



**HOWARD COUNTY HISTORIC PRESERVATION COMMISSION**

*ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT*

**3430 Court House Drive ■ Ellicott City, Maryland 21043**

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*Administered by the Department of Planning and Zoning*

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## **October Minutes**

**Thursday, October 3, 2019; 7:00 p.m.**

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The August meeting of the Historic Preservation Commission was held on Thursday, October 3, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the September minutes. Mr. Reich 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 Clifford

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### **PLANS FOR APPROVAL**

#### **Regular Agenda**

1. HPC-19-48 – Ellicott City Safe and Sound Plan
2. HPC-19-49 – 3799 Church Road, Ellicott City
3. HPC-19-50 – 8429-8433 Main Street, Ellicott City
4. HPC-19-51 – 3820 Old Columbia Pike, Ellicott City

### **OTHER BUSINESS**

1. Administrative Updates

## REGULAR AGENDA

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

Advisory Comments/Pre-Application Advice.

Applicant: Howard County Department of Public Works

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

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

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

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

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

### **Demolition**

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

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

- 1) Structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district.

- 2) Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.

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

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

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

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

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

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

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

**Testimony:** Mr. Shad swore in the applicant Robert Z. Hollenbeck from the Department of Public Works. Mr. Hollenbeck showed a PowerPoint to the Commission to illustrate the Ellicott City Safe and Sound plan and process, focusing specifically on conveyance projects within the Historic District. Mr. Hollenbeck explained that Option 3G.7.0 had been selected by the County Executive as the plan to move forward with after having public meetings and receiving feedback. This option includes the removal of four buildings: 8049, 8055, 8059, and 8069 Main Street and the stabilization of six buildings: 8081, 8085, 8059, 8111, 8113, and 8125 Main Street (shown on pages 5 & 6 of the PowerPoint). The stabilization would include removing a portion of the back of the six buildings that extend over the stream channel, but leave the streetscape facades. The removal and alteration of these buildings is required to have an adequate means to convey stormwater into the proposed 10-foot culverts.

Mr. Reich asked if there would be two ten-foot diameter pipes placed. Mr. Hollenbeck confirmed there would be two culverts. Mr. Hollenbeck explained that the culverts would need to be conveyed as depicted because the bridge just past Maryland Avenue creates restrictions and majorly impacts the flow of water to the Patapsco.

Mr. Hollenbeck showed the routing alignment of the proposed North Tunnel for diagrammatic purposes on page 8 of the PowerPoint. DPW is working with the tunnel design to define the alignments and how the alignment will take place to accomplish the drainage goal for the site. DPW will be coming back for advisory comments and a Certificate of Approval for the entrance and discharge points of the tunnel as well as for the Maryland Avenue culverts, removal of the four buildings and alterations to the six buildings.

Mr. Hollenbeck discussed the improvements to be made on the West End of Main Street. The culvert at 8600 Main Street will be expanded and grading and culvert work between 8534-8552 Main Street will occur to increase conveyance capacity to keep the water within the stream channel. Mr. Hollenbeck said that the design features of grading and culvert work would need to come before the Commission at a later date for some alterations to the structures in this location. DPW does not know at this point what structures would be moved or removed as they are not far enough in the process to determine that.

Mr. Reich said the issue with the tunnel in that area is that the tunnel is about 200 feet long and has gotten smaller with relining efforts. Mr. Reich asked if there was a plan to replace the culvert. Mr. Hollenbeck said there is a plan to replace the culvert. Mr. Reich said in order to replace the culvert with a tunnel, the whole area where the work would occur would need to be exposed. Mr. Hollenbeck explained that the street between the orange and teal points on page 10 of the PowerPoint would need to be torn up. Mr. Hollenbeck said he was not sure if the structures would need to be demolished.

Mr. Hollenbeck said the bulk of the projects overviewed in the PowerPoint would need to come back for individual Advisory Comments and a Certificate of Approval. Mr. Hollenbeck gave an overview on the Section 106 requirements, NHPA 1966, and explained the United States Army Corps of Engineers (USACE) would be the lead agency for the Federal Review Process. The Section 106 process has been officially initiated and the USACE is determining the undertaking of the projects. DPW has identified interested parties related to the Ellicott City Safe and Sound project. Mr. Hollenbeck said there will be public meetings as part of the Section 106 process.

