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

Agenda

Thursday, July 11, 2019; 7:00 p.m.

The July 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-19-10c – 8358 Main Street, Ellicott City
2. MA-17-05c – 3920 College Avenue, Ellicott City, HO-342
3. MA-18-41c – 12050 Old Frederick Road, Marriottsville

Regular Agenda

4. HPC-19-35 – 7330 Green Drake Road, Elkridge
5. HPC-19-36 – 3877 College Avenue, Ellicott City
6. HPC-19-37 – 8167 Main Street, Ellicott City
7. HPC-19-38 – 1485 Underwood Road, Sykesville, HO-173
8. HPC-19-39 – 8173, 8181, 8185 Main Street, Ellicott City
9. HPC-19-34 – Sidewalks, curbs and gutter in the vicinity of 8267 Main Street to 8411 Main Street to 3880 Ellicott Mills Drive (continued from June 6 meeting). This case will be heard after 8:00 PM

CONSENT AGENDA

MA-19-10c – 8358 Main Street, Ellicott City
Final tax credit approval
Applicant: Kathleen P. Taylor

Request: The applicant, Kathleen P. Taylor, requests final tax credit approval for work that was pre-approved in MA-19-10 for 8358 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The applicant was pre-approved through the Executive Secretary process in March 2019 to replace the roof.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that $5,270.00 was spent on eligible, pre-approved work and seeks $1,317.50 in final 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 application as submitted, for $1,317.50 in final tax credits.

MA-17-05c – 3920 College Avenue, Ellicott City, HO-342
Final tax credit approval
Applicant: Shelley Wygant

Request: The applicant, Shelley Wygant, requests final tax credit approval for work that was pre-approved in MA-17-05 for 3920 College Avenue, Ellicott City.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-342. It is not located in the Ellicott City Historic District (it is the first house outside the district boundary). According to SDAT the building dates to 1900. The applicant was pre-approved through the Executive Secretary process in January 2017 to paint the exterior of the structure and make exterior repairs.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that $12,400.00 was spent on eligible, pre-approved work and seeks $3,100.00 in final 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 application as submitted, for $3,100.00 in final tax credits.

MA-18-41c – 12050 Old Frederick Road, Marriottsville, HO-1149
Final tax credit approval
Applicant: Sally Hebner

Request: The applicant, Sally Hebner, requests final tax credit approval for work that was pre-approved in MA-18-41 for 12050 Old Frederick Road, Marriottsville.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-1149. It is not located in a historic district. According to SDAT the building dates to 1900. The applicant was pre-approved through the Executive Secretary process in September 2018 to replace the smokehouse roof.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that $2,937.14 was spent on eligible, pre-approved work and seeks $734.29 in final 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 application as submitted, for $734.00 in final tax credits.

REGULAR AGENDA

HPC-19-35 – 7330 Green Drake Road, Elkridge
Advisory Comments for subdivision and demolition.
Applicant: Vogel Engineering and Timmons Group

Request: The applicant, Vogel Engineering and Timmons Group, requests Advisory Comments on a proposed new development to be located at 7330 Green Drake Road, Elkridge.

Background and Site Description: This property is not located in a local historic district or listed on the Historic Sites Inventory, but does contain historic structures. According to SDAT the principal dwelling dates to 1904. In addition, there is a historic outbuilding next to the house.

The property consists of 9.06 acres located off Landing Road and is zoned R-ED.

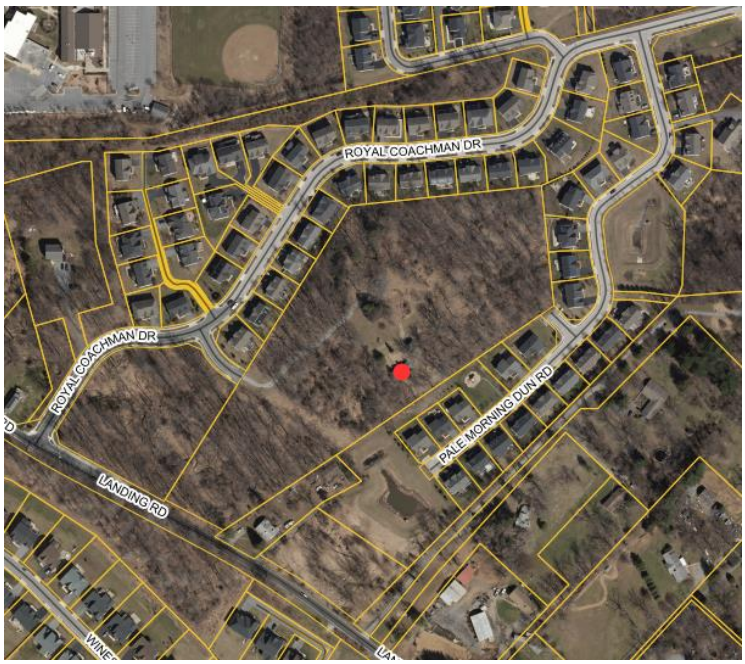

Figure 1 - Aerial view of property

The historic house is a Cape Cod style home with two dormers on the front elevation, each contain 3:1 windows. The front door is covered by a small portico, in which the pediment has decorative flared ends, matching those found on the dormers. There are two brick additions with a stone foundation on each side of the house.

Figure 2 - Front facade of house

Figure 3 - Rear of house

Figure 4 – Interior of house

Figure 5 - Carriage house/outbuilding

The carriage house/outbuilding has carriage style doors that are wood 6 light over 3 panels. The windows on the second floor front elevation are 6:1 wood windows.

