



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

August Agenda

Thursday, August 3, 2017; 7:00 p.m.

The August 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. Chapter and page references in this report are from the Ellicott City or Lawyers Hill Historic District Design Guidelines. Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. 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. HPC-17-14c – 8069 Main Street, Ellicott City
2. HPC-17-47 – 8637-8639 Frederick Road, Ellicott City
3. HPC-17-48 – 8436-8440 Merryman Street, Ellicott City
4. HPC-17-49 – 8167 Main Street, Ellicott City
5. HPC-17-50 – 8197 Main Street, Ellicott City
6. HPC-17-51 – 8239 Main Street, Ellicott City

Regular Agenda

7. HPC-15-11c – 3880 Ellicott Mills Drive, Ellicott City
8. HPC-13-48c – 3880-3884 Ellicott Mills Drive, Ellicott City
9. HPC-17-52 – 8085 Main Street, Ellicott City
10. HPC-17-53 – 8267 Main Street, Ellicott City
11. HPC-17-54 – 3646 Fels Lane, Ellicott City
12. HPC-17-55 – 8167 Main Street, Suite 105, Ellicott City
13. HPC-17-56 – 3713 Old Columbia Pike, Ellicott City
14. HPC-17-57 – 3744 Old Columbia Pike (3731 Hamilton Street), Ellicott City
15. HPC-17-58 – Fences along stream retaining walls between Parking Lot F and Lot E and along Court Avenue

OTHER BUSINESS

1. Discussion of Ellicott City Master Plan

CONSENT AGENDA

HPC-17-14c – 8069 Main Street, Ellicott City

Final tax credit 20.112 approval.

Applicant: Len Berkowitz

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant was pre-approved on February 2017 to change the shape of the storefront windows to square windows and to repair and repaint the damaged stucco. The Applicant has submitted documentation that \$15,468.72 was spent work and seeks \$3,867.18 in final tax credits.

Staff Comments: The line item for the exterior painting is for painting of the front and rear of the building, but only the work to the front of the building was pre-approved. Staff recommends dividing the amount in half to account for the front versus the rear of the building. Otherwise, the invoices comply with the work being claimed and the cancelled check is for a greater amount, as other work was included within the scope of overall work. Therefore, Staff recommends reducing the total by \$1,771.00, which is half the cost of the painting, for a total tax credit of \$3,424.43.

Staff Recommendation: Staff recommends final tax credit of \$3,424.43.

HPC-17-47 – 8637-8639 Frederick Road, Ellicott City

Final tax credit 20.113 approval.

Applicant: Ron Peters

Background & Scope of Work: This property is listed on the Historic Sites Inventory in the HO-899 Frederick Road Survey District, but is not within the Ellicott City Historic District boundaries. According to SDAT the building dates to 1920, but the County Architectural Historian finds the building dates to 1873, as the deed mentions the foundation of the house being constructed on the lot at that time. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$148,900. The difference in the assessment that is eligible for the tax credit is \$147,900.00. The Applicant has submitted documentation that a total of \$48,517.36 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$14,997.06. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$19,907.00 in qualified expenses for restoration work that includes the rental of air movers and dryers for the flood water/mud, expenses to hang and finish drywall, interior repairs and carpentry, replace flooring, painting, electrical repairs to damaged wiring and foundation repairs

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

Structures.” The structure was re-assessed in March 2017 and the application has been filed within one year of the re-assessment.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

HPC-17-48 –8436-8440 Merryman Street, Ellicott City

Final assessment tax credit approval.

Applicant: Ronald Peters

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$132,300. The difference in the assessment that is eligible for the tax credit is \$131,300.00. The Applicant has submitted documentation that a total of \$46,412.51 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$13,313.82. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$18,555.17 in qualified expenses for restoration work that includes interior work for framing, insulation, drywall, painting, flooring, exterior repairs, reinforcement of the floor.

The work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.” The structure was re-assessed in March 2017 and the application has been filed within one year of the re-assessment.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

HPC-17-49 – 8167 Main Street, Suite 105, Ellicott City

Certificate of Approval for new sign.

Applicant: Yanxia Zhou

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1987. The Applicant seeks approval to install a double sided hanging sign on the front of the building, which will replace a business sign that is no longer in use. The proposed sign will be 24 inches high by 30 inches wide for a total of 5 square feet. The sign will have a white background with burgundy text and



Figure 1 - Proposed sign

contain the business name on two lines with a small graphic on the third line:

Angel Touch
Massage

The sign will be hung on the bracket that currently contains the sign for Hi-Pro Media, which is no longer a tenant in the building.

Staff Comments: The sign complies with Chapter 11 recommendations for signs, “use simple, legible words and graphics” and “use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.” The sign will only use two colors, burgundy and white. The size of the sign, at 5 square feet, also complies with Chapter 11.B recommendations for projecting signs, “limit the sign area to be in scale with the building. Projecting or hanging sign of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.” The sign will be a metal sign and it will hang on an existing metal bracket.

This building has been mentioned by Staff in the past at being at risk for a proliferation of signs. In this instance, an existing sign that is no longer in use will be removed and this sign will be installed. The existing projecting sign on this building is 24x36, which is 6 square feet. The proposed sign will be slightly smaller. The sign uses different colors than the existing sign for Main Street Yoga, but the signs will be similarly sized and shaped, which complies with Chapter 11.B, “If more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building.”

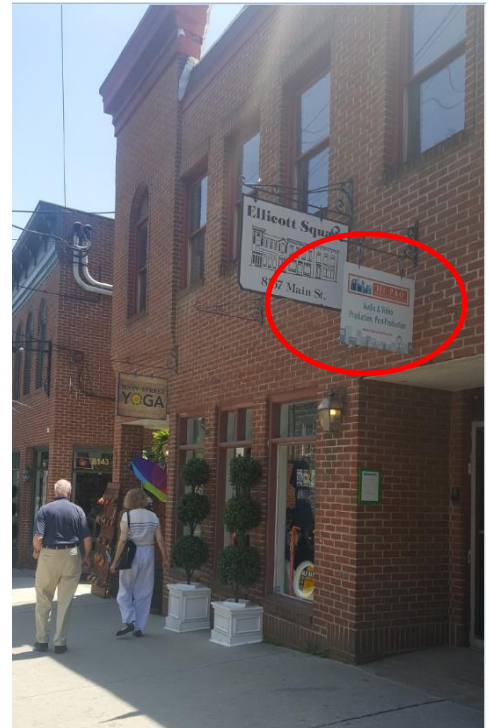


Figure 2 - Location of proposed sign

Staff Recommendation: Staff recommends Approval as submitted.