Mr. Roth asked what caused the EC Safe and Sound plan to be under the Section 106 process. Mr. Taylor explained that the Section 106 process is a major federal action that may impact historic resources under the National Historic Preservation Act, the USACE will have to issue Federal permits to allow work in the waterway. Mr. Roth asked for clarification on the process, asking if part of the Section 106 process is determining what the historic resources are and if the process is independent of the HPC's work. Mr. Hollenbeck said yes, the USACE will determine historic resources and DPW wants to get both USACE and the Commission on the same page to address any issues DPW may run into with historic resources, as the Commission's role is separate.

Mr. Hollenbeck said that DPZ is working to schedule a briefing for the Commission specifically for the Master Plan as it effects the Historic District. Mr. Hollenbeck noted there is a Master Plan Public Workshop on October 15, 2019 that the Commission can attend. The DPZ briefing for the Commission will provide an update on the process for the Master Plan going through the Commission, County Council and possibly as an amendment to the General Plan Update. Mr. Hollenbeck said the time frame for the EC Safe and Sound project would take about five years. DPW is going with a bottom up approach

starting the work at Maryland Avenue and then working west. Mr. Hollenbeck said it will take about a year to get the federal regulatory approval. DPW will then have to work with CSX and their regulations/restrictions and there may be some funding limitations DPW runs into as the work progresses, which account for the five-year estimation to complete work.

Mr. Hollenbeck asked the Commission for feedback and comments for future Advisory Comment submissions and stressed DPW will be back for the Master Planning Process, and preliminary design work for Maryland Avenue culverts, the four building removals and stabilization of the six buildings. Mr. Reich said the biggest thing the Commission is looking for is the amount of information/detail. Mr. Reich explained the previous Caplan's application, prepared by Mr. Hollenbeck, had all of the needed details and was a great standard. Mr. Reich said the more detail submitted the better. Mr. Reich did not like the diagrammatic stormwater information that was presented to the Commission last year. Mr. Reich said when presenting the culverts and the removal or alterations of the Main Street streetscape, he would like to see complete civil engineering drawings, grading, landscape paving, colors, materials used and perspective drawings so the Commission can get the entire picture.

Mr. Reich asked how DPW will be able to give the Commission details if the plans will be curtailed by the Section 106 process. Mr. Hollenbeck said DPW will proceed in consultation with the Section 106 team and wants to have a collaborative process with the Section 106 team and the Commission.

Mr. Shad swore in Mark Richmond from the Department of Public Works, Bureau of Environmental Services, Stormwater Management Division. Mr. Richmond provided further clarification of the Section 106 process. Mr. Richmond said that the engineering regarding the size of the culvert and location of utilities is not going to change. Mr. Richmond explained that DPW would like to get the HPC comments on the design treatments, such as what the headwalls look like and what the public will see, before the plans are complete. Mr. Richmond said there will be final construction drawings around the one-year timeframe, but he would like to get the Commission's Advisory Comments before DPW completes the plan. Mr. Richmond said that they could come to the Commission with 75 to 80% of the plan completed. Mr. Reich discussed what the Master Plan will be covering which is more extensive than the EC Safe and Sound stormwater management projects. Ms. Tennor asked if there will be any time constraints that are legally binding as far as bringing the process full cycle. Mr. Richmond said DPW met with Maryland Historic Trust and USACE to ask them how long the Section 106 process normally takes. The leads said the normal process takes about a year. Mr. Richmond said that it is not a hard and fast one year where everything has to be approved after the permits are applied for, just guidance that the process itself could take about a year.

Ms. Tennor expressed she was pleased with Mr. Hollenbeck's previous submissions before the Commission and said if future submissions were just as clear, that the Commission would appreciate that amount of detail.

Mr. Roth referenced Chapter 12 of the Demolition and Relocation section of the Ellicott City Design Guidelines and noted that any kind of demolition or relocation requires a Certificate of Approval from the Commission. Mr. Roth noted the potential impact on the B&O site with the turntable specifically being an integral part of the site and hopes that the turntable will not be impacted more than the station house or warehouse. Mr. Roth said the site has had remarkable integrity for when it was built and there is nothing comparable to that site anymore. Any impact to that site would be extremely significant and of great concern. Mr. Roth said that the turntable is integral to the B&O historic site.