Scope of Work: The subdivision proposes 18 buildable lots that range from 6,600 square feet to 9,290 square feet in size. The two existing historic structures on site are proposed to be demolished; no structures will be retained. There are three open space lots shown on the plan on Lots 19, 20 and 21. Lot 19 will contain 2.0574 acres of open space, Lot 20 will contain 1.8158 acres of open space and Lot 21 will contain 1.0315 acres of open space. The new development will be located along Green Drake Road, which will be a thruway street connected to Pale Morning Dun Road and Royal Coachman Drive.

The historic house, to be removed, is located where Lot 16 will be built, and the historic outbuilding is located where lot 15 will be built.

HPC Review Criteria and Recommendations: Because this property is not listed on the Howard County Historic Site Inventory, Section 16.118 of the Subdivision and Land Regulations, the Protection of Historic Resources, does not apply.

Per Section 16.603A and Section 16.606(d), Staff recommends the HPC identify all historic resources on the site and provide advice regarding the design of the development.

HPC-19-36 – 3877 College Avenue, Ellicott City
Certificate of Approval to remove trees.
Applicant: Michael J. Smith

Request: The applicant, Michael J. Smith, requests a Certificate of Approval to remove trees at 3877 College Avenue, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the house dates to 1937.

Figure 6 - Aerial view showing general vicinity of trees to be removed

Scope of Work: The applicant proposes to remove the following trees:

1) Remove a 35-inch oak tree that fell.
2) Remove a 30-inch neighboring oak tree that was damaged when the 35-inch oak fell.
3) Remove 6 trees along Ross Road that appear to be a hazard because they are rooted in an eroding slope and lean into and over the right-of-way and toward the homes on Ross Road.
    a. 16-inch black cherry
    b. 16-inch black cherry
    c. 18-inch black cherry
    d. 8-inch black cherry
    e. 6-inch ash
    f. 6-inch maple

HPC Review Criteria and Recommendations:

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

1) *Chapter 9.B states that the following requires a Certificate of Approval: "Removing live trees with a diameter of 12 inches or greater 4.5 feet above ground level."*
2) *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."*

The trees along Ross Road are leaning into the right-of-way toward and over the historic homes on Ross Road. In the event that the trees fall or drop limbs, the historic homes would be damaged. The two 16-inch black cherries and 18-inch black cherry are in poor condition as evident by the ivy growing the length of the tree and the sparse canopy. The trees appear choked out with little leaf growth and dead branches are highly visible in the canopy.

The application explains that the 30-inch oak tree, shown in Figure 10, was significantly damaged when the oak tree fell along College Avenue. The photos show that many of the limbs were sheared off the tree when it fell.

Figure 7 - View of trees leaning over Ross Road

Figure 8 - 16 to 18-inch tree to be removed

Figure 9 - 16 to 18-inch tree to be removed

Figure 10 - View of 30-inch dbh oak tree to be removed. The tree was damaged when the neighboring tree fell.

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

3) *Chapter 9.B states that the following is Routine Maintenance and does not require a Certificate of Approval: "Removing dead or certifiably diseased trees. (An arborist's certificate will be accepted for diseased trees.)"*
4) *Chapter 9.B states that the following is Routine Maintenance and does not require a Certificate of Approval: "Removing trees that have a diameter of less than 12 inches 4.5 feet above ground level."*

The 35-inch oak tree that fell is no longer considered a live tree and the removal does not require HPC approval. The 8-inch black cherry, 6-inch ash and 6-inch maple are less than 12 inches in diameter and the removal does not require HPC approval.

Additionally, there are at least a dozen or more dead trees within the wooded area on the side of the property and along Ross Road. The trees have no leaf growth. If desired, the removal of these trees would also fall under Routine Maintenance.

Staff Recommendation to the HPC: Staff recommends the HPC approve the removal of Item 2, the 30-inch damaged oak, and the removal of Items 3a, 3b and 3c the three black cherries along Ross Road (two 16-inch dbh and one 18-inch dbh).

HPC-19-37 – 8167 Main Street, Ellicott City
Certificate of Approval to install signs.
Applicant: Douglas Thomas c/o Navia LLC

Request: The applicant, Douglas Thomas, requests a Certificate of Approval to install a sign at 8167 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1987. The building has two existing awnings, on which the tenant has had the business and logo installed. This change to the awnings was not approved by the HPC. The previous text on the window awning was painted over in black and the new business name was painted on it in white. The previous text is visible on the awning. These alterations require approval.

Scope of Work: The applicant proposes to install a double-sided projecting sign on the existing black metal bracket. The sign will be 33.1" inches high by 28 inches wide for a total of 6.4166 square feet. The sign will have a white background with black text and an orange graphic. The sign will read on three lines, with the building address above the business name:

8167
Umi
Sushi

Figure 11 - Location of proposed signs and alterations to awnings

Figure 12 - Awning over door

Figure 13 - Awning showing painted over text

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

1) *Chapter 11.A recommends:*
    a. *"use simple, legible words and graphics."*
    b. *"keep letters to a minimum and the message brief and to the point.*
    c. *"use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."*

The signs comply with recommendations A-C above as the signs will contain the name of the store in a readable script and will contain three colors; black, white and orange.

2) *Chapter 11.A recommends:*
    a. *"use historically appropriate material such as wood or iron for signs and supporting hardware."*

Figure 14 - placeholder for sign image

The sign will be hung on an existing black metal bracket, which complies with the Guidelines. The proposed sign material is listed as composite, but Staff believes the material may be an HDU, high density urethane sign. While this sign material is not wood, it is more durable than a typical MDO plywood sign as it is resistant to warp and rot, and has the ability to be sandblasted, whereas the typical MDO plywood sign does not. Staff has emailed the applicant regarding the material is waiting for confirmation on this item.

Chapter 11.B: Signs, Commercial Buildings

3) *Chapter 11.B recommends against:*
    b. *"two signs where one is sufficient to provide an easily visible identification of the business."*

The proposal to install the projecting sign does not comply with the Guidelines as the signage on the awnings, which was installed without approval, are signs. Therefore, the proposed projecting sign would be the third sign on the building.

