



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

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Agenda

Thursday, August 6, 2020; 7:00 p.m.

A public meeting of the Howard County Historic Preservation Commission (HPC) will be conducted on Thursday, August 6, 2020 at 7:00 p.m. Due to the State of Emergency and to adhere to social distancing measures, this meeting will not take place at 3430 Court House Drive, Ellicott City, but will be conducted as a virtual web meeting/conference call where the public is invited to speak on the following agenda items. 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. Instructions on how to join the meeting are provided on the HPC webpage: 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 emailing preservation@howardcountymd.gov. 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. HPC-20-55 – 1485 Underwood Road, Sykesville
2. HPC-20-56 – 8512 Frederick Road, Ellicott City

Regular Agenda

3. HPC-20-57 – 3892 College Avenue, Ellicott City
4. HPC-20-58 – 8141 Main Street, Ellicott City
5. HPC-20-59 – 3630 Church Road, Ellicott City
6. HPC-20-60 – 8156 Main Street, Ellicott City
7. HPC-20-61 – 3715 Old Columbia Pike, Ellicott City
8. HPC-20-62 – Ellicott City Watershed Master Plan

CONSENT AGENDA

HPC-20-55 – 1485 Underwood Road, Sykesville, HO-1173

Applicant: Ann H. Jones

Request: The applicant, Ann H. Jones, requests 20.112 and 20.113 tax credit pre-approval for the rehabilitation of the historic house at 1485 Underwood Road, Sykesville.

Background and Site Description: This property is listed on the Howard County Historic Sites Inventory as HO-1173, Bowling Green.

Scope of Work: The Applicant seeks tax credit pre-approval for the following work:

- 1) Septic – Install a septic system and connect it to the house, following Health Department Regulations.
- 2) Well – Drill a new well, as required by the Health Department, and install supply lines to the house.
- 3) Electricity – Run a grounded electrical service to the house, including a metered panel and rewire the house. The house was only wired at some point in time to run a radio and a light and is inadequate for modern needs and is not to code.
- 4) HVAC – Install an HVAC system to provide heating and cooling to the house. In order to minimize duct work, one air handler will handle the first floor and a second air handler will be installed in the attic knee wall to service the second floor and attic. Returns will be located in the existing changes adjacent to the chimneys on both sides of the house. The HVAC system will consist of: two heat pump systems, backup gas or electric furnace, ductwork and return vents as needed, dryer box, standard range dryer bath venting and fans, secondary drain pans with float switches under both indoor units, low voltage wiring of all components and high-density outdoor unit pads.

HPC Review Criteria and Recommendations:

Sec. 20.112. - Historically valuable, architecturally valuable, or architecturally compatible structures

(ii) Eligible work includes:

- a. The repair or replacement of exterior features of the structure;*
- b. Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;*
- c. Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code;*

(iii) Eligible work does not include:

- a. New construction;*
- b. Interior finish work that is not necessary to maintain the structural integrity of the building.*

Sec. 20.113. - Restorations and rehabilitations of historic or heritage properties.

(b)(5) Qualified expenses means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.

Based on the above code criteria for the 20.112 tax credit, Items 1 and 2 (the septic and well) do not appear eligible for the 20.112 tax credit as they do not relate work that is needed to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing or relate to the

exterior repair of the structure. However, Items 3 and 4 (electricity and HVAC) do appear eligible as electricity and HVAC will assist in maintaining the physical integrity by controlling air temperature and moisture.

Based on the above code criteria for the 20.113 tax credit, Items 1-4 appear to be eligible for the 20.113 tax credit, as these improvements will assist in improvement, restoration and rehabilitation of the property, which is currently lacking all four requested items.

Staff Recommendation to the HPC: Staff recommends the HPC pre-approve 20.112 tax credits for Items 3 and 4 and 20.113 tax credits for Items 1-4.

HPC-20-56 – 8512 Frederick Road, Ellicott City

Applicant: Robert Z. Hollenbeck, Howard County Department of Public Works

Request: The Applicant, Robert Z. Hollenbeck on the behalf of the Howard County Department of Public Works, requests a retroactive Certificate of Approval for exterior alteration at 8512 Frederick Road, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the primary structure on the property dates to 1960. However, this date is incorrect, as the primary structure is a historic building that the County Architectural Historian has dated the building to circa 1900-1910, with a possibility of circa 1895-1915. Regardless, the building subject to the retroactive approval is an outbuilding that is located behind the primary structure. The outbuilding may be historic, but this is not definitively known.

This property fronts Frederick Road/Main Street and spans the Hudson Branch stream.

