



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

May Agenda

Wednesday, May 1, 2019; 7:00 p.m.

The May 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. 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.

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-18-23c – 8293 Main Street, Ellicott City
2. MA-18-24c – 8293 Main Street, Ellicott City
3. MA-18-43c – 1805 Marriottsville Road, Marriottsville, HO-191
4. HPC-17-67c – 3508 West Gate Drive, Ellicott City, HO-142
5. HPC-19-16 – 8060 Main Street, Ellicott City, HO-98

Regular Agenda

6. HPC-13-38c – 3896 Old Columbia Pike, Ellicott City
7. HPC-19-17 – Vicinity of 3850 New Cut Road to 3776 St. Paul Street
8. HPC-19-18 – 8125 Main Street, Ellicott City
9. HPC-19-19 – Vicinity of Parking Lots B, C, D, E, F, G in Ellicott City. Vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street, 3721 Hamilton Street, Ellicott City
10. HPC-19-20 – Vicinity of 8333 Main Street to 8267 Main Street, Ellicott City
11. HPC-19-21 – 8472 Hill Street, Ellicott City
12. HPC-19-22 – 3626 Church Road, Ellicott City
13. HPC-19-23 – 6132/6150 Hanover Road, Hanover, HO-791
14. HPC-19-24 – 8180 and 8156 Main Street, Ellicott City, HO-69
15. HPC-19-25 – 3956 and 3958 Old Columbia Pike, Ellicott City
16. HPC-19-26 – 8185 Main Street, Ellicott City

CONSENT AGENDA

MA-18-23c – 8293 Main Street, Ellicott City

Final tax credit claim 20.112

Applicant: Angela Tersiguel

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The applicant, Angela Tersiguel, was pre-approved for tax credits to repair and/or replace damaged rotting clapboard siding in-kind, repair glazing on windows as needed, repair front steps, replace hand railings in-kind, replace damaged slates on the mansard roof, and replace the main rubber roof with a new rubber roof through the Minor Alterations/Executive Secretary process in July 2018. The applicant has submitted documentation that \$31,876.10 was spent on eligible, pre-approved work. The applicant seeks \$7,969.03 in final tax credits.

Staff Comments: The cost of the new rubber roof was left out of the application by accident, which totaled \$7,976.10. The work complies with that pre-approved and the cancelled checks and other documentation total \$31,876.10 in eligible expenses, for a tax credit of \$7,969.03.

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$7,969.03.

MA-18-24c – 8293 Main Street, Ellicott City

Final tax credit claim 20.112

Applicant: Angela Tersiguel

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The applicant, Angela Tersiguel, was pre-approved for tax credits to fill in the opening for the (former) flush basement door closest to Main Street with stone that matches the foundation through the Minor Alterations/Executive Secretary process in July 2018. The applicant has submitted documentation that \$500.00 was spent on eligible, pre-approved work. The applicant seeks \$125.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled check and other documentation total the requested amount.

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$125.00.

MA-18-43c – 1805 Marriottsville Road, Marriottsville, HO-191

Final tax credit claim 20.112

Applicant: Shelly Levey

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-191, Forest View. The applicant, Shelly Levey, was pre-approved through the Executive Secretary process in September 2018 for repairs to the porch, siding, front door, gutters and foundation/basement stairwell. The applicant has submitted documentation that \$12,020.13 was spent on eligible, pre-approved work. The applicant seeks \$3,005.03 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$3,005.03.

HPC-17-67c – 3508 West Gate Drive, Ellicott City, HO-142

Final tax credit claim 20.112

Applicant: Vadim Shapiro

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-142, the Old St. John’s Rectory. The applicant, Vadim Shapiro, was pre-approved for tax credits for repairs to the structure in case 17-67c in September 2017. The repairs included: HVAC installation of mini-split ductless system and a ducted system, roof repairs and large-scale masonry repairs and rebuilding to the exterior and interior of the structure. The applicant has submitted documentation that \$241,529.19 was spent on pre-approved work. The applicant seeks \$60,382.30 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount. There is an expense for \$1,500.00 in county permit fees that is not eligible for the tax credit claim, which brings the total eligible amount to \$240,029.19, for a tax credit of \$60,007.30.

Staff Recommendation: Staff recommends the HPC approve the final tax credit in the adjusted amount of \$60,007.30.

HPC-19-16 – 8060 Main Street, Ellicott City, HO-98

Certificate of Approval for exterior alterations.

Applicant: Bert Wilson

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-98, McLaughlin-Campbell-Laumann Building. According to the Historic Sites Inventory form, the building was constructed circa 1831-1832. The applicant, Bert Wilson, requests a Certificate of Approval and Tax Credit Pre-Approval to install flood windows and doors on the lower level of the building and repoint the granite.

The building sustained damage in the 2016 and 2018 floods. The applicant proposes to install Masterdor Craftsmen manufactured flood doors and windows, with reinforced framing, to provide protection from another potential flood. The door will be in the Arden style, which is a 6-paneled two with the option for two lights or two panels at the top. The proposed color for the door is Whitby Jet, a black color, which will match the previously existing and approved door color.

The mortar was damaged in the 2018 flood. The applicant proposes to repoint the granite first floor, with the mortar to match the existing.

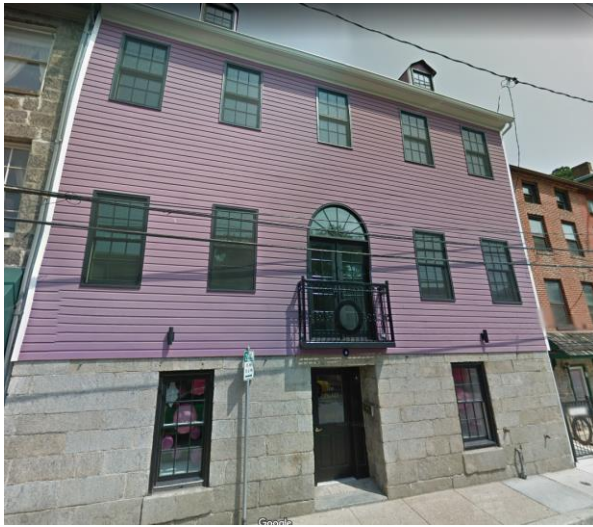


Figure 1 - Building prior to 2016 and 2018 floods



Figure 2 - Building after the 2018 flood

Staff Comments: The applicant confirmed that the windows will be a 6:6, to match the previously existing, although the example photo in the application shows 1:1. The replacement windows comply with Chapter 6.H recommendations, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The new windows will be a different material and the design will be slightly different since these are flood windows, but the color and window pane configuration will match the previously existing. The existing windows are not historic and were replaced after 2009/2010 rehabilitation of the building.