The alterations made to the window awning would not have complied with the guidelines as the previously existing text is visible through the paint. The awning should be replaced in-kind, to match the previously existing black awning, or removed entirely. A new style of awning could also be considered, but an application would be needed. If the awnings are removed, approval of the projecting sign would comply with the Guidelines.

4) *Chapter 11.B recommends, "limit the sign area to be in scale with the building. Projecting or hanging sings of four to six square feet are appropriate for many of Ellicott City's small, attached commercial buildings.*

The projecting sign will be 6.4166 square feet, which complies with the Guideline recommendation to be limited in size to four to six square feet.

Staff Recommendation to the HPC: Staff recommends the HPC recommend the applicant withdraw the application and return with a complete application for all alterations made and for any other proposed alterations. Alternatively, Staff recommends the HPC approve the proposed projecting sign contingent upon the applicant removing the awnings.

HPC-19-38 – 1485 Underwood Road, Sykesville, HO-173
Tax Credit Pre-Approval for repairs.
Applicant: Ann H. Jones (Indian Cave Farm LLC)

Request: The applicant, Ann H. Jones, requests tax credit pre-approval to make repairs to the historic house at 1485 Underwood Road, Sykesville.

Background and Site Description: This property is partially listed on the Historic Sites Inventory as HO-173, Hood Family Cemetery. The Inventory form briefly mentions that the 19th century house (circa 1880) replaces an 18th century house on the property, but otherwise contains information on the Hood Family Cemetery. Staff plans to update the Inventory form to better reflect the historic structures on-site, and have the property re-adopted on the Historic Sites Inventory list.

Scope of Work: The applicant proposes to make the following general repairs to the historic structure:
1) Repair masonry on the chimneys and repair flashing.
2) Repair windows, including frames and sills.
3) Remove asbestos shingle siding, and depending upon the condition of the German lap siding under the asbestos, paint the siding. If the existing German lap siding is not salvageable, the applicant will return with a new application for a replacement material.
4) Remove current small front porch and replace with porch as shown in older photos. This would be a wood porch, with a wood floor.
5) Hire an architect and contractor to determine the original details that can be repaired or restored and assess structural integrity. The architect and contractor will also assist in the determination of what is salvageable, and what is suitable for an in-kind replacement.
6) Exterior trim repairs, windows sills, door jambs, fascia and soffit wood restoration.

7) Maintain the physical integrity – structural work, repair or restore rotted foundation sills, framing, rafters.
8) Waterproof and install proper drainage around the house.
9) Repair or replace metal roof. Add gutters and downspouts. The current roof is metal, which is in-keeping with most farmhouses in the area. However, the old photo of the house shows a shingled roof. The applicant would rely upon guidance from the architect and contractor to determine the best replacement for the metal roof if the existing roof cannot be salvaged.

Figure 15 - Front facade

Figure 16 - Rear/side view

Staff Comments: The restoration of the building (interior and exterior) would qualify for both Historic Property Tax Credits for 20.112 and 20.113. Not all work would be eligible for 20.112, but most should be eligible for 20.113, which can include more of the interior, in addition to the exterior and any potential structural issues. The County Architectural Historian documented the building in April 2018 and March 2019 and Staff reviewed the photos taken at this time. The building is deteriorated on the interior and exterior as it has not been lived in for years.

Exterior of House

Windows – It is unknown how many windows are on the structure and if any of them can be repaired, versus needing to be replaced. The paint is worn from the windows, so prior to being boarded up, they were exposed to the elements without the protection of paint. The windows should be pictorially documented and inventoried, with the specific replacement noted for each window. Most of the windows appear to be 2:2 as shown from the historic photos and current interior photos, but there are some unique windows such as the round arched windows in the attic. One window visible on the rear of the main structure is a 9:6 with missing shutters (the hinges appear to be on the frames still). The windows are all wood, are quite large and not a standard size (on the main structure), so any replacement windows will need to be custom made. There is a rear ell with windows of a different pattern and size than on the main house. Any replacement should replicate the material, dimensions of profile of the current window muntins, frames and related details, but the existing details need to be documented first. The wood window frames are deteriorating and need to be repaired and/or replaced. The in-kind repair or replacement of windows and frames would qualify for both tax credit programs. The additional information needed on existing conditions can be submitted as the applicant obtains the information, or at the time of the final tax credit claim.

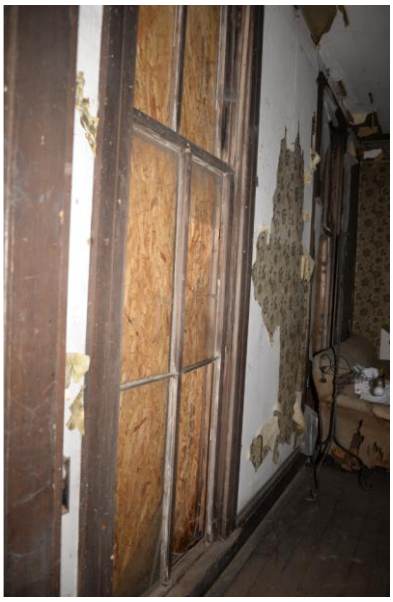

Figure 17 - Window seen from the interior

Roof – The application proposes to repair or replace the metal roof, and references a historic photo showing a wood shingle roof. The exact repairs to the metal roof are not specified, nor are the details of a replacement metal roof. The existing metal roof is an inverted v-crimp roof. There are a lot of nail holes through the metal roof, which show that it was not installed correctly. It would be more typical to see a standing seam metal roof on this style of house. The repair or in-kind replacement would qualify for both tax credit programs. If the applicant decides to use a standing seam metal roof, the Commission could provide guidance on the proper seam height and type, spacing of seams, and color options and a future application could qualify for processing through the Executive Secretary 5-day process.