HPC-17-50 – 8197 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$767,400.00. The difference in the assessment that is eligible for the tax credit is \$766,400.00. The Applicant has submitted documentation that a total of \$186,532.24 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$77,712.96. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are

\$107,532.00 in qualified expenses for restoration work that includes replacing damaged flooring and molding and replacing the damaged foundation wall.

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

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

HPC-17-51 – 8239 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$122,400.00. The difference in the assessment that is eligible for the tax credit is \$121,400.00. The Applicant has submitted documentation that a total of \$96,325.09 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$12,309.96. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$24,472.00 in qualified expenses for restoration work that includes replacing gas line, plumbing and electric work, and painting/interior finish work.

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

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

REGULAR AGENDA

HPC-15-11c – 3880 Ellicott Mills Drive, Ellicott City

Final tax credit 20.112 claim.

Applicant: Laura Steensen

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1800. The Applicant seeks final tax credit approval for case HPC-15-11, in which the Applicant was pre-approved to replace 10 vinyl windows with new 6:6 Kolbe vinyl clad wood windows. The Applicant has submitted documentation that \$6,000 was spent to remove and install the new windows and that \$13,174.89 was spent to purchase new windows. The total cost of the new windows is \$19,174.89.

The Applicant has also included an invoice for work performed by the preservation consultant from March 2013 to July 2016 for a total of \$6,426.45.

Staff Comments: The Applicant is the homeowner, who also happens to be the MHIC license holder for Green Building Alternatives. Green Building Alternatives is the general contractor whose invoices are included in the application package. As such, Staff requested copies of invoices from subcontractors. The copies of cancelled checks that have been submitted in the application package are written from both Green Building Alternatives and the Steensen family. The documentation for the windows consists of invoices, receipts and cancelled checks, which does add up to the requested amount of \$19,174.89, for a tax credit of \$4,793.72.

However, the invoice provided for the preservation consultant is for work performed from March 2013 to July 2016. March 2013 is when the legislation was approved that added in preservation consultant fees as an eligible expense, however that legislation did not go into effect until May 5, 2013. For the purpose of this tax credit claim, the work needs to directly relate to the application for the windows. Staff does not find that all of the work performed by the consultant can be approved under this claim for the replacement of the windows.

Staff Recommendation: Staff recommends approval of the work to the windows for a tax credit of \$4,793.72.

HPC-13-48c – 3880-3884 Ellicott Mills Drive, Ellicott City

Final tax credit 20.112 claim.

Applicant: Laura Steensen

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1800. The Applicant seeks final tax credit approval for case HPC-13-48, in which the Applicant was pre-approved to remove the concrete front porch steps and replace them with wooden steps and railings, to excavate along the southwest corner of the main house and porch and repair porch joists as needed, and to excavate away from the historic barn foundation.

The Applicant has submitted documentation that \$12,215.00 was spent on eligible, pre-approved work.

Staff Comments: The Applicant is the homeowner, who also happens to be the MHIC license holder for Green Building Alternatives. Green Building Alternatives is the general contractor whose invoices are

included in the application package. As such, Staff requested copies of invoices from subcontractors. The copies of cancelled checks that have been submitted in the application package are written from Green Building Alternatives, not the Steensen family. However, the checks do add up to match or be greater than the amount shown in the subcontractor invoices.

Staff Recommendation: Staff recommends final tax credit approval in the amount of \$3,053.75.

HPC-17-52 – 8085 Main Street, Ellicott City

Certificate of Approval for exterior repairs/alterations.

Applicant: Michael Baldwin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920, but was severely damaged in a November 1999 six alarm fire. The property recently came before the Commission in November 2016 in case HPC-16-101 for the repairs needed due to the July 30, 2016 flood. The Applicant has returned as new work has been identified.

The Applicant seeks approval to replace the wood siding on the east side of the building that spans the Tiber River with Boral TruExterior Siding from the Craftsman Collection in Cove/Dutch Lap. The product has the same profile as the existing wood siding, as shown by a sample submitted. The Boral website states that the Boral siding “installs with standard woodwork tools and methods, accepts paint of any color, resists rot and termite attacks, maintains a high level of dimensional stability and does not crack or split from moisture.” The Boral siding will be painted tan (McCormick Paints ‘Courtyard’ 0344) which was the previously approved color from case 16-101. Figures 3 and 4 below show alterations that were approved in HPC-16-101.

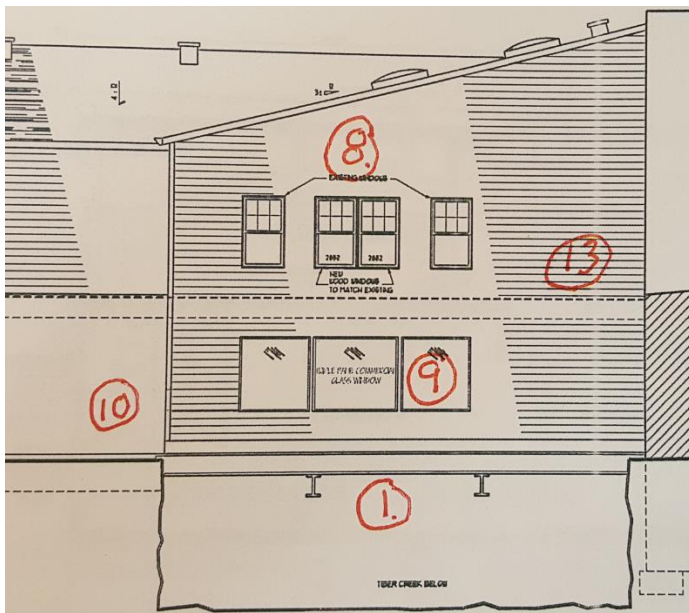


Figure 3 - Approved alterations to east side of building HPC-16-101



Figure 4 – East side of building in August 2016

The Applicant also seeks approval to remove and replace the concrete stoop and historic tile work at the front entrance to the building. The entrance consists of a marble step leading to the tiled landing. The front of the tiled landing was originally capped in marble, which was damaged in the flood as shown in

Figures 5 and 6. The application explains that the “stoop cracked during the flood and settled toward the building. To fix the problem we planned to jack it up, level it to the floor and create a pitch to allow water to drain to the street. However, it was discovered from below that the concrete/mortar is not strong enough to do this. It is crumbling and unsafe.” The Applicant will then “remove the concrete and tile, frame and flash the affected areas, pour new concrete and replicate the existing tile work. The existing step will be used and new marble will be added as a facing to the front of the tiled area” to match the original conditions. The tile appears to be a hexagonal marble tile surrounded by a border of white/marble and maroon square tiles.