Scope of Work: The application explains that on June 25, 2020, DPW was alerted that a large tree fell on the property. The stump of the tree pulled out of the hillside, causing the foundation and side/back wall of a lean-to on the side of the outbuilding to separate and become structurally compromised. On June 26, 2020 DPW removed the lean-to structure. The application explains that the lean-to structure appeared to have been constructed using modern framing and contemporary framing anchors and did not appear to be part of the main structure of the outbuilding. DPW has since removed the fallen tree and repaired the damage to the stream wall that was caused by the tree. No other alterations are planned and the outbuilding will remain in place.



Figure 1 - View looking east at lean toward constructed on stream wall



Figure 2 - View looking west at tree root and damage to lean-to

HPC Review Criteria and Recommendations:

Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

- 1) *Section 302 states, "Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.*

Based on the physical evidence presented from DPW, the lean-to appears to be a modern addition tacked onto the side of an older outbuilding. The lean-to does not appear to be a Structure of Unusual Importance. The outbuilding itself does not advertently read as historic. The exterior architecture and building materials do not reference a specific time period or style. A review of aerial photography did not provide any additional clues to the potential age of the overall structure; the structure is visible in 1984 aerials, but the aerials that pre-date 1984 are not clear enough to determine if the structure was there.

Rules of Procedure, Section 304, Demolition and Relocation of Structures in Historic Districts; Demolition of Other Structures

- 2) *Section 304 of the Commission's Rules of Procedures state, "If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.*

Sec. 16.607. - Standards for Review.

(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:

- (1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.*
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.*
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.*
- (4) Whether the requested action is necessary to protect against threats to public safety.*
- (5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

The lean-to appeared to be a modern addition, located on the edge of the building on the stream wall. The removal of the lean-to does not affect the overall integrity of the outbuilding or the main historic house, and in fact, may improve the overall site by removing a modern alteration.

Staff Recommendation to the HPC: Staff recommends the HPC determine the lean-to structure is not one of Unusual Importance and approve the application as submitted.

REGULAR AGENDA

HPC-20-57 – 3892 College Avenue, Ellicott City

Applicant: Matthew Wehland

Request: The Applicant, Matthew Wehland, requests a Certificate of Approval to construct a new outbuilding at 3892 College Avenue, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1900. The house fronts College Avenue and the property backs up to New Cut Road. Because of this location, there is a significant change in grade throughout the property. The street sits at approximately 264 feet in elevation, the house at 262-264, and the proposed garage at approximately 256 feet.

Scope of Work: The Applicant proposes to construct a 24-foot by 24-foot Amish kit garage. The garage will be one-story tall and two bays wide. The Applicant does not anticipate extending the existing driveway at this time. The concrete pad for the garage will be built to code on the existing gravel stone driveway (installed in 1967 by the Applicant’s father). The application states that there will not be any grading or retaining walls needed. The garage will be set back about 100 feet from College Avenue and will be located toward the rear of the house, next to the rear deck.

The garage construction will consist of the following components:

- 1) Siding – LP SmartSide siding, an engineered wood product, painted Early American Blue. Walls will be 7 feet tall.
- 2) Roof – Gable roof with an overhang. Shingles to be asphalt architectural shingles in the color Earthtone Cedar
- 3) Trim – Wood painted white.
- 4) Side door– White wood board and batten style door with a 3-foot wide single transom

- 5) Windows – 24”x36” Vinyl white, but Applicant will use wood if available from the builder
- 6) Shutters – Wood board and batten style painted black.
- 7) Garage Doors – Two 9-foot by 7-foot Stockton arch raised panel doors



Figure 3 - Front view of house from College Avenue, Google Streetview. Garage to be located to the right of the house, 100 feet back from the street.



Figure 4 - Proposed location of garage

HPC Review Criteria and Recommendations:

Chapter 7.C: New Construction: Additions, Porches and Outbuildings; Construction of New Garages, Sheds and Other Outbuildings

- 1) Chapter 7.C states, “New garages and sheds should follow the historic pattern of being detached from the main building, and if practical, located in a side or rear yard.”
- 2) Chapter 7.C recommends:
 - a. “If allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback.”
 - b. “Do not place a new outbuilding where it blocks or obscures views of a historic building.”
 - c. “Design outbuildings to be subordinate in size and detail to principle buildings in the immediate vicinity.”



Figure 5 - View of garage location from side of house.

The location of the proposed garage complies with the Guidelines, as it will be located the side of the historic house, at the rear of the house, next to the deck addition. The proposed garage will not block or obscure any details of the historic building and is unlikely to be visible from the street. The proposed garage will only be one story tall, and two bays wide and will be subordinate to the main historic house, which is three stories tall on the front and almost four stories on the sides, with an exposed stone basement level.

Chapter 7.C: New Construction: Additions, Porches and Outbuildings; Construction of New Garages, Sheds and Other Outbuildings

- 3) Chapter 7.C recommends, “Design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood.”

