



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 Minutes

Thursday, October 1, 2020; 7:00 p.m.

The October meeting of the Historic Preservation Commission was held on Thursday, October 1, 2020. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

Ms. Grace Kubofcik and Ms. Lisa Wingate registered to testify on HPC-20-74, Maryland Avenue Culvert advisory comments case. No one else registered or otherwise contacted the Commission about testifying for any of the following applications.

Mr. Reich moved to approve the September minutes. Ms. Tennor seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor, Kaitlyn Harvey

PLANS FOR APPROVAL

Regular Agenda

1. HPC-20-69 – 3585 Church Road, Ellicott City
2. HPC-20-70 – 3748 Church Road (aka 3691 Sarah’s Lane), Ellicott City, HO-59
3. HPC-20-71 – 3896 Old Columbia Pike, Ellicott City, HO-328
4. HPC-20-72 – 8396 Park Drive, Ellicott City
5. HPC-20-73 – 4824 Montgomery Road, Ellicott City, HO-422
6. HPC-20-74 – 8049, 8055, 8059, 8061 and 8069 Main Street, Vicinity/East of 3711 Maryland Avenue, Ellicott City

OTHER BUSINESS

1. Rules of Procedure Update – Vote on proposals to update Rules to specifically address virtual hearings.
2. Section 106 Review: 8360 Court Avenue, Ellicott City

REGULAR AGENDA

HPC-20-69 – 3585 Church Road, Ellicott City

Applicant: Kimberly Kepnes

Request: The Applicant, Kimberly Kepnes, requests a Certificate of Approval to install a fence at 3585 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 1865.

Scope of Work: The Applicant proposes to install a 42-inch high, four board, estate style (x-board) pressure treated wood fence along the property line at the street. The fence will be painted Snowball white to match the house. The fence will be painted once the wood has cured. The post caps on the fence will be black. The fence will be located approximately 3 to 5 feet from the property line.

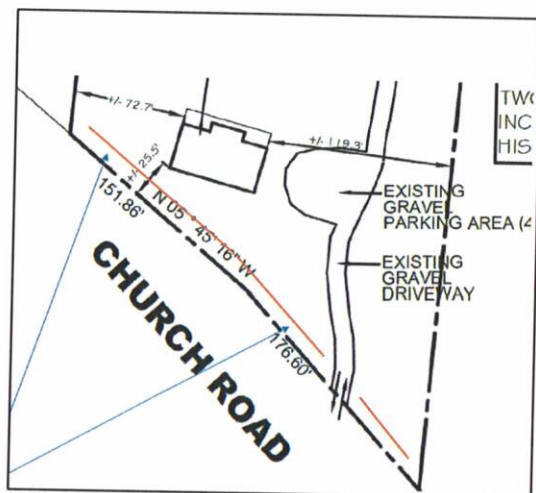


Figure 1 - Location of proposed fence shown with red line.



Figure 2 - Front of property where fence will be located.

HPC Review Criteria and Recommendations:

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

- 1) Chapter 9.D explains, "Split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive."
- 2) Chapter 9.D recommends, "Install open fencing, generally not more than five feet high, of wood or dark metal."



Figure 3 - Proposed fence style.

While the Guidelines state that split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, there are no other fences marking property lines in this vicinity, except for the fence lower on Church Road around the Patapsco Female Institute. This would be the first fence in a front yard along upper Church Road.

The style of fencing complies with the Guidelines. The white color will match the siding on the house. Alternatively, a black fence would also match the house (which has black shutters, gutters and downspouts) and may blend into the environment more. Pressure treated posts would reduce the rot, but paint does not adhere to treated wood as well as a good quality hardwood.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the application complies with the Guidelines and approve or deny accordingly.

Testimony: Mr. Shad swore in Kimberly Kepnes. Mr. Shad asked if Ms. Kepnes had any comments on the staff report. Ms. Kepnes amended the application to include a dark brown or black stain for the fence to be approved by staff, rather than painting the fence. Ms. Kepnes asked for the Commission's opinion on the fencing material and if MCA, micronized copper azole, a preservative used in pressure treated wood, would be acceptable. The MCA process would allow the fence to be painted or stained quickly after installation without a curing period. Mr. Shad asked if the MCA would be applied by the Applicant. Ms. Kepnes said the wood comes from the manufacturer with the treatment already applied.

The Commission asked the Applicant the function or benefit the fence would supply the property as there are not many fences for properties along Church Road. Ms. Kepnes said the primary interests for the fence were safety, privacy and aesthetics.

Mr. Roth said noticed remnants of a fence similar to the proposed fence around the Lacey Property during his site visit.

The Commission found the application and product to comply with the Guidelines and three of the Commissioners said they preferred the dark brown stain for the fence.

Mr. Taylor asked if the Applicant was amending their application for a stained fence and asked if the Applicant still wanted the fence to be white in color. Ms. Kepnes said she was amending her application per staff recommendations to a dark stain.

Motion: Mr. Roth moved to approve the application as submitted with the addition that the fence will be stained either dark brown or black, with staff approval of stain color. Mr. Reich seconded. The motion was unanimously approved.

HPC-20-70 – 3748 Church Road (aka 3691 Sarah's Lane), Ellicott City, HO-59

Applicant: Kimberly Kepnes

Request: The Applicant, Kimberly Kepnes, requests a Certificate of Approval to make exterior alterations at 3748 Church Road, Ellicott City (also referred to as 3691 Sarah's Lane).

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-59, Mt. Ida. The Inventory form explains:

The traditional date for the construction of "Mount Ida" is given as 1828, but documentary research calls this into question, suggesting that construction likely began c. 1831-1833. "Mount Ida" was certainly complete by 1836. The house was designed and the building of it supervised by Baltimore architect R. C. Long, but whether it was the father or the son depends on when construction commenced. The house is in the astylar idiom of neoclassicism, with a hint of influence from the Greek Revival. It is built of rubble stone and was roughcast from the

beginning, which helped to give it monumentality. This monumentality is also reinforced by the use of immense pilasters at the corners of the house. The ashlar stonework of the foundation is exceptionally fine.

The Inventory form provides the following description of the northwest elevation:

The northwest elevation center bay has steps down to a doorway to the basement. The paired doors [basement] are new. The stairs have roughcast cheek walls topped with concrete copings. There is a one-story portico with roughcast piers set on the cheek walls. There is no porch deck to the portico, and the roof is a low hip. The first story has a doorway with a pair of three-panel doors like those on the southeast, but with no fillet on the panel molds.

Scope of Work: The Applicant proposes to make the following alterations to the structure:

1) **Porch on the southeast elevation (facing Church Road):**

- a. **Porch Railings** – Install straight, square, white picket railings on three sides of the second story porch. The railings will be pressure treated wood or a composite material. The railing height will be 36-inches, to code. The size and shape of the proposed railing will match the existing railing shown in the application (this existing temporary safety railing serves as a barrier on the northwest elevation for the first-floor door that would open to the void below where the porch floor is missing). The pickets will be 2 inches by 2 inches.
- b. **Flooring** - Replace the existing second story painted wood porch floor with IPE wood.

2) **Porch on the northwest elevation (facing Mt. Ida and Courthouse parking lots)**

- a. **Flooring** – Construct a new first floor porch in the open area on the northeast elevation, off the door. The flooring will be IPE wood. The porch will extend from the door to the columns and will be about 5 feet deep.
- b. **Porch Railings** – The railings will be white. The material will be pressure treated wood or a composite.
- c. **Granite Steps and Railing** – Install granite steps to flank each side of the new porch. The granite steps and stair railing will match those on the door to the right of the proposed porch area. Refer to Figure 6 below for style of steps and railing. Refer to Figure 7 for location of steps.



Figure 4 - Southeast elevation facing Church Road



Figure 5 - Northwest elevation facing Mt. Ida and Courthouse parking lots



Figure 6 - Existing service entry steps and railing. To be matched on new steps and railing.



Figure 7 - Northwest elevation where first floor porch will be reconstructed. Note black square outlining area of porch. Granite stairs to flank each side of the porch.

HPC Review Criteria and Recommendations:

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

- 1) Chapter 6.F explains, "Porches and balconies are important to a building's sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building. If a porch must be replaced, the replacement porch, even if simplified in detail, should reflect the visual weight of the original."
- 2) Chapter 6.F recommends, "replace missing features, such as missing supports or railings, with materials that are appropriate in scale, proportion and style."
- 3) Chapter 6.F recommends, "replace deteriorated features with new materials as similar as possible to the original in material, design and finish."

Railings – Southeast Porch overlooking Church Road

The porch on the southeast elevation, overlooking Church Road, was designed as the front of the building. Due to infill development in front of the building along Church Road, and the construction of the Mt. Ida parking lot, the front of the building is not easily seen anymore. Rather, many people view the northeast elevation of the house as the front of the building, while it was designed as the rear. Within this staff report, the different elevations will be referred to as southeast or northwest, to avoid confusion between the terms front and back.

The building has been without railings for much of its life, and the design of the original railings is unknown. Figure 8, below, shows an 1854 lithograph view of the building. While the artist rendering in Figure 8 shows the building without a railing, it most likely had one for safety reasons. Safety is also the reason for the request to add railings now. Chapter 6.F states that "altering a porch can dramatically alter the appearance of a building" and recommends that if a porch must be replaced, "even if simplified in detail, should reflect the visual weight of the original." The original design is unknown so a simplified design, minimal in bulk and visual appearance, such as a white wood picket, would retain the character and avoid altering the appearance of the building.