Mr. Roth said that DPW would need a Certificate of Approval from the Commission to demolish the bridge that spans over the Tea on the Tiber to Great Panes. The Commission needs to discuss whether

the bridge is historic. Mr. Roth referenced Chapter 12 of the Design Guidelines, noting specifically that the Commission will only review demolition of buildings after all possible alternatives to preserve the structures are exhausted. Mr. Roth said that any justification for demolition should be based on the conditions post mitigation, after mitigation has been implemented. He said that it would not be convincing to argue that buildings need to be taken down because of the amount of flooding that occurred in 2016, without consideration to the extent that flooding might be reduced by implementation of the mitigation. Any justification for demolition has to use the baseline conditions once mitigation has been implemented. Second, justifications also need to include alternatives to keep the water from coming down to the bottom of Main Street to begin with. Mr. Roth said that would include restoration of pervious surfaces and removal of impervious surface; and include information as to what extent that would keep water from coming down in the first place. Mr. Roth advised the applicants that any applications to tear down buildings need to include arguments of alternatives and why the alternatives would not work

Mr. Reich said it would help the Commission if DPW could provide the engineering that got the County to where they are with their choice in Option 3G.7.0; such as providing information pertaining to what route got the County to their decision, the engineering, the sequence of decisions, why the County arrived with the need to take down four buildings and other provisions that were considered if it is in the best interest of the public.

Mr. Reich suggested DPW consider adding another tunnel on the south side of the road and that could take care of tearing down the buildings. Mr. Reich reiterated the Commission needs to understand how the County arrived with this plan.

Mr. Roth said he did not want to give the applicants the impression that they could not tear down a structure, but explained the Commission needs to have the alternatives on the table to have the discussion of demolition. Mr. Reich said he has not seen any detailed history of the buildings that are proposed for demolition. Mr. Reich asked why the buildings are not significant historically. Mr. Reich said the buildings proposed for demolition are significant to the appearance and character of Main Street. He said the Commission needs to understand the historic background the County has on these buildings. The Phoenix has had important history. Bean Hollow has quality architecture with a limestone façade. Mr. Reich said the buildings proposed for demolition have been called “the more modern” buildings, but he was not in agreement.

Ms. Tennor said that the structures proposed for demolition, even if they are not deemed of unusual importance, still have a great impact on the streetscape itself. She said that part of the Old National Road is extremely valuable, and the County needs to keep as much of it as possible.

Mr. Hollenbeck said the County wants to salvage Bean Hollow. Mr. Reich asked what the County intends to salvage. Mr. Hollenbeck clarified that portions of the building will be salvaged, relocated or repurposed to some other area throughout the town. Mr. Reich said that the Commission does not know what salvage means at this point and that Mr. Hollenbeck is saying the County may want to pursue the salvage of the building at some point. Mr. Roth said relocation will detract from the integrity of a historic structure and its site and will require strong justification.

Mr. Shad echoed the same comments on demolition and said that had not yet heard a convincing argument for the demolition of the buildings on lower Main Street. Mr. Shad does not believe the buildings need to be demolished to build the tunnel. Mr. Shad reminded the applicants that the Section 106 process is not going to eliminate the need for the Commission’s approval and the other

stakeholders need to understand that as well. Mr. Hollenbeck agreed the Commission will have to give approval on demolition and building permits.

Mr. Reich said there were some positives to the EC Safe and Sound proposal as the river itself is a huge part of Ellicott City but has never been made an attraction. Mr. Reich said the best thing would be to tear off the back of the buildings proposed for demolition rather than removing the entire four buildings.

Mr. Reich and Mr. Richmond discussed the West End culvert repairs. Mr. Richmond explained that that the additional conveyance would be through a second series of pipes that run perpendicular through the road and run parallel to the outside of the road. Mr. Reich asked if this approach could avoid demolition of the structures. Mr. Richmond said that it could avoid the demolition, but DPW is finding more utilities in the roadway, affecting the design.