This outbuilding is unlikely to be visible from a public way due to the proposed location at the rear of the house and change in elevation. Overall, the proposed garage is compatible with the main historic building, although it does not match it in detailing. It will have a gable pitched roof, similar to the main historic house and will be a modest sized structure.

Chapter 7.C: New Construction: Additions, Porches and Outbuildings; Construction of New Garages, Sheds and Other Outbuildings

- 4) Chapter 7.C recommends, “Use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood. (The guidelines for materials for building additional will usually apply.)”

Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Materials

- 5) Chapter 7.A recommends:
 - a. “On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.”
 - b. “For frame construction, use wood siding or wood shingles similar in appearance to the siding or shingles on the existing building. Aluminum, vinyl or another substitute siding may be acceptable if already used on the building. A substitute siding material that is compatible in width, profile, shape, texture and finish to the wood siding on the existing building may be used for additions to nonhistoric buildings, or for additions to historic buildings if wood siding is not a viable option.
 - c. “Roofing material may be similar to historic roofing material on the existing building or may be an unobtrusive modern material such as asphalt shingles. Asphalt shingles should be flat and uniform in color and texture.”



Figure 6 - Elevation of property



Figure 7 - Proposed kit garage

The proposed garage will be similar in color to the main house, which recently was approved for a paint color change to a gray with blue tones. The proposed garage will be blue. The siding of the garage will be wood, although it appears to be a T1-11, unlike the lap siding and shingles found on the main historic house. However, this differing siding does avoid exact replication to make the garage appear older than it is.

The Guidelines do not directly address the materials of windows, which are currently proposed to be vinyl, unless the company makes a wood option, which the Applicant would then use. While wood is preferable in terms of compatibility, due to the lack of visibility of the proposed garage and the location of the proposed windows on the side of the garage, vinyl seems acceptable and unlikely to solely detract from the overall integrity of the historic property.

The proposed brown asphalt roof will be similar to that used on the historic house, which complies with the Guideline recommendations.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted for the construction of the garage building, with the preference to use wood windows, if available.

HPC-20-58 – 8141 Main Street, Ellicott City

Applicant: Mohammed Alanesi

Request: The Applicant, Mohammed Alanesi, requests a Certificate of Approval to install signs at 8141 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. This building was constructed after a fire resulted in the demolition of the previously existing historic building.

Scope of Work: The Applicant seeks approval to install three signs on the front façade of the building, to consist of one flat mounted sign, one window decal and one door decal. The Applicant initially proposed to install four total signs, the three mentioned above and a projecting sign, but worked with staff to reduce the number of signs. The proposed signs are:

Sign #1 – Flat Mounted Sign

This sign will be 22.5 inches high by 151 inches wide, for a total of 23.59 square feet. This sign will utilize the existing wood sign board applied to the front façade of the building. The sign will have a light beige background and dark brown text and graphics. The sign will be a decal that is adhered to the existing sign board. The sign will read on one line: [logo] SMOKE CAPITAL

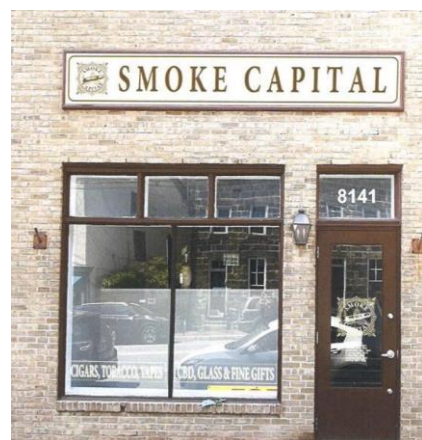


Figure 8 - Proposed signs

Sign #2 – Door Sign

This sign will be a vinyl decal sign applied to front door glass. The sign will be 20 inches high by 20 inches wide for a total of 2.7 square feet. The sign will contain the logo of the business and read on three lines:

SMOKE

[cigar image]

CAPITAL



Figure 9 - Proposed door sign

Sign #3 – Window Signs

This sign will consist two vinyl decals applied to the window glass. Each decal will be 10 inches high by 47 inches. The total square footage for the two decals will be 6.53 square feet. This sign will read on one line:

CIGARS, TOBACCO, VAPES, CBD, GLASS & FINE GIFTS



Figure 10 - Proposed window sign

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 flat mounted sign complies with Chapter 11.A recommendations. The text will be clear and legible. The colors used in the sign are limited to two, and will be coordinated with the colors in the building façade.

Chapter 11.A: Signs, General Guidelines

2) Chapter 11.A recommends:

- a. *“use historically appropriate material such as wood or iron for signs and supporting hardware.”*

The use of the existing wood sign board complies with the Guidelines, as it is a historically appropriate material.

