



# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELLICOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

---

*Administered by the Department of Planning and Zoning*

VOICE 410-313-2350

FAX 410-313-3042

## Agenda

Thursday, October 3, 2019; 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 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](http://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-19-48 – Ellicott City Safe and Sound Plan
2. HPC-19-49 – 3799 Church Road, Ellicott City
3. HPC-19-50 – 8429-8433 Main Street, Ellicott City
4. HPC-19-51 – 3820 Old Columbia Pike, Ellicott City

### **OTHER BUSINESS**

1. Administrative Updates

## REGULAR AGENDA

### **HPC-19-48 – Ellicott City Safe and Sound Plan**

Advisory Comments/Pre-Application Advice.

Applicant: Howard County Department of Public Works

**Request:** The applicant, Howard County Department of Public Works, requests Advisory Comments/Pre-Application Advice on the flood mitigation projects from the Ellicott City Safe and Sound Plan for properties within the Ellicott City Historic District.

**Background and Site Description:** This area covered within the Safe and Sound Plan is located in the Ellicott City Historic District. The Ellicott City Historic District, HO-78, is both a local historic district and a National Register Historic District. The B&O Railroad Ellicott City Station, HO-71, is listed as a National Historic Landmark.

**Scope of Work:** The applicant requests Advisory Comments/Pre-Application Advice on the flood mitigation projects from the Ellicott City Safe and Sound Plan for properties within the Ellicott City Historic District. The application states that the flood mitigation projects are currently in various stages of development, from concept through schematics. For the purpose of the current Advisory application, the applicant will:

- Provide an introduction of the *EC Safe and Sound Plan*
- Provide an overview of the flood mitigation projects associated with the selected option, 3G7.0, which involves the removal of four buildings, the stabilization of six other buildings along Lower Main Street, and infrastructure improvements to include a tunnel, ponds, culverts and road improvements.
- Provide an overview of the Section 106 process.
- Provide an update on the Master Plan process and how the Master Plan ties in with these efforts.
- Provide a rough time frame/sequence for implementation.
- Request guidance on future presentations for Advisory Comments or Certificate of Approval.

**HPC Review Criteria and Recommendations:** The goal of this application is to provide the Commission with an update and overview of future projects and processes and seek advice on what type of information the Commission would like to see in future applications. As a result, there is no specific proposal for Staff to comment on. The demolition and partial demolition of buildings was mentioned in the scope of work. The following County Code statute and rules from the HPC's Rules of Procedure apply to this discussion.

### **Demolition**

#### ***Section 300 of the Historic Preservation Commission Rules of Procedure***

Section 301 of the Rules of Procedure outlines the process and information needed in an application for demolition. Section 301 explains that documentary evidence must be submitted to support the demolition request and outlines the information that should be provided in an application. The Rules of Procedure also state that before the Commission acts on an application for demolition, they shall determine whether the building is a Structure of Unusual Importance, which is defined by Section 302 (page 15) of the Rules of Procedure as:

- 1) 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.
- 2) 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.

If the Commission determines the structure is a Structure of Unusual Importance, the process to be followed is described in Section 303 of the Rules, *Demolition of Structures of Unusual Importance*.

Section 16.608(d) of the County Code, Structures of Unusual Importance, states, "The Commission may approve the proposed alteration, moving or demolition of a structure of unusual importance despite the fact that the changes come within the provisions of subsections (a) through (c) of this section, if:

- 1) The structure is a deterrent to a major improvement program which will be of substantial benefit to the County;
- 2) Retention of the structure would be a threat to public safety;
- 3) Retention of the structure would cause undue financial hardship to the owner; or
- 4) Retention of the structure would not be in the interest of a majority of the persons in the community.

If the Commission determines the structure is not of Unusual Importance, the process to be followed is described in Section 304 of the Rules of Procedure, under *Demolition of Other Structures*. Section 304.A states that if the Commission determines the structure is not a Structure of Unusual Importance, they shall vote to approve or deny the application based on the standards in Section 16.607 of the Howard County Code and its adopted Guidelines. The standards for review in Section 16.607 are:

- 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 material 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.

There is also an alternative process as established in Section 304.B where the Commission can ask the applicant if they are willing to have the Commission assist in trying to develop an economically feasible plan to retain the structure or explore alternatives to demolition.

**Staff Recommendation to the HPC:** Staff recommends the HPC provide guidance on the type of application submission materials they would like to see in a future application, based on the various topics discussed.

## **HPC-19-49 – 3799 Church Road, Ellicott City**

Certificate of Approval for sign installation.