Mr. Richmond asked for clarification regarding DPW's future submissions to the Commission, for what stage the plan should be in before submittal. Mr. Richmond said DPW makes plans at 30, 60, and 90% complete before the final plan. Sixty percent finished means not having the engineering completed but knowing where the pipes will be located, the grading, and the disturbance. The design will not be finalized. Mr. Reich said that 60% complete plan would be a good time for DPW to come in for Advisory Comments. Mr. Reich said DPW will need to make the case for the buildings coming down at that point. Mr. Shad agreed with 60% complete, but noted that Ellicott Mills plans came in at 60% design and then the plan did not come back in until it was constructed, and the Commission had to grant retroactive approval. Mr. Shad said he does not want that process to repeat itself.

Mr. Shad allowed for public testimony.

#### Public Testimony

Mr. Shad swore in Craig Stewart. Mr. Stewart said the tunnel culverts under Maryland Avenue are 10 feet in diameter. Mr. Stewart asked how deep the tunnels are placed below the roadway and said he is concerned about the depths under Maryland Avenue or the possibility of demolishing the turnaround at the B&O Station. He said he did not understand the methodology of constructing the tunnel and the CSX requirements. Mr. Stewart asked what the fate of the turnaround was. Mr. Reich said Mr. Roth spoke about the turnarounds at the beginning of the testimony. Mr. Shad said the tunnels, per his understanding would be drilled and nothing above the ground would be disturbed. Ms. Burgess said the turntables are falling apart and were taken down to be repaired and replaced. The Department of Recreation and Parks are determining what repairs were needed.

#### Commission Discussion

Mr. Reich discussed his concept of extending the tunnel up to Tea on the Tiber, 8081 Main Street, and saving the buildings proposed for demolition. The Commission members asked DPW if the demolition of less significant buildings was looked at or if DPW had considered saving the front half of the four lower Main buildings. Mr. Richmond said he did not have an exact answer, but that it may have had something to do with the hydraulics and size of the pipes. Mr. Reich suggested providing the McCormick Taylor data to the Commission members, so the HPC can understand why certain engineering decisions were made. Mr. Reich suggested extending the tunnels an extra 100 feet and preserving the face of the front of the buildings proposed for demolition. Mr. Richmond said that he will have an answer for the Commission when they return with another application.

Ms. Tennor suggested DPW present some sections and elevation drawings in the future.

### Public Testimony

Mr. Shad swore in Joel Hurewitz. Mr. Hurewitz said he generally agreed with removing some of the backs of the buildings. Mr. Hurewitz suggested taking off part of Tea on the Tiber and sealing the back with stone and then building a flood wall behind the building. Mr. Hurewitz provided a summary of his findings regarding the historic significance of the lower Main buildings: the historic significance of Great Panes is uncertain for him due to the parging on the back of the building; he said there is nothing architecturally significant except for the façade of Easton and Sons funeral home, but that it is not in great condition; Discoveries has been gutted and the Phoenix has historic significance as it frames the streetscape. Mr. Hurewitz suggested removing the Easton and Sons building (Bean Hollow) and Discoveries, and preserve the Phoenix building.

**Motion:** There was no motion as this case was for Advisory comments.

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

Certificate of Approval for sign installation.

Applicant: Richard Blood

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

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

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

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

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

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

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

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

- 1) *Chapter 11 recommends:*
  - a. *"Use simple, legible words and graphics."*
  - b. *"Keep letters to a minimum and the message brief and to the point."*

- c. *“Emphasize the identification of the establishment rather than an advertising message on the face of the sign.”*

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

- 2) *Chapter 11 recommends, “Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”*

The sign will consist of three colors and will be predominately black and white. The graphic of the Methodist flame will contain red, the third color.

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

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

- 4) *Chapter 11 recommends:*

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

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

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

**Testimony:** Mr. Shad swore in Richard Blood. Mr. Blood explained that the Church was looking to attract more members and appear vibrant to the community, hence the request for an updated sign. Mr. Blood summarized several improvements the Church has made over the years and some additional future requests he hopes to submit to the Commission. Mr. Blood said the only manufactured part of the proposed sign is the sign board itself, everything else will be wood. The sign will be weather tight and lockable to prevent nuisances from changing the sign. The Korean Church that shares space with Emory United will be allowed to add information for their services as well. Mr. Blood said by allowing for the bigger sign, the new sign will be seen by vehicular passengers.