Chapter 11.B: Signs, Commercial Buildings

3) Chapter 11.B recommends against:

- a. *“Two signs where one is sufficient to provide an easily visible identification of the business.”*
- b. *“More than two signs per business per façade.”*

Chapter 11.A: Signs, General Guidelines

4) Chapter 11.A recommends, *“Emphasize the identification of the establishment rather than an advertising message on the face of the sign.”*

The window decals serve as an advertising message across the face of the windows and do not comply with the Guideline recommendations. The door decal also serves as a sign, which seems unnecessary

given that the building could have the large flat mounted sign and only has one entrance. The use of two signs, in addition to the flat mounted sign, does not comply with the Guidelines.

Chapter 11.B: Signs, Commercial Buildings

5) Chapter 11.B recommends:

- a. *“Incorporate signs 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.”*
- b. *“In most cases, limit the area of signage to one-half square footage 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.”*

The proposed flat mounted sign will be located on the existing sign board, which complies with the recommendation to utilize the lines, panels and other architectural details on the building for the placement of signs. Recent businesses have not used this sign board and it has remained a blank, brown rectangle on the front of the building. The Guidelines recommend that more sign area is appropriate for larger buildings along Main Street, and this building is one of the smaller buildings. However, if a smaller sign was placed in the sign board, it would result in an odd proportion that would not be in scale with the building and the sign board. The use of the sign board for a sign that fills it is more visually attractive than leaving the board vacant.

Staff Recommendation to the HPC: Staff recommends the HPC approve Sign #1 and have the HPC determine if an additional sign is appropriate to this storefront.

HPC-20-59 – 3630 Church Road, Ellicott City

Applicant: Gary Segal

Request: The Applicant, Gary Segal, requests Tax Credit Pre-Approval to make roof repairs and Pre-Application Advice for the future treatment of the roof at 3630 Church Road, Ellicott City.

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

The house has a Church Road address, but it does not front Church Road. It is located off of the road that leads to the Patapsco Female Institute. The house is set back significantly from Church Road.

Scope of Work: The applicant proposes to make repairs to the slate roof to resolve the current leaking. The current repairs would consist of replacing damaged slates with new slate to match the existing, and replacing the underlayment in leak area. Other areas damaged as a result of the leak would also be repaired. Flaking paint is visible in the eave at the rear of the house. The application explains that water damage and slate particles have been found in the attic; slate dust has been found on attic insulation. The application explains that the roof is made of Pennsylvania slate and is 82 years old, at the end of its life expectancy.

The Applicant also seeks Pre-Application Advice from the Commission regarding the next steps for the roof, as a replacement is needed as the long-term solution. The Applicant has outlined three options:

- 1) Option 1 – This option is preferred by the Applicant and would consist of stripping the entire roof from the main portion of the house and replacing the slate with a contemporary roofing material.

- 2) Option 2 – This option would consist of making a temporary repair of leak using slate, then replacing the existing roof with a new slate roof, using either Vermont or Pennsylvania slate.
- 3) Option 3 – This option would consist of repairing the leaking area and letting the roof remain as-is until the next issue arises. The application explains this is what has happened since the last repairs were made in 2014.



Figure 11 - Aerial view of roof damage.

HPC Review Criteria and Recommendations:

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

- 1) Chapter 6.E states that the following is Routine Maintenance, “Repairing roofs, including the replacement of small areas of roofing material, using material similar to the existing roofing in dimensions, shape, color and texture.”

The proposed in-kind repair of the slate roof and underlayment would be considered Routine Maintenance and is eligible for 20.112 tax credit pre-approval.

Some of the collateral damage items may also be eligible. However, as they are currently unknown, the Applicant should submit a new application, which may be considered for approval through the Minor Alteration/Executive Secretary Tax Credit Pre-Approval process.

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

- 2) Chapter 6.E explains, “Historic roofing materials include wood shingles, metal and slate...Metal (including copper, terne metal and later, galvanized steel) and slate because common roofing materials in the mid-19th century. The original roof material has been replaced by asphalt shingles on many pre-1910 buildings. Wood shingle roofs are now rare in the historic district. TO retain the district’s historic character, every effort should be made to repair and preserve historic wood, metal or slate roofing, particularly for roofs visible from public ways, and to replace historic roofing with similar material.”
- 3) Chapter 6.E recommends, “replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original. If this is not possible, a different material characteristic of the building’s style, construction methods and period may be used. (For example, replacing wood shingles with standing seam metal may be appropriate for some early 1800s buildings.)”
- 4) Chapter 6.E recommends, “replace historic roofing with asphalt shingles or other modern materials only if historically accurate materials cannot reasonably be used. Use asphalt shingles

that are flat, uniform in color and texture and of a neutral color. A modern material similar in appearance to the original, such as a synthetic that reproduces the appearance of slate, may be used.”