The replacement of the door complies with Chapter 6.G recommendations, “...if documentary evidence of the original doors is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.” The previously existing door was a half-light over two panel and the applicant now proposes to use a 4-panel door with 2 lights at the top. It would be more historically appropriate for the 2 lights to be 2 panels, however, natural light is desired. The new door will also be a flood door and designed to protect the building during a flood event.

Chapter 6.C recommends, “maintain or restore granite buildings, foundations, steps, lintels, sills, fence posts and retaining wall” and “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.” The in-kind repointing of the mortar on the granite complies with the Guidelines.

Staff Recommendation: Staff recommends the HPC approve the application for paneled flood doors with two plain lights at the top, 6:6 flood windows and repointing of the granite. Staff recommends the HPC pre-approve tax credits (20.112 and 20.113) for all work.

REGULAR AGENDA

HPC-13-38c – 3896 Old Columbia Pike, Ellicott City

Final tax credit claim 20.112

Applicant: Morris F. Vatz

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-328, the Thompson House. The applicant, Morris F. Vatz, was pre-approved in case HPC-13-38 in September 2013 to paint the house and make repairs to the porch as needed. The applicant has submitted documentation that \$9,800.00 was spent on the work. The applicant seeks \$2,450.00 in final tax credits.

Staff Comments: Staff requested copies of the cancelled checks or receipts that show proof of payment for each item. The applicant replied that the project was paid for in cash and the contractor has since passed away, but that the dates payment was received was noted on the contract.

There is a cost for Item 2 in the tax credit application claim for \$300 to hang a historic door. Staff inquired about the door, which was not part of the pre-approval and the applicant responded that “there was a storm door at the kitchen entry that was destroyed by an icicle and the door was replacement then painted when this job was done.”

Staff also asked how the cost of Items 3 and 4 in the application (replace wooden planks and repair front porch columns) was determined since it does not appear to be itemized in the submitted materials and the applicant replied that “There is not a separate invoice for the planks and porch repair. It is part of the existing repairs needed to properly paint the house. I am not asking for extra money this was just part of the itemized list.” The invoice also shows other items were added that are not eligible, such as the fence and the back deck and stairs. It is still unclear how the costs were determined for Items 3 and 4 were determined.

Staff Recommendation: Staff recommends the HPC determine if the documentation is sufficient to approve the tax credit.

HPC-19-17 – Vicinity of 3850 New Cut Road to 3776 St. Paul Street

Certificate of Approval for repairs.

Applicant: Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain any structures. The applicant, Howard County Department of Public Works, requests a Certificate of Approval to make repairs and alterations along 600 feet on the east side of New Cut Road, south of College Avenue. The repairs are needed for the stabilization of the banks of the New Cut tributary into Ellicott City, which were destabilized in the May 30, 2018 flood. The repairs and alterations include:

- 1) Removal of debris located at the confluence of the New Cut and Tiber/Hudson Branch.
- 2) Construction of two retaining walls.
- 3) A water main replacement.
- 4) Removal of 28 trees that have a diameter breast height (dbh) of 12 inches or greater.

The application contains the following explanation of the necessary repairs:

“The “area 2” wall will be a modular unit wall with a maximum height of 13 feet and an imbricated large stone wall will be constructed in front of the modular wall to retain historic aesthetic. The “area 4” wall is a pile and caisson with precast concrete lagging panel wall with an imbricated wall constructed in front to retain the historic aesthetic. The stream bank along the east side of the New Cut Branch and up to the edge of New Cut Road will need to be fully cleared for access and construction. The area will be re-graded at 1:1.5 to 1: 2 slopes to tie grades in at the shoulder of New Cut Road. These slopes are proposed to be stabilized with class 1 riprap. The visible riprap will be natural rock, river rock or material obtained during the debris removal to retain the historic quality.”



Figure 3 - View looking down New Cut stream at the rear of buildings along Main Street



Figure 4 - Looking up New Cut Road



Figure 5 - Debris in the stream

Staff Comments: The removal of trees is proposed so that the stream banks can be stabilized, and the roadway repaired from the damage caused by the May 2018 flood. The Guidelines do not currently address situations such as these. Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures.” In this instance, the removal of the live mature trees is needed to repair flood damage that resulted in the collapse of major portions of the roadway and stream banks. Tree T-088 is a 53-inch American Sycamore, but as shown in the application, has been very compromised by the erosion and is located at the base on the stream. Tree T-097 was erroneously marked to be removed in on the chart but is correctly shown in the map to remain. The applicant stated via email that they will be maintaining an old stone structure located adjacent to the wall.

The construction of the retaining walls is necessary to repair the damage from the May 2018 flood. The use of the imbricated wall in front of the two retaining walls complies with Chapter 9.A, “maintain and reinforce natural landscape elements, such as rock outcroppings, water courses...” and Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

The clearing of the stream is necessary due to the amount of debris that was created from the May 2018 flood and complies with Chapter 9.A recommendations. Main Street is located at the bottom of the stream and this debris would eventually end up downstream and could cause further damage to buildings if not removed.

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

HPC-19-18 – 8125 Main Street, Ellicott City

Certificate of Approval for partial demolition

Applicant: Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to articles from the Ellicott City Times, the building was constructed in 1926 and was designed by architect Stanislaus Russell of Baltimore. The applicant, Howard County Department of Public Works, requests a Certificate of Approval for a partial demolition of damaged portions of the rear of the building and the temporary stabilization of the remaining portion.