Ms. Tennor said the application in one area says the changeable message board will have a black background but somewhere else white is cited. Mr. Blood said the frame will be a white aluminum powder coated frame to blend in with the white wood trim and the sign board will be black with white letters. Ms. Tennor said confirmed the hinge will be at the top of the sign. Ms. Tennor said that when an object is taken outside it always looks smaller and she felt the size request was appropriate and the submittal showing the photographs of the sign board in the proposed location was very helpful.

Ms. Zoren said the Guidelines reference signs being 6 square feet in total and the signage request is for 12 square feet. Mr. Blood said the sign is 12 square feet because the sign itself is 3' x 4'. Ms. Tennor said it is hard to reduce the sign and use changeable letters. Ms. Tennor said it is a reasonable request to use a changeable message board for activities. Mr. Reich said it would be expected in front of a church and the details are nice with the pediment on top. Mr. Shad asked if the sign would be two sided, meaning the sign would be the same on both sides. Mr. Blood said that it would be a two-sided sign with no lighting proposed.

**Motion:** Ms. Tennor moved to approve the application as submitted per staff recommendations. Mr. Reich seconded. The motion was unanimously approved.

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

Certificate of Approval for exterior alterations.

Applicant: Kim Henry, Esq.

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

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

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

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

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

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

- 1) *Chapter 6.D recommends, "when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim."*
- 2) *Chapter 6.D recommends, "maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding, wood shingles or log construction."*
- 3) *Chapter 6.D recommends against "using vinyl, aluminum artificial stone, artificial brick or other substitute materials on historic buildings or additions to historic buildings, or on nonhistoric buildings in locations visible from a public way."*

- 4) *Chapter 6.D states the following is a possible exception: "Composite siding materials may be used to replace wood siding on nonhistoric buildings if the particular material proposed is compatible in appearance with wood siding used on nearby historic buildings."*
- 5) *Chapter 6.D states the following is a possible exception: "If wood siding must be replaced on a historic building, a composite siding material may be considered, if wood is not a viable option, the composite siding conveys the appearance of the historic material, and the application of the substitute material does not damage or obscure historic features. The texture, width, shape, profile and finish of the substitute siding material should be similar to the wood siding it replaces."*

The proposed removal of the existing wood siding and replacement with HardiePlank siding may be considered a possible exception to the Guidelines as noted above in #4 and #5. The Commission should determine if the proposed siding is compatible in appearance with wood siding used on nearby historic buildings. The initial approval of the building was based on a wood sided building with a 6-inch exposure. There are two nearby wood historic buildings, one that has a German lap siding and one lap sided building with very narrow boards.

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

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

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

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

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

Staff also recommends the HPC consider:

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

**Testimony:** Mr. Shad asked if there was anyone in the audience that wanted give testimony or was opposed to the application. No one in the audience wished to speak. Mr. Shad swore in Kim Henry. Ms. Henry asked the Commission to consider the building location. She explained that the building is located

at the back of the lot, very close to the rock hill and is shaded by trees. The building does not get a lot of sun, which over time, has caused the siding to rot. Ms. Henry said rather than replace the wood siding with more wood siding, it makes more sense to use a material that will last a longer period of time. Ms. Henry's proposal is to use HardiePlank that would look the same as the wood.

Ms. Henry noted the siding on the building currently has an exposure of 6 inches, but said that HardiePlank did not come pre-painted with a 6-inch exposure and that she wanted to use a pre-painted product for longevity. The HardiePlank siding she proposed to use will have a 6.75 inch exposure.

Ms. Henry said the trim on the corners of the building are already proposed to be HardieTrim on the side, it was only the windows that were proposed to be PVC. Ms. Henry talked to her contractor who said the trim by the windows can be replaced with something that more resembles wood as suggested by Ms. Holmes.

Ms. Henry said PVC would be used at the soffits and fascia behind the gutters and would not be visible from the street, but would protect the building. The PVC is wrapped aluminum. According to her contractor, 95% of the proposed material is HardiePlank trim and not PVC.