The above Guidelines provide advice for the future Options 1-3 for the roof. While the Guidelines infer that a synthetic slate may be appropriate, a review of synthetic slate products has not yet revealed a product that shares the same visual characteristic of real slate in terms of color variation, texture and dimension.

In-kind replacement of the slate roof with new slate would also be eligible for the County’s 25% Historic Property Tax Credit (20.112 of the Code) and potentially the 20.113 Assessment Tax Credit (this is unknown until the structure is re-assessed). This work may also be eligible for the State’s 20% Homeowner Tax Credit (income tax credit), administered by the Maryland Historical Trust. More information on the State’s program can be found here: https://mht.maryland.gov/taxcredits_homeowner.shtml.

Staff Recommendation to the HPC: Staff recommends the HPC pre-approve 20.112 tax credits for the in-kind repair of the slate roof.

Staff recommends the HPC provide advice on Options 1-3 as described by the Applicant for the future of the slate roof.

HPC-20-60 – 3715 Old Columbia Pike, Ellicott City

Applicant: Charles Alexander

Request: The Applicant, Charles Alexander, requests a Certificate of Approval to construct an addition and make other exterior alterations at 3715 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to the SDAT the building on the property dates to 1900, although it appears to have been modified significantly over time. The Applicant has provided a history of the building, which includes that it was built as a car showroom with residential above. Previous uses include a florist, coffee shop and computer repair store.

The application explains that the unique geometry of the building is due to the site constraints of the rear terrain. The application also mentions three unique features on the building; the double arches recessed second floor porch on the front façade, the decorative frieze that bends with retail wall to create angled corner entry, and the rear sleeping porch with a continuous ribbon of casement windows.

Scope of Work: The Applicant proposes to construct a side addition and make rear alterations to the structure. The application contains a few objectives for the alterations, the objectives most applicable to the exterior alterations include “improve rear access to upper level” and “move kilns to attached addition for ventilation and safety.”

The proposed side addition would be located on the west side of the building, fronting Old Columbia Pike. The rear alterations would take place behind the building, not visible from Old Columbia Pike.

The addition would be 8 feet 2 ½ inches wide fronting Old Columbia Pike, and about 12 feet deep on the west end of the building. The front façade of the addition would have three windows, each an irregular size; one floor to ceiling, one ¾ height and one ¼ height. The addition would be constructed of a cementitious panel siding and trim; the siding painted green with a yellow design motif painted on below the trim and along the corner of the addition. The side of the addition will consist of 5 green panels with maroon trim. The trim would be painted a maroon color to match the existing building. The roof of the addition would be flat roof, angled in a slight shed style to match the existing building (in order to run parallel to the existing building). The roof would be a TPO roof, to match the existing building. The new windows will be aluminum clad wood, painted to match the existing yellow window color. The rear of the addition will contain an exterior door, one light over 2 panels, to match the front door. This door will be steel or fiberglass, painted to match the front door.

The rear alterations will consist of a new accessible entrance, created where the existing 1970s windows are located. A ramp, made out of concrete, will be installed to lead to the new entrance. The ramp will contain black steel railing, mounted into the ground. There will be black aluminum linear LED lights installed in the soffits, as indicated on the drawings. A new door and window system will be installed, to consist of all glass windows and doors, with aluminum frames. The existing door will be removed and filled in with a panel, to match the design motif on the new addition.



Figure 12 - Red circle indicates location of side addition. Yellow box indicates area of rear alterations.



Figure 13 - Front facade along Old Columbia Pike.



Figure 14 - Building view fronting Old Columbia Pike



Figure 15 - Side view of proposed addition from Old Columbia Pike

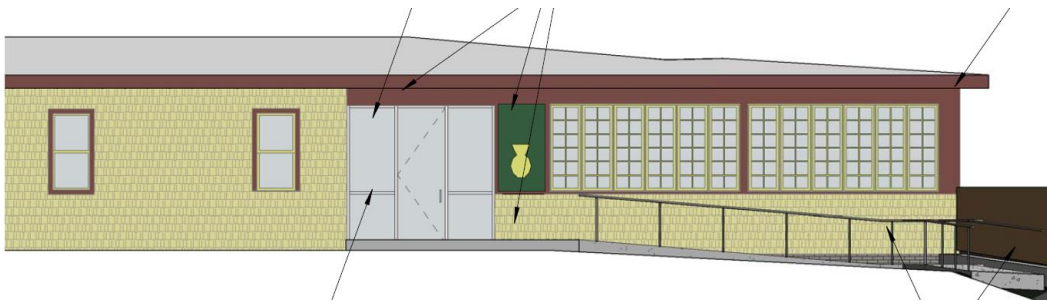


Figure 16 - Proposed rear alterations



Figure 17 - Existing rear view



Figure 18 - Existing rear conditions. View from driveway off Old Columbia Pike.