Siding and Trim – The siding is currently wood German lap covered with asbestos. The condition of German lap is unknown, but according to the Architectural Historian, it may not be salvageable as the building was likely painted once when constructed and then covered with asbestos after the wood deteriorated. Replacement should be with wood of the same German lap profile and width, but the width is unknown. The removal of the asbestos and the in-kind repair or in-kind replacement of the German lap would qualify for both tax credit programs. The additional information needed on existing conditions can be submitted as the applicant obtains the information, or at the time of the final tax credit claim. The general repair or in-kind replacement of wood of any trim, such as window sills, door trim, fascia and soffits would also be eligible.

Porch – The porch shown in the historic photos no longer exists on the building, but the applicant is interested in reconstructing it. Currently the front of the house contains a small portico with a triangular pediment. In order to approve the reconstruction of the porch, the Commission will need to see detailed elevation drawings showing the proposed alteration, and will need to know what the small details look like, such as the handrail, bottom rail, columns and base, flooring (will tongue and groove be used?).

Figure 18 - View of chimneys

Chimney – Photographs of the exterior of the house show significant deterioration of the two brick chimneys. One of the chimney has lost the top four decorative courses (possibly more as the view from the front appears to have additional brick courses not visible from the rear), so they no longer are identical. Each chimney appears to have missing bricks and mortar and do not have a cap or crown. There does not appear to be any flashing around the base of the chimney at the metal roof and instead appears to be some type of cementitious parging. The needed repairs to the chimney (repointing, rebuilding, flashing, addition of cap and crown) are eligible for both tax credits programs. Any rebuilding of the missing courses should use a brick to match the existing in color and dimension.

Foundation – The house has a stone foundation that is visible approximately 1 to 2.5 feet above grade, which needs to be repointed. The repointing, using an appropriate color and type of mortar, would be eligible for both tax credit programs. The applicant also proposes to waterproof and install proper drainage around the house, which could be eligible for the tax credits dependent upon receipt of additional information explaining how the drainage would be achieved. If the land around the house is being minimally regraded to allow a pitch away from the house, that work could be approved.

Interior of House

There is significant damage to the interior of the house, as shown in the photos below. The plaster walls need to be repaired and while the wood floors generally appear in good condition, the Architectural Historian notes that some areas of flooring are buckling and warped. The repairs required to make the interior of the house habitable are unknown, but given the current condition of the interior, these repairs would be eligible for the 20.113 tax credit. General in-kind repairs to the interior, such as refinishing of the wood floors and repair of plaster walls would qualify for the 20.113 tax credit. This tax credit cannot be processed online in the same manner as the 20.112 tax credit, so once a comprehensive list of repairs is developed, the applicant should submit a new application to the Commission.

Figure 19 - Interior view showing damage to window

Figure 20 - Interior view

Figure 21 - Interior view

Staff Recommendation to the HPC: Staff recommends the following:

1) The HPC pre-approve the in-kind repair and replacement for Items 1, 2, 3, 5, 6 and 9, contingent upon further documentation of the existing conditions as explained above. Staff recommends the HPC pre-approve minimal regrading to achieve a proper pitch away from the house for drainage.
2) The HPC request detailed drawings for Item 4 and consider it in a future application for 20.112 and 20.113 tax credit pre-approval.
3) The HPC request additional information on Item 7 and 8, the needed structural repairs, waterproofing and drainage, regarding what the repairs entail and consider them in a future application for 20.112 and 20.113 tax credit pre-approval.

HPC-19-39 – 8173, 8181 and 8185 Main Street, Ellicott City

Certificate of Approval for exterior alterations.
Applicant: Donald R. Reuwer, Jr.

Request: The applicant, Donald R. Reuwer, Jr., requests a Certificate of Approval to make exterior alterations to the buildings at 8173, 8181 and 8185 Main Street, Ellicott City.

Background and Site Description: These buildings are located in the Ellicott City Historic District. According to SDAT the building located at 8173 Main Street dates to 1890 and the buildings located at 8181 and 8185 Main Street date to 1900 (while SDAT has different dates, these buildings were all likely constructed at the same time given the architectural details).

Scope of Work: The applicant proposes to make the following exterior alterations to the rear of the building on the first floor:

1) Enclose basement windows using stone to match existing foundation walls.
    a. 8185 Main Street – Remove two windows from the rear of the building and enclose with stone. The window openings are historic, but the windows appear to be vinyl replacement windows. The windows are currently visibly broken from the 2018 flood.
    b. 8181 Main Street – Remove four vinyl 1:1 windows from the side of the modern addition and enclose the first floor of the addition with stone. Enclose the back window openings with stone. The back windows were fixed picture windows or casement and the side windows were vinyl. Currently these window openings are boarded up.
    c. 8173 Main Street – Enclose boarded up window openings on the rear of the building with stone. The windows were destroyed in the 2018 flood. Enclose one small 3 light wood window in the alley with stone.
2) Replace lower level doors with MPI steel doors. The doors are not flood doors, but are proposed for use for flood mitigation.
    a. 8185 Main Street – Remove existing wood door and replace with flush steel door. The door opening is historic, but the door itself, while wood, is not historic and is a replacement door.
    b. 8181 Main Street – Replace existing aluminum 2 light over 4 panel door from modern addition and install flush steel door. The existing door is not historic; it is located on a modern addition and has been replaced at least two times already after the 2016 and 2018 floods.
    c. 8173 Main Street – Replace plywood hinged door on the rear of the building with flush steel door. The 2018 flood destroyed the previously existing door.
3) Install a stone veneer wall on the rear first floor addition. Stone will be added to cover the plywood.

Figure 22 - View of 8185, 8181 and 8173 Main Street

HPC Review Criteria and Recommendations:

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings, Entrances

1) *Chapter 6.G states that the following is considered a Possible Exception: "Many historic buildings have secondary entrances not visible from streets or other properties. Where these entrances already have a modern replacement door, a new door does not necessarily need to be of a historically appropriate style."*
2) *Chapter 6.G recommends against, "using flush doors without trim or panels, or doors with small window or staggered glass openings on historic buildings or on nonhistoric buildings in a highly visible location."*

The existing doors on all three buildings are not historic doors; they appear to have all been replaced due to damage from the 2016 and 2018 floods. The location of the doors is not highly visible as they are located on the rear of the building, facing the stream channel and are only accessible via a narrow alleyway. The use of a flush, steel, nonhistoric style door would be appropriate in this situation and complies with the Guidelines because the location is not visible from the public right-of-way and the doors that exist on the building are modern replacement doors. This type of steel door was approved for use at 8141 and 8143 Main Street, but looked slightly different as those doors had glass lights and were not solid flush doors.

Figure 23 - Existing door at 8185 Main Street

Figure 24 - Existing door at 8181 Main Street

Figure 25 - Existing door covering at 8173 Main Street

Figure 26– Existing door covering and window on side alley at 8173 Main Street

Chapter 6.H: Rehabilitation and Maintenance of Existing Buildings, Windows

3) *Chapter 6.H recommends against, "Removing, adding or altering a window opening on a building's primary façade or in any location where it affects historic features key to the building's character."*

4) *Chapter 6.H recommends, "replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.*
5) *Chapter 6.H recommends, "restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance."*

The windows to be filled in with stone will be located on the back of the building, facing the stream channel and are not located on a primary façade. While two of the buildings contain historic window openings, none of the windows are historic. The 3-light wood alley window on 8173 Main Street, while an original window, is not a character defining feature. The filling in of the windows at this location will not affect historic features key to the building's character, but the window style and characteristics should be documented in the event that restoration is one day possible, to comply with the Guidelines. The window sills and lintels should remain untouched and only the openings filled in. While the infill stone will be compatible with the historic foundation stone, it will not blend seamlessly, and the outline of the windows will be visible, leaving the possibility to remove the stone if possible one day. This area is low lying and close to the stream and is susceptible to flood waters.

Figure 27 - Boarded up windows at 8173 Main Street

Figure 28 - Existing vinyl windows at 8181 Main Street

Figure 29 - View of window at 8185 Main Street

Figure 30 - Alley window at 8173 Main Street

Chapter 7.B.2: New Construction: Additions, Porches and Outbuildings, Materials

6) *Chapter 7.B recommends, "use materials compatible with the existing building for the exposed masonry foundation or piers of a new porch. Poured concrete or concrete block foundations or piers should be given a surface treatment compatible with historic building materials."*

The proposal to veneer the plywood on the rear addition of 8181 Main Street with stone complies with the Guideline recommendations as stone is a compatible material with the existing building and neighboring historic buildings. The construction method is unclear from the application, but the plywood is currently rotting and should not be veneered, nor would the plywood with a stone veneer be sufficient protection against flooding and debris. A new exterior wall, such as concrete block, should be constructed and then the stone veneer added. The application shows an example of what the filled in windows would look like from the work done at Tersiguel's, but does not contain a spec for the proposed wall at 8181 Main Street. Figure 32 shows the neighboring historic stone foundation wall at 8173 Main Street. The new wall at 8181 Main Street should be compatible in size and color of stone and mortar with the historic wall at 8173 Main Street.

Figure 31 - Plywood at 8181 Main Street

Figure 32 - View of stone foundation at 8173 Main Street

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, contingent upon proper documentation of the historic alley window for potential restoration, and matching the size and color of stone and mortar for the new wall veneer.

HPC-19-34 – Sidewalks, curbs and gutter in the vicinity of 8267 Main Street to 8411 Main Street to 3880 Ellicott Mills Drive (continued from June 6 meeting) – this case will be heard after 8:00 PM

Certificate of Approval for exterior alterations.
Applicant: Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to replace flood damaged sidewalks and cast-in-place curb and gutter in the vicinity of 8267 Main Street to 8411 Main Street, to 3880 Ellicott Mills Drive.

Background and Site Description: The proposed locations for sidewalk and cast-in-place curb and gutter installation are in the Ellicott City Historic District. There are a variety of historic buildings fronting the sidewalks.

The application explains that after the July 30, 2016 and May 27, 2018 floods, the County replaced damaged sections of sidewalk with asphalt as a temporary measure until a longer-term rebuilding strategy could be identified as part of a master planning process. The applicant received Advisory

Comments from the Commission for the sidewalk replacements in May 2019. The Commission made the following recommendations and suggestions:

- Install brick sidewalks to comply with the Guidelines and maintain historic feel.
- Set the bricks in concrete to assist with stability.
- Use granite curbs.
- Smaller concrete scoring patterns would be advantageous for access to utilities.

This application was continued from the June 6, 2019 HPC meeting. At the June meeting, the Commission requested additional information on the existing conditions and materials of the sidewalks and curb and gutter and the conditions prior to the floods regarding which sections of sidewalk were brick or concrete, and which sections of curb and gutter were granite before the floods.

Scope of Work: The applicant proposes to replace the flood damaged sidewalks with concrete in the following two patterns:

1) Single Lateral scoring with the following options:
    i. With a 12 to 18-inch new concrete joint against the building front in the locations that are currently paved in asphalt.
    ii. With a 12 to 18-inch existing concrete joint against the building front in the locations that are currently paved in concrete.
    iii. Without a joint for the narrower sidewalks.
2) London Paver scoring

The applicant also proposes to replace the curb and gutters with a new cast-in-place curb and gutter, where needed. The concrete sidewalks and curb and gutter will be tinted to avoid a bright white appearance and are proposed to match the color used in the sidewalks on Court Avenue, and will contain: concrete admixtures and surface treatments, carbon black, liquid, 2 to 8 pounds per bag of cement.

Regarding the proposed sidewalks, the application states:

> "The two scoring patterns will include a "London Paver" pattern for unique focus areas such as in front of the Welcome Center and along the [proposed] open channel on lower Main Street, and a simple lateral score line for most of the street (as currently exists in several areas).

At the Visitor Center (8267 Main Street) location, the application contains drawings with two possible options. The applicant's preferred option is to use a London Paver scoring pattern in front of the Welcome Center, but shows an alternate option using the single score line if uniformity with the Main Street sidewalks is desired.

The single lateral scoring pattern and its various options will be used in different areas, depending on the existing conditions (width of sidewalk and existing material), as shown on the map in Figure 15 below. In areas where the sidewalks are currently concrete, a 12 to 18-inch band of existing concrete will remain at the building face, with a joint between the new and existing concrete. The application explains that this will minimize disturbance adjacent to the building and allow for future repairs without having to impact the pavement immediately adjacent to the building. For areas of sidewalk installation that are currently asphalt, a new concrete joint is proposed at 12 to 18-inches from the building façade to allow for the clean replacement of a panel in the future for maintenance work without creating an impact to the pavement immediately adjacent to the building. Both scenarios will contain the same 12 to 18-inch joint to match.

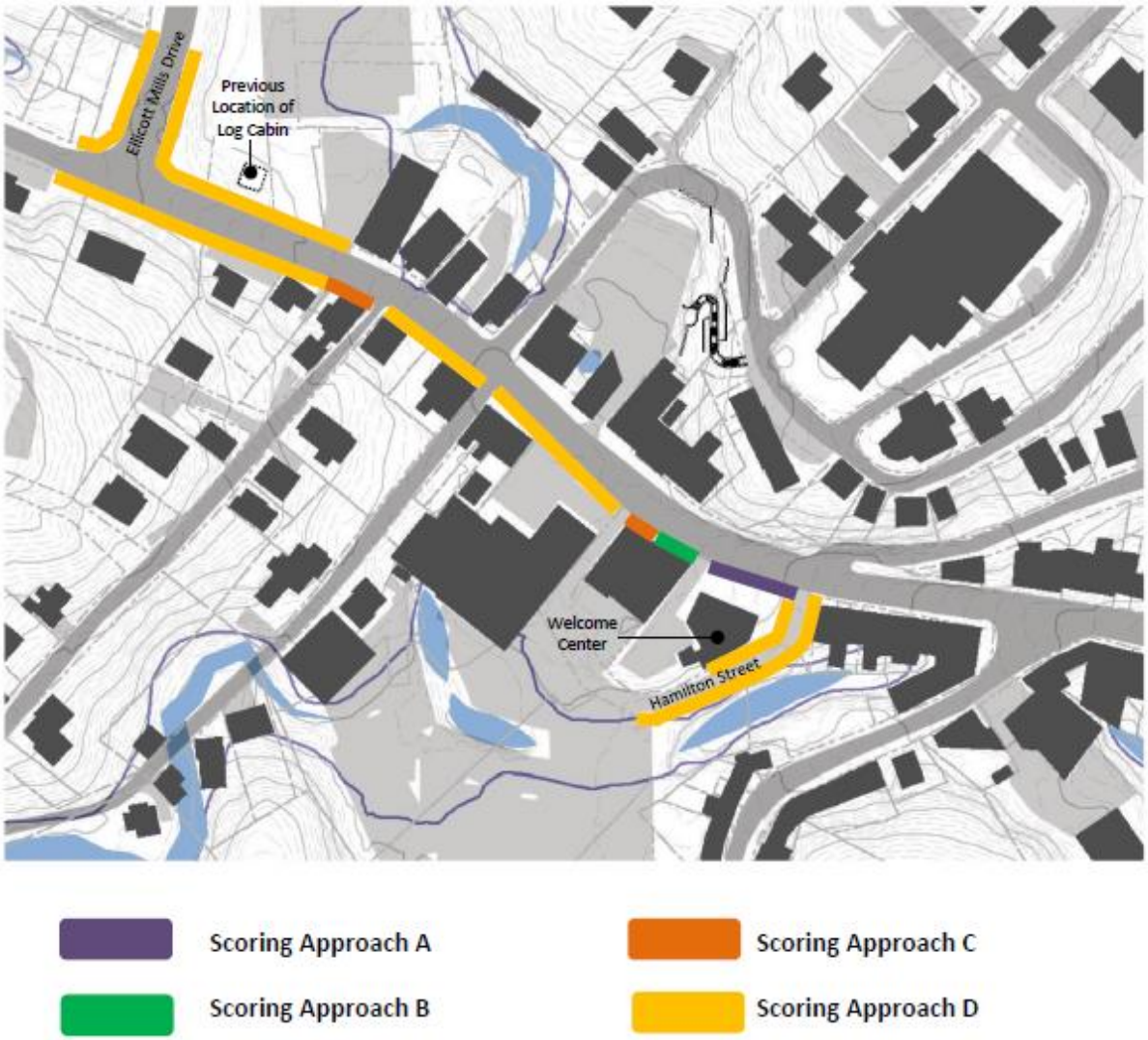

Figure 33 - Proposed sidewalk replacement

Figure 34 - Scoring Approaches A, B, C, D

Regarding the proposed use of cast-in-place curb and gutter, the application states:

> "The concrete curb and gutter is a continuous pour with more integral strength to protect the sidewalk from being undercut by flood waters that could dislodge granite curb segments. A granite curb (where it adjoins the adjacent asphalt) is less scour resistant.

The application contains the following explanation regarding the Master Plan process and explanation stating why concrete is proposed as the replacement material:

> "The master planning team, including two water resource firms (RK&K and Land Studies) closely coordinated with McCormick Taylor who developed the 2D flood models and the Hydraulic and Hydrology Study for the County. Through modeling, the

master planning team and McCormick Taylor determined that a continuous pour material, such as concrete, is a more flood resilient material than unit pavers, such as brick, particularly when factoring in the high velocities of the flood waters and the associated shear stress created."

The application explains that the modeling showed that many locations were not suitable for brick based on the shear stress that was modeled. The master planning team explored using brick in some areas and concrete in others, but recommended against this approach, which would have resulted in a less unified streetscape. The application explains that the planning team also concluded that until significant flood mitigation measures that reduce shear stresses can be put in place, concrete paving is the appropriate and responsible choice when considering resiliency. The application notes that the "shear stress map and paver suitability map was based on the 100-year storm (over 24 hours), but the flash floods experienced in 2016 and 2018 were more intense over a shorter duration (July 2016 was 6.6 inches in 3.55 hours – equivalent probability exceeds the NOAA Atlas 1,000-year event for Ellicott City). The application explains that the May 2018 storm had brick pavers damaged in areas where the 100-year shear stress map had indicated pavers could work. For example, the brick pavers in front of Tersiguel's were shown as an appropriate location based on the 100-year shear stress map, but the pavers were damaged in the flood and did not remain in place. The application contains photos of lower Main Street sidewalks, which are concrete with a single lateral score. These sidewalks are located in a high stress area and were not destroyed in the two floods.

The application also explains that the proposed concrete sidewalks can make flood proofing more effective for adjacent buildings based on the Army Corps of Engineers *Nonstructural Flood Study for Ellicott City, MD.* The application contains photos that show the brick pavers contributed to debris that clogged the storms drains in the 2016 and 2018 floods. The application contains photos from the 2016 and 2018 floods showing examples of how the brick sidewalks scoured out and were destroyed, but concrete sidewalks remained intact.

HPC Review Criteria and Recommendations:

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

1) *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 designs 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 concrete sidewalks are proposed for the specific context of flood resiliency. The proposed sidewalks will be simple in design. As shown in the historic photos in Addendum A, concrete sidewalks have been used historically along Main Street.

Chapter 10.A: Parking Lots, Public Streets and Street Furniture; Paving Materials and Street Design

2) *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."

3) *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."*
4) *Chapter 10.A recommends, "When opportunities arise, replace concrete sidewalks with brick along Main Street between Ellicott Mills Drive and the Patapsco River."*
5) *Chapter 10.A recommends, "For plazas, driveways, parking lots, walkways and other paved areas, use stone or stone-like materials as alternatives to asphalt or concrete where practical."*

While the proposed scored concrete sidewalks do not comply with the Guideline recommendations to replace the sidewalks with brick, the existing adopted design guidelines do not anticipate flood resilient materials and scenarios or account for high velocity floods and the corresponding shear stress on the infrastructure.

The proposed concrete sidewalks would comply with the goal of Chapter 10.A in that it would involve the uniform use of one material and would "create an identifiable, attractive historic commercial area." Some of the areas to be replaced are existing concrete sidewalks, which would be an in-kind replacement. By extending the use of concrete to other areas, it will help to maintain uniformity and a cohesive streetscape.

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 A.

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

6) *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."*

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.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the proposal meets the intent of the Guidelines and make an approval based on that determination.

*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

Photos showing historic conditions

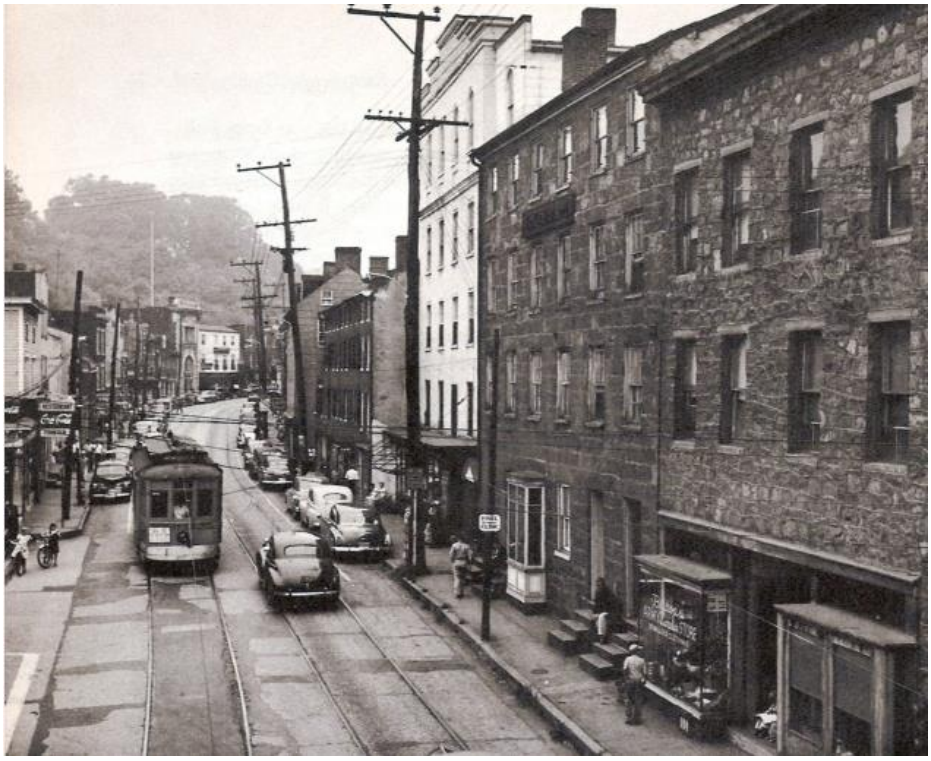

Figure 35 - View of lower Main Street, date unknown

Figure 36 - View of Main Street and Old Columbia Pike, date unknown

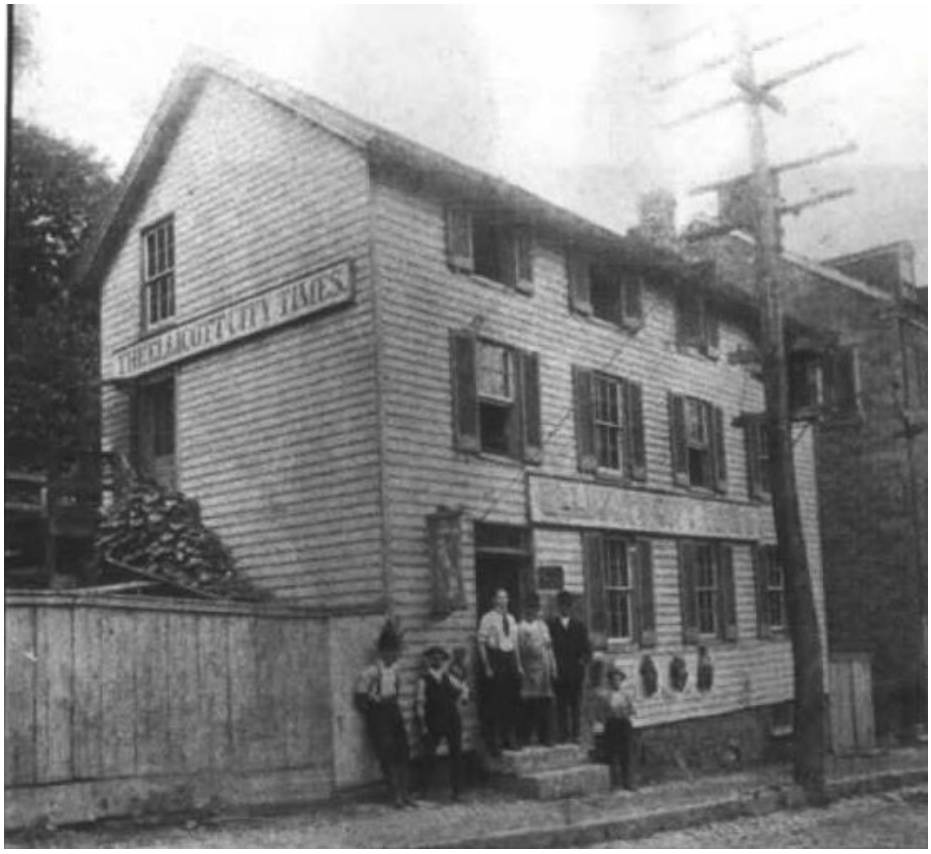

Figure 37 - Original Howard County Times building

Figure 38 - View down Main Street at the Howard House, date unknown

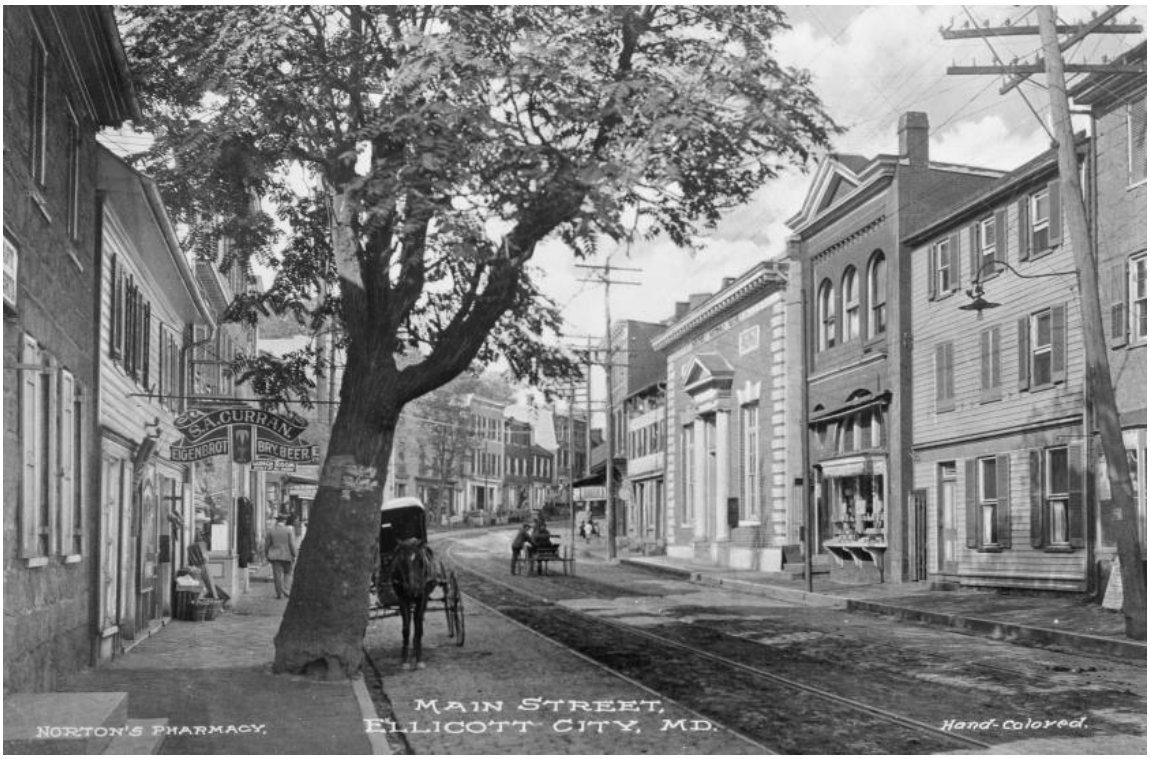

Figure 39 - View up Main Street at 8081 Main Street (Tea on the Tiber), date unknown