Although page 4 of the application states wood, the materials proposed to be use is pressure treated wood or a composite wood. Quality hardwood that is primed and painted would be appropriate materials for a porch on a historic building. The proposed flooring is lpe and would not be painted. Typically, a porch floor would be painted tongue and groove wood. However, due to the location of the second-floor porch, the flooring will only be visible to someone standing on the porch, and will not alter the overall appearance of the structure.

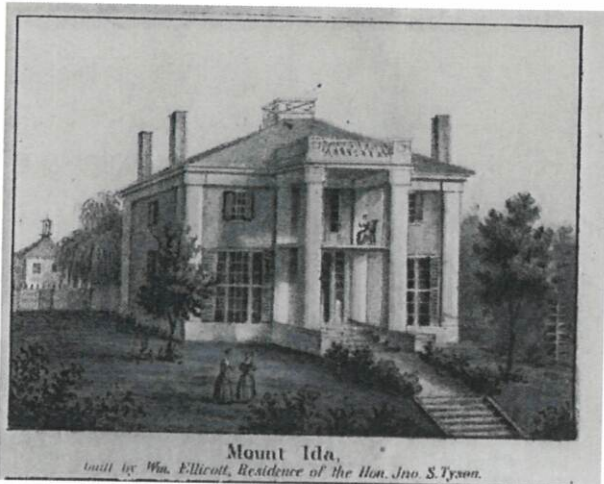


Figure 8 - Historic American Buildings Survey Detail, vignette from 'View of Ellicotts Mills from the Heights above Elizabeth Ellicott's Residence' Lithograph, E. Sachse & Co.,

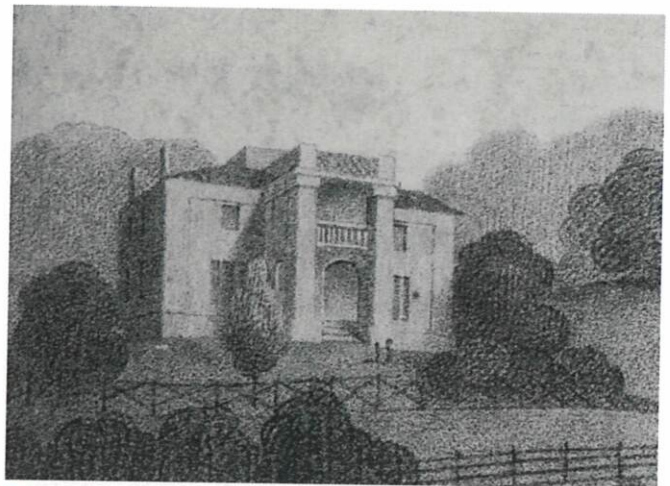


Figure 9 – Northwest Elevation - Historic American Buildings Survey Detail from 'A Sketch from Rock Hill' Lithograph of Thomas Campbell, Baltimore, Drawn by R. C. Long, c. 1835 Howard County, MD

New First Floor Porch – Northwest elevation overlooking parking lots

The Applicant also proposes to construct a new first floor porch, since the feature is currently missing. Granite steps will be installed, flanking each side of the porch. Each set of steps will have one railing leading to the porch. The step railings would be dark green to match other stair railings on the property. Access to the basement will be maintained in the current configuration as the porch will only be around 5-feet deep, from the door to the columns. The flooring of the proposed porch is lpe, but it would be more appropriate to see a painted tongue and groove porch floor. Likewise, rather than pressure treated or composite railings, it would be more historically appropriate to use a non-pressure treated wood and avoid the use of composite railings.

The use of granite steps, to match those existing on the building complies with the Guideline recommendations, as granite is a material that is appropriate in scale, proportion and style and one of the most common building materials in Ellicott City.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the style of the proposed railings and flooring are appropriate for the historic structure. If so, staff recommends the HPC approve the application as submitted, contingent upon using a higher quality wood for the railings and tongue and groove painted flooring on the first floor porch. If the railings and lpe flooring are determined to be inappropriate, staff recommends the HPC recommend the Applicant amend the application to Advisory Comments, and the HPC provide advice on the design, for a future submittal.

Testimony: Ms. Holmes updated the Commission on the application, stating that the Applicant withdrew the request for approval for the north porch and only sought approval for the work to the

second story porch on the southeast elevation facing Church Road, but wanted the Commission's advice on the north porch.

Ms. Kepnes was previously sworn in. Mr. Shad asked if Ms. Kepnes had anything to add to the comments by Staff. Ms. Kepnes said she found a railing to match the existing barrier railing on the northeast elevation of building, that has been used as a barrier (to the doors that would open onto an open space as the first-floor porch is missing). She explained the second story has been without a railing for many years and she would like to add the railing for safety.

Ms. Tennor said it made sense to have a railing added with the porch at such a high elevation and agreed with Staff that an upgrade to the material for the railing was a good choice rather than using composite. Ms. Tennor noted that due to the vegetation it is difficult to see the porch from the ground, but for consistency with the structure it makes sense to use hardwood for the porch. Ms. Tennor confirmed Ms. Kepnes wanted to use Ipe for the decking material. Ms. Kepnes said she would like to use Ipe as it is low maintenance and there is lot of weather, rot and damage to the existing porch.

Ms. Tennor said the Guidelines state that decking should be replaced in-kind and recalled a previous application where the Applicant wanted to use Ipe wood for similar reasons rather than replacing with a less durable material. The upper elevation of the existing porch is not visible unless on the building and Ms. Tennor thinks it is appropriate to use the Ipe hardwood for replacement of the existing porch.

Mr. Roth said per the Guidelines on page 34, it is not recommended to add or replace porch features that are not historic in style, materials not appropriate include replacing tongue and groove with pressure treated wood or concrete materials. Mr. Roth said the Commission has been through proposals like this before with the development off Church Road on Deanwood Road where the builder was supposed to use real wood on the porches but used a composite, and the Commission had debates about future steps of replacement. Mr. Roth said the Commission should not permit a building of historic nature to use plastic. Ms. Kepnes asked for material recommendations, such as pine. Mr. Roth said to use hardwood materials as described in the Staff recommendations and he was fine with the use of Ipe.

The Commission discussed the Secretary of Interior Standards and the appropriateness of using nonhistorical materials in areas that are not visible, the differences between Ipe and tongue and groove wood, color and finish. Mr. Reich said Ipe is a great wood, a very hard hardwood, and it could be painted or stained with less rotting problems and it follows the Guidelines. Mr. Reich said he thought the porch railings were fine as the character of the building is a very simple straightforward style.

Ms. Zoren said the Ipe material would be appropriate for the second story porch but not for the lower level. She noted Ipe is a hardwood with a natural dark wood finish which is different than a painted tongue and groove porch. Ms. Zoren said the railings be a painted hardwood and not pressure treated or composite.

Ms. Kepnes requested to amend the application to confirm the decking to be replaced with Ipe wood and modify the railing to be painted wood. Mr. Shad said he thought the modification was an appropriate change and the posts look like the photographs which were a square tube shape.

The Commission, the Applicant, and Staff discussed if there was an opportunity for tax credits that relate to the porch and the replacement of the porch components. The Commission agreed that the Ipe wood decking should be eligible for tax credits as it is for protection of the porch and more durable than the tongue and grove decking, and all agreed that adding a painted wood railing would also qualify.

Motion: Mr. Roth moved to approve the proposal for the southeast porch portion of the application as amended with Ipe decking including the modifications that the railing should be made of a natural wood painted white to match the existing trim color and pre-approve tax credits for the work. Mr. Reich seconded. The motion was unanimously approved.

Advisory Comments Northwest Porch

Ms. Kepnes also sought advisory comments for the northwest porch. Ms. Tennor asked Ms. Kepnes when the first-floor service door was installed. Ms. Kepnes said she was unsure of when the side access door was installed but, noted that the basement access doors appeared to be deliberately added, as it was a very large opening to the lower level. (Note: for purpose of these comments, side door refers to the door to the right of the double doors, not a door located on the actual side of the building,)

Ms. Kepnes explained her original proposal was to construct a balcony that was about 5-feet in depth, to be within the columns in order to provide an entry to the two large double doors that are currently blocked off. She planned to use hunter green paint to match the color of the railing located on the side service entry door. She explained that maintaining a 5-foot porch depth would maintain access to the basement doors. Ms. Kepnes said she would like to construct the porch like a balcony to prohibit attaching anything invasive or damaging to the columns.

Ms. Tennor noted the building was symmetrical and asked what purpose the side service door served. Ms. Kepnes said the door was a second service entrance and believed both entrances served as back service doors. Ms. Kepnes said would like to maintain symmetry of the building and have granite steps coming off both sides of the porch, but noted the steps would cause a conflict with the existing service entrance step (located to the right of the proposed porch and inaccessible double doors).

Ms. Tennor said it made sense to provide a landing for the doors, in order for the doors to become operable. Ms. Tennor asked if the porch railing for the first-floor porch would mimic the railing from the second story porch on the other side of the building. Ms. Kepnes confirmed the railings would mimic the second story wood porch railings.

Ms. Tennor asked if the current basement light fixture would be removed and if Ms. Kepnes would be installing a light under the porch deck. Ms. Kepnes said it would make sense to have a fixture in the ceiling under the decking for the lower level and if possible, have a hanging fixture on the first floor, as the doors swing into the building. Ms. Tennor said the fixture should be period appropriate and that she had no other questions.

Mr. Roth found the proposal on the northwest side to be appropriate, with some type of platform unattached to the columns. He did not know how to make the steps from the porch symmetrical, but was not sure if the back was ever symmetrical. Mr. Roth deferred to the architects on the Commission.