Ms. Tennor asked if the gutters and downspouts would be eligible for tax credits since the house was not a historic building, but the half round gutters and downspouts would be more historically appropriate. Ms. Burgess said the application would not be eligible for tax credits. Mr. Reich asked if the applicant will be using HardiePlank everywhere except for a few places where PVC trim will be used. Ms. Tennor asked if the adjacent building will have the white trim. Ms. Henry said that the adjacent building will not have the trim and the main structure would use white HardiePlank Trim everywhere except the few areas that would be PVC.

Ms. Zoren said the application was a reasonable request because it is a modern addition and the product is high quality. Ms. Zoren said her concern was with approving both types of trim and having a mix of PVC and HardiePlank. Ms. Zoren said the Commission has generally taken a hard stance of not allowing PVC, especially on Main Street. Mr. Reich asked what the problem was using HardieTrim and HardiePlank everywhere. Ms. Henry said the cost of the HardiePlank is more expensive than the PVC and the PVC will not be seen from Main Street. Ms. Henry said her contractor said that he could use HardiPlank Trim.

Mr. Taylor asked Ms. Henry if she would amend her application to use the HardiePlank trim rather than PVC. Ms. Henry said she would amend her application. Ms. Tennor asked if Ms. Henry would use half round gutter and downspouts. Ms. Henry said she had no objection to the type of gutter and downspouts.

**Motion:** Ms. Tennor moved to approve the application to use the HardiePlank product for siding, in the larger 7-inch exposure with the integral finish that will not need painting. Approve the amended application that will use the HardieTrim products rather than the PVC products and use of half round gutters and downspouts. Mr. Reich seconded. The motion was unanimously approved.

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

Certificate of Approval for exterior alterations. Tax Credit Pre-Approval.

Applicant: Craig Stewart

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

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

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

- 1) Remove existing vinyl siding and install HardiePlank Cedarmill siding (wood grain) with a 6-inch exposure. The applicant seeks tax credit pre-approval for the siding replacement.
- 2) Remove aluminum wrapped rake and fascia and install Boral TruExterior poly-ash smooth trim, painted snow white. The applicant seeks tax credit pre-approval for the replacement trim and painting.
- 3) Remove existing 1:1 vinyl windows and install new Pella aluminum clad wood windows with aluminum brick moulding. The windows will be double hung, 6:1 with an external simulated divided light. The applicant seeks tax credit pre-approval for the replacement windows.
- 4) Remove existing porch decking and install IPE decking on porch. Remove existing metal railings and columns and install wood posts and railings painted white. The posts will be 4"x4" cedar posts with 3/4" chamfered corners. All details as specified on the section drawing provided in the application (see Figure 4 below). Install 3/4" thick bluestone treads on existing concrete steps. Install Azek board on the risers. The applicant seeks tax credit pre-approval for the renovation of the porch.

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

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

- 1) *Chapter 6.D states the following is a possible exception: "If wood siding must be replaced on a historic building, a composite siding material may be considered, if wood is not a viable option, the composite siding conveys the appearance of the historic material, and the application of the substitute material does not damage or obscure historic features. The texture, width, shape, profile and finish of the substitute siding material should be similar to the wood siding it replaces."*

The historic building does not currently have wood siding, it is sided in vinyl. The inventory form from the 1970s shows the building may have had asbestos shingle at that time and that historically it may be a log constructed building. As such the proposed use of HardiePlank would not obscure any historic features. The HardiePlank Cedarmill product would be consistent with the siding material used on the addition, although typically the HPC prefers the smooth siding, because it more closely resembles wood siding which does not have a dramatic wood grain texture.

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

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

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

- 2) Chapter 6.H states that a 6:1 pattern would be appropriate for buildings constructed circa 1880-1930.
- 3) Chapter 6.H recommends, "Replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original window is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building."