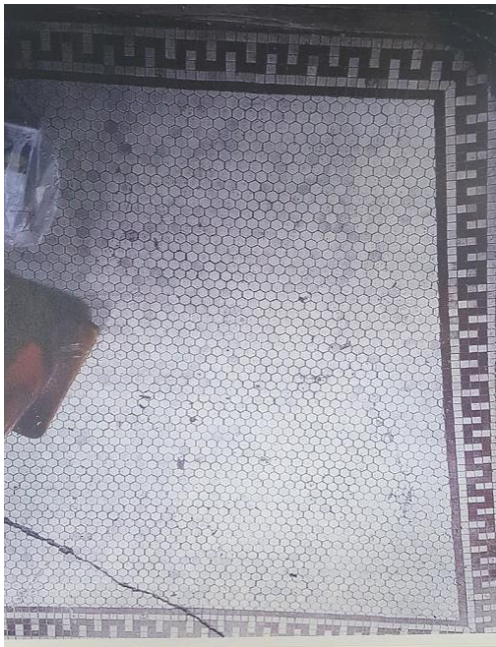


Figure 5 - Historic tiled landing



Figure 6 - Condition of entry after flood

Staff Comments: The side of the building has been altered over time and is not in its original condition. The Commission also approved a series of new windows in HPC-16-101 to showcase some original interior features of the building and present a more aesthetically pleasing façade to the river/Tiber Alley (see Figures 3 and 4).

Chapter 6.D states, “If wood siding must be replaced on a historic building, a composite siding material may be considered, if wood is not a viable option, the composite siding conveys the appearance of the historic material, and application of substitute material does not damage or obscure historic features. The texture, width, shape, profile and finish of the substitute siding material should be similar to the wood siding it replaces.” The proposed Boral product has many benefits that are ideal for this side of the building, such as being resistant to rot and the ability not to split or crack from moisture. The side of 8085 Main Street is not directly adjacent to Tiber Alley, there is another building at 8081 Main Street that separates it from the alley. As a result, this product will be indistinguishable from new wood siding at this distance. The photos below show the Boral product on the right and the older split wood siding on the left. The appearance of both products is very similar in both structure and form in having a smooth texture and the same weight (see Figure 7).



Figure 7 - Wood siding (left) compared to Boral siding (right)

Staff recommends the Applicant re-use the existing tile if possible, rather than purchasing new tile. While the marble tile may be replicated without any differences in appearance, the other tile may differ in appearance. Staff recommends the replacement marble match the existing marble as closely as possible in color as the exiting marble step is very white. Chapter 6.H recommends against “unnecessarily replacing original doors and entrance features on historic buildings” and Chapter 6.K recommends against “removing or replacing historic storefront details that could be repaired.” While the concrete is an issue that needs to be addressed, it would be preferable to re-use the historic tiles that can be re-used.

The Applicant has not indicated whether they are seeking tax credit pre-approval for these items. Staff finds the tile/entrance work is eligible for tax credits. Staff requests the Commission determine if the replacement siding is eligible.

Staff Recommendation: Staff recommends Approval of the tile/entrance work as submitted, but recommends the Applicant re-use the existing tile if possible, rather than replacing it, but finds replacement is fine if it cannot be salvaged Staff recommends tax credit pre-approval for the work.

Staff recommends Approval as submitted for the Boral siding along the east side of the building and tax credit pre-approval if the Commission determines it is eligible.

HPC-17-53 – 8267 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Bridget Graham, Howard County Tourism

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-752. The building dates to 1940 and was constructed as a Post Office. The Applicant came before the Commission in May 2017 in case -HPC-17-28 to remove the large spruce tree in the front yard and level out the soil that was left behind from the flood. An update to that application is that the spruce tree will be transplanted to Centennial Park, where it will be used for Recreation and Parks annual tree lighting event. The Applicant has been working on a master plan for

the property at 8267 Main Street and now has a plan to present to the Commission and seeks approval for the work.

The Applicant seeks approval for the following work:

- 1) The installation of two rain gardens in front of the building, one on each side of the front walkway.
- 2) The installation of the 2017 ArtSite artwork.
- 3) New interpretive signs for the rain gardens.

The rain gardens would be located in front of the historic building, one on each side of the front walkway. The Applicant worked with Howard EcoWorks, through the Howard County Office of Environmental Sustainability, on the design of the rain gardens. The rain gardens were designed to qualify for MS-4 credit (which is a state mandate to treat impervious surfaces). The garden will contain phlox, erigeron, iris, tiarella, penstemon, rudbeckia, dwarf liatris, lobelia, ilex, aster alert, eurybia, solidago, carex, panicum, polystichum and sedum. The garden will also have an irregular flagstone path that will lead to the proposed location for the 2017 ArtSite artwork on the right side and on the left side will lead to the flagpole. It does not appear the flagstone path will allow someone to walk through the garden.

The Applicant has provided the following supplementary information on the proposed rain gardens, "The rain garden will be approximately 2 feet deep at its deepest. The plants in question were specifically chosen because they're dwarf varieties. The Aster "Alert" will get 12" tall, and the Solidago "Golden Fleece" will be approx. 12-18". These dwarf varieties were chosen specifically for this location so as not to get in the way. The overall height of the plants will also cut down on maintenance over the years as they fill in and cut down on mulching and weeding costs."