Mr. Reich noted there was no clear historic record of what existed and he could not determine what was most historically appropriate. He said the current rear elevation looks odd with the entry into the basement and referenced Figure 5 of the staff report "Northwest elevation facing Mt. Ida and Courthouse parking lots" stating the basement would typically have had a side entry stair and the main rear elevation entrance would have had stairs leading straight up to the first floor. Mr. Reich noted a preference for this solution acknowledging it was an expensive remedy. Ms. Kepnes suggested painting the first-floor railings white to bring more attention to that entry and paint the basement doors darker to better blend them.

Ms. Zoren noted the column lengths visible in Figure 5 and said that having the porch deck extend out perpendicular forward from the doors would create a horizontal deck line that would visually shorten the columns by about 3 feet. She explained this would give the appearance of a weird intersection with the vertical columns. Ms. Zoren agreed with Mr. Reich's suggestion to build a front set of steps with a side access stair going down to the basement. Ms. Zoren said the Commission would need to see elevations and a section showing the access to the basement when the Applicant comes back for a Certificate of Approval. The Commission will need to understand the two side stairs proposal to the first floor and how that will work with the service stairs if that solution is kept as the plan.

Mr. Reich said the columns were probably shorter originally, given the other elevations on the building. Mr. Reich said the columns would look better if the stone base continued out to the porch level, similar to the base on the elevation overlooking Church Road. Mr. Reich suggested building the porch to come out even with the column on the outside rather than inside. Ms. Zoren referred to the lithograph in Figure 9 and noted the stairs could have started at the columns. Mr. Roth asked how realistic the lithograph really was. Ms. Zoren said it might not be realistic, but it shows the columns hitting the same place they do right now with relationship to the front first floor door. Mr. Roth said the picture does not show the basement door at all.

There were no further comments from the Commission members.

HPC-20-71 – 3896 Old Columbia Pike, Ellicott City, HO-328

Applicant: Morris Vatz

Request: The Applicant, Morris Vatz, requests tax credit pre-approval for the repair or replacement of the front porch, at 3896 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-328, Kraft Cottage.

Scope of Work: The application states that the front porch foundation has considerable rot and the roof has some rot. The porch may need complete replacement or partial repairs.

Staff sent the Applicant a list of follow up questions on the existing conditions and repairs that will be needed and the Applicant has passed the questions along to his contractor and is awaiting a response.

The existing porch roof is a galvanized/white standing seam metal roof. It is currently unknown if the roof will need to be replaced. Staff requested more information on the existing conditions (such as the spacing of the panels between the seams and the seam height). In the event of replacement, Staff requested a spec sheet for a proposed replacement material to show the color and seam, since most modern metal roofs come in a variety of factory painted colors and have a variety of seam options (most of which are not historically appropriate). If the roof only requires repairs, Staff requested more information detail on the repair that would take place.

Staff asked what type of wood is proposed to be used in the event of replacement of the posts, soffits and flooring, explaining that pressure treated would not be appropriate, but did not receive a response. The Applicant said the current wood flooring is tongue and groove, painted grey, and any replacement would be as well. If the flooring does not need to be replaced, it will be pressure washed, sanded, primed and painted.

Staff asked what the foundation was constructed of and what repairs were needed, as the photos were hard to understand. The Applicant stated that the foundation is made of 6x6 pressure treated boards and he is unsure how many will need to be replaced until the boards are removed and the foundation is inspected. He said the joists seem to be stable at one end and the floor is not unstable at the other end but that end has not been opened for inspection.

Staff also requested additional photos taken a bit farther back so that it would be easier to understand, as the existing photos were zoomed in to only the areas of damage.



Figure 10 - Example of rot on porch.



Figure 11 - Google streetview image showing front facade of house, including metal porch roof and decorative brackets on porch columns.

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;

The proposed repairs are eligible for tax credits, per Section 20.112 of the County Code. The potential replacements may also be eligible, but more information is needed on the existing conditions and proposed replacements to ensure that the work will be done in-kind. It would be beneficial to have a better understanding of the application right now, then to discover work was not done in-kind, and not be able to approve the final tax credit after the porch has been repaired/replaced and paid for.

Staff Recommendation to the HPC: Staff recommends the HPC pre-approve the porch repairs for Section 20.112 tax credits. Staff recommends that any items for replacement be re-submitted to the HPC for review through the Executive Secretary Tax Credit Pre-Approval process, if the information is not provided before the meeting date.

Testimony: Mr. Shad swore in Morris Vatz. Mr. Shad asked if Mr. Vatz had any comments on the staff report. Mr. Vatz said he did not have more details. He discovered the rot in the foundation and posts when he started replacing his porch floor. Mr. Vatz explained to understand fully what repairs will be needed, the porch will need to be deconstructed more, which is why his proposal is somewhat vague.

Ms. Tennor asked for clarification on the material of the foundation of the porch, since the application stated it was pressure treated wood. Mr. Vatz said he had dug about 3 feet and found concrete encased with pressure treated joists running along to the sides appear to be 4x4 or 6x6 pressure treated lumber that the floor of the porch lays on. Ms. Tennor surmised the wood of the porch is not in direct contact with the earth but is elevated on a masonry foundation. Mr. Vatz said it was elevated by a few inches.

Ms. Tennor asked Staff about the preapproval tax credit process. Ms. Holmes explained the difficulty with giving specific answers for Mr. Vatz property as there was still a lot of unknown on the existing conditions, specifically with the standing seam metal roof and other character defining features. The lack of information on the current conditions, will make it difficult to determine if work was done in-kind at the time of final approval. Mr. Vatz said the metal seams were just under an inch high and spaced 22 inches apart. He agreed to replace everything in-kind using the same historic materials maintaining the historic presence of the house. Ms. Holmes states that pressure treated lumber should not be used, but rather hardwood used for the porch components.

The Commission agreed the tax credits for replacement in-kind with the particular roof to be approved by Staff.

Motion: Ms. Tennor moved to approve the application as submitted with the new roof clarifications that the Applicant has provided; all items to be repaired or replaced in-kind: the standing seam roof, decking, decorative brackets, columns, fascia and all elements of the porch all to be replaced or repaired in-kind and for tax credit pre-approval. Mr. Reich seconded. The motion was unanimously approved.

HPC-20-72 – 8396 Park Drive, Ellicott City

Applicant: Tarpley Long

Request: The Applicant, Tarpley Long, requests Advisory Comments/Pre-Application Advice for exterior alterations, at 8396 Park Drive.

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 1899. SDAT dates are not always accurate and the building appears to look more like a 1940s Cape Cod, but the only way to determine the actual date would be to examine internal construction of the building.

Scope of Work: The Applicant seeks Advisory Comments/Pre-Application Advice on the demolition of the existing garage and the construction of a new garage with an elevator behind it. The existing garage is located adjacent to the lower level on the east side of the house. The Applicant thinks the garage most likely dates to the 1950s, and but reports that it is currently deteriorated.

The Applicant proposes the following alterations:

1. Demolish existing garage
2. Construct a new garage with a sunroom above, a small balcony behind, and exterior elevator.

The new addition would consist of the following, as explained in the application:

“Pour a new concrete floor, widen the garage from 10 feet to 12 feet and lengthen it from 18 to 22 feet. The new garage door will replicate the pattern approved in 2014 (carriage style doors). The sunroom will be 14 x 22 feet with a small balcony on the back next to the outdoor elevator. The roof will be lower than the original house but will have the same roofing material as that approved in 2014. The siding on the garage and sunroom will be cedar, like the rest of the original house. The south facing window will be the same as the ones approved on the front of the house in 2014. The windows on the east wall of the sunroom will be the pattern similar to the ones on the front of the house approved in 2014 with the added exception of a glass transom that incorporates a design element from the screened porch.”

The new structure will be built using the same cedar siding as the original house, and will reuse boards from the east side of the house. The Applicant proposes to paint the addition the same muted red, to match the main house. Sliding glass doors are proposed for the north side of the sunroom, but they will not be visible from the road. An exterior, weatherized elevator is also proposed to be constructed behind the addition, to open into the proposed sunroom above. The applicant states it would not be visible from the road.



Figure 12 - Proposed front elevation of addition



Figure 13 - Proposed side elevation, northeast side of home. View from Park Drive.



Figure 14 - Existing front elevation



Figure 15 - Northeast side of house. Existing side elevation.



Figure 16 - Garage door style to be replicated. Photo circa 2018.



Figure 17 - Northeast side of house, proposed location of addition

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.

Section 304 of the Rules of Procedure provide a process and standards for review for the demolition of structures within the historic district. The subject garage does not have any features that distinguish it as a historic structure, or one of any significance.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 1) Chapter 7 recommends:
 - a. "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 way."
 - b. "Design additions so that the form and integrity of the historic would be unimpaired if the addition were to be removed in the future."
 - c. "Design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building."
 - d. "Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows."
 - e. "On any building, use 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 proposed materials referenced so far appear to comply with the Guidelines and will match those on the existing structure.

The proposed single double hung window arrangement on the front façade matches the existing historic building. There is a significant amount of wall space remaining, and it seems the front wall could also accommodate a paired window, shown in Figure 18. Adding a paired window at this location would also match the windows shown on the side elevation of the new addition. The 6:1 windows will match those on the historic house.



Figure 18 - Mockup of paired window. Staff suggestion, not provided by Applicant.