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

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

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

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

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

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

**Testimony:** Mr. Stewart was already sworn in. Mr. Shad asked if Mr. Stewart had any comments to add to the staff report. Mr. Stewart said he would like to amend his application as he had done some exploration on the porch and he believed that the porch was historic and built in the 1950s. He said that he intends to restore it the porch to the 1950s condition. Mr. Stewart described the current conditions: the steel railing was rusting away, the handrail had twisted apart and the concrete steps are falling apart; all of which he believed could be restored. Mr. Stewart removed the siding on the inside of the sides of the porch roof and found German lap siding under the vinyl. Mr. Stewart wants to strip the vinyl and aluminum siding, remove all the lead paint with a chemical treatment and have the steel railings and handrails restored. Instead of using twisted steel to match the existing, Mr. Stewart wanted to use half inch squared steel bar and reconstruct the railing to match the handrail on the steps. He said the vinyl composite decking dates to the 2000s.

Mr. Stewart would like use HardiePlank siding, and if he cannot achieve a 2-inch lap, he will cut the boards down to maintain a 6-inch exposure. He said it differentiates the historic portion of the home from the other addition.

Mr. Stewart took apart the windows on the inside and said it contained the original window frames from the original construction. The old sash is torn out, but the frames remain. The old frames have no moulding. Mr. Stewart said there was 2-inch lumber projected to the outside but he is not completely sure. Mr. Stewart amended the application to include brickmould around the window. Mr. Stewart said the house used to belong to Thomas Isaac and there is an old quarry at the bottom of the hill, part of the original property.

Mr. Reich asked if the front porch is historic. Mr. Stewart thinks the porch is historic dating to the 1950s. Mr. Stewart said he originally thought it was part of the original structure, but it is not.

Ms. Tennor asked if the porch is treated as historic what are the implications for tax credits. Mr. Roth said the staff recommendations suggest the Commission determine if the porch is historic. Mr. Taylor explained that if the Commission determines the porch is historic then the work is eligible for tax credits. Mr. Roth said the porch is a structure, the Commission can declare it to be historic and the decking is a later addition.

Mr. Roth asked for Mr. Stewart to simply and plainly state what he would like approved. Mr. Stewart said he would restore the deck flooring to tongue and groove white or yellow cedar.

The Commission, Staff and Mr. Stewart discussed overall scope of work: the in-kind replacement of the steps using precast concrete steps, restoring the railings, and striping the lead paint, the landing balusters to be replaced with ½" square balusters, siding on the porch shed roof and removal of the vinyl siding to expose the German siding.

Motion: Mr. Reich moved to approve the restoration of the porch per the amendments:

1. Repair precast concrete steps.
2. Remove lead paint and restore handrails to be painted black.
3. Replace balusters with ½" square metal balusters to be painted black.
4. Replace the siding on the shed roof.
5. Remove the vinyl siding and expose and restore the German lap siding, repaint the siding white.
6. Remove the composite decking and replace with white or yellow Cedar tongue and groove decking instead of Ipe.
7. Replace the siding and windows per application.

Mr. Roth seconded. The motion was unanimously approved.

Mr. Reich moved to approve all items for tax credit pre-approval except for the HardiePlank. Mr. Roth seconded. The motion was unanimously approved.

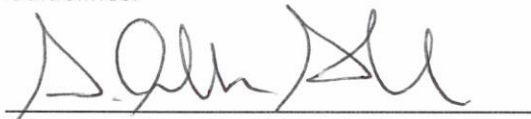
#### **OTHER BUSINESS**

1. Administrative Updates
  - a. 2020 HPC meeting calendar approval
    - i. The Commission agreed to have the July meeting moved to the second Thursday of the Month (July 9<sup>th</sup>) due to the observance of Independence Day following their normally scheduled meeting.
  - b. Reserve extra November 2019 meeting date

- i. The Commission agreed to send availability for a potential second November meeting date to Ms. Holmes.
- c. Commission Positions
  - i. Ms. Tennor moved that the current members maintain their current positions of Mr. Shad as Chairman, Ms. Tennor as Vice Chairman, and Mr. Roth as Secretary. Mr. Roth Seconded. The motion was unanimously approved.
- d. October 15, 2019 Public Master Plan meeting
  - i. The Commission discussed the meeting and how they can also watch the meeting via live stream.

Mr. Roth moved to adjourn the meeting at 9:27pm. Ms. Tennor seconded the motion was unanimously approved.

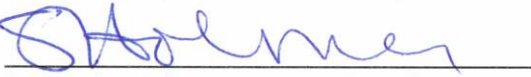
\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.



Allan Shad, Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary