



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

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Agenda

Thursday, August 1, 2019; 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. Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

PLANS FOR APPROVAL

Regular Agenda

1. HPC-19-40 and HPC-19-41 – 3709-3713 Old Columbia Pike
2. HPC-19-42 – Ellicott Mills Drive Culvert, in the vicinities of 8444 Main Street, 8394 Main Street and 8390 Main Street.

OTHER BUSINESS

1. Petition for Declaratory Rulings and Motion for Sanctions – HPC-19-34

REGULAR AGENDA

HPC-19-40 and HPC-19-41 – 3709-3713 Old Columbia Pike

Install signs.

Applicant: Doug Yeakey

Request: The applicant, Doug Yeakey, requests a Certificate of Approval to install three signs on the front façade of 3709-3713 Old Columbia Pike, Ellicott City.

Background and Site Description: This property 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. In HPC-17-56 in August 2017, the Commission heard a similar case for a request for signs on the front of the building. In HPC-17-56, the applicant originally proposed one large 60 square foot sign centered over the main portion of the building and then brought a proposal for two signs at the meeting. At the meeting, the applicant was approved for one 14 square foot sign centered over the front door. The applicant discussed returning for a second sign, a projecting sign, to be hung where Suite 101 is currently located, which is the portion of the building closest to Main Street. The applicant did not return for approval of this sign.

Scope of Work: The applicant submitted two applications for the installation of signs on the front façade of the building. This report will evaluate both signs, but refer to them as separate application numbers. While the application form references suite numbers, the building is one open space and is not divided into different retail spaces. In application HPC-19-40, the applicant proposes to install two signs in front of Suite 100, the portion of the building that is recessed back from Old Columbia Pike and fronts the small parking area. In application HPC-19-41, the applicant proposes to install one sign in front of Suite 101, the portion of the building that is closest to Main Street and fronts a sidewalk. Overall the applicant proposes to install three signs on the front façade of the building for the business E.C. Pops. The proposed signs will be installed in the following locations and will be the following sizes:

- 1) Sign #1 (Suite 100) is proposed to be located over the front door and be a rectangular sign that is 21 inches high by 96 inches wide, for a total of 14 square feet.
- 2) Sign #2 (Suite 100) is proposed to be located to the right of the front door, over the front window and will be an oval shaped sign that is 34.86 inches high by 53 inches wide, for a total of 12.83 square feet.
- 3) Sign #3 is proposed to be located to the left of the front door (Suite 101) over the front windows and will be a rectangular sign that is 21 inches high by 96 inches wide, for a total of 14 square feet.

All three signs will be flat mounted on the building. Signs #1 and #3 will read “E.C. POPS” on one line. These signs will have a black background with gold lettering. There will be a border that consists of a graphic of a miniature Maryland flag repeated around the perimeter of the sign. The flag will be black, yellow, gold and white. There will also be the graphic of a dog wearing a top hat between the text in the sign name. The dog will be white, the top hat will be black with a graphic of the Maryland flag and four corresponding flag colors (red, gold, white and black), on a gold background. Sign #2 will be a larger image of the dog wearing a top hat with the image of the Maryland flag. Above the oval image of the dog, will be the text “MARYLAND’S OWN” on two lines. The background will be gold, the text will be black and the dog will be black and white with a graphic of the Maryland flag on the hat.



Figure 1 - Front facade showing proposed signs

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 text on Signs #1 and #3 comply with the Guidelines and clearly read the name of the business, E.C. Pops. However, the graphics on Signs #1 and #3 do not comply with guidelines a and c above. The flag border combined with the dog graphic uses five colors, which do not coordinate with the blue building façade.

Sign #3 uses simple text and graphics, but the message on the sign, “Maryland’s Own,” is unclear since it is not the business name and the sign does not have any relationship to the business name sign in orientation and location.

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

The signs are proposed to be constructed from PVC and do not comply with the Guideline recommendations. It would be helpful to see a sample of the material to determine if it is distinguishable from wood in dimension and texture, at the specified height.

Chapter 11.B: Signs, Commercial Buildings

- 3) Chapter 11.B recommends against:
 - b. *“two signs where one is sufficient to provide an easily visible identification of the business.”*
- 4) Chapter 11.B states, *“most buildings should not have more signs that uses or occupants. In a few cases a location may call for two signs for a business. When the two sign are on the same building façade, the best combination will often be one flat-mounted or window sign and one*

projecting sign. Multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building façade.”

- 5) *Chapter 11.B.3 recommends, “limit the sign are to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.”*

The proposal to install three signs on the front of the building does not comply with the Guideline recommendation. However, given that the building entrance is recessed, a second sign on this building may be appropriate. To better comply with the Guidelines, Sign #3 could be a projecting sign, as previously discussed in case HPC-17-56 provided it complies with the recommendations established in Chapter 11.B.3 for projecting signs.



Figure 2 - Front facade showing locations of proposed signs

Staff Recommendation to the HPC: Staff recommends the HPC determine how many signs are appropriate for this building and if the design, particularly the border, complies with the Guidelines. Staff recommends the HPC consider a flat mounted sign in location #1 and a projecting sign that complies with the Guidelines in location #3.

HPC-19-42 – Ellicott Mills Drive Culvert, in the vicinities of 8444 Main Street, 8394 Main Street and 8390 Main Street.

Exterior alterations/new construction.

Applicant: Mark DeLuca, Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to install stone veneer on the concrete box culvert and install site landscape treatments at Ellicott Mills Drive and Main Street.

Background and Site Description: This property is located in the Ellicott City Historic District and does not currently contain any historic structures. The stone courthouse that previously existed in the vicinity of this site was destroyed in the May 2018 flood and the log cabin was moved to the rear of Parking Lot F in order to keep the structure safe as a result of the damage done to the surrounding site. On July 11, 2018 the applicant received Advisory Comments for repairs needed at this location where the pipe under Ellicott Mills Drive failed and the roadway was destroyed.

Scope of Work: The applicant seeks approval for:

- 1) Proposed stone veneer treatment of all exposed surfaces on the concrete box culvert.
- 2) Installation of black metal fencing and black railing for staircase.
- 3) Installation of pathway on the east side of Ellicott Mills Drive from Parking Lot F to Main Street.
- 4) Retroactive construction of concrete staircase from parking lot to pathway.
- 5) Paving of sidewalk along Ellicott Mills Drive.

Exposed concrete headwalls and endwalls and all exposed concrete surfaces will be treated with a cut stone veneer similar in size and style to the material used to restore the walls at Court Avenue and the stream walls by Ellicott Mills Brewery. There will not be a formal capstone, but rather the stone veneer will be applied (Figure 3). The concrete walls were constructed with a Hohmann and Barnard 305-dovetail slot for the proposed stone veneer. The slots were spaced 16 inches on center.



Figure 3 - Court Avenue walls



Figure 4 - Concrete endwall to receive stone veneer treatment and black metal railing

The fence will be located along the top of the culvert, as shown in the elevations in the application. The fence will be located along the stream walls and will also be located along the slope adjacent to part of the new pathway, as shown in the site plan. The fence will be a black metal fence, with the "O" detail. The fence will be 3 feet high, with 2 ½ inch square posts and 1-inch square pickets.

The pathway will connect Parking Lot F to Main Street. The pathway will be 8 feet wide and be constructed in asphalt. The pathway is intended to be temporary to provide access from the parking lot to Main Street until the master plan proposes a permanent solution and plan for the area. The steps are constructed out of concrete and lead from the parking lot to the pathway. A new black metal stair railing will be installed at the steps.

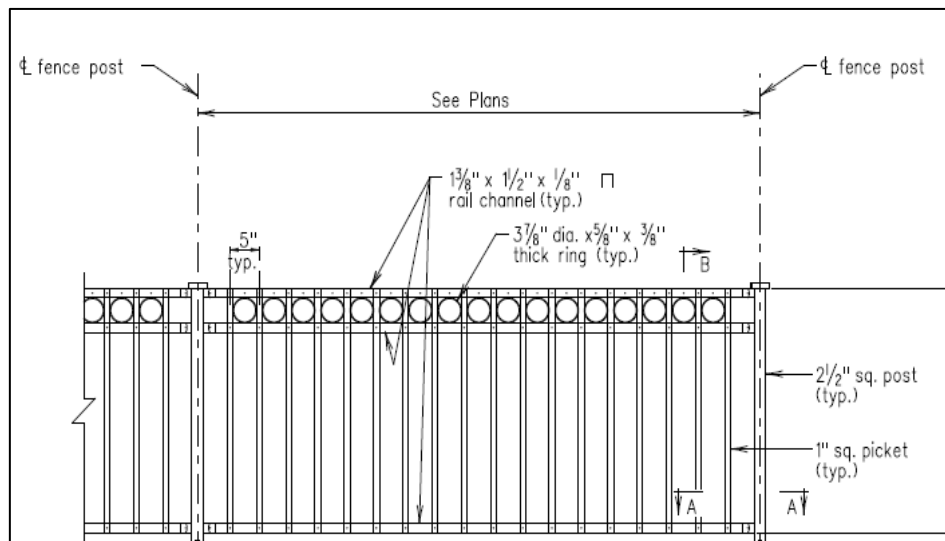


Figure 5 - Proposed black metal fencing

The sidewalks along both sides of Ellicott Mills Drive will be paved with concrete. Prior to the flood, the sidewalks were partially brick and then transitioned to concrete just before the driveway to 3880-3884 Ellicott Mills Drive and the location of the old Courthouse. Some brick remains in this vicinity, but has sunken due to the flood. The sidewalks will be 5 feet wide, which are wider than those previously

existing. The existing brick sidewalks along Main Street will remain in place and will only transition to concrete at the point of curve approaching the Ellicott Mills intersection.

HPC Review Criteria and Recommendations:

Chapter 10: Parking Lots, Public Streets and Street Furniture

- 1) *Chapter 10 states, "Design of public improvements is constrained by government budgets, other laws and regulations, public safety and other factors. In a few cases, when a county agency must do work in order to provide a necessary service or to comply with the law, and the work can be done only in a particular way (there are no other options), there may be no issues that the Historic [Preservation] Commission can decide."*

For the construction of the concrete box culvert and headwalls and endwalls, there were specific regulations that specified how the structure must be built in order to handle stormwater, which required permits from Maryland Department of the Environment (MDE) and the Army Corps of Engineers. This construction qualifies as one of the few instances when the work can only be done in a particular way and there are no issues for the HPC to decide. However, the stone veneer surface treatment of the concrete box culvert, and other site design items, such as railings and pathways, do require HPC approval.

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

- 2) *Chapter 9.D states, "whenever possible, the materials used should be those used historically in the particularly area of the district, especially for features that will be readily visible from a public way."*
- 3) *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."*

The proposed stone veneer walls, to be similar to those used on the reconstructed walls by Court Avenue/Ellicott Mills Brewery, comply with the Guideline recommendations. The use of a veneer stone will allow the stream channels to look like stone construction, as they were historically built in Ellicott City. The stone will also be similar to that used recently, creating a uniform use of a material for stream walls.

The construction of poured concrete steps complies with the Guidelines, as the material is compatible with the setting and with any nearby historic structures. The use of concrete also allows for a safe and even rise over run for the steps.

The use of concrete for the sidewalks at Ellicott Mills Drive complies with the Guideline recommendations. This roadway is not historic and dates to the late 1960s and the sidewalks would not have been originally constructed in brick.

- 4) *Chapter 9.D recommends, "install open fencing, generally not more than five feet high, of wood or dark metal."*

The use of the proposed black aluminum fencing and railing complies with Chapter 9 recommendations as referenced above in bullets #2, 3 and 4. The fencing will match other fencing used on County property throughout the district and is also a black metal that is open and not more than five feet high.

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

OTHER BUSINESS

1. Petition for Declaratory Rulings and Motion for Sanctions – HPC-19-34

*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