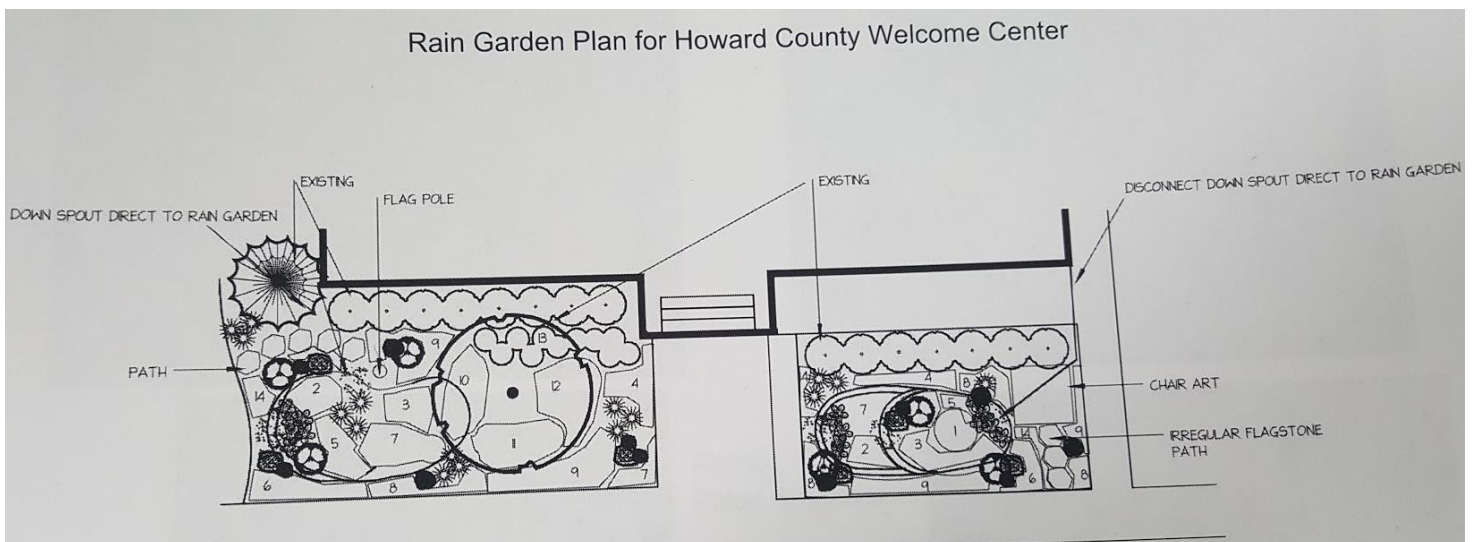


Figure 8 - Proposed rain gardens

A location is shown in the landscape plan above for the 2017 ArtSite artwork and for future ArtSites or artwork, on the right side of the yard, in front of the existing shrubs (which are to remain). The artwork is a three dimensional piece that is stained and painted wood that is 5 feet wide by 10 feet high by 5 feet long, as shown in Figure 10.



Figure 9 - Front of Visitor's Center



Figure 10 - Proposed art work



Figure 11 - Proposed sign style

Interpretive signs are proposed for inclusion within the rain garden area in order to provide an education opportunity for the community and visitors. The proposed style will match the existing Civil War Trail sign on site, show in Figure 11.

Staff Comments: Rain gardens are a good idea where they can be utilized for the practical purpose of absorbing rain water and for providing educational opportunities. The Tourism building (historic Post Office) is an effective location for educating the community since there are many visitors. The Post Office was constructed in the Georgian revival style, in a time when civic and Federal buildings were still

being constructed in the classical revival styles and designed to be landmark buildings. The proposed use of perennials in an informal manner is inconsistent with the formal setting of the building. Chapter 9.B of the Guidelines explains, "Landscape plantings in Ellicott City are generally informal with an abundance of trees, shrubs and gardens where land is available. Large open lawns and formal repetitive planting patterns are not typical." This building is one of the rare cases where formal plantings and an open lawn would be typical and in-keeping with the architecture and historical style of the building. Chapter 9.B recommends, "retain landscaping patterns that reflect the historic development of the property. Use historic photographs or landscaping plans if these are available." If it is possible to construct the rain garden in a more formal manner, using plants that are more common to a formal setting, while still compatible with the functionality of the rain garden, that would be ideal and would better comply with the Guidelines.

Initially Staff was concerned at the potential height of the plantings as aster and solidago exceed 3 feet, if not 4 feet, in height when mature, but the Applicant has confirmed that dwarf varieties were chosen. The Applicant has also indicated they are flexible with the proposed plantings. Staff was also concerned about the ability to access the downspout by the ADA ramp, but the Applicant has confirmed a contractor stated they will be able to access this downspout for the rain garden, without disrupting use of the ramp.

Chapter 9.B states, "locate, drain and maintain landscape planters to minimize moisture retention that could damage the siding and foundation of adjacent buildings." While the rain garden should not affect the foundation of this building, Staff recommends the contractor confirm that the proposed rain garden would not have a detrimental effect on the structural integrity of the building.

The rain garden would contain an area for the proposed artwork and future art work to be displayed. The art currently rotates on a yearly basis and is not permanently in place. Staff recommends that any art chosen not block views of the historic building and find the current proposal is quite tall at 10 feet high. Possibly relocating the art site to the east garden location would lessen the impact on the historic structure as the topography drops off on the east side of the property, but would still provide a strong visibility to Main Street patrons and the community.

The Applicant has also proposed installing interpretative displays. Staff is currently in the process of trying to identify a new standard display for use in the Historic District through the Master Plan process. If possible, Staff requests this item be delayed until a new style has been chosen. Additionally, Staff would require more information on the displays, such as location and mockup of the graphics.

The Ellicott City Master plan process is currently underway. The potential use of the back-parking lot of the Post Office is currently underutilized and could be explored for better uses, such as a pedestrian pocket park that could have a large rain garden and art displays, which would be a more appropriate location, than the front of a formal building.

Staff Recommendation: Staff recommends Approval of the rain garden, but recommends a more formal planting scheme be identified in order to protect the historic and architectural integrity of the structure and that the plantings not exceed three feet in mature height. Staff recommends approval of the current art, but recommends the location be moved to the east garden location. Staff recommends the interpretative displays be resubmitted at a later date after Staff has been able to identify a new standard style for use throughout town.

HPC-17-54 – 3646 Fels Lane, Ellicott City

Certificate of Approval for new patio and retroactive approval for existing patio.

Applicant: Brianna Sanden

Background & Scope of Work: In June 2017 the Applicant came before the Commission in case HPC-17-46 for the retroactive approval of a concrete patio. The Applicant withdrew the application to identify a more appropriate paving material after a discussion on the patio made it clear the Commission members were not in favor of the concrete pavers that were used. The Applicant has submitted a new application for the patio that was already constructed and seeks approval to construct a second patio near the existing patio.

