-inch to 12-inch valance on awnings. On commercial buildings, use only the awning’s valance for signage.”*



Figure 13 - Existing conditions

The first awning over the storefront was installed using the existing frame and is scaled appropriately to the building. Both awnings are shed style with a valance, without any signage. While the exact size of the valance is unknown, it appears to be the same size as the previously existing, and as mentioned, is scaled appropriately to the size of the building.

The depth of the second awning in front of the stone building is not typical. However, for this specific scenario, the awning serves as a more of a porch area, and is not attached to the building. This awning is less of an intrusive change than a previously submitted permanent porch alteration approved May 2013, #13-21. This awning is not attached to the building and can be removed at any time. The installation and any future removal will not damage to the building.

The colors are compatible with the building, but not do exactly match since the trim color was changed to an off-white/cream color.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted.

**HPC-20-23 – 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City**

Certificate of Approval for patio tables and chair.

Applicant: Veronica Daniel

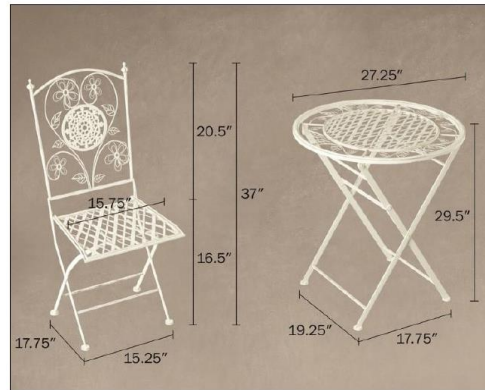
**Request:** The applicant, Veronica Daniel, requests a Certificate of Approval for exterior alterations to 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. The buildings date approximately to the 1840s-1850s.

While the application is currently before the Commission for retroactive approval, it was submitted prior the alteration taking place as part of the television show that recently filmed in Ellicott City. Unfortunately, due to the timing of the submission and a significant number of submissions already in process, staff was unable to process the application for possible Minor Alteration consideration and the alteration was made without HPC approval. Due to the “surprise” nature of the show, it was also unknown at the time if the business owner would want to keep the improvement, as she was unaware it was taking place.



Proposed Patio Tables & Chairs  
Seating for Four



Proposed Patio Tables & Chairs  
Seating for Two

**Figure 14 - Installed tables and chairs**

**Scope of Work:** The applicant seeks retroactive approval for the installation of iron tables and chairs (12 two person and 9 four person tables and chairs) in an off-white color.

**HPC Review Criteria and Recommendations:**

**Chapter 10.C: Parking Lots, Public Streets and Street Furniture; Street Furniture**

- 1) Chapter 10.C recommends:
  - a. “Use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal.”

- b. *“Improve consistency in design throughout the historic district for items such as street lights, traffic signal, public signage, trash receptacles and other street furniture.”*

The new tables and chairs are constructed from metal and are painted an off-white, but the Guidelines recommend the use of dark metal. The design of the chairs is more ornate than is commonly seen in the district. If the new furniture was painted black, the ornateness of the chairs would be less noticeable and better blend with other street furniture in the district, including that on neighboring properties.

The previously existing furniture, as shown in the application, was a simple black metal, which better complied with the Guidelines.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if the application complies with the Guidelines and approve, modify or deny accordingly.

\*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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Samantha Holmes  
Staff, Historic Preservation Commission