HPC Review Criteria and Recommendations:

New Addition and Dormer

Chapter 4: Secretary of the Interior's Standards

- 1) *Standard 9 states, "New additions, exterior alterations or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Chapter 7: New Construction: Additions, Porches and Outbuildings

2) Chapter 7 recommends:

- a. *“Design and fit additions to avoid damaging or obscuring key architectural features of a historic building.”*
- b. *“Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways.”*

The proposed addition will be located on the side of the building and will not be highly visible when looking at the front entrance. Due to the unique shape of this building, which is triangular in form, there are two sides of the building that are always highly visible from the public right of way. The addition will be located on the end of the west side of the building. The proposed addition will not damage or obscure any key architectural features, as none are present on that side of the building. Additionally, the building has been altered significantly over the years, as evident by the rusticated concrete block foundation, asbestos siding, and possibly enclosed second story front porch.

Chapter 7: New Construction: Additions, Porches and Outbuildings

3) Chapter 7 recommends:

- a. *“Design an addition to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new.”*
- b. *“For any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids (wall area) to void (window area) are compatible with the existing structure. Use a roof design that echoes or complements the original roof line. Gable and shed roofs are common for additions in Ellicott City.”*

The proposed addition complies with the above Guidelines and will be subordinate to the historic building; it will sit slightly lower than the historic building and will be recessed on the front corner where it attaches to the building. The roof design will run parallel to the historic building, echoing the shape of the original roofline as recommended. The window design on the front of the addition loosely mimics the shape and size of the storefront windows on the first floor.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- #### 4) Chapter 7 recommends, “Use doors and simple entrance design that are compatible with those on the existing building or similar buildings nearby.”

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

- 5) Chapter 6.G explains possible exception as, *“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.”*
- 6) Chapter 6.G explains, *“When a new door is needed, it should reflect the character of the original door. Simple paneled doors of wood or window and glass are usually best, but metal doors with an appropriate style and finish can convey a similar appearance.”*

Both new doors comply with Guidelines. The door on the rear addition will match the design of the front door with the light and panel arrangement. The new door will either be fiberglass or steel. While the material is modern, the Guideline above gives an exception for secondary entrances located on historic

buildings not needing to be of a historic style. In this case, the style will be historic, but the material modern.

The proposed rear door for the new accessible entrance will be modern, but will not be visible from the public right of way.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 7) *Chapter 7 recommends, "On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building."*

The materials on the addition will be made of modern, cementitious products, which are compatible, but distinguishable from the historic building. The historic building has been altered and is currently sided in asbestos siding, which is also a cementitious product.

In general, the paint colors to be used on the addition will match those on the existing building. There is a new design motif being introduced on the addition, and the Commission should determine if it is appropriate for the building.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 8) *Chapter 7 recommends, "Roofing material may be similar to historic roofing material on the existing building or may be an unobtrusive modern material such as asphalt shingles"*

The proposed roofing material is TPO, which is appropriate for a flat roof system and was recently approved and installed on the main historic structure.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the painted design motif is appropriate and otherwise recommends the HPC approve the application as submitted.

HPC-20-61– 8156 Main Street, Ellicott City

Applicant: Donald R. Reuwer Jr.

Request: The Applicant, Donald R. Reuwer Jr., requests a Certificate of Approval to make exterior alterations at 8156 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1890.

Last month the Applicant was approved for the retroactive installation of a 42-inch high black aluminum fence (HPC-20-52) and a mural to cover the retaining wall and building foundation white parged wall (HPC-20-53).

Scope of Work: The Applicant requests approval to remove the small brick retaining walls on top of the existing patio area and construct a new stone wall, to be about 5 feet in height. The existing concrete foundation, from a previous building, will remain in place. The area inside the new 5-foot tall retaining wall will be filled in to be level a bluestone tiles will be installed to create a new patio area. A set of

stairs made of stone will be constructed to lead to the new patio area. The proposed stone wall and stairs would be gray to match that is typically found in Ellicott City.

A 42-inch high black metal railing, to match that approved in HPC-20-52, is proposed to be installed on top of the new 5-foot high stone wall.

HPC Review Criteria and Recommendations:

Chapter 9.A: Landscape and Site Elements, Topography and Water Courses

1) Chapter 9.A recommends:

- a. *“Preserve the relationships of historic buildings to their sites.”*
- b. *“Minimize grading by siting new structures and other improvements to make use of the land’s natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development plans.”*
- c. *“Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible. Provide walkways, sitting areas and casual stopping spots in parks, plazas, and other areas open to the public.”*

It is unclear what the terrain in this location consists of, and whether it is part of the rock outcropping or mostly soil. The patio will create new sitting area (although it will not be open to the public in the manner of a park, as it will be part of the neighboring restaurant’s outdoor seating).

The Guidelines recommend using appropriate designed retaining walls to create the minimum level area needed for a new use. The proposed 5-foot tall retaining wall, to be topped by a 3.5 foot tall fence, does not seem appropriately designed as it will create a large vertical surface that does not currently exist. A lower retaining wall, if possible, would create a more human scaled environment.

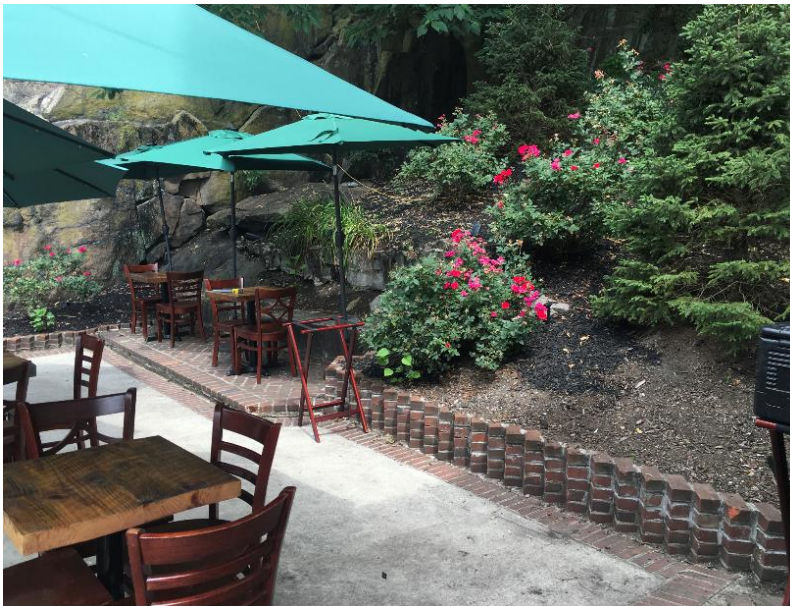


Figure 19 - Photo taken July 2020. Low brick retaining wall to be removed.



Figure 20 - Google Streetview 2019.



Figure 21 - Google Streetview 2018. Current landscaping did not exist then.

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

- 2) Chapter 9.D explains, “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 existing topography and natural features.”

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

- 3) Chapter 9.D recommends, “Install open fencing, generally not more than five feet high, of wood or dark metal.”

The proposed black aluminum fence complies with the Guidelines. The new fence will match the one installed and approved in July 2020 (HPC-20-52) on the existing retaining wall adjacent to the sidewalk.

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

- 4) 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.

At the July 2020 meeting, in case HPC-20-53, the Commission approved the faux painting of a granite wall scene on the existing parged retaining wall adjacent to the sidewalk. The current application for the construction of the 5-foot retaining wall states the wall will be gray to match that typically found in Ellicott City, but does not contain a sample of the actual color variations, stone size or mortar color. It is unknown what the proposed new wall would look like in conjunction with the approved faux granite painting on the existing wall. A stone sample board would be helpful to see what the rock courses would look like. This application should have been submitted along with the mural so that the HPC would have a full understanding of the desired changes for this area, rather than piecemeal applications. The proposed bluestone tiles, which will not be visible from the street, comply with the Guidelines and will be compatible with the historic building and neighboring rock outcropping.



Figure 22 - Fence installed and approved in July 2020.

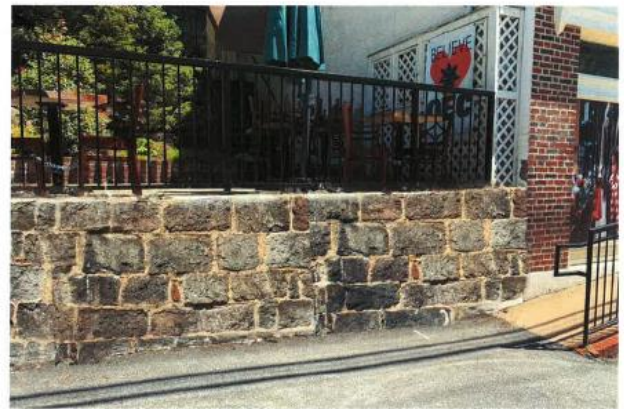


Figure 23 – Faux painting approved in July 2020.



Figure 24 - Mural sample provided for July 2020 meeting.



Figure 25 - Overall site view.

Additional Information and Requirements

According to the Department of Inspections, Licenses and Permits (DILP), since this wall is proposed at 5 feet in height, an engineer would need to certify that the existing foundation can support this additional load. DILP would need to have an engineered sealed drawing for this wall for their building permit review, if approved by the HPC. The Applicant should contact DILP for additional information.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the new wall and patio comply with the Guidelines and approve, deny or modify accordingly. If the wall is approved, Staff recommend the HPC approve the proposed fence, which complies with the Guidelines.

HPC-20-62 – Ellicott City Watershed Master Plan

Applicant: Peter Conrad, Howard County Department of Planning and Zoning

Request: The Applicant, Peter Conrad from the Howard County Department of Planning and Zoning, requests Advisory Comments from the HPC on the Ellicott City Watershed Master Plan, pursuant to Howard County Code §16.606(d)(2)(II), which allows the HPC to “review and provide advice to the Planning Board and County Council on other proposals affecting historic preservation, including County general plans and area master plans.” Additionally, Code §16.606 (d)(1)(I) allows the HPC to “advise and assist in developing plans for the preservation of historic resources within Howard County upon the request of an Agency, Board or Commission of Howard County Government.”

Background and Site Description: The Ellicott City Watershed Master Plan encompasses the area within the Tiber Branch Watershed, with contains a majority of the Ellicott City Historic District. The Master Plan is a long-range plan that creates a multi-objective vision for Ellicott City and the Tiber Branch Watershed. The application explains that the plan represents the culmination of a multi-year public outreach process that began in 2016 and builds upon the 2019 Ellicott City Safe and Sound plan. The application states, “the master plan establishes goals, desired outcomes and policies for the next twenty years. It also features conceptual illustration that can serve as inspiration should specific opportunities arise over time.”

The Department of Planning and Zoning held a workshop with the HPC on the Master Plan in November 2019.

Likewise, the Department of Public Works has received Advisory Comments/Pre-Application Advice on the Ellicott City Safe and Sound Plan in case HPC-19-48 (October 2019).

Scope of Work: The plan is organized around five topic areas (watershed wide, which includes areas outside the Historic District), and seven geographic areas located within the Ellicott City Historic District.

The five topic areas are:

- 1) Character & Placemaking
- 2) Flood Mitigation
- 3) Economic Development
- 4) Environmental Stewardship
- 5) Transportation

The seven geographic areas are:

- 1) Streetscapes
- 2) Riverfront
- 3) Lower Main
- 4) Upper Main
- 5) Ellicott Mills Gateway
- 6) West End
- 7) Courthouse

HPC Review Criteria and Recommendations: While the application before the Commission is currently for Advisory Comments, much of the content could later result in applications for Certificate of Approval. The Commission could provide advice on items that may later come before them for approval. Per the Commission’s Rules of Procedures, the Commission has adopted the following as general design guidelines, which they may use in their review of applications for Certificates of Approval:

- 1) The Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- 2) The Secretary of the Interior’s Standards and Illustrated Guidelines for Rehabilitating Historic Buildings.
- 3) “Preservation Briefs” published by the National Park Service.
- 4) The Ellicott City Historic District Design Guidelines

The Code also provides standards for review for applications for Certificate of Approval:

Sec. 16.607. - Standards for review.

(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:

- (1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.*
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.*
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.*
- (4) Whether the requested action is necessary to protect against threats to public safety.*
- (5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the Ellicott City Watershed Master Plan.

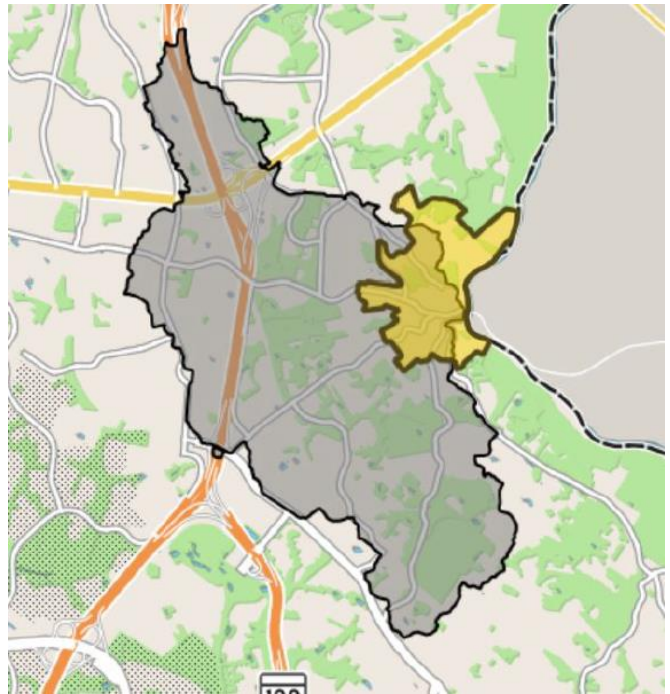


Figure 26 - Gray area shows the boundaries of the Tiber Branch Watershed for the Ellicott City Watershed Master Plan. Yellow area shows the boundaries of the Ellicott City Historic District.

*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