The application contains the following explanation:

This structure suffered severe damage due to the flood of 2018. Much of the rear portion of the building is in structural failure. In order to preserve the “character defining elements” most closely associated with the building, partial removal of the rear of the building is proposed. This application does not seek to remove the entire structure, but seeks to remove portions which are unstable and could further undermine or harm the remainder. The goal of this application is to propose an economically feasible plan to preserve the remainder of the structure per Chapter 12 of the Ellicott City Historic District Design Guidelines, “Demolition and Relocation.”

The rear portion of this building was severely damaged by the 2018 flood and requires immediate attention. The front portion of the building, while currently standing, was also damaged by the flood and stands risk of further potential damage in its current state.

The proposed work includes a base scope of work and four alternate scenarios.

Base Scope

The base scope of work includes the work that must take place:

- 1) Removal of the building between the southern brick wall parallel to the stream channel, to the northern brick wall of the original second floor. Roofing, roof framing, remaining exterior walls on the east and west side of the building over the stream channel, will be removed.
- 2) Removal of the concrete floor deck spanning the stream channel, along with its supporting beams (this floor is currently in structural failure).

The application explains that “a substantial portion of the roof is also in structural failure and at risk of collapse” and that “much of the west wall collapses during the flood and the remaining portion is unsound and at risk of further collapse.”

Alternate 1

Alternate 1 includes removal of the southern brick wall (the rear of the building). The application states that this scenario would be exercised “if it is determined that it is not structurally feasible to preserve the wall as it currently stands. If it is determined that it is not possible to preserve the wall as is in its current state, the wall will be removed, and the existing tiered concrete retaining wall structure to the south will remain.” In this scenario, if the wall must be removed, the windows would be removed from the wall and stored offsite for future re-use.

Alternate 2

Alternate 2 includes removal of the southern (second floor) rear brick wall, including associated support girder and columns. The application explains that the second floor currently appears to be supported by a large steel girder, setting directly below or engaged to the brick wall above and that “of concern at this

time is that it appears this major supporting beam and columns above extend slightly over the northern wall of the stream channel.” The application explains that if this structural element extends out into the stream channel, the goal “would be to remove any portion of the building that extends over the stream channel, to reduce the risk of the structure being contacted by water or other debris that could potentially flow downstream in a rain event.”

Alternate 3

Alternate 3 includes constructing a temporary rear building enclosure parallel to the southern stream channel wall. The application explains, “after demolition of the base scope and subsequent approved add-alternates are complete, a temporary building enclosure wall will be constructed at the back of the remaining building parallel to the stream channel. This enclosure will be constructed of dimensional lumber framing, with plywood facing and intended to solely enclose the remaining building envelope from exposure to adverse weather conditions, namely rain. This enclosure is intended to be solely temporary, to assist with preservation of the remainder of the building, until full engineering and architectural design can be undertaken....The exposed face of the wall will be treated with a fluid-applied weather-resistive barrier, finished in a cream or gray color.”

Alternate 4

Alternate 4 includes constructing a temporary front building enclosure parallel to Main Street at the first floor level. The application explains, “this enclosure will be constructed of dimensional lumber framing, with plywood facing, and intended to solely enclose the remaining building envelope from exposure to adverse weather conditions namely rain....The plan for this enclosure would be to follow the footprint or plan of the original façade as closely as possible. The enclosure would extend from sidewalk level to the underside of the remaining second floor, and permit the removal of the current plywood wall, as well as reconstruction of the full width of the sidewalk...To support the temporary enclosure, a new concrete grade beam or slab will be constructed. This will be held below sidewalk level/below finish floor level, to allow future permanent construction above.” The damaged transom on the east side of the building will be repaired. Unsupported copper roofing/trim and decorative elements will be removed and salvaged for reinstallation later.



Figure 6 - View of foundation/rear wall separation underneath building in stream channel

Staff Comments: Section 300-306 of the Commission’s Rules of Procedures outlines rules to guide the HPC in review of proposals for the demolition or relocation of structures in historic districts. Section 302 states that before the Commission acts on an application for demolition or relocation, they shall determine whether the structure is a Structure of Unusual Importance, which is defined as:

- 1) Structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district.
- 2) Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.

Section 303 of the Rules provides applicable guidance, if the Commission determines the structure is of Unusual Importance. Staff recommends the HPC consider the structure to be of Unusual Importance, but acknowledges that request for demolition is the portion of the building over the stream channel. The portion of the building over the stream channel was already rebuilt after the 2016 flood and as shown in the submitted photographs, was severely damaged in the 2018 flood as well. The character defining portion of the building is the front façade, and removal of the proposed portion will aid in the preservation of the façade. The rear wall of the building, which the Applicant intends to save if possible, is the only other remaining historic piece of the building aside from the front façade. The removal of the proposed portion over the stream complies with Rule 303.B.1.a, which would benefit the County by removing an impediment in a future flood scenario. The applicant has provided documentation sent from Howard County Department of Inspections, Licenses and Permits that show concerns for the structural stability of the building.

Additional photos of the building conditions after the 2016 and 2018 flood can be found in Addendum A.

Staff Recommendation: Staff recommends the HPC approve the application as submitted for approval of the base scenario and all alternates.

HPC-19-19 – Vicinity of Parking Lots B, C, D, E, F, G in Ellicott City. Vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street, 3721 Hamilton Street, Ellicott City

Certificate of Approval to install signs.

Applicant: Kris Jagarapu, Howard County Department of Public Works

Background & Scope of Work: The proposed locations are in the Ellicott City Historic District. The applicant, Kris Jagarapu from Howard County Department of Public Works, requests a Certificate of Approval to install signs in the vicinity of Parking Lots B, C, D, E, F, G and in the vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street and 3721 Hamilton Street.

The signs will consist of two types: an informational sign and a high ground sign. The informational sign will be 18 inches wide by 24 inches high, totaling three square feet. The high ground sign will be 12 inches high by 12 inches wide, totaling one square foot. Both signs will be metal signs and will have a yellow/gold background with black text. The informational sign contains instructions regarding the public outdoor emergency alert system and what to do during a flood event. The high ground sign reads on two lines, “high ground” and has an arrow pointing up with the graphic of waves and a person.



Figure 7 - Proposed information sign



Figure 8 - Proposed high ground sign

The submitted map shows that 14 information signs will be installed, but only 13 are located in the Ellicott City Historic District, as one will be located in Parking Lot A in Oella (Baltimore County). The map shows there will be 15 high ground signs installed.

The map details the installation method of each sign. The signs will not be installed on any buildings; they will either be located on new poles, existing poles, street light poles or on a fence (in one situation).

Staff Comments: Chapter 11.D explains that “the location and design of traffic control signs (e.g., stop signs and speed limit signs) are strictly standardized and do not require Commission review” but that informational signs must be approved. The proposed signs were created specifically to address flooding in Ellicott City and do require HPC approval. The signs comply with Chapter 11.A recommendations, “use simple legible words and graphics” and “keep the letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used.” The signs will only consist of two colors, which complies with Chapter 11.A recommendations to “use a minimum number of colors, generally no more than three.”

The application also complies with Chapter 11.D recommendations, “use directional and information signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter.” The applicant is using existing poles as much as possible and limiting the installation of new poles when possible.

The high ground sign does not currently have a black border around it, as many other traffic and street signs do, including the proposed information sign. Chapter 11.A states, “trim around the perimeter of a sign adds visual interest.”

Staff Recommendation: Staff recommends the HPC approve the application as submitted, but add a black border around the high ground sign.

HPC-19-20 – Vicinity of 8333 Main Street to 8267 Main Street, Ellicott City

Pre-Application Advice/Advisory Comments for exterior alterations.

Applicant: Howard County Department of Public Works

Background & Scope of Work: The proposed location is in the Ellicott City Historic District. The applicant, Howard County Public Works, requests Pre-Application Advice/Advisory Comments to replace the sidewalks in the vicinity between 8333 Main Street and 8267 Main Street. The application states:

The County is exploring various options for different concrete patterns, with a final pattern subject to further design and cost considerations. Following the July 2016 flood, Howard County Government replaced damaged sidewalk area with asphalt as temporary measure until longer-term rebuilding decisions could be made...Concrete was identified as a preferred material for greater flood resiliency over pavers.

The application also explains that the Ellicott City Watershed Master Plan effort began in 2017 and that an emerging concept and recommendation from the master planning process was the use of concrete sidewalks.

The sidewalk material within the subject vicinity changes from 1990s brick, asphalt, to a pebbled concrete and back to asphalt. The applicant has supplied a few examples of concrete sidewalks with a small scoring pattern such as a London paver pattern and a larger rectangle scoring pattern.

Staff Comments: As stated in the application, the existing adopted design guidelines do not anticipate flood resilient materials and scenarios. Chapter 10 of the Guidelines recommends, “when opportunities arise, replace concrete sidewalks with bricks along Main Street between Ellicott Mills Drive and the Patapsco River.” The brick sidewalks in Ellicott City date to the early 1990s and were only installed in locations where the property owner agreed to cost share with the County. The remainder of the sidewalks were concrete.

Staff recommends the HPC keep in mind the Guidelines do not account for high velocity floods and the corresponding shear stress on the infrastructure. Staff recommends the HPC consider the following Guideline recommendations when providing advice:

- Chapter 10.A states, “A variety of paving materials can be used as alternatives to asphalt or concrete. The brick sidewalks and crosswalks used along portions of Main Street blend well with the mix of historic building materials. Granite pavers or stone walks would be in keeping with the early Ellicott’s Mills period of the historic district’s growth. During the later Ellicott City growth period (mid to late 19th century) granite curbs with asphalt block and London Walk pavers would have been used. Use of materials such as these for plazas, parking areas, driveways or walkways will help to provide an appropriate public environment for the historic district.”
- Chapter 10.A states, “The concrete sidewalks along Main Street should continue to be replaced with brick when possible. The uniform use of brick for these sidewalks will help to create an identifiable, attractive historic commercial area.”
- Chapter 10.A recommends, “For plazas, driveways, parking lots, walkways and other paved areas, use stone or stone-like materials as alternative to asphalt or concrete where practical.”
- Chapter 10.C recommends, “Improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles, and other street furniture.”
- Chapter 9.D states, “The most appropriate design and materials for new walls, driveways and other features depends on the specific context. As a rule, they should be simple in design and

require minimal changes to the existing topography and natural features. Simple design will be consistent with historic Ellicott City structures and help new elements to blend with their context...Whenever possible, the materials used should be those used historically in the particular area of the district, especially for features that will be readily visible from a public way.”

The recommendation for Chapter 10.C is not directly related to sidewalks, but emphasizes consistency in design, similar to the Guideline for Chapter 10.A which recommends “uniform use” of a material (albeit it recommends brick, which was the movement at the time the current guidelines were written). The previously existing sidewalks consisted of both brick and concrete and was not a consistent design throughout Main Street. The previously existing brick sidewalks were also a modern brick, and not an appropriate historic color.

A review of historic photos shows that a variety of sidewalk materials have existed, such as brick (just barely visible) and concrete. These photos can be seen in Addendum B.

A gray tinted scored sidewalk pattern, as shown in the conceptual and precedent material submitted within the application form would comply with Chapter 10 recommends. The installation of concrete sidewalks at this juncture does not preclude brick sidewalks, or sidewalks of another material being installed, once flood water depths and velocities have been mitigated in the future.

HPC-19-21 – 8472 Hill Street, Ellicott City

Certificate of Approval for exterior alterations and retroactive approval.

Applicant: Greg Busch

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1872. The applicant, Greg Busch, requests a Certificate of Approval for:

- 1) The retroactive removal of the historic decorative masonry block wall.
- 2) The installation of two-rail post and rail fence.
- 3) The renovation of the front brick stoop and knee walls. The applicant seeks tax credit pre-approval for the work.

