



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

October Agenda

Thursday, October 6, 2016; 7:00 p.m.

The October meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

Please note the following comments and recommendations are from DPZ Staff and are recommendations for the Commission to consider, they do not represent a decision made by the Commission.

PLANS FOR APPROVAL

1. 15-76c – 3782 Old Columbia Pike, Ellicott City
2. 16-11c – 3630 Church Road, Ellicott City
3. 16-76 – 8069 Main Street, Ellicott City
4. 16-78 – 3845 Ross Road, Ellicott City
5. 16-79 – 8141 and 8147 Main Street
6. 11-37c – 6001 Old Lawyers Hill Road, Elkridge
7. 16-82 – Walls throughout Ellicott City Historic District
8. 16-75 – 8398 Main Street/Parking Lot F
9. 16-77 – 3794 Church Road, Ellicott City
10. 16-80 – 6500 Belmont Woods Drive, Elkridge, HO-43
11. 16-81 – 10029 Superior Avenue, Laurel

CONSENT AGENDA

15-76c – 3782 Old Columbia Pike, Ellicott City

Final tax credit claim.

Applicant: Trae Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District and dates to 1899. On December 3, 2015 the Applicant was pre-approved to repair/restore the original wood siding, repair wood trim and repair the front porch. The Applicant has submitted documentation that \$32,216.42 was spent on eligible, pre-approved work. The Applicant seeks \$8,054.10 in final tax credits.

Staff Comments: The Applicant has submitted receipts and cancelled checks that add up to the request amount. The work complies with that pre-approved.

Staff Recommendation: Staff recommends approval of final tax credit as submitted.

16-11c – 3630 Church Road, Ellicott City

Final tax credit claim.

Applicant: Gary Segal

Background & Scope of Work: This property is located in the Ellicott City Historic District and dates to 1937. On April 7, 2016 the Applicant was pre-approved to replace a garage door, replace the center sunroom window, replace wood shutters and paint the entire house. The Applicant has submitted documentation that \$12,744.71 was spent on eligible, pre-approved work. The Applicant seeks \$3,186.18 in final tax credits.

Staff Comments: The Applicant has submitted receipts and cancelled checks that add up to the request amount. The work complies with that pre-approved.

Staff Recommendation: Staff recommends approval of final tax credit as submitted.

16-76 – 8069 Main Street, Ellicott City

Exterior alterations.

Applicant: Len Berkowitz

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. In April 2016 the Applicant was approved to combine two side windows on both sides of the building to create a large picture window on each side. However, prior to the work taking place the July 30 flood created a hole in the side of the building, one window over from where the approved expansion was to take place. Rather than repair this hole and create another new opening, the Applicant created the window opening in this location. As it turns out, there are structural beams that would have prevented the original plans from taking place, but the beams were not visible prior to the flood. The Applicant seeks retroactive approval for the work.

The Applicant also proposes to replace the rear stairs that were ripped off in the flood. The stairs were subject to getting hit by cars driving through the alley. The Applicant proposes to reconstruct the staircase with two landings, turning 180 degrees, instead of rebuilding in the same manner as the existing staircase with one landing and turning just 90 degrees. The staircase will meet the ground at a slightly different location and will not be as vulnerable to being hit by passing vehicles.

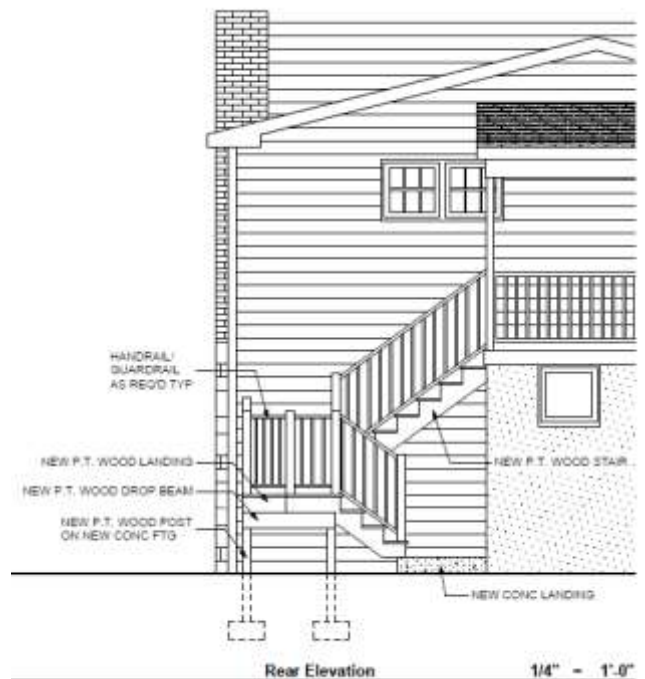


Figure 1 - Rear staircase reconfiguration



Figure 2 - Existing conditions

The Applicant also proposes to install a 6 lite over 2 panel wood door on the front of the building that would lead to the apartments above. The door will be painted blue to match the existing door. The existing door, as shown in the image below, is located on the left side of the building and is not historically appropriate.



Figure 4 - Location of proposed door

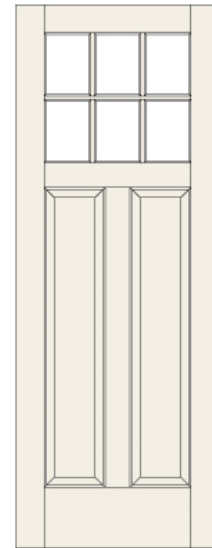


Figure 3 - Proposed door for apartment access

Staff Comments: This work is different from the original plans approved by the Commission, but was only done because the flood created a hole in the side of the building. Rather than repair the hole and create a new one adjacent to it, the Applicant turned the existing hole into the larger window. The large window on the alley side is now lined up symmetrically with the window on the river side of the building. The originally approved plans did not call for the windows to be lined up, but this end result is a better design for the building. The beams were not disturbed for the window opening, the size of the opening was not limited by the location of the beams, and the window matches the one directly across from it. The window will have the same trim and all other details will remain the same from the original approval.

Likewise, the rear staircase is only being slightly altered so that passing cars will no longer hit it and the new orientation will be a safer egress for pedestrians.

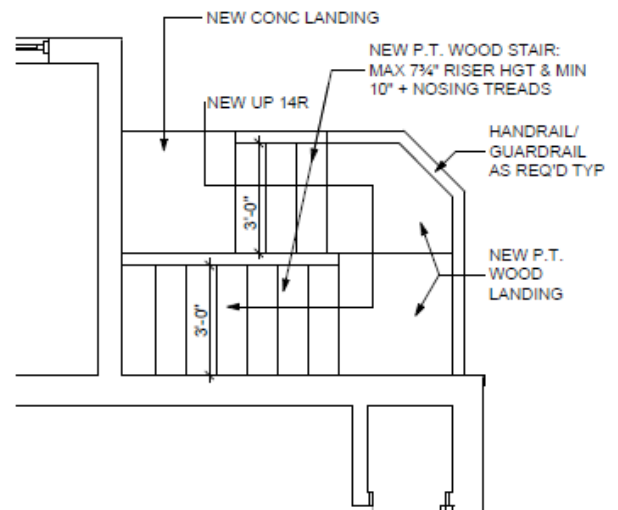


Figure 5 - Rear stair reconfiguration

The replacement door will be a historically appropriate door and is similar to the acceptable doors shown in the Guidelines. Chapter 6.G recommends against "using flush doors without trim or doors with small window openings on historic buildings... in a highly visible location."



Figure 6 - Interior of Great Panes



Figure 7 - Interior of Great Panes

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the front door and rear staircase.

16-78 – 3845 Ross Road, Ellicott City

Exterior alterations. Tax credit pre-approval.

Applicant: Ellena McCarthy

Background & Scope of Work: This building is located in the Ellicott City Historic District. The house dates to approximately 1845. The Applicant proposes to erect an 8x12 foot shed that will be 7 feet high. The shed will have wood siding, painted a light gray with white trim and a charcoal gray asphalt shingle roof. The shed will be built on a 10x14 foot pad, built from 6x6 treated lumber filled with #57 stone gravel. The shed will be located in the rear yard, behind the house. The rear yard of the house is located along Ross Road, but this shed will also be built behind a historic stone outbuilding and will not be highly visible.



Figure 8 - Proposed shed



Figure 9 - Approximate location of new shed

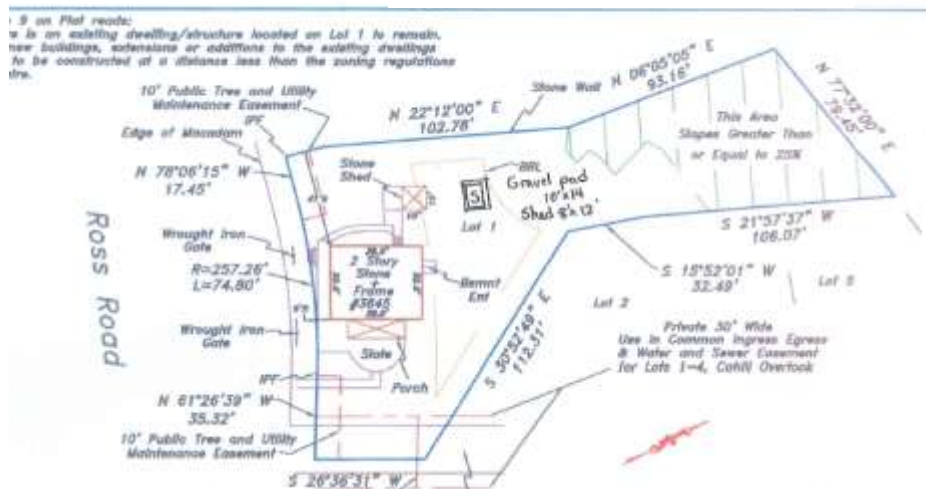


Figure 10 - Location of new shed

Staff Comments: The location for the proposed shed complies with Chapter 7.C recommendations, “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 “and “design outbuildings to be subordinate in size and detail to principal buildings in the immediate vicinity.” The shed will be built using wood siding, an asphalt shingle roof, metal windows and wood shutters. The materials comply with Chapter 7.C, “use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood.” The main historic house has wood siding and an asphalt roof, so the materials on the shed will be compatible.

Staff Recommendation: Staff recommends Approval as submitted.

16-79 – 8141 and 8147 Main Street

Exterior alterations.

Applicant: John Fisher

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain a historic structure. According to SDAT the building dates to 1987. The Applicant proposes to replace eight windows on the second floor rear of the building with white 1:1 Andersen Series 100 composite windows made from Fibrex and three windows along the rear of the alley. The three windows on the alley will allow one entire apartment unit to have the same style windows replacing the remaining 1987 windows. These windows will match the windows approved in September to replace windows damaged from the flood. The existing windows are wood windows painted dark green.

Staff Comments: The rear of the building is not visible from a public way and the building is not historic. The Applicant was approved in September to replace windows on the first floor rear of the building using the same product. The replacement of the former wood windows with a composite window complies with Chapter 6.H recommendations, “vinyl windows may be acceptable for modern additions to historic building if the addition is to the rear of the building with little visibility from public ways or neighboring properties.” The building is modern, it is not historic. The rear of the building cannot be seen from the public way as it backs up to the river. The three windows on the alley are located at the rear of the alley on the second floor and are also not visible from Main Street. Due to the constraints in the alley, the rear second floor windows are not highly visible from the alley.



Figure 11 - Alley between buildings

Staff has no objection the window replacement as submitted due to the limited visibility and the fact that the building is not historic. However, the windows that are visible from Main Street and those located on the front of the building should remain wood and should not be replaced in any future

applications. The building was designed to be compatible with the neighboring historic buildings in style and material. The Guidelines allow leniency with non-visible or low visible sides of modern buildings, but this does not apply to the front of the building.

Staff Recommendation: Staff recommends Approval as submitted.

REGULAR AGENDA

11-37c – 6001 Old Lawyers Hill Road, Elkridge

Final tax credit claim.

Applicant: Lisa Badart

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The Applicant was pre-approved for tax credits in September 2011 when a tree fell on the house during Hurricane Irene on August 28, 2011. The Applicant was pre-approved to repair or replace the roof, exterior walls and siding, windows and doors as well as make structural repairs. The Applicant has submitted documentation that \$234,500 was spent on eligible, pre-approved work. The Applicant seeks \$23,450.00 in final tax credits.

Staff Comments: This application may qualify for the tax credit program for increase in assessed value after the completion of the work due to the total cost of the work. Staff will pass this application along to the Department of Finance for them to make a determination in conjunction with SDAT. The cancelled checks correspond with the figures in the contractor's invoice. The Applicant's pre-approval was in 2011 when the tax credit was 10% and not the current 25%.

Staff Recommendation: Staff recommends Approval as submitted.

16-82 – Walls throughout Ellicott City Historic District

Advisory Comments for wall replacement.

Applicant: Mark DeLuca, Howard County Department of Public Works

Background & Scope of Work: The Applicant seeks Advisory Comments for the reconstruction and repair of walls in Ellicott City that were damaged by the July 30 flood.

Staff Comments: The Applicant seeks advice from the Commission on the reconstruction and repair of the walls that were damaged in the flood. The Applicant has not submitted any materials for consideration and simply wants to have a discussion with the Commission.

16-75 – 8398 Main Street/Parking Lot F

Exterior alterations.

Applicant: Timothy W. Overstreet, Howard County Department of Recreation and Parks

Background & Scope of Work: This property is located in the Ellicott City Historic District adjacent to Parking Lot F, at the corner of Main Street and Ellicott Mills Drive. The property contains two historic County-owned buildings, the Thomas Isaac Log Cabin and the old stone courthouse. The Applicant proposes to remove the overgrown Burning Bush shrubs bordering the parking lot near the walkway to

Main Street from parking Lot F and in front of the old stone courthouse. The Applicant also proposes to remove the shrubs located along Main Street and Ellicott Mills Drive. The Burning Bush is listed as an invasive species and has grown to a large height, blocking the view of the historic buildings and creating an impediment to pedestrian traffic. The Applicant proposes to replace the bushes with flowers.

Staff Comments: Chapter 9.B recommends “retain mature trees and shrubs. Provide for their replacement when necessary” and “...in most cases, use plant varieties native to the area.” While the Guidelines may recommend retaining mature shrubs, they also recommend using native plants. The existing Burning Bush is an invasive species and has grown too large for the space. The existing shrubs are impeding on the walkways. The removal of the shrubs will open the public space back up, creating a safer environment for pedestrians and allowing a better view of the historic buildings in this area.



Figure 13 - Google Street view from 2011



Figure 12 - Google Street view from 2011

However, Staff finds the removal of the shrubs along Main Street and Ellicott Mills Drive should be delayed until the master planning process for Ellicott City progresses and plans are made for this area as their removal does not have the same benefits as those located along Parking Lot F.

There is a dead zelkova tree located along the pathway from Parking Lot F to Main Street (as shown in Figure 10 above). Staff recommends this tree be removed. Chapter 9 states that the removal of dead or certifiably diseased trees is Routine Maintenance and does not require a Certificate of Approval.



Figure 14 - Current view



Figure 15 - Current view

Staff Recommendation: Staff recommends Approval of the shrubs located along Parking Lot F as shown in the above images. Staff recommends Approval of the dead zelkova tree along the pathway in Figure 10 above. Staff recommends the shrubs located along Main Street and Ellicott Mills Drive remain in place at this time.

16-77 – 3794 Church Road, Ellicott City

Exterior alterations. Tax credit pre-approval.

Applicant: Arnold Sanders

Background & Scope of Work: This building is located in the Ellicott City Historic District. The County Architectural Historian thinks the house dates to approximately 1845. The Applicant proposes to replace the existing 20 year old roof, gutters and downspouts. The roof will be replaced with architectural shingles in a gray color to match the existing. The gutters will be replaced with white half round aluminum gutters to match the existing. There is a vinyl attic dormer window with cracked glass on the lower sash. The Applicant proposes to replace this window with an identical double hung 6:6 vinyl window.



Figure 16 - 3794 Church Road

Staff Comments: The roof is currently asphalt shingle and will be replaced with asphalt shingle, although architectural shingles will be used instead of being replaced with the older style of asphalt roof on this house. Architectural shingles are a higher quality roofing product than the older style of shingle. The replacement of the existing asphalt shingles with a higher quality asphalt shingle in a color to match the existing is considered Routine Maintenance, per Chapter 5 of the Guidelines, “repair or replacement of roofs, gutters, siding, external doors...and other appurtenant fixtures using the same materials and design.”



Figure 17 - View of roof

In October 2003 the Commission approved the replacement of the attic dormer true divided lite wood windows with vinyl windows with external muntins in case 03-45. Staff finds this was not an appropriate approval. If the window had been replaced with wood, the broken panes of glass could easily be replaced, versus the need to replace the whole window. Chapter 6.H of the Guidelines recommends, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” The vinyl window was an approved change and can be replaced in-kind without Commission approval. Staff finds it is not eligible for tax credits though as it is not a historic replacement. Staff recommends the Applicant consider installing a wood window or a clad wood



Figure 18 - Dormer window to be replaced

window, which would be eligible for tax credits.

Staff Recommendation: Staff recommends Approval of the roof replacement as submitted and tax credit pre-approval for the work. Staff recommends the window be replaced with an aluminum clad wood window or a wood window rather than a vinyl window and tax credit pre-approval for the work. The Applicant may replace the vinyl in-kind to match the existing, but Staff recommends against tax credit pre-approval for the in-kind replacement.

16-80 – 6500 Belmont Woods Drive, Elkridge, HO-43

Advisory comments for site development plan.

Applicant: Paul Walsky, Howard County Department of Recreation and Parks

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-43 and the building was constructed around 1738. The property is located in the Lawyers Hill National Register District, but is not located in a local historic district. This plan is before the Commission for Advisory Comments on the site development plan to install a brick patio and walkways behind the historic house. This plan has been approved by the Maryland Historical Trust, who holds an easement on the property.

Staff Comments: The proposed brick walkway complies with the Secretary of the Interior Standards for Rehabilitation, “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 between 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.” The brick pavers will be a red brick from Glen-Gery Brick and set on a concrete base.

Staff Recommendation: Staff supports the plan for the brick patio and walkways and finds the brick is a historically appropriate choice.

16-81 – 10029 Superior Avenue, Laurel

Advisory comments for subdivision with demolition.

Applicant: Trinity Quality Homes

Background & Scope of Work: According to SDAT the building at 10029 Superior Avenue dates to 1904. This house will be demolished in order for a road to be constructed to provide access to a 10 unit townhouse development located on the neighboring parcel.

Staff Comments: There is a mix of housing types along Superior Avenue, but there are several examples of this folk Victorian style along the street. It does not appear there is another location to put the private access road as the slope of the Scaggsville Road parcel is too steep. However, the demolition of this house will result in the loss of a historic type from this street, of which there are only a few remaining. The architectural historian has not had a chance to visit and document the house, so the interior condition of the house is unknown at this time. Staff recommends the house be relocated elsewhere on the parcel if possible, or offered to any parties that may be interested in moving the house.



Figure 19 - House to be demolished



Figure 20 - House to be demolished



Figure 21 - Similar era and style home located on Superior



Figure 22 - Similar era and style home located on Superior

Staff Recommendation: Staff finds the house should not be demolished and represents a historic architectural type in the neighborhood that is not commonly found anymore.

OTHER COMMISSION BUSINESS

- 1) Consideration of Council Bill 67-2016, which is an act providing that certain minor alterations are exempt from the Historic Preservation Commission certificate of approval requirement; defining certain terms; clarifying that there shall be an Executive Secretary of the Historic Preservation Commission; adding that certain landscape features are eligible property for reasons of qualifying for certain tax credits; making certain technical corrections.
- 2) Annual vote for positions of Chair, Vice-Chair and Secretary.

*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