The side elevation shows a set of paired windows centered on the wall, flanked by single double hung windows. The transom detail is intended to mimic a pattern shown on the rear porch, but is also reminiscent of 1980s sunrooms and beach houses. A more historically appropriate window arrangement would be more appropriate, such as adding a three light transom above each of the four double hung windows. Understanding the desire for additional natural light that would be provided by the transom, another double hung window, or potentially another paired window (space permitting), could be added in the area above the four windows, see Figure 19. The existing side elevation has a single double hung window in this location, refer to Figure 15.



Figure 19 - Mockup provided by Staff. Not provided by Applicant.

While not shown in the drawings, the HPC will also have to review and approve the rear elevations and exterior elevations, so this detail will be needed in the application for Certificate of Approval.

Staff Recommendation to the HPC: Staff recommends the HPC provide pre-application advice/advisory comments on the proposed removal of the existing garage, design of the new addition, and expectations for the architectural drawings that will be submitted in the application for Certificate of Approval.

Testimony: Mr. Shad swore in Tarpley Long and asked if Ms. Long had any comments on the staff report. Ms. Long said she would like to replace her 10-foot-wide garage. The proposed new garage would be wider for a modern car and a sunroom would be added to the top of the garage with elevator access between the floors in the back of the building.

Ms. Tennor noted the enclosed volume will increase when a room is added to the widened garage and more mass added when the elevator is included, leaving a very small footprint for the elevator. Ms. Long said the structure would be 5 or 6 feet longer, and the elevator would be behind the sunroom. Ms. Tennor asked if the intent of the application was to make the exterior details consistent with details on the current structure. Ms. Tennor said the new garage door will be the same style as the current garage door but larger, and the siding and window trim color will be consistent with the existing home. Ms. Long said the Guidelines recommend that an addition look different and not like part of the original house. A screen porch was added to the house in 2014 and a different color scheme was chosen. Ms. Long said she was willing to make the new garage and sunroom match the screened porch and would

like advice on what would be more aesthetically pleasing as she would prefer to keep the garage the same color as the overall house and tie the garage into the porch. Ms. Long said the clerestory window would enable her to have a second story window and allow for light to come in.

Mr. Roth said he did not have an issue with removing and replacing the existing garage, but would need to have construction drawings of what the garage would look like to get a sense of scale and massing. Ms. Long said she intends to have an architect do the construction drawings as long as the Commission did not have an issue with her removing the existing garage.

Mr. Reich disclosed that he and Ms. Long were friends and he would have to recuse himself with any approval cases for the property after the initial Advisory Comments. Mr. Reich said the considerations to look for in an addition to a historic structure are keeping in scale with the historic structure, that it does not overpower the structure with fenestration, massing, and compatibility between the structure and the addition.

Ms. Long said that her architect said the house was not built in 1899 but in the 1930s based on the joist construction. Mr. Reich asked what the siding on the house was. Ms. Long said the siding was cedar. Mr. Reich said the siding looked fairly new and probably was a later addition and did not think the garage needed to look different from the house. Mr. Reich discussed how this house was similar to older farm houses that often have smaller additions, creating a telescoping effect as a precedent. Mr. Reich questioned the window pattern in Figure 13 and noted the trapezoidal windows looked out of place on the second story and not appropriate with this style house. Additionally, he said the front elevation of the sunroom appeared to look cantilevered and out of place.

Ms. Long said her previous architect suggested doing a 2-foot cantilever so the garage does not overwhelm the historic structure and aesthetically makes the addition less blocky and gives a better shape. Mr. Reich said it would be better to widen the garage, making the garage the same width as the second level. Mr. Reich referenced Figure 19 from the staff report that was a rendering by Staff of using rectangular windows instead of the clerestory trapezoidal windows. Mr. Reich said the original house has all rectangular windows and the Figure 19 suggestion looks more in keeping with the architectural style of the house. The Commission discussed a double hung window in replacement of the clerestory. Ms. Long said she needs to maintain a clerestory to allow light into her 2nd floor bedroom and is open to the suggestions of double hung windows.

Ms. Zoren agreed with Mr. Reich and Staff's comments that the triangular upper level windows would be inappropriate style to the house. Ms. Zoren suggested using rectangle windows, playing with the proportions to match the style of the other windows in order to be simple and not too busy. Ms. Zoren agreed with the cantilever comments, as the cantilever would over complicate a simple structure and she liked the idea of making the garage the same width as the sunroom. Ms. Zoren said it is important to have the double hung windows centered above the garage. Regarding the rear door opening and elevator area, Ms. Zoren said if the wall was moved back the elevator door could open and not obstruct the opening to the house.

Mr. Shad said he did not have any other comments to add and confirmed all previous suggestions from the other Commissioners were good.

Motion: There was no motion as this case was for Advisory Comments only.

HPC-20-73 – 4824 Montgomery Road, Ellicott City, HO-422

Applicant: Mildenberg, Boender and Associates, Inc.

Request: The Applicant, Mildenberg, Boender and Associates, Inc., requests Advisory Comments on the proposed subdivision of 4824 Montgomery Road, Ellicott City, HO-422.

Background and Site Description: The property, which consists of 5.355 acres, is listed on the Historic Sites Inventory as HO-422, Avoca. The property is zoned R-20.

The Inventory forms states that “the main block and the first story of the middle section of the ell were constructed first, in 1838, and the second story of the middle section and the rear of the ell were added, probably c. 1877-78.” The house was constructed by Dr. Michael Pue and sold upon his death in 1877 to Alfred V. Thomas, when it was enlarged.

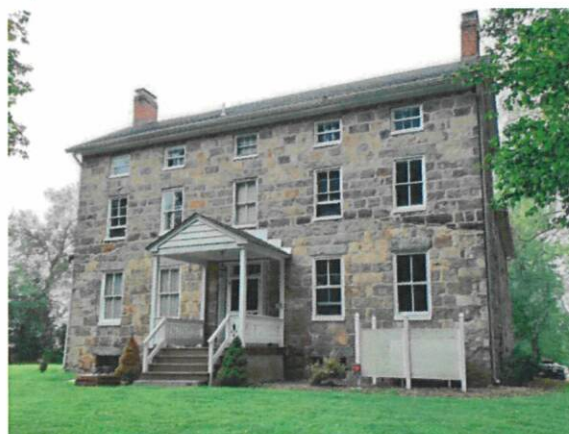


Figure 20 - Front of the house, facing Montgomery Road

The Historic Sites Inventory form provides the following summary description of the house:

"Avoca" is a 2 ½-story, five-bay by two-bay structure of partially dressed and coursed rubble stone on the northeast and rubble on all other elevations. It has a gable roof with asphalt shingles and a northwest-southeast ridge. There is an interior brick chimney on each gable end. There is a rubble stone ell that is two stories and two bays by two bays, with a gable roof that has asphalt shingles and a northeast-southwest ridge. The ell has a brick chimney centered on the ridge. The first story has a center entrance with double doors, a four-light transom over the door only, with sidelights that run up alongside the transom. The first and second stories have two-over-two double-hung sash while the upper half story has short frieze windows with three-over-three double-hung sash. The first story has a center passage, single-pile plan with two rooms in the rear ell. Most of the rooms now contain marbled slate mantels with round-arched openings. The ell southwest room has a secondary staircase to the second story. The second story plan matches that of the first story, but also has a small chamber over the entryway. Most of these chambers also have marbled slate mantels with semicircular-arched openings. There is a line of stone outbuildings along the drive to the rear of the house, consisting of a stone smokehouse with ruins of another structure attached, a stone outbuilding of undetermined use, and two small stone sheds that likely sheltered livestock.

The Inventory form provides the following description of the existing setting:

"Avoca" is located at 4824 Montgomery Road, about two miles south of Ellicott City, in northeastern Howard County, Maryland. The house faces northeast toward the road and is set well back from the road, with a straight drive in along the northwest side of the house. The property is bounded on the northwest by Avoca Avenue and on the southwest by Knoll Glen Road. The lot is generally flat and is heavily wooded on the northeast half, with the house set in a clearing. There is a line of stone outbuildings along the drive to the rear of the house, consisting of a stone smokehouse with ruins of another structure attached, a stone outbuilding of undetermined use, and two small stone sheds that likely sheltered livestock."

Over the course of the last several months, the engineer has sent different versions of the subdivision plan to DPZ Staff, in order to obtain feedback and make adjustments to the plan, prior to submitting to the HPC.

Scope of Work: The subdivision plan proposes to subdivide the 5.355-acre property into 8 buildable lots (7 new lots and 1 lot for the existing house). There are currently a total of 9 structures on the property, 5 are proposed to be retained and 4 are proposed to be demolished. The historic house and 4 outbuildings are proposed to be retained on, or will be relocated to the new Lot 1, which will consist of 3.11 acres. Lot 1 will be deed restricted to prevent further subdivision. Overall, the historic structures that will be retained are as follows:

- 1) The main house, to be retained in its existing location on proposed Lot 1.
- 2) An outbuilding, to be retained in its existing location on proposed Lot 1.
- 3) Three outbuildings, to be relocated from their existing locations (currently on proposed Lot 3) to proposed Lot 1.

The structures to be demolished consist of:

- 1) Four partial foundations to be removed (currently located on rear of the property, where Lot 3 will be located), the stone will be used to repair the other structures.

The application states that the outbuildings to be relocated and retained are “currently in a rapidly deteriorating condition, probably due to a combination of neglect and well-meaning, but inappropriate maintenance. The relocation process will result in a stabilized structure, which will last significantly longer than they would in the current condition.” The application also states that Lot 1 will include “the long existing driveway to Montgomery Road, the wetlands, and the intermittent stream. The Lot 1 area is proposed to be 3.11 acres. Lot 1 will be restricted by deed from further subdivision. Vegetation (trees and screening shrubs) will be used to screen the developed lots from Lot 1.” According to the Applicant, there are currently no plans for restoration and no clear details for relocation, but the property owner intends to retain these structures and relocate them on Lot 1. As shown on the site plan, new lot 5, 6, 7 and 8 will be located along Avoca Avenue and will have driveway entrances onto Avoca Avenue, similar to the existing houses that are located across the street on Avoca Avenue. New lots 2, 3 and 4 will be located along Knoll Glen Road and will have driveway access onto this road. The new lots will range in size from .28 acres (12,032.14square feet) to .38 acres (16,337.88 square feet). A vegetated buffer is shown on the rear of the new lots to buffer historic Avoca from the new construction. The rear driveway entrance, which is the current access to the property, will be removed with the creation of Lot 3. The original driveway entrance from Montgomery Road will be re-established as the entrance to the historic house.



Figure 21 - Proposed site plan.



Figure 22 - Rear of house, facing Knoll Glen Drive.



Figure 23 - Existing driveway to Montgomery Road to be maintained.

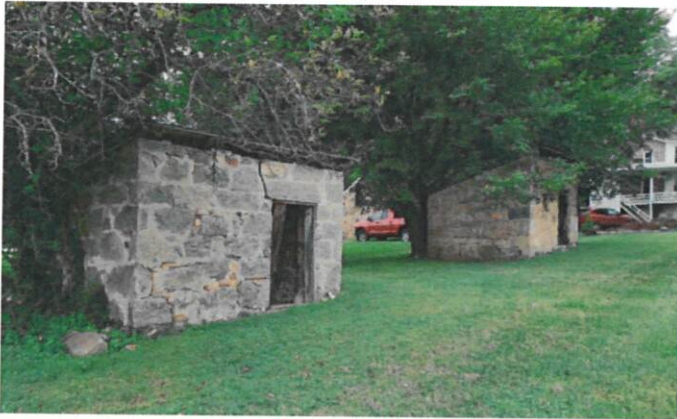


Figure 24 - Historic outbuildings facing Knoll Glen Drive to be relocated. Currently located on proposed Lot 3.



Figure 25 - Additional historic outbuildings facing Knoll Glen Drive to be relocated. Currently located on proposed Lot 3. Ruins between the two structures to be removed and not relocated.



Figure 26 - Grove of walnut trees on side of house, along Avoca Avenue.



Figure 27 - Picture is taken from the side of the house looking at Avoca Avenue. Person in yellow represents the location of the back of the proposed house on Lot 6.

HPC Review Criteria and Recommendations:

Sec. 16.118. - Protection of historic resources

- (b) *Guidelines. The following guidelines suggest ways to improve project design and do not prohibit either demolition of historic structures or relocation of burial grounds in accordance with State law. This section applies upon adoption of a list of historic sites and criteria for nomination adopted by council resolution.*
- (1) *Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.)*
 - (2) *Whenever possible, historic resources should be integrated into the design of the subdivision or site plan. If compatible, new and historic structures may be juxtaposed. Alternately, open space may be used to buffer the historic resources from new development.*
 - (3) *Access to the historic property should be via its existing driveway, wherever possible.*
 - (4) *The new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary facade.*
 - (5) *Grading, construction and landscaping on the adjacent lots should enhance views to and from the historic property, while buffering views of new development.*
 - (6) *Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.*

Guidelines 1, 2 and 6: This structure is listed on the Historic Sites Inventory as HO-422, and as such the guidelines for the protection of historic resources, from Section 16.118 of the County Code is applicable to this subdivision project. The main historic building and four historic outbuildings will be retained on Lot 1, which will be 3.11 acres and significantly larger than the other proposed new lots. Three of the outbuildings will be moved from their original/existing location (on proposed Lot 3) and will be moved to Lot 1.

While the lot with the historic house will contain open space, the open space will not buffer the historic house from the new development. Instead, the historic house is proposed to be screened from the new development by a vegetated buffer on the lot with the historic house. Of the seven new homes proposed, three (Lots 2, 4 and 6) abut the 30' building restriction lines (BRL) found to the rear of the homes, all of which are adjacent to Lot 1. The HPC should consider whether the buffer is appropriate or if additional buffering is needed.

Guideline 3: *Access to the historic property should be via its existing driveway, wherever possible.*

The original driveway from Montgomery Road is proposed to be maintained. The current rear access will be lost, as Lot 3 will be placed there. Retaining the existing driveway complies with the Guideline recommendations and will preserve the setting. However, according to the Department's Division of Land Development, because the original driveway is off Route 103, a minor arterial road, access is restricted and would be required to be off a lower classified road.

Guidelines 6: *Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.*

It is unknown if the property is being developed to its maximum density, however the removal or relocation of historic outbuildings located on Lot 3 will have an adverse effect on historic resources. The

establishment of Lot 3 will also impact the ingress and egress for Lot 1. Should the existing rear driveway for Lot 1 be retained, the existing outbuildings would provide a more appropriate buffer from Lots 4 and 2 than an added vegetated buffer. Due to the condition of the historic outbuildings, they will require extensive repair in the stonework before they can be moved. There is significant deterioration of mortar on all of the buildings, and it is unlikely they can be moved unharmed in their current condition.

Guideline 1: *Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.):*

Proposed Lot 1 has various features that need to be protected, including environmental and historic resources. As previously stated, Lot 1 will include the main historic house and a total of five outbuildings, four of which will be relocated to Lot 1. The Applicant proposes to protect historic resources through a deed restriction on Lot 1 to preserve the character and prohibit any future additional subdivision. However, deed restrictions may not constitute the strongest legal instrument to ensure permanent protection.

The eastern portion of the property contains wetlands and the Applicant is considering a forest conservation easement for this portion of the property. While the forest conservation easement will protect the wetlands on the proposed Lot 1, it will not protect the entirety of Lot 1.

In addition to a deed restriction, another possible way to preserve the character of Lot 1 is to create a Single Site Historic District. Creation of a Single Site Historic District would preserve the historic structures and remaining landscape setting by instituting the same requirements that properties in the Ellicott City Historic District and Lawyers Hill Historic District abide by; approval of alterations to any structure and site changes are required prior to the alteration taking place. This will ensure preservation of the structure, outbuildings and trees, which otherwise could be demolished without any review. It is also worth noting that this building is most likely eligible for inclusion on the National Register of Historic Places, and retention of the setting, in addition to the structures, is of utmost importance. Inclusion on the National Register however, does not prohibit demolition of any structures, but it would provide the benefit of State historic tax credits (20% homeowner income tax credit based on eligible pre-approved rehabilitation expenses) to the historic buildings on the site, which would include the principal historic structures and historic outbuildings. Since this property is already listed on the Historic Sites Inventory, it is eligible to apply for both County Historic Property Tax Credits for needed repairs and rehabilitation.

Guideline 4: *The new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary facade.*

A previous version of this subdivision plan had an internal shared drive that would have drastically encroached on the historic property. The current plan removes the internal shared driveway, and will need an Alternative Compliance as an infill subdivision, to place driveways on Avoca Avenue, similar to the existing neighborhood. This results in a better layout around the historic house, as there will be less grading around specimen trees and less impact to the historic house. This change also results in a more integrated subdivision that will fit with the character and design of the existing neighborhood. The fronts of the new houses and driveways will face the public road, just as the existing houses do.

Guideline 5: *Grading, construction and landscaping on the adjacent lots should enhance views to and from the historic property, while buffering views of new development.*

On the black and white site plan, the vegetated buffer is shown on each new lot. The engineers clarified that the buffer has been shifted to Lot 1, which will keep individual homeowners from removing the buffer. The current plan shows the tree and shrub buffer will be under the canopies of the Beech and Kentucky coffee-bean specimen trees. Digging large planting holes throughout the understory of the trees will cause stress and potential harm to the historic trees, namely ST- 5, ST-6 and ST-7. An appropriate fence screening maybe be less disruptive in this area under the canopy closures.



Figure 28 - Fence screening suggestions.



Figure 29 - Fence screening suggestions.

Sec. 16.603A. - Review of development plans.

Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.

Section 16.606 (d)(II)(III):

(II) Advise and assist the Department of Planning and Zoning in identifying historic resources on property that requires subdivision or site development plan approval and is located in a historic district established under this subtitle or contains an historic structure. Such advice shall be given prior to the initial plan submittal for either subdivision or site development plans.

(III) Advise an applicant for subdivision or site development plan approval for a site located in a historic district established under this subtitle, Adjoining a Multi-Site Historic District or that contains a historic structure. Such advice shall be provided prior to the initial submittal for a subdivision or site development plan...

Regarding the design of the development, there are many possible architectural styles that could be built. Regardless of the style, due to the proposed orientation of lots, the proposed homes should be compatible with the scale, proportion and massing of the existing homes on Avoca Avenue and Knoll Glen Road, most of which



Figure 30 - The house on the far left was constructed within the last 5 years. Although it is a different architectural style, it is compatible with the massing and scale of the existing neighborhood.

were built between the 1950s and 1980s. There is one relatively newly constructed home on Avoca Avenue in the vicinity of the subject property and it stands out from the existing established neighborhood, as the scale is significantly larger than the existing houses in the vicinity. There is a nearby, similarly designed neighborhood dating to the 1960s, which has a good example of new construction circa 2017 that is compatible with the existing 1960s structures, as shown in Figure 30. The new structure was designed with Craftsman architectural influences, which are otherwise not found in that neighborhood. However, due to the compatible scale and massing of the new building, at 1.5 stories, the new structure does not adversely stand out, even though it is a different architectural style.

This site contains many specimen trees. Only one specimen tree, T-12, is proposed to be removed. This tree is a Black Walnut with a DBH (diameter at breast height) of 34 inches. There is no information in the tree chart for the condition of the tree.

There is an existing Bald Cypress, ST-15, to be removed on Lot 3. The tree appears in great condition and is a fine example of a specimen tree, with a DBH of 43-inches. The critical root zone for this tree is listed at 64.5 feet, which the house on Lot 3 will greatly encroach upon. Due to the size and location next to the historic house, it appears to be a historic tree. However, the Commission should advise as to whether this tree “is part of a historic site or associated with a historic structure” (Section 16.1205(a)2). If determined to meet this definition, then alternative compliance will be required to remove it.



Figure 31 - Bald Cypress, ST-15, 43-inch DBH. Currently located on proposed Lot 3.



Figure 32 -Bald Cypress and rear of house facing Knoll Glen Drive.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the design of the subdivision, in order to best protect the integrity of the historic house, historic outbuildings, and the setting, to include specimen trees.

Testimony: Mr. Shad swore in Samer Alomer and asked if Mr. Alomer had any comments to add to the staff report. Mr. Alomer gave background on the subdivision process for the property and comments received by DPZ. Mr. Alomer said the final results are what has been submitted to the Commission.

Ms. Tennor wanted to be sure she understood the reactions from Staff and clarified that the Applicant was not suggesting using a fence exclusively, but a fence in combination with some planting materials to act as the buffer to the historic lot. Mr. Alomer said he did not mind using a combination of fencing and planting and would be willing to work with the Commission in the future as he moves forward with the plans. Ms. Burgess said planting is effective as long as it is not under specimen trees. Her concern was digging under mature trees and damaging the critical root zone where a fence would be a visual and physical barrier without as much impact to the roots.

Ms. Tennor and the Applicant discussed the preservation of the outbuildings on the property. Currently there is one outbuilding on Lot 1 that will remain in its footprint, and three more outbuildings on Lot 3 to be deconstructed and reconstructed. Ms. Tennor said there appeared to be more than three outbuildings on Lot 3. Mr. Alomer said the four outbuildings with an X through them on the plan were only foundations and did not have any structures on the foundation. Ms. Tennor said they were still substantial foundations. She asked if the outbuilding currently existing on what was to be Lot 1 would be restored at the same time the three other outbuildings were deconstructed, relocated to Lot 1, reconstructed and restored. Ms. Holmes said she was under the impression that the buildings were not going to be deconstructed and reconstructed but relocated in its entirety. Mr. Alomer said that all four outbuildings would be restored, but the three outbuildings moving from Lot 3 to Lot 1 would have to be deconstructed and reconstructed as the foundations for those buildings were in poor condition and would crumble if relocated. Mr. Alomer said the plans for Avoca were still in the concept phase and with schools currently closed, the subdivision and the outbuilding restoration may not take place for another 6-8 years. The extent of the restoration needed on the outbuildings are unknown at this time. Ms. Tennor said the stones will need to be numbered when deconstructing the outbuildings.

Ms. Tennor noted the proposed houses had front loading garages that surround the historic home, but acknowledged these houses are consistent with the existing houses on the opposite side of the street. Ms. Tennor was concerned that the seven proposed houses would have to create an entity to support the historic home. The owner of the property may be planning for preservation of the historic home but Ms. Tennor wanted to know how the Applicant intended to preserve the historic site from being developed after the subdivision is created. Mr. Alomer said the house if sold will be sold as a stand-alone 3.1 acre lot with the historic house.

Ms. Tennor asked if the historic house will continue to be a private residence maintained by a private owner and retaining the current driveway. Mr. Alomer said the owner will be using the driveway from Montgomery Road as that is where the mailbox is located. Ms. Tennor asked if there is a covenant that prevents further subdivision of the 3.1 acres on Lot 1. Mr. Alomer said the property is currently zoned as R-20 which would allow for a 10 lot subdivision, but since the historic house is to remain, the number of lots allowed reduced to 8. Lot 1, containing the historic house, could be subdivided further, but the owner wants to make sure that the 3.1 acre lot will not be subdivided in the event of different ownership in the future, so the proposal is to place a deed restriction on Lot 1 to prevent further subdivision. Ms. Tennor said that further subdivision on Lot 1 would be the end of the historic house.

Ms. Tennor said there is a large tree behind Lot 2 marked for removal and asked if the tree was not viable. Mr. Shad and Mr. Alomer said the tree was dead.

Mr. Roth said he conducted a site visit. He did not think the driveway for the historic home would be viable with this plan, as there is no place to turn a car around, the car would have to be backed down the driveway which makes it difficult to access Montgomery Road. Mr. Roth recommended that Lot 3 be combined with Lot 1, which would allow for vehicular access to the lot, the outbuildings would not have to be moved and the cypress tree would not have to be removed.

Mr. Reich said the Applicant has done a good job preserving the historic house and liked the existing long main driveway remaining. He said the screening buffer of the historic house with the subdivision looked skimpy. Mr. Reich and Mr. Alomer discussed the size of the structures on the new lots, which would be around a 2000 square feet footprint per stormwater management purposes.

Mr. Reich said he liked that the subdivision is separated from the historic home so it does not impinge on the view-scape of the house. He explained that although the historic house sits on a 3 acre lot, the house is in the far back corner, which is a drawback. Mr. Alomer said to preserve the wetlands, stream buffer and forest conservation easement there was not much room.

Mr. Reich agreed with Mr. Roth to get rid of Lot 3, so that Lot 1 could have the back driveway entrance and the accessory structures do not have to be moved. He suggested improving and increasing the amount of landscaping by planting more evergreens between the historic house and subdivision lots. Mr. Alomer confirmed that increased planting could be done.

Ms. Zoren was surprised with how much she liked the site plan and thought there were a lot of positives and only a few negatives. She said that all the negatives can be solved by adding Lot 3 to Lot 1. In keeping the outbuildings where they currently are located would increase the likelihood of their survival and keeps them in their historic setting. The outbuildings have a historic relationship to the house and to restore in place would be significantly less expensive.

Ms. Zoren said she was also concerned with the lack of realistic parking and it would become awkward trying to get vehicles to turn around and park on Lot 1. Ms. Zoren said the cypress specimen tree on Lot 3 was a significant tree and part of the historic setting and should be retained.

Ms. Zoren recommended beefing up the tree buffer from a single row of trees to a double layer. She said a double layer would be possible if the outbuildings remain in place. Ms. Zoren recommended combining Lot 3 and Lot 1. If the owner decides to retain Lot 3 as a separate building lot from Lot 1, she suggested increasing the tree buffer by placing the outbuildings at the southeastern part of Lot 1 to better screen the historic setting from the new construction. Mr. Alomer said he would talk to the owner about combining Lots 1 and 3 and will work with the Commission about placing the outbuildings and buffer if the owner wants to keep the lots separated.

Mr. Shad agreed with the Commission's comments about combining Lot 3 into Lot 1. He stated that any value lost by not adding a home there will be offset by keeping outbuildings in context; deconstructing, moving and reconstructing multiple outbuildings will be an expense that would be saved if Lot 3 was removed. The restoration of the house and outbuildings value will also offset losing the house on Lot 3 leaving the house and outbuildings in the original context and location is much more valuable to the whole context of the historic property.

Motion: There was no motion as this case was for Advisory Comments only.

HPC-20-74 – 8049, 8055, 8059, 8061 and 8069 Main Street, Vicinity/East of 3711 Maryland Avenue, Ellicott City

Applicant: Robert Z. Hollenbeck, Department of Public Works

Request: The Applicant, Howard County Department of Public Works, requests Advisory Comments/Pre-Application Advice on the Maryland Avenue Culvert Project (including the removal of four buildings), at 8049, 8055, 8059, 8061 and 8069 Main Street, Vicinity/East of 3711 Maryland Avenue, Ellicott City, associated with the Ellicott City Safe and Sound plan.

Background and Site Description: These properties are all located in the Ellicott City Historic District. The buildings have the following dates of construction:

- 1) 8049 Main Street (Phoenix) – brick building circa 1851, frame building circa 1870s
- 2) 8055 Main Street (Discoveries) – block building circa 1920s-30s
- 3) 8059 Main Street (Easton and Sons/Bean Hollow) – stone and frame building circa 1930s
- 4) 8069 Main Street (Great Panes) – stone building circa 1841, brick rebuilding potentially circa 1885-1910
- 5) 3711 Maryland Avenue (B&O Railroad Station) – stone building circa 1830. Listed on the Historic Sites Inventory as HO-71, also individually listed as National Historic Landmark, and contains a Maryland Historical Trust Easement.

Scope of Work: As stated in the application, the Department of Public Works is “requesting Advisory Comments related to the planned construction of a project to improve the stream channel and install an underground culvert in the vicinity of Main Street and Maryland Avenue” and requests “the Commission provide advisory comments on the built and visible exterior changes of the proposed project” and a list of topics outlined on pages 2-3 in the narrative portion of the application. The application also explains the project will be referenced as the “Maryland Avenue Culvert.” The application contains some background on the plan, recent flash floods, and Option 3G7.0, which was selected as the option to proceed with in terms of flood mitigation. The application states that notable differences from the previous plan in the last administration to this one include “the preservation of six buildings originally slated to be demolished as well as inclusion of the North Tunnel, intended to divert flood waters from the western end of Main Street, directly to the Patapsco River.”

The application also explains that the flood mitigation projects work together as a system to collectively mitigate flash flooding, and that “in order to be most effectively implemented, significant constrictions in the conveyance system need to be alleviated. The Maryland Avenue Culvert project will provide significant additional stormwater conveyance from the Tiber/Hudson Branch to the Patapsco River, while mitigating a significant constriction to water flow.” The application states that “along with two other upstream water retention projects, the Maryland Avenue Culvert project is fully funded and slated to start construction upon receipt of all local, state and federal approvals.”

Regarding the proposed demolition of the four lower Main Street buildings, the application explains that DPW reviewed and evaluated many individual and collective project to mitigate flooding, and said that the US Army Corps of Engineers has peer reviewed the plans. The application provides the following statement on the proposed demolition of the four buildings:

This project includes the demolition of four buildings, located at 8049, 8055, 8059 and 8069 Main Street. The decision to remove these buildings is necessary to implement the water conveyance improvements. The construction of these structures likely contributed to the conveyance constrictions inhibiting the flow of stormwater to the Patapsco. The Maryland Avenue Culvert project will make an appreciable improvement by facilitating conveyance of flood water to the Patapsco.

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.

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.

Section 300 of the Commission's Rules of Procedure provide information on the process for reviewing applications for demolitions in the historic district. The entire section is relevant to this Advisory application, and is incorporated by reference, rather than copying and pasting three pages of procedures. This section also references 16.607, the Standards for Review, which is shown above.

The Commission will need additional information to be supplied for any requests for a Certificate of Approval for demolition. In addition to the information requested within the Rules of Procedure, examples of other pertinent information that would be beneficial for the Commission to review includes:

- 1) Interior photographs of each structure, showing the current condition and remaining building material.
- 2) An itemized list of any historic elements remaining in each building.
- 3) A detailed history on each building.
- 4) Information on relocating the historic structures or salvaging important architectural features.
- 5) Information showing that DPW explored all other options for mitigation before deciding on demolition.

Additionally, information on the Section 106 process, and its findings would be beneficial for the Commission. For example, if the National Register nomination form for the Ellicott City Historic District is updated as a mitigation effort, the Commission should have that updated information. Any other relevant documentation related to the history of Ellicott City, the buildings, architectural drawings, current conditions and structural reports, should be provided to the Commission.

Staff Recommendation to the HPC: Staff recommends the HPC provide advisory comments as requested, on the proposed Maryland Avenue Culvert project, the proposed demolition of four historic structures, and the proposed treatment of the site if demolition was to be approved.

Testimony: Mr. Shad swore in Robert Hollenbeck from the Department of Public Works. Mr. Shad advised Mr. Hollenbeck to give his complete presentation and then the Commission would provide their Advisory Comments followed by the two members of the public who signed up for public testimony.

Mr. Hollenbeck gave a presentation to the Commission, providing a brief history on the previous Ellicott City floods, as well as the background and history of the EC Safe and Sound Plan separate from the Ellicott City Master Plan, and the chosen plan Option 3G7.0, the EC Safe and Sound flood mitigation plan. The modeling shows the flood mitigation projects, when installed, would result in a flood depth of 3 feet. In order to develop this plan option, DPW and project engineers analyzed potential options to reduce flood depth and velocity, with preservation in mind. The United States Army Corps performed a peer review of the flood mitigation options and the plan that was selected and concurred with the plan to be effective in meeting the County's goals. Mr. Hollenbeck explained that by reducing flood depth and velocities, other buildings can be flood proofed with non-structural floodproofing. Option 3G7.0 also reduces the velocity below 5 feet per second. Mr. Hollenbeck provided background information on the US Army Corps peer review team and explained that 60 hydraulically modeled alternatives were reviewed and only 8 models reduced flooding to acceptable levels.

Mr. Hollenbeck reviewed the Option 3G7.0 plans and site layout with the Commission, identifying various elements such as existing structures, the proposed channel and culvert and the location of buildings proposed for removal. Mr. Hollenbeck reviewed a graphic of the 2016 storm modeling along with the impact of the culvert, which does not involve the other flood mitigation projects in the plan in other part of the watershed. Mr. Hollenbeck said the plans for the culvert have established a good handle on the geometry to convey the water to the culvert, how the culvert would be constructed, the geometry that would be needed to effectively convey the water to the Patapsco river and how the outfall would look.

Mr. Hollenbeck explained the steps taken with CSX to study vibrations of trains on the train station and the turntable with monitoring equipment. The culvert had no planned impact to the turntable as the components of the turntable were removed by Department of Recreation and Parks as the components were deteriorating. Mr. Hollenbeck said he had asked DRP to follow up with the Commission to explain plans for the turntable.

Mr. Hollenbeck gave a brief Section 106 overview and the next steps of meeting with consulting parties, accessing impact to the historic and cultural resources and creating a programmatic agreement.

Mr. Hollenbeck showed a graphic with buildings that contain basements that are located next to the stream channel. The graphic showed that the stream channel gets very constricted at 8055 Main Street and there has been tremendous damage in this area as the water has nowhere to go but up when water gets to this part of the stream. Another graphic showed the proposed channel alignment in conjunction with the buildings to be removed. This project proposes to incorporate a weir wall, which will sit several feet above the elevation of the stream channel and allow stormwater to be directed through the culvert and out to the Patapsco River and augment the existing channel under Maryland Avenue. DPW also proposed to construct new channel walls, as the walls parallel some of the existing interior basement walls.

Mr. Hollenbeck showed a transverse section through the Phoenix building with LiDAR scans. The scan was the structure with added redlines showing major geometry of the building and location of the Phoenix's basement. The current basement space will be opened up to daylight once the buildings are removed and excavated a little bit more, the updated basement will be the entrance to the culvert. A weir wall will be built; when water overtops the weir wall it will be channeled to the culvert during extreme weather events. Mr. Hollenbeck wanted to show that the current basements are congruent with the stream channel.

Mr. Hollenbeck also discussed other constraints, such as sewer lines and other project considerations. Mr. Hollenbeck summarized the recordation that is being done with LiDAR laser scans development of architectural drawings (elevations/sections), surveying by the County Architectural Historian, photography in accordance with the MHT standard and there will be a digital or interactive exhibit of the buildings proposed for demolition. DPW wants to work with the Commission for salvaging components identified as character defining elements.

Mr. Hollenbeck provided an overview/summary of each building and architectural components current conditions on each. He explained that the building at 8069 Main Street had stone removed on the façade and is virtually a stud wall, it is considered a bullseye for flooding if a portion of the building is saved. The building at 8059 Main Street has been damaged by fires and part of the third floor was removed in the front; serious damage to the building has been uncovered. The basement walls of the building reduce the stream channel 33 feet wide to 24 feet at 8055 Main Street. The building at 8055 Main Street has an entire floor missing which makes the building open to the channel. The building at 8049 Main Street is a heavily modified building with the basement adjacent to the stream.

Mr. Hollenbeck ended his presentation with an overview of next steps including future Advisory Comments with the Commission to get feedback on the character defining components of the buildings proposed for demolition and an eventual Certificate of Approval.

Ms. Tennor said she would need to have a 3D model to see how all the flood mitigation components fit together.

Mr. Roth referenced slide 16 from the presentation regarding the B&O turntable. Mr. Roth pointed out the turntable is an important component of the B&O complex. While the table is gone, the table on which it sits is still there. He said the culvert will go directly under the turntable and masonry structure of how the turntable turns and asked how DPW intends to build the culvert, whether the culvert be tunneled under Maryland Avenue or a trench constructed to place the culvert and build a fake new turntable on top of it. Mr. Hollenbeck said the portion of the culvert that falls under Maryland Avenue and the turntable will be constructed via jack and bore construction method. Mr. Hollenbeck provided an overview of the construction technique and explained that a large launching pit will be excavated in Maryland Avenue and the portion of the culvert that goes under the turntable will be jacked into the launching pit and then be cast into place under the turntable. He said that construction technique will help to avoid impact to the structure, and said there will be vibration monitoring and other controls in place to monitor Impacts.

Mr. Roth clarified that when Mr. Hollenbeck said there will be monitoring of the turntable, he is including the masonry portion of the turntable and the masonry portion will also be protected and not damaged. Mr. Hollenbeck confirmed Mr. Roth's statement to be true.

Mr. Roth said DPW has not provided a justification for building the culvert in the first place. He referenced slide 8 of the presentation, and said that the culvert is included in every option. Mr. Roth

said there needed to be explanations between the selected option with and without the culvert. Mr. Roth referenced slide 14, and said it does not show the flood depth if the other flood mitigation efforts are constructed and the culvert is not. The current presentation does not justify the culvert as being necessary and this leads Mr. Roth to be unable to contemplate tearing down four buildings.

Mr. Shad agreed with Mr. Roth and asked if there is a way to get a model showing the flooding depths if the rest of the flood mitigation is put in place without the culvert. Mr. Hollenbeck said he is aware the plan can remove individual components from the model and show flood depths, however it is important to look at the Maryland Avenue drainage point and the impact this project makes as there are a number of waterways all conveying at this point and the area where the proposed culvert is to go is the bottom of a funnel. Mr. Hollenbeck said he understands the comments and would need to meet with his team.

Mr. Roth said the Army Corps analysis recognizes the issue he brought up, and states that at the end of the peer review, the study notes that an incremental study of each flood mitigation measure should be completed so each mitigation measure can be incrementally qualified. The Army Corps report said it was good practice to do a sensitivity analysis to determine that the Maryland Avenue culvert actually adds value.

Mr. Roth said the Great Panes building has a solid granite wall which is part of the streetscape and asked the basis of dating the Phoenix building to the 1850s. Mr. Roth said based on Joetta Cramm's book and the County Architectural Historian, the building could have been constructed between 1840-1850.

Mr. Reich said his comments were similar to Mr. Roth's. Mr. Reich asked if the Quaker Mill and H7 retention pond constructions were underway yet. Mr. Hollenbeck said the ponds were not under construction yet, but will be in the near future as the design is completed and the H7 project is put out to bid.

Mr. Reich said that besides the two retention ponds that are to be constructed, it appears the first consideration for flood mitigation is to tear down the historic buildings. Mr. Reich did find that demolishing the buildings downstream would solve flooding problems upstream but was concerned about the rush to tear down historic buildings. Mr. Reich said the proposed tunnel will do more for flood mitigation but will probably be the last mitigation effort constructed. Mr. Hollenbeck said the hope is to construct the tunnel, as all the flood mitigation projects work together and are needed to address the flooding problem.

The Commission and the Applicant discussed the modeling and various processes as related to the conveyance and removal of the buildings.

The Commission and the Applicant discussed the basement area of the buildings in relation to the stream channel and storage capacity. Mr. Hollenbeck said the buildings represent a restriction and referenced slide 29. He explained that the stream channel moves through the lower Main buildings differently than those on upper Main. The County could remove the buildings but would need to re-engineer the support of the buildings that would just remove the basement space. Even with the re-engineered basements there would still be a constriction of 2 feet to the channel. The modeling and analysis look at removing the entire construction to get the water depths where Ellicott City Safe and Sound mitigations would want the water to be.

Mr. Reich and the Applicant discussed the elevation of the culvert at the B&O Station and Mr. Reich asked if the stream could be dug out an additional two feet. Mr. Hollenbeck said the Patapsco River slopes under the Baltimore County Line and the river and grade goes down. He explained that the

culvert is intended to go from the higher elevation from the existing culvert down to the flow of the river and there is no good way to remove sediment to lower the water depth and have the water flow naturally.

Mr. Reich said the other six buildings that were previously slated for demolition have been saved and will have a concrete wall on the back to buffer the stream channel. Mr. Reich asked why this was option was not being proposed for 8069 Main Street. Mr. Hollenbeck referenced the modeling and said the building left in its current state represented a bullseye. The building creates a restriction and will allow for to water flow on Main Street. Mr. Reich asked where salvaging and reconstruction of the buildings would take place. Mr. Hollenbeck did not have that information at the meeting, but said but the County was committed to salvaging the buildings. The reconstruction could be part of the Master Plan process.

Mr. Reich said it would be really important to build up the character of the channel and allow for experiencing the stream and channel, if the buildings are removed. He said that the stream is only experienced when walking through the woods and the access is limited in Ellicott City. Mr. Reich liked where Master Plan was aims to make an experience of the stream in Parking Lot D. Regarding lower Main Street, he said the character of the open area is going to be important. Mr. Reich said the stamped concrete floor was completely out of character with Ellicott City. Mr. Reich and Mr. Hollenbeck discussed accessibility of the stream and public safety. Mr. Hollenbeck said that due to public safety, the County does not want to make the stream accessible where someone can walk down and get injured, especially when water levels start to rise. Mr. Hollenbeck said DPW will salvage stone that could be used somewhere else or to patch and blend the area to have the same aesthetic quality of the existing walls.

Ms. Zoren agreed with the other Commissioners comments. Ms. Zoren she has not heard that the culvert would have a tremendous flood reduction impact. Ms. Zoren agreed that the case has not been made for the culvert. Ms. Zoren suggested the following information be provided: in front of each building shown on slide 14, include data showing what the numbers are regarding the reduction of inches, feet or velocity for each location, or have it broken down into a percentage of reduction for the entire process. Ms. Zoren said that information would allow her to gauge the impact of the culvert as it is tremendous to remove the historic buildings.

Ms. Zoren asked what the difference in water depth would be in a flooding situation on Main Street if less buildings were removed. Ms. Zoren said the historic significance needs to be looked at as Main Street as a whole. Ms. Zoren said that buildings built in 1980 make a contribution to the streetscape and are a continuity of Main Street, so the buildings proposed to be removed cannot be disregarded because they are altered. Ms. Zoren said massing and siting need to be considered and asked what is proposed to be constructed in place of the four buildings proposed for removal. The artistic renderings of terraces and trees do not give a realistic idea of what the street will really look like after demolition.

Mr. Shad would like to see more information in the future from slide 17, which references the timeline. Mr. Shad suggested including duration of the building process in future information because once the buildings are removed, they need to know how many years it will take to implement flood mitigation, whether it will take 1.5 years or 5 years to implement flood mitigation.

Mr. Shad said that in the last two to 2.5 years he has failed to hear why the buildings cannot be removed and replaced without basements on top of the constructed culvert. Mr. Shad suggested eliminating the terracing and build the historic buildings 1 or 2 stories high without basements.

Public Testimony

Mr. Shad swore in Lisa Wingate. Ms. Wingate was primarily speaking on behalf of Patapsco Heritage Greenway (PHG), on which she is a board member. Ms. Wingate said the Commission had an opportunity to present a different position than what comes with the Section 106 review. PHG understands public safety and believes and agrees with additional mitigation for lower Main Street structures is warranted if there is no way to save them. The 1998 Guidelines do not talk about the period of significance in the National Register nomination written in the 1970s. If the National Register nomination was written today, the significance would span more than 200 years. While Main Street is changing, there is still significance from 200 years and Ms. Wingate would not like to leave pieces of the street missing.

Ms. Wingate said PHG would like to see the streetscape as it is now on the south side of Main Street and west side of Maryland Avenue, and retain as much as possible of the original Tiber channel walls, and to see full documentation of any changes made to the original walls and changes made be minimized and limited to flanking structures of the bridge and walls. PHG would like to see the Belton block from Tiber Alley returned to its original location. She said the beautiful gothic arch, arch frames, and art deco limestone front of Bean Hollow should be preserved. She said if the feature is removed it will detract from the streetscape. She recommended Easton and Sons be retained in situ to define the edge of Main Street corridor with wooden gothic window frames. PHG agrees with retention of part of Great Panes and understood about the front façade being altered, but said the side walls are clearly early Ellicott City construction. Ms. Wingate suggested retaining some of 8049 Main Street, such as a steel frame like Ben Franklin's house in Philadelphia where the 1851 section could be outlined and the cast iron railings along the side could be retained and incorporated into the culvert overlook right at their original location. Ms. Wingate said PHG is prepared to work with other consulting parties to form a memorandum.

Mr. Shad swore in Grace Kubofcik. Ms. Kubofcik appreciated Mr. Hollenbeck's presentation and noted slide 6 as being critical. Ms. Kubofcik wanted all documents on a website the public can read. Ms. Kubofcik said the most critical holding area for Ellicott City comes down through New Cut Road and it is not shown. She said it will be difficult for the public to say what the impact will be if there is not water being held upstream. Ms. Kubofcik agreed with Ms. Wingate's comments and she thinks that Great Panes façade can be saved. Ms. Kubofcik agreed with other attempts to create some type of vibrancy to the street, but understands now the safety concerns which the Commission should be worried about as people are only going to be able to look over to view the stream. Ms. Kubofcik suggested that DPW keep the stream looking natural. She cautioned that if viewing the stream is all visitors can do that they will not linger long and there needs to be some kind of streetscape created, as that is the reason people come to visit Ellicott City. Ms. Kubofcik said that if big segments of the street are removed it will destroy the atmosphere.

Ms. Kubofcik said the outfall is something no one has talked about in regard to the quantity of water that will go across the Patapsco River and hit the bank on the Baltimore County side where there is another important structure that already receives water from flooding on the bank. It is also extremely important to protect the bank on the other side of the river.

Motion: There was no motion as this case was for advisory comments only.

OTHER BUSINESS

1. Rules of Procedure Update – Vote on proposals to update Rules to specifically address virtual hearings. The Commissioners had no comments to the proposal.

Ms. Tennor moved to adopt the updated rules to accommodate meetings via remote locations. Mr. Roth seconded. The motion was unanimously approved.

2. Section 106 Review: 8360 Court Avenue, Ellicott City


Ms. Holmes told the Commission they had been invited to be a consulting party regarding the request to relocate antennas inside the cupola. Mr. Taylor provided background on the FCC license trigger for the Section 106 review. The consultant determined the installation would have no adverse effect on the historic building.

The Commission agreed and had no comments as there were no adverse effect and said they did not need to be involved.

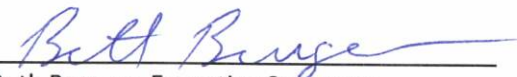
Other Discussion - The Commission asked for their status on the Section 106 process for Main Street Ellicott City. Ms. Burgess said the Commission is on the list to be a consulting party. There was a public virtual meeting in September and there is an upcoming meeting for the consulting parties. Ms. Tennor asked if she could submit her comments she added to August meeting Minutes to DPW as part of the October Advisory Comments. Ms. Burgess said she would provide Ms. Tennor’s comments to Mr. Hollenbeck.

Mr. Shad moved to adjourn the meeting at 11:37 pm. Mr. Roth seconded. The motion was unanimously approved.

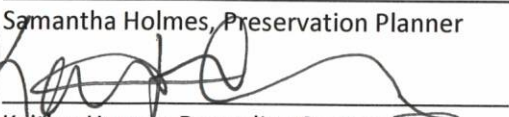
*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.



Allan Shad, Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Harvey, Recording Secretary