The application explains that the wall was damaged in October 2016 after a water main broke and flooded the street. The application states that the wall was removed in March 2018 as an emergency repair as it had begun to lean precariously. The applicant seeks retroactive approval for the removal of the wall. In place of the wall, the applicant proposes to install a two-rail, post and rail fence. The fence would be located along the street, in the same location as the wall.



Figure 9 – Previously existing wall

The renovation of the front brick stoop will involve removal of the brick knee walls and the two brick steps in front of the landing. The steps would be replaced with salvaged grey granite steps that are 6 feet long by 16 inches wide. The stucco and wood on the house that was damaged by the bricks will be repaired. The brick knee walls have shifted overtime and are damaging the house.



Figure 10 - Front entryway

Staff Comments: The removal of the masonry block wall required HPC approval and there was sufficient time between when the damaged and removal occurred to have obtained approval. This was a historic feature and tax credits could have been utilized for its repair, per Section 20.112 of the Code.

Regarding the request for a two-rail post and rail fence, Chapter 9.D states, “a simple, painted picket fence is suitable for many of the district’s residences. A basic picket fence has either a half-round or half-octagon shape at the top, which a frame picket fence is topped by a railing. Split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive. Solid board fences have been used since colonial times and are currently found enclosing side or rear yards in a few areas of the historic district.” The use of a two-rail post and rail fence on Hill Street is not consistent with the guidelines. It is not compatible with the Italianate style of

architecture. A white picket fence would be the most compatible fencing type for this house given the location.

Chapter 9.D recommends, “install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops.”

Chapter 9.D states the following is considered Routine Maintenance, “installing wood picket fencing, painted white and no more than three feet high, in the side or rear yard of a residence.”

Staff Recommendation: Staff recommends the HPC make a retroactive determination for either approval or denial of the wall.

Contingent upon the determination of the wall, Staff recommends the HPC recommend the applicant amend the application to request approval of a white picket fence, rather than a two-rail, post and rail fence.

HPC-19-22 – 3626 Church Road, Ellicott City

Certificate of Approval for exterior alterations. Tax credit pre-approval.

Applicant: Edward Fortunato

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The applicant, Edward Fortunato, requests a Certificate of Approval and tax credit pre-approval to replace the storm windows and gutters and downspouts.

The proposed storm windows would be Larson Low-E aluminum storm windows in white to replace the silver anodized storm windows on the house. There are 14 windows needed on the first floor and 15 needed on the second floor. Spec sheets of the proposed products were not provided.

The proposed gutters and downspouts would be white 6-inch gutters with a leaf smart gutter protection system from Spectra metals, to replace the existing brown gutters and downspouts. The applicant inquired if K-style gutters could be used to replace the existing half round gutters. Spec sheets of the proposed products were not provided.



Figure 11 - View of gutters and downspouts

Staff Comments: A spec sheet of the proposed storm windows is needed to see the sash pattern. Chapter 6.H recommends, “consider installing interior rather than exterior storm windows if exterior storm windows would significantly detract from the appearance of the building.” If the proposed storm windows are 1:1, they would not detract from the building and would comply with the Guidelines.

Chapter 6.E of the Guidelines recommends, “use gutters and downspouts of painted metal of prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.” K-style gutters are a modern gutter and would be a style change from the existing half round gutters. The existing gutters are located along rooflines and blend into the trim. The downspouts are highly visible against the current siding color. Per last month’s approval, the siding color will be changed to Wimborne White (an off-white/soft gray) and the white downspouts may still stand out against the new color. One possible solution would be to leave the existing downspouts in place and paint them Wimborne White to match the new siding color.

Staff Recommendation: Staff recommends the HPC approve:

- 1) Replacement storm windows in a 1:1 sash pattern.
- 2) Replacement of the downspouts in gutters in a half round style to match the existing.
- 3) Tax credit pre-approval for the storm windows and half round gutters and downspouts on the historic portion of the house only.

HPC-19-23 – 6132/6150 Hanover Road, Hanover, HO-791

Advisory Comments for subdivision with demolition.

Applicant: Robert H. Vogel

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-791, the Taylor House. It is not located in a historic district. The applicant, Robert H. Vogel, requests advisory comments on a proposed new development to be located at 6132 Hanover Road, Hanover. The historic house has a separate address on County GIS and the Historic Sites inventory as 6150 Hanover Road, but this address does not appear in SDAT. According to the Historic Sites Inventory form, the house dates to the 1870s. The Inventory form states:

“The Taylor House is significant under criteria C in the area of architecture. It is one of the last physical reminders of the rural development that came to Hanover in the late 19th century. In addition, its Italianate townhouse style is unique in the Hanover area. Fifty years ago, the Hanover area still retained much of its sleepy rural character and original architecture, but the last twenty years have brought major changes to the area and clustered residential suburban developments have replaced the most original houses and stores. The Taylor House is the last remaining 1870s house fronting on Hanover Road.”

The proposed development will be located on 9.049 acres that are zoned R-12. The development will consist of 18 buildable lots. Two structures are proposed to be demolished and no structures will be retained. The other house to be demolished is a rancher that SDAT dates to 1961.



Figure 12 - Historic house to be demolished

There is an existing 36" specimen tree located to the rear of the house that is marked "to be removed" on the plans. It is unclear if the tree to the right of the house, as seen in Figure 12 above, is also to be removed.

Staff Comments: The house appears to be in the same condition in present day as it was when the Historic Sites Inventory form was prepared in 2003. The Inventory form notes that the owner would not allow access to the house in 2003, so the interior conditions are unknown; however the building does appear to have been abandoned and it most likely in poor condition. Staff recommends the HPC recommend the house be documented prior to demolition.

HPC-19-24 – 8180 and 8156 Main Street, Ellicott City, HO-69

Certificate of Approval for exterior alterations/

Applicant: Majd Alghatrif

Background & Scope of Work: These two properties are located in the Ellicott City Historic District. The property at 8180 Main Street is listed on the Historic Sites Inventory as HO-69, the Walker House. The building at 8180 Main Street dates circa 1790. The building at 8156 Main Street is not the original structure on the site, but is historic and dates to 1926. The property at 8156 Main Street encompasses the large rock outcropping, which is the subject of the application.

In October 2017 the applicant submitted an application for Certificate of Approval to enlarge the porch. The application was withdrawn at the meeting and the Commission requested the applicant return to the Commission with revised historically accurate plans. The applicant proposes the following:

Proposed work 8180 Main Street

- 1) Extend front porch by 1 foot in depth.
- 2) Extend porch 4 feet past the building to the east to allow for egress from the staircase.
- 3) Pressure treated wood to be used for construction and to remain sealed natural wood.
- 4) Porch railing to be 42 inches high to meet code.
- 5) Restore configuration of stairs based on historic photos.

Proposed work 8156 Main Street

- 1) Build a new deck in the open space behind the big rock.
- 2) Remove a tree.

Staff Comments: Staff finds there is still sufficient information lacking from the application.

Additional information needed

- 1) Historic photos showing stair orientation referenced in the application
- 2) Drawings or actual specs of railing showing the profile of the railing systems.
 - a. Railing
 - b. Balusters
 - c. Columns
 - d. Flooring/decking
 - e. Ceiling treatment from the ground looking up
- 3) A copy of the structural and architectural drawings that will be submitted to DILP for building permits.
 - a. The drawings submitted are conceptual – no details or dimensions provided, which are needed.
 - b. Drawings showing the existing dimensions and proposed dimensions of the porch and deck.
- 4) Information on the tree to be removed including, the specimen, diameter at breast height, a picture of the tree and note the location on a plot or site plan.

The application generally does not comply with the Design Guidelines. Chapter 6.F of the Guidelines states the following is not recommended, “adding or replacing porch features using materials not appropriate to the building’s style. Materials generally not appropriate for historic porch replacements include un-painted pressure treated wood, poured concrete and metal (other than the cast iron porches...)” The proposed pressure treated porch (referred to a deck in the application) does not comply with the Guideline. All components of a porch should be painted, in a color to match the historic structure.

Chapter 6.F recommends, “replace deteriorated features with new materials as similar as possible to the original in material design and finish.” The proposed porch railing system shown in the renderings (railing, balusters, posts/columns) is modern in design and does not reflect what the original material, design or finish would have been. After withdrawing the application in 2017, the Commission asked the applicant to research and submit historically accurate plans and this has not been done.

The application references that the proposed deck is based on a previous recommendation by the committee to create outdoor seating in the back area. However, this was not an HPC recommendation; rather Staff recommended a seating area in back yard of this building, when the applicant first submitted plans to expand the size of the front porch.

Constructing a deck in the style submitted for the rock outcropping at 8156 Main Street does not comply with Chapter 9 of the Design Guidelines as it will not protect an important natural feature that is essential to the character of Ellicott City. Chapter 9.A states:

- “Ellicott City’s natural setting is essential to its character. In projects that involve grading land, clearing vegetation or building new structures, care should be taken to protect and enhance natural features, views of important natural features and the environmental setting of historic buildings.”

- “Preserve the relationship of historic buildings to their sites.”
- “Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines.”

More information on the location, size and species of the tree is needed. Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures” and recommends “retain mature trees and shrubs. Provide for their replacement when necessary.”

Staff Recommendation: Staff recommends the HPC request the application be amended to Advisory Comments and that the applicant return for a Certificate of Approval for the porch expansion at 8180 Main Street when more historic research and permit drawings have been prepared.

Staff recommends the HPC request the application be amended to Advisory Comments, as the proposed deck and staircase on the rock outcropping at 8156 Main Street, in the current design and configuration, does not comply with the Guidelines.

HPC-19-25 – 3956 and 3958 Old Columbia Pike, Ellicott City

Advisory Comments for subdivision with demolition.

Applicant: Agila Sundaram

Background & Scope of Work: The applicant, Agila Sundaram, requests advisory comments on a proposed new development to be located at 3956 and 3958 Old Columbia Pike. These properties are not located in a historic district, or listed on the historic sites inventory, but do contain two historic structures. According to SDAT, the structure at 3956 Old Columbia Pike dates to 1934 and the building at 3958 Old Columbia Pike dates to 1937.

The structure at 3956 Old Columbia (Figure 14) has been significantly altered on the exterior and does not retain any historic integrity in its current form. A large brick façade has been added across the first floor of the historic building and spans into an addition. This house will be retained and will not be demolished. A private drive will be constructed on the east side of the property to provide access to 7 new lots to be located on the lot where 3958 Old Columbia Pike is currently located.

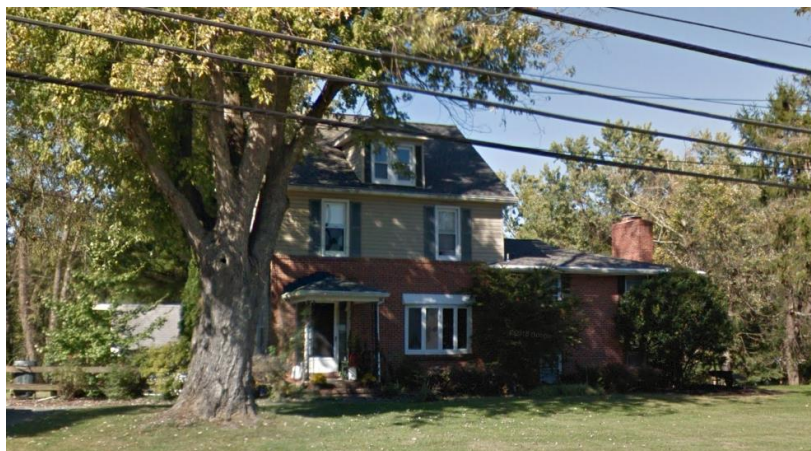


Figure 14 - House to remain at 3956 Old Columbia Pike

The structure at 3958 Old Columbia Pike (Figure 15) is proposed to be demolished for the subdivision and construction of 7 new lots. This structure has retained its historic integrity and sits on top of a knoll overlooking 4.284 acres.



Figure 15 - House to be demolished at 3958 Old Columbia Pike

Staff Comments: The proposed subdivision is located in the Tiber-Hudson Watershed, where there is currently a building moratorium in place. The historic structure to be demolished at 3958 Old Columbia Pike is in very good condition and should be retained. The historic structure could be moved on-site and incorporated into the new development.

HPC-19-26 – 8185 Main Street, Ellicott City

Certificate of Approval for painting.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1900. The applicant, Courtney Kehoe, requests a Certificate of Approval to paint the building a new color scheme. The new colors would be Benjamin Moore Hale Navy, a navy blue and Capitol White (CW-10) or Parish White (CW-15), off-whites, and would be limited to the storefront on 8185 Main Street only. All areas that were previously painted Sea Life will be painted Hale Navy and all areas that were previously painted Ebony Slate will be painted Capitol White (CW-10) or Parish White (CW-15). The colors will specifically be used on the following building elements:

- 1) Parapet coping – Hale Navy
- 2) Upper cornice – Hale Navy
- 3) Upper paneled frieze – Capitol White or Parish White surrounded by Hale Navy
- 4) Window frames – Hale Navy
- 5) Storefront cornice – Hale Navy
- 6) Storefront frieze – Capitol White or Parish White surrounded by Hale Navy
- 7) Doors (full light and paneled) – Capitol White or Parish White
- 8) Vestibule entry ceiling and wall panels – Capitol White or Parish White
- 9) Vestibule entry ceiling and wall trim – Hale Navy



Figure 13 - Buildings located at 8173, 8181 and 8185 Main Street (in red box)

The building consists of three separate storefronts (8173, 8181 and 8185 Main Street) and was designed for the entire façade to look the same. The façade of the entire building (all three storefronts) shares the use of the same cream colored decorative brick; upper cornice with paneled frieze and brackets; coping on top of parapet wall; storefront cornice with the transom, paneled frieze and brackets; marble lintels and sills on the windows; and the vestibule entryways. There are slight differences under the storefront windows of each building. This building, 8185, has a separate cornice due to the incline of the street. The application identifies Simply White as the white color, but staff found the white was not compatible with the cream-colored brick and marble on the building, so the applicant identified two alternative off-white colors that are compatible with the brick and marble. The original application was only to change the storefront on 8185, but the applicant would like to paint all three storefronts (8173, 8181, 8185). This change was made after the deadline, so 8173 and 8181 Main Street were not included on the legal ad and must be approved at the next meeting or through the Minor Alterations process.

Staff Comments: Chapter 6.N of the Guidelines states, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors for small, important details, such as doors or trim.” The proposed color scheme, to be used on all three storefronts, complies with the Guidelines recommendations. Use of the color scheme on only one storefront would not comply and would detract from the architectural integrity of the row of buildings.

Chapter 6.N recommends, “use colors appropriate to the period and style of the building.” The proposed navy is a suitable color of the building and is similar to the existing and previously existing colors. The off-white colors, Parish White or Capitol White, appear to be compatible with the brick color on the building and comply with the Guidelines.

Staff Recommendation: Staff recommends the HPC approve the change of color for 8185 to use either the Parish White or Capitol White (whichever the applicant finds most compatible), with the understanding that an application will be filed for the same change of color to take place on 8173 and 8181.

OTHER BUSINESS

Design Guideline work session
Administrative work session

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

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission

Addendum A

HPC-19-18 – 8125 Main Street, Ellicott City
Photos from 2018 and 2016 floods



Figure 16 - 2018 Flood



Figure 17 - 2018 Flood



Figure 18 - 2018 Flood



Figure 19 - 2018 Flood



Figure 20 - 2018 Flood



Figure 21 - 2016 Flood



Figure 22- 2016 Flood



Figure 23 - 2016 Flood



Figure 24 - 2016 Flood

Addendum B

HPC-19-20, Vicinity of 8333 Main Street to 8267 Main Street, Ellicott City
Photos showing historic conditions

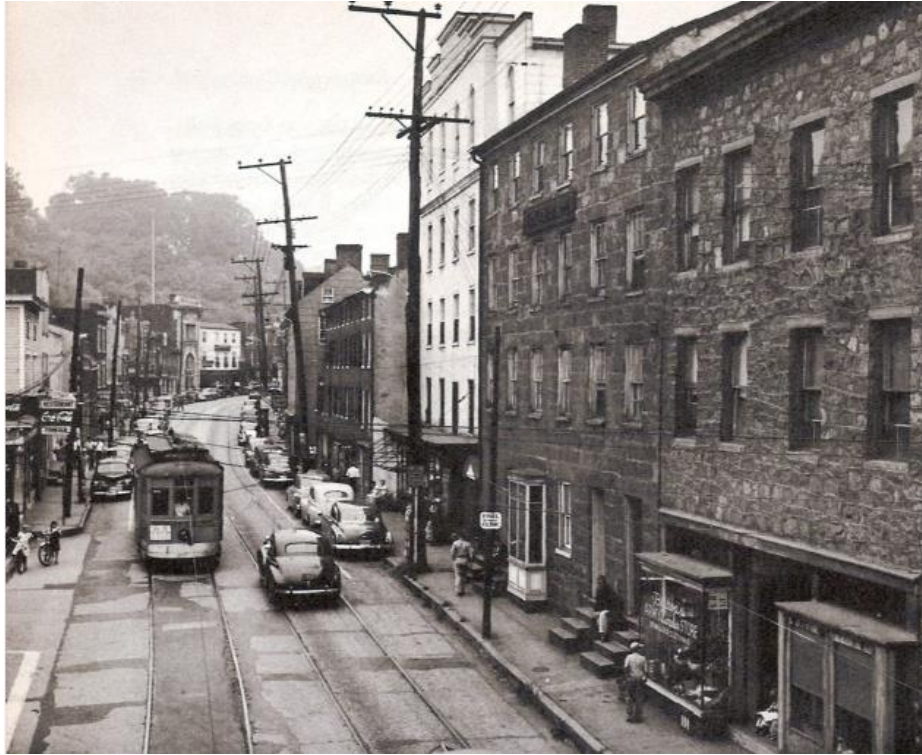


Figure 25 - View of lower Main Street, date unknown



Figure 26 - View of Main Street and Old Columbia Pike, date unknown

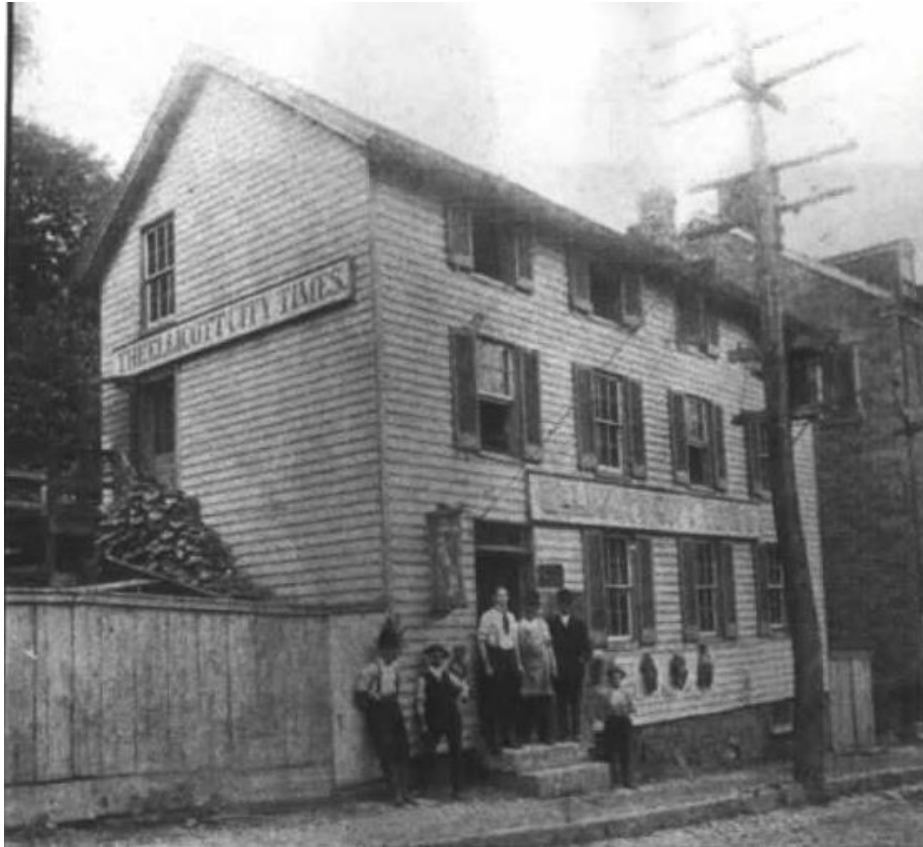


Figure 27 - Original Howard County Times building



Figure 28 - View down Main Street at the Howard House, date unknown

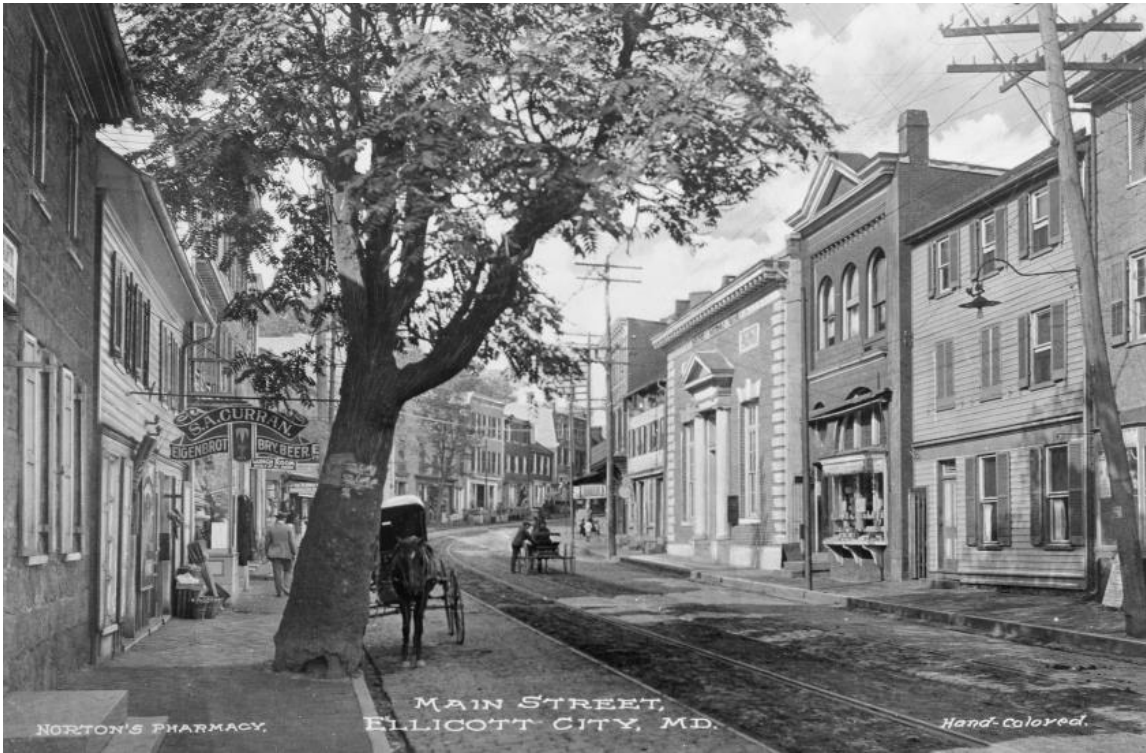


Figure 29 - View up Main Street at 8081 Main Street (Tea on the Tiber), date unknown