Applicant: Richard Blood

**Request:** The applicant, Richard Blood, requests a Certificate of Approval to install a sign at 3799 Church Road, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the church building at 3799 Church Road dates to 1900.

**Scope of Work:** The applicant proposes to install a new double-sided wood sign. The sign will be located in the front yard of the church, next to the small wood retaining wall, as depicted in the provided plot plan. The application provides the follow description of the sign:

The sign will be rectangular in shape, supported by two cedar posts (painted white) with a closed pediment top to match the church doorways. The red Methodist flame and black cross will be centered in the pediment area. The sign structure will be white in color. The top sign board will be a white background with the church name, worship time and minister's name in 3" tall black (changeable) letters. The lower informational signboard will be a black background with 2" tall white (changeable letters).

The dimensions will be 6' tall by 4'-8" wide with a 2'x 4' open area below the sign. The sign letter area will be approximately 3' tall by 4' wide, containing 4" black letters for the name, 3" black letters for the worship time and 2" white letters for community information and 3" white letters for the theme.

The lower informational sign board will be an enclosed bulletin board, which is for outdoor use and is built with a seal tight rubber gasket.

### **HPC Review Criteria and Recommendations:**

#### ***Chapter 11: Signs***

- 1) *Chapter 11 recommends:*
  - a. *"Use simple, legible words and graphics."*
  - b. *"Keep letters to a minimum and the message brief and to the point."*
  - c. *"Emphasize the identification of the establishment rather than an advertising message on the face of the sign."*

The proposed text will use simple legible words and graphics. However, the sign will contain more information than typical, such as showcasing various Church and/or community events.

- 2) *Chapter 11 recommends, "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 consist of three colors and will be predominately black and white. The graphic of the Methodist flame will contain red, the third color.

- 3) *Chapter 11 recommends, "Use historically appropriate materials such as wood or iron for signs and supporting hardware."*

The material of the sign generally complies with this Guideline, as the sign posts and pediment will be constructed from wood and will be compatible with the materials and design of the pediments on the church doors. The lower informational sign board (the bulletin board area) is the only modern material in the sign. Staff has not found any other example that this type of sign has been approved in the historic district. The Guidelines do not address this type of sign panel.

4) *Chapter 11 recommends:*

- a. *“To respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area.”*
- b. *“Where they are permitted, limit a freestanding sign to a height below the window will of the second story of the building with which it is associated.”*

The proposed sign will be larger than the recommended four to six square feet for freestanding signs at over 12 square feet (bulletin board area, church name board and top pediment). The linear frontage of the property along Church Road is approximately 250 feet (according to the Howard County GIS property layer) and the building it approximately 53 feet wide.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if the larger size sign can be justified. If so, Staff recommends the HPC approve the application as submitted.

**HPC-19-50 – 8429-8433 Main Street, Ellicott City**

Certificate of Approval for exterior alterations.

Applicant: Kim Henry, Esq.

**Request:** The applicant, Kim Henry, Esq., requests a Certificate of Approval to make exterior alterations at 8433 Main Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building at 8429-8433 Main Street dates to 1900. This date from SDAT refers to the brick structure, which is the historic building. The brick building has a modern rear addition that was approved for construction in September 1978 in case HDC-78-20. The white wood building, which is currently proposed for repairs and alterations, is not historic and was approved for construction by the Historic District Commission in December 1983 in case HDC-83-33.

**Scope of Work:** The applicant proposes to make the following alterations to the white wood building:

- 1) Remove wood siding (which is rotting) and replace with white fiber cement HardiePlank siding in a smooth finish. The current exposed width of the wood siding is 6-inches and the proposed exposure will be 7 inches.
- 2) Replace existing aluminum white k-style gutters and downspouts with new aluminum white K-style gutters downspouts. The gutters will remain a 5-inch K-style gutter and the downspouts will be enlarged to 3x4 inches.
- 3) Replace existing wood trim (fascia, frieze, soffits, windows and doors) with white PVC trim.
- 4) Replace existing louvered vent with an aluminum or steel vent. The current vent may be aluminum or steel, but the exact material is not known.



Figure 1 - Front of building



Figure 2 - Front and west side of building

#### HPC Review Criteria and Recommendations:

##### **Chapter 6.D: Rehabilitation and Maintenance of Existing Buildings; Wood Siding, Shingles and Logs**

- 1) Chapter 6.D recommends, "when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim."
- 2) Chapter 6.D recommends, "maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding, wood shingles or log construction."
- 3) Chapter 6.D recommends against "using vinyl, aluminum artificial stone, artificial brick or other substitute materials on historic buildings or additions to historic buildings, or on nonhistoric buildings in locations visible from a public way."
- 4) Chapter 6.D states the following is a possible exception: "Composite siding materials may be used to replace wood siding on nonhistoric buildings if the particular material proposed is compatible in appearance with wood siding used on nearby historic buildings."
- 5) Chapter 6.D states the following is a possible exception: "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 the application of the 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 removal of the existing wood siding and replacement with HardiePlank siding may be considered a possible exception to the Guidelines as noted above in #4 and #5. The Commission should determine if the proposed siding is compatible in appearance with wood siding used on nearby historic buildings. The initial approval of the building was based on a wood sided building with a 6-inch exposure. There are two nearby wood historic buildings, one that has a German lap siding and one lap sided building with very narrow boards.

The proposed use of PVC trim (which is a type of vinyl), rather than wood does not comply with the Guideline recommendation #3 above. If the Commission determines that HardiePlank is an acceptable siding material, there are comparable trim products available that more closely resemble wood and would comply with the Guidelines, such as Boral TruExterior trim, HardieTrim or HardieSoffit products.

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

- 6) Chapter 6.E recommends, “Use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.”
- 7) Chapter 6.E states the following is Routine Maintenance, “Maintaining gutters and downspouts and installing replacements of a similar size, location and finish, in the same color as existing gutters and downspouts or a color consistent with the exterior building wall.”

The in-kind replacement of the gutters complies with the guidelines. The downspouts will be slightly larger, but comply with the qualification of Routine Maintenance, as they will be similar in size. The continued use of a K-style gutter would be considered Routine Maintenance, but the use of a half round gutter is more historically and architecturally appropriate for the historic district and the applicant should consider this option as well.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the replacement gutters and downspouts as submitted, with the option to use a half round gutter and round downspout.

Staff also recommends the HPC consider:

- 1) If the proposed siding would be considered a possible exception to the rule of replacing in-kind with wood. If determined to be a possible exception, Staff recommends the HPC approve the replacement siding, contingent upon maintaining the original 6-inch exposure.
- 2) The use of more historically appropriate trim products, to comply with the Guidelines.

### **HPC-19-51 – 3820 Old Columbia Pike, Ellicott City**

Certificate of Approval to install awnings.

Applicant: Craig Stewart

**Request:** The applicant, Craig Stewart, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior alterations and repairs at 3820 Old Columbia Pike, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District and is also listed on the Historic Sites Inventory as HO-302, the Charles Ringley House #1. According to SDAT the house dates to 1899. The building was inventoried in 1972 and the form only provides a brief architectural description of the structure and does not indicate a date of construction. The Inventory form states that the house is log construction, covered with shingles.

**Scope of Work:** The applicant proposes to make the following alterations to the house:

- 1) Remove existing vinyl siding and install HardiePlank Cedarmaill siding (wood grain) with a 6-inch exposure. The applicant seeks tax credit pre-approval for the siding replacement.
- 2) Remove aluminum wrapped rake and fascia and install Boral TruExterior poly-ash smooth trim, painted snow white. The applicant seeks tax credit pre-approval for the replacement trim and painting.
- 3) Remove existing 1:1 vinyl windows and install new Pella aluminum clad wood windows with aluminum brick moulding. The windows will be double hung, 6:1 with an external simulated divided light. The applicant seeks tax credit pre-approval for the replacement windows.

- 4) Remove existing porch decking and install IPE decking on porch. Remove existing metal railings and columns and install wood posts and railings painted white. The posts will be 4"x4" cedar posts with  $\frac{3}{4}$ " chamfered corners. All details as specified on the section drawing provided in the application (see Figure 4 below). Install  $\frac{3}{4}$ " thick bluestone treads on existing concrete steps. Install Azek board on the risers. The applicant seeks tax credit pre-approval for the renovation of the porch.



Figure 3 - Front of house

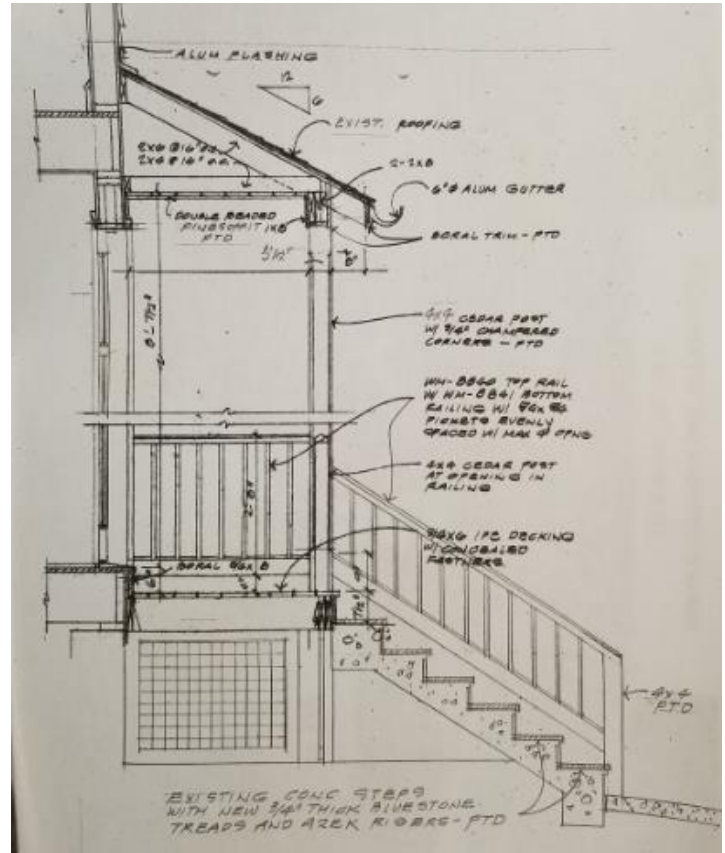


Figure 4 - Section of porch alterations

#### HPC Review Criteria and Recommendations:

##### **Chapter 6.D: Rehabilitation and Maintenance of Existing Buildings; Wood Siding, Shingles and Logs**

- 1) Chapter 6.D states the following is a possible exception: "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 the application of the 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 historic building does not currently have wood siding, it is sided in vinyl. The inventory form from the 1970s shows the building may have had asbestos shingle at that time and that historically it may be a log constructed building. As such the proposed use of HardiePlank would not obscure any historic features. The HardiePlank Cedarmill product would be consistent with the siding material used on the

addition, although typically the HPC prefers the smooth siding, because it more closely resembles wood siding which does not have a dramatic wood grain texture.

The proposed Boral poly-ash trim is very similar to wood in texture, density and dimension. The use of the Boral may qualify for the tax credit as it is virtually indistinguishable from wood once painted.

The applicant seeks tax credit pre-approval for the replacement siding. However, given that wood was most likely the historic siding material, Staff does find the modern composite material is eligible for tax credits. The use of wood siding would be historically appropriate and eligible for tax credits.

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

- 2) Chapter 6.H states that a 6:1 pattern would be appropriate for buildings constructed circa 1180-1930.
- 3) Chapter 6.H recommends, "Replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original window is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building."

**Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies**

- 4) Chapter 6.F recommends, "maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building's historic development."
- 5) Chapter 6.F recommends against, "removing a porch or balcony that is original or that reflects the building's historic development."

It is unknown if the porch is original to the house, or if it was a later addition dating to the mid-20<sup>th</sup> century. The shed style roof on the porch, or stoop, as well as the concrete steps and twisted metal railings are similar to those found on the 1946 Cape Cod houses found on Orchard Drive, a post-World War II subdivision (some of these houses are listed on the Inventory under HO-860, see Figure 5).

If the current porch/stoop dates to the mid-20<sup>th</sup> century, the Commission should determine if its features are now considered historic. If it is not considered a historic porch, tax credits would not be applicable because it would be recent construction and not a historic contributing architectural feature. If the porch is determined to be historic, then the Commission must determine if the proposed renovation can be approved. If it is historic and the renovation is approved, tax credits would not be applicable because the alteration is not in-kind.



Figure 5 - HO-860, 1946 Cape Cod in Ellicott City area

**Staff Recommendation to the HPC:** Staff recommends the HPC:

- 1) Approve the replacement HardiePlank siding and Boral TruExterior trim.
- 2) Pre-approve tax credits for the Boral TruExterior trim and painting.
- 3) Approve the Pella 6:1 aluminum clad wood windows and tax credit pre-approval.
- 4) Determine if the porch/stoop is historic. If it is not historic, Staff recommends the proposed renovation be approved, but without the use of tax credits.

**OTHER BUSINESS**

1. Administrative Updates
  - a. 2020 HPC meeting calendar approval
  - b. Reserve extra November 2019 meeting date

\*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