The Applicant has submitted several options for pavers, which include: the same concrete pavers spaced with pebbles, stamped concrete in a herringbone pattern, RumbleStone in a herringbone pattern, and a Holland Paver in a herringbone pattern. The existing patio is proposed to remain the same size at 12 feet by 9.5 feet. The second patio is proposed to be 16 feet by 18 feet and would be located in front of the first patio, closer to the street, but behind the old foundation/retaining wall that is on-site. The Applicant said she is also looking into stone products, but has not identified any at this time.

The Applicant also seeks approval to move granite stones from the ground to use on the retaining wall increasing the wall height of some portions by as much as 12 inches.

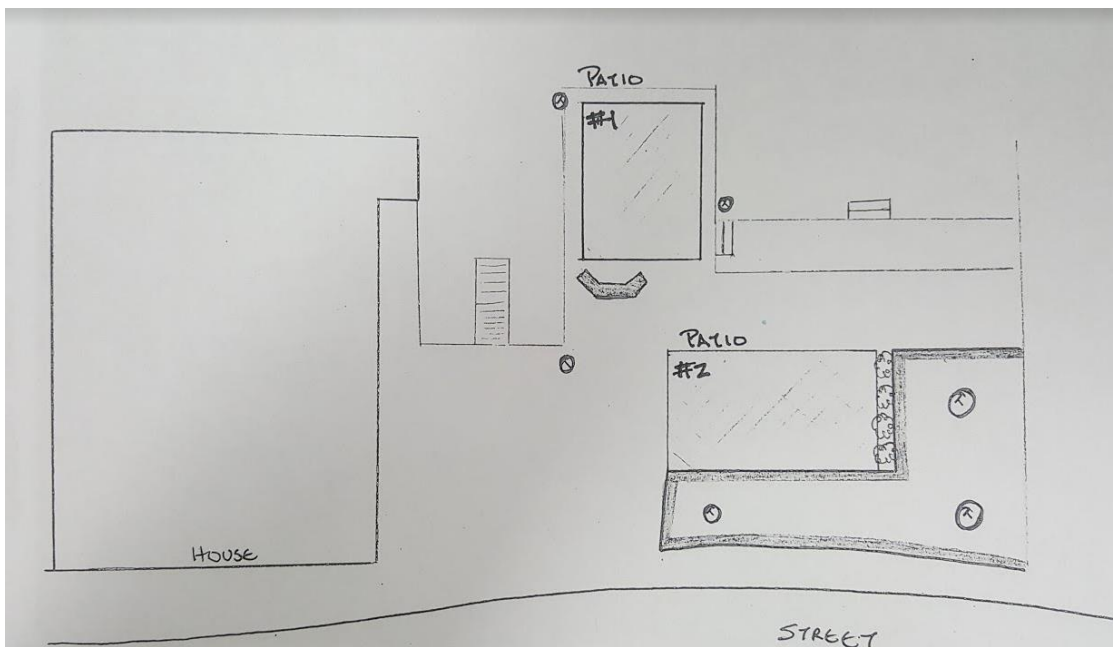


Figure 12 - Site plan showing proposed patio locations

Staff Comments: Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The Applicant has submitted several options for pavers, which include: the same concrete pavers spaces with pebbles, stamped concrete in a herringbone pattern, RumbleStone in a herringbone pattern, and a Holland Paver in a herringbone pattern. Staff also recommend the Applicant use a natural stone product or consider Pennsylvania Bluestone, but the Applicant has not identified any products yet. The current proposed materials are all concrete. Staff

finds the only product submitted that does not explicitly look like plain concrete is the RumbleStone, which appears to be more a gray brick-like product that slightly resembles granite cobblestones.

The retaining walls referenced by the Applicant appear to be the foundation of the historic house that once existed on this site (see Figures 13-15). There are three separate locations of retaining wall that the Applicant references raising in height. Staff recommends the Applicant withdraw this request and return to the Commission with a site plan and elevation drawings that show the existing conditions and proposed alterations. The stones will need to be significantly reset and rebuilt based on their current condition. The Applicant should indicate whether the stones will be dry stacked or mortared.



Figure 13 - Old foundation wall



Figure 14 - Old foundation wall



Figure 15 - Old foundation wall

Staff Recommendation: Staff recommends Approval of the patios if the grey RumbleStone product is used as the paving material in the herringbone pattern. Staff recommends the Applicant return with future plans for the retaining walls that clearly document the existing conditions and proposed alterations.

HPC-17-55 – 8167 Main Street, Ellicott City

Certificate of Approval for retroactive exterior alterations.

Applicant: Doug Yeakey

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1987. The Applicant seeks retroactive approval for the installation of two planter boxes that are approximately 17”x18”x20” and 17”x18”x16” and are secured to the building. The boxes have been constructed and installed, but have not yet been painted. The Applicant seeks approval to paint the boxes Garrison Red to match the trim color on the building. The planter boxes have been planted with a faux 3 ball topiary.

Staff Comments: These planter boxes will match those retroactively approved at 8143 Main Street, which was the Applicant’s first store. The Applicant has since leased the property at 8167 Main Street, which consists of the bottom retail space seen in Figure 16 and the neighboring prior Sweet Cascades retail space. There are currently five planters across the two brick buildings, each planted with a formal 3-ball faux topiary, as shown in Figure 16.

Chapter 9.B of the Guidelines explains, “Landscape plantings in Ellicott City are generally informal with an abundance of trees, shrubs and gardens where land is available. Large open lawns and formal repetitive planting patterns are not typical. In the commercial and office areas, landscaping varies from hillsides overgrown with shrubs and wildflowers to formal public spaces such as the Tiber Pocket Park and the terrace around the Howard County Courthouse. The treatment of public, highly visible landscaped areas is important to the neighboring historic buildings and the Historic District as a whole. New plantings help to retain Ellicott City’s landscaping tradition, and the use of indigenous plant materials emphasizes its unique sense of place and ties to the past.”

The number of planters conflicts with the Guidelines because it creates a formal, repetitive planting pattern, which the Guidelines state are not typical. The use of the planters was appropriate when it was limited to the one building. The Guidelines also recommend using native plants and while the fake topiaries were suitable in a small setting in front of one building, their expanded use is not fitting for Main Street and visually overwhelms the building. The use of these style of planters and fake topiary along more than one storefront could create a precedent that is not appropriate for Ellicott City.



Figure 16 - Front of building



Figure 17 - Alley between buildings



Figure 18 - Street view of building

This building has been mentioned in several staff reports over the years for being visually overwhelming due to the number of signs on the exterior, including the 'Ellicott Square' sign that has been in disrepair for many years and should be removed from the building since it does not identify any tenants and adds visual clutter. There is another application at this August 2017 meeting for a sign to replace an existing business sign.

As shown in Figures 17-19, the front façade of this building as seen from the street and sidewalk, and the neighboring building containing the Applicant's business, are visually 'busy' and also contain items not approved by the Commission, such as the flags, streetscape furniture and snowball sign.



Figure 19 - Street view of building

Staff Recommendation: Staff recommends Denial of the two planter boxes.

HPC-17-56 – 3713 Old Columbia Pike, Ellicott City

Certificate of Approval for new sign.

Applicant: Gary Brent

Background & Scope of Work: This building is located in the Ellicott City Historic District. The exact date of construction is unknown, but this building shows up on the 1959 Sanborn maps . The Applicant seeks approval to install a flat mounted sign on the front of the building. The proposed sign will be 3 feet high by 20 feet wide, for a total of 60 square feet. The sign will be one flat MDO panel with sign foam routed lettering that is attached to the panel. Three black gooseneck lights will be installed above the sign. The sign rendering shows that there will be an inset border painted gold, the letters will be painted white and the background of the sign will be Benjamin Moore Newbury Port Blue, the same color as the building. The letters will be 15.5” inches tall. The sign will read on one line, “Linwood Boutique” with the Linwood school logo and work ‘Linwood’ prior to the store name.

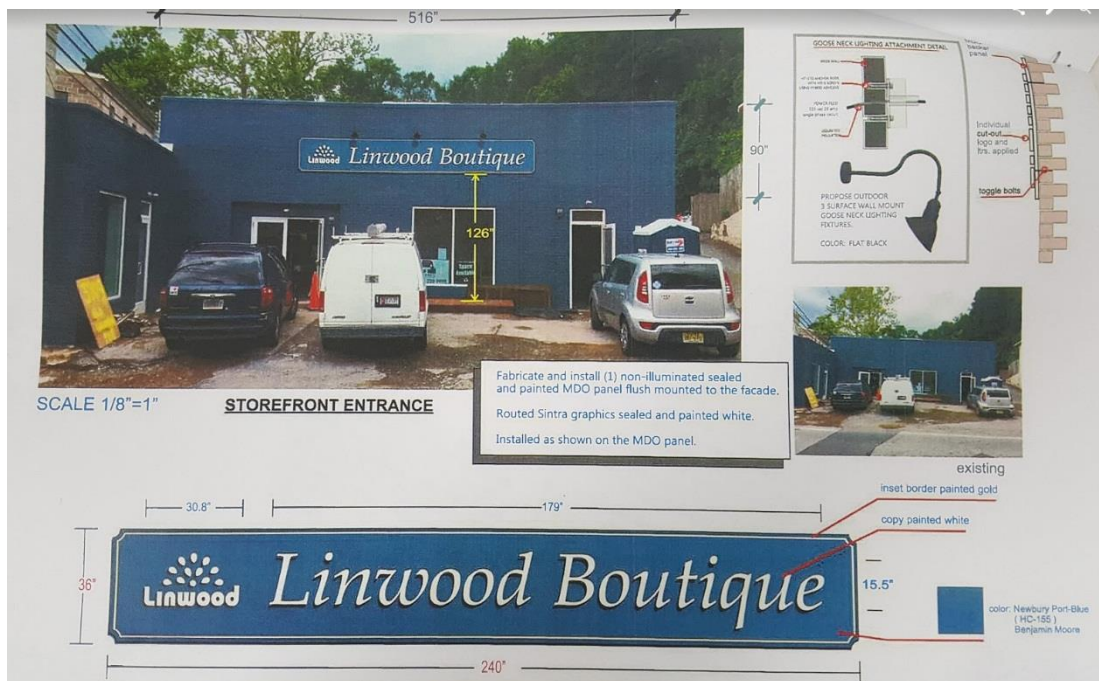


Figure 20 - Proposed sign

Staff Comments: Chapter 11 of the Guidelines explains, “Because most of the historic district was developed during the 19th century, before automobile travel, the district is scaled to the pedestrian. Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size.” Additionally, Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these limits would result in signs that are ineffective or not in scale with the building.” At 60 square feet, the proposed sign is much larger than the Guidelines recommend. This building is set back slightly from the street, but is only one story tall and not big enough to warrant such a large sign. The Commission had a case earlier this year where an 81-square foot sign was proposed for a much larger building located at the rear of a large parking lot. The Commission did not approve the 81-square foot sign and ended up approving a 23-square foot sign.

The gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.”

Chapter 11.B recommends, “Incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” This building is very plain and does not have any architectural details that would assist in finding an appropriate location for the sign. The sign is being centered over the building and spanning the width of the building in an attempt to create balance, but the size is too large. There are three doors on the front of this building and it is unclear which door is the main entry door into the retail space. In this case, an awning over the entrance with the business name, may be more appropriate and assist customers visiting the store as well.

Alternatively, the size of the temporary banner that has been installed on the front of the building is more appropriate in size and scale and better complies with the Guidelines. The banner appears to be similar in size to the width of the windows, which utilizes an existing proportion from the building, making the size appropriate. The banner also contains a white background, which better contrasts with the building than the proposed blue sign.

Staff Recommendation: Staff recommends Denial as submitted. Staff recommends Approval of an awning sign over the double doors or approval of a sign to match the temporary banner in size and color.

HPC-17-57 – 3744 Old Columbia Pike (3731 Hamilton Street), Ellicott City

Certificate of Approval for new patio and retroactive approval for existing patio.

Applicant: Jeni Porter

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates approximately to the 1840s-1850s. The Applicant proposes to construct a deck in the yard along Hamilton Street/Parking Lot D. The Applicant came before the Commission in May 2017 in case HPC-17-



Figure 21 - Temporary banner on facade



Figure 22 - Street view of building

30, in which a cedar deck was proposed and approved. The Applicant now has a different proposal for the same space and seeks retroactive approval for the installation of small patio.

Instead of constructing the approved cedar deck, the Applicant seeks approval to construct a brick and bluestone patio. The brick would replace the wood currently retaining the soil to level, shown in Figure 23 below. The brick would be 3.5"x7.5"x2.25". Bluestone slate would be set on top of the soil currently in place. No sand will be used. The bluestone slabs come in 23.5"x36"x1.5" sizes. The patio will have a front rise of 7 inches in the brick. The back border will be built into the existing berm.

The Applicant seeks retroactive approval for the small patio, show in Figure 24, below. The small patio uses the same brick and bluestone that is proposed for the large patio. The size of the patio is 10 feet long by 4 feet deep, with rounded corners. The max height of the patio is 10 inches as it was built into a small hillside. The small patio is located diagonally across the courtyard from the proposed location of the large patio.



Figure 23 - Proposed location for patio



Figure 24 - Smaller patio that is already constructed

Staff Comments: Chapter 9.D of the Guidelines recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The brick that was used on the small patio and that was proposed for the large patio does not match the brick walkways that are on site. This is a prime reason why it is important not to do work without approval; if the Applicant had submitted this spec prior to the construction, Staff would have recommend using a different brick. There is a mix of hardscaping materials in this courtyard vicinity and not all of them have been approved over the years. That is an issue in and of itself, but should not be furthered by adding an additional mix of materials. The choice of brick and bluestone generally comply with the Guidelines, although the same brick should be used to match the existing walkway or the walkway should be replaced to match the patio retaining wall.

It is unclear why polymeric sand will not be used on the patios. There are rather visible joints on the small patio that was already constructed and polymer sand will assist in filling the joints and stabilizing the patio. Staff is also concerned at the proposed installation method for the proposed patio, which does not seem to consist of creating the appropriate foundation. If the foundation of the patio is not constructed properly with crushed stone, tamping, and leveling, the patio will crack and break. This was the case with the patio that was constructed without approval last summer and was destroyed in the July 30, 2016 flood (see Figure 25). Prior to the flood, after being installed for only a few months, the patio was settling, cracking and breaking apart.



Figure 25 - Previously constructed patio without approval that was destroyed in flood

The wood planter retaining wall, gate and chain fence have also been installed without approval, but appear to be from the neighboring property, see Figure 26. This issue will be addressed.

Overall the proposal for the brick and flagstone patios are more appropriate and in-keeping with the character of the area than the cedar deck. However, it is important to use the correct materials to avoid a cluttered look that detracts from the architectural integrity of the historic structures that form Tonge Row.

Staff Recommendation: Staff recommends Approval of the patios, contingent upon using a brick that matches the existing walkway and a professional installation to ensure longevity to the patios.

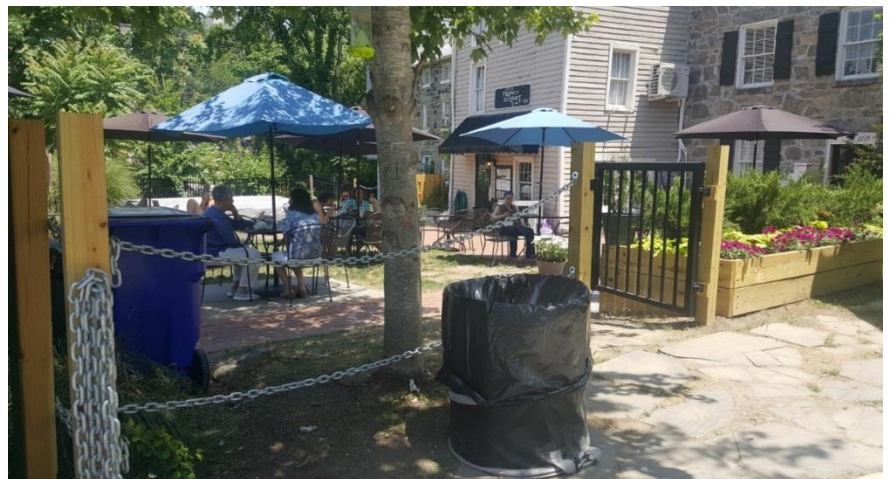


Figure 26 - Site alterations

HPC-17-58 - Fences along stream retaining walls between Parking Lot F and Lot E and along Court Avenue

Certificate of Approval to install fences.

Applicant: Brian Cleary, Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District. The historic stream retaining walls were severely damaged in the July 30, 2016 flood. The initial repair of the walls was presented to the Commission first for Advisory Comments in October 2016 in case HPC-16-86. The application for Certificate of Approval to repair/replace the walls was approved by the Commission in February 2017 in case HPC-17-13.

The Applicant now seeks Approval to install fencing in five locations along the stream walls and the Court Avenue stream wall as shown in Figure 27. Code states that 42-inch-high fences are required for safety purposes. The fences are proposed to protect a person from falling into the river or flipping over the stone walls.

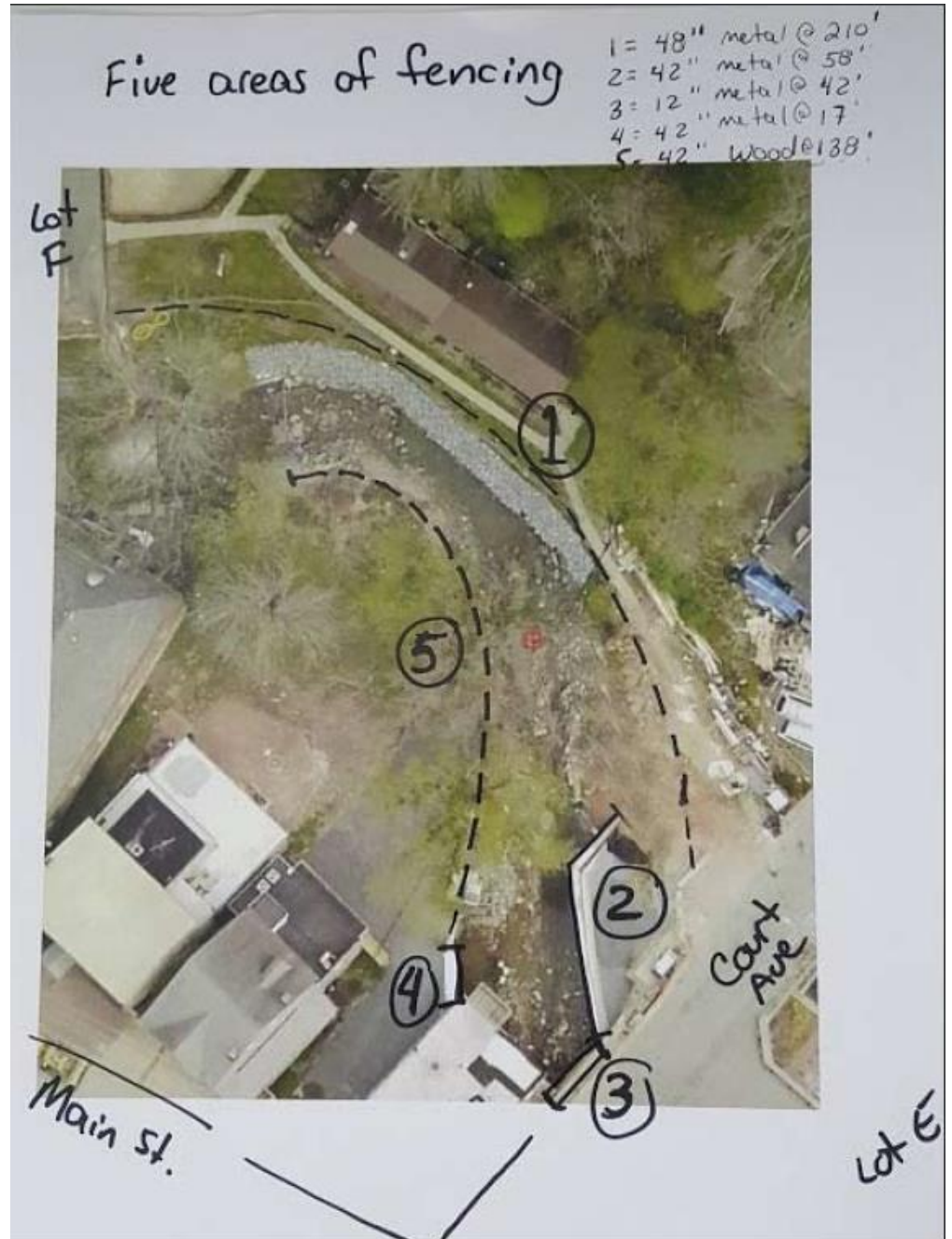


Figure 27 - Site plan showing location of fences

All black metal fences are proposed to be the Aberdeen aluminum fence. Fence Number 1 will be located on the north side of the stream and is proposed to be a 48-inch-tall black aluminum fence and will be approximately 210 feet in length. Fence Number 2 will be located along the section of retaining wall adjacent to Court Avenue. It will be a 42-inch-high black aluminum fence and will be approximately 58 feet in length. Fence Number 3 will be a black aluminum fence and will be located parallel to Court Avenue. This fence will be 12 inches high as it is located on a top of a three-foot stone wall and will be approximately 42 feet in length. Fence Number 4 will be located on the south side of the stream and will be a black aluminum fence and will be 42 inches tall and approximately 17 feet in length. At this location, the fence will transition to Fence Number 5 and will be a 42-inch-high wood fence (either 3 plank or split rail). This fence will be located within Howard County's easement, but backs up to private property. The black aluminum fence will be located on County property. The fence material also transitions on the south side of the stream from mortared walls to dry stacked stream walls, as shown in Figure 28.

The Applicant has proposed the two fence types in order to distinguish between private property and County property and to lessen the potential severity of the look of a large amount of black metal fencing. The Applicant is open to any fencing suggestions by the Commission and can change the wood fence to metal if desired.



Figure 28 - Proposed fence styles

The current sidewalk on the north side of the stream will be expanded to five feet in width. This sidewalk will provide an important connection from the parking lots to Main Street and also provides a view of the stream.

Area 1 : 48" black fence, 210'



Figure 29 – Area 1, North side of stream

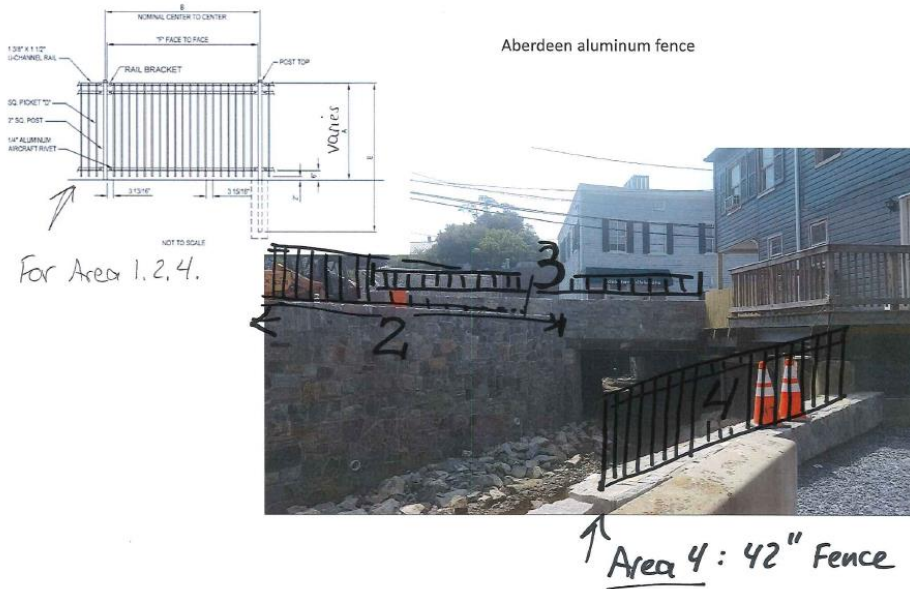


Figure 30 – Areas 2, 3 and 4, Court Avenue and South side of stream



12" Fence + 3' wall = 48" barrier

Figure 30 – Area 3, Court Avenue fence

Staff Comments: Chapter 9.D recommends, “install open fencing, generally not more than five feet high, of wood or dark metal” and “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The proposed fences are both wood and dark metal, which comply with the Guidelines. The Aberdeen black aluminum fence will be the only style of black metal fence on this site, which is also consistent with the Guidelines. The Guideline explain, “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.” However, the intent of the change of fencing is to show private versus public property and to blend unobtrusively into the surroundings. Previously there was a split rail fence on the north side of the stream and there was no fence on the south side. The Applicant is amenable to changing the wood fence to metal if the Commission finds that would be more aesthetically pleasing.

Staff Recommendation: Staff recommends Approval of the Aberdeen black metal fence as proposed and recommends Approval of the 3-plank wood fence as proposed, but is also open to any suggestions from the Commission.

OTHER BUSINESS

Discussion of the Ellicott City Master Plan

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission