



# 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*

VOICE 410-313-2350

FAX 410-313-3042

## November Agenda

Thursday, November 2, 2017; 7:00 p.m.

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The November meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Information about participating in Commission cases is available at the Commission's website, [www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission](http://www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission). The Commission may go into closed session at the meeting. Chapter and page references in this report are from the Ellicott City or Lawyers Hill Historic District Design Guidelines. Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Requests for accommodations should be made at least three working days in advance of the meeting.

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

### **PLANS FOR APPROVAL**

#### Consent Agenda

1. MA-17-44c – 4688 Beechwood Road, Ellicott City
2. HPC-16-36 – 3820 Church Road, Ellicott City
3. HPC-17-75 – 8125 Main Street, Ellicott City

#### Regular Agenda

4. HPC-17-76 – 3825 Old Columbia Pike, Ellicott City

### **OTHER BUSINESS**

Ellicott City Design Guideline Update

## CONSENT AGENDA

### **MA-17-44c – 4688 Beechwood Road, Ellicott City**

Final tax credit approval.

Applicant: Allan Danoff

**Background & Scope of Work:** This property is listed on the Historic Sites Inventory as HO-455. According to SDAT the building dates to 1899. The Applicant was pre-approved in MA-17-44 to remove and replace cedar shingles and stain all shingles to match. The Applicant has submitted documentation that \$4,767.46 was spent on eligible, pre-approved work. The Applicant seeks \$1,191.86 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the cancelled checks add up to the requested amount and correspond to the proposals for work.

**Staff Recommendation:** Staff recommends Approval of final tax credit in the amount of \$1,191.86.

### **HPC-16-36 – 3820 Church Road, Ellicott City**

Final tax credit approval.

Applicant: Jodey Dance

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved in case HPC-16-36 to make repairs to the front wall and steps. The Applicant has submitted documentation that \$20,850.00 was spent on eligible, pre-approved work. The Applicant seeks \$5,212.50 in final tax credits.

**Staff Comments:** The Applicant initially provided one cancelled check in the application and wrote that three payments were made. Staff requested the other two payments and has only received one additional cancelled check. The invoice is for \$20,850.00, but Staff has only received \$13,950.00 in cancelled checks and is waiting for the Applicant to send the final check in order to confirm the full amount. Otherwise the work does comply with that pre-approved.

**Staff Recommendation:** Staff recommends Approval of final tax credit in the amount of \$3,487.50 based on the checks totaling \$13,950.00, pending receipt of the final check. If the final check is received and verified, then staff recommends \$5,212.50 in final tax credits based on the checks totaling \$20,850.00.

### **HPC-17-75 – 8125 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Jared Spahn

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$481,400. The difference in the assessment that is eligible for the tax credit is \$480,400.00 The Applicant has submitted documentation that a total of \$806,114.86 was spent on restoring the building.

**Staff Comments:** Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$48,712.56. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$135,125.00 in qualified expenses for restoration work that includes shoring and stabilizing the structure, removing tree branches and other debris from building and constructing a new load bearing exterior wall.

The work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.” The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

## REGULAR AGENDA

### **HPC-17-76 – 3825 Old Columbia Pike, Ellicott City**

Certificate of Approval for new construction.

Applicant: Joshua Anderson

**Background & Scope of Work:** This property is located in the Ellicott City Historic District, but does not contain a structure. The Applicant proposes to build a new single family house on the property. The Applicant had to submit an application to the Hearing Examiner requesting a variance for the setback from the required 75 feet to a proposed 15 feet. However, the Hearing Examiner did not make a determination on the setback, but advised the Applicant to first seek approval from the HPC for the construction of the new home.

The following materials will be used for the new structure:

- 1) Roof – GAF Timberline Grey fiberglass shingle
- 2) Window – Wood double hung 6:6 painted white
- 3) Siding – El Dorado manufactured stone in the style Country Rubble, color Polermo. Rough-faced stones vary from 2” high to 18” high. Allora Fiber cement lap siding with a wood grain in the color Linen (a light brown).
- 4) Doors – Jeld-Wen 6 panel wood exterior doors painted white and the rear patio door will be a pair of 18 light clad wood French doors painted white.
- 5) Lighting – Hampton Bay Black aluminum fixtures located outside each door.
- 6) Landscaping – Barberry, junipers and cherry trees.
- 7) Patio – Irregular Pennsylvania bluestone set in sand.
- 8) Gutters – white aluminum K-style gutters
- 9) Side porch visible from front – shows a porch on Court Avenue for comparison, but will not be an exact match. Via email the Applicant said it will have a white railing and handrails made out of wood. A wood floor will be painted gray and it will have a shed roof.

10) Trim and soffits - Wood painted white.

The proposed house will be 20 feet wide by 33 feet long with the side of the house facing the street. There will be a side porch, which will be visible from the front, that will be the main entry to the house. The front façade (west elevation) of the house will contain 4 double hung 6:6 windows that are lined up vertically and horizontally. El Dorado stone will be used for the foundation line, which will be visible from the front façade. There will be a slight recess on the right side of the front façade, where the side of the building is visible.

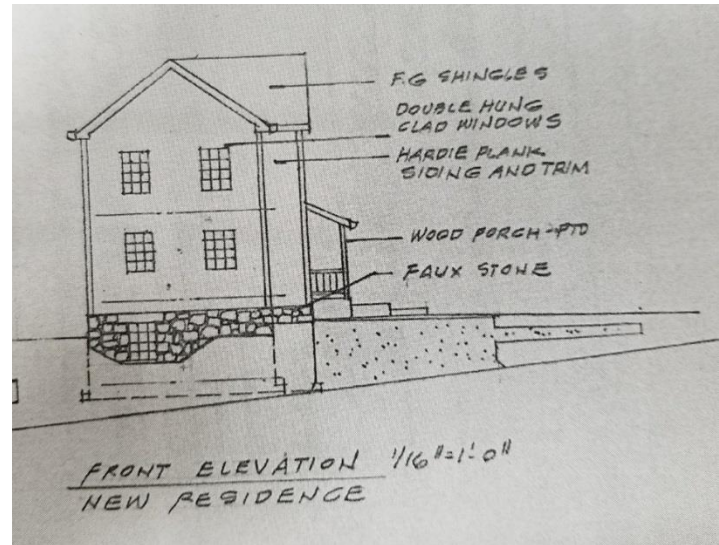


Figure 1 - Proposed front elevation



Figure 2 - Aerial view of property



Figure 3 - Proposed El Dorado stone

The right side (south) elevation will contain the main entrance to the house and will be highly visible from Old Columbia Pike. The left side (north) elevation contains three windows; two double hung on the second floor and a set of paired double hung on the first floor centered between the second story windows.



Figure 4 - Proposed right side elevation

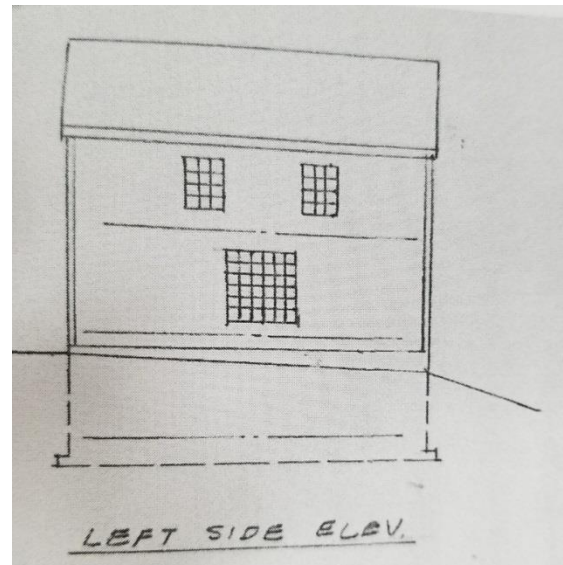


Figure 5 - Proposed left side elevation

The rear (east) elevation will not be visible from the public right of way. The elevation will contain a set of French doors with a transom above and a set of paired double hung windows on the first floor. The second floor will contain another set of paired double hung. The application explains the windows will be 6:6 wood windows painted white.

**Staff Comments:** The proposed 15-foot front setback will make this structure consistent with the siting of the historic structures along Old Columbia Pike. The historic structures along Old Columbia Pike are all located within a similar proximity to the street. Regarding new construction of principle structures, Chapter 8 of the Guidelines states, “compatibility with neighboring buildings in terms of form, proportion, scale and siting is the highest priority. If these are resolved, details such as colors, material or window design can be more easily dealt with” and “evaluate the appropriate front setback based on the pattern along the public street adjoining the property. Where existing buildings maintain a uniform setback, locate new building in accordance with the established setback.” Overall Staff finds the proposed design is compatible with the neighboring historic structures. The house will be narrower in width that the neighboring granite structures, which is common in Ellicott

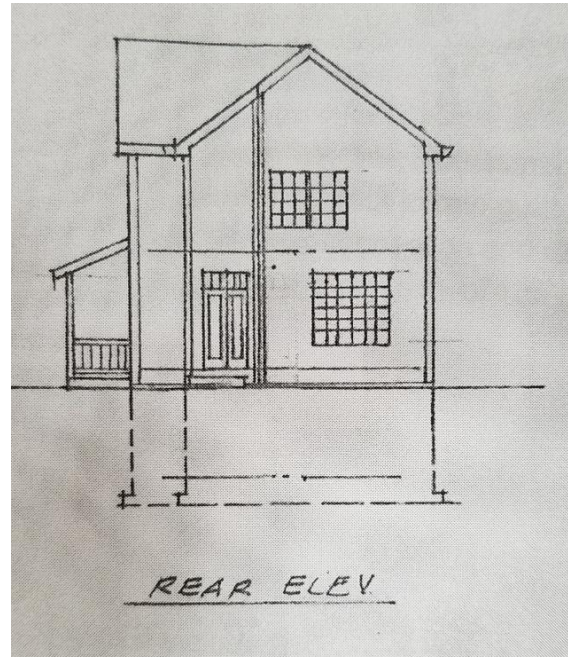


Figure 6 - Proposed rear elevation

City. The new structure will be compatible in proportion, as it will not be larger than existing buildings. The new structure also appears to be similar in width the previously existing historic brick structure that once existed on the lot.



Figure 7 - Surrounding historic structures



Figure 8 - Streetscape consisting of existing historic structure and empty lot for proposed house



Figure 9 - Lot for proposed house

Chapter 8.B recommends, “design new buildings to be compatible with neighboring buildings in bulk, ratio of height to width, and the arrangement of door and window openings.” The application would best comply with the Guidelines if the windows are lined up on the side elevations, but the design as submitted uses the windows minimally and could be acceptable. Based on the scale shown in the drawings provided the application also complies with Chapter 8.B, which states, “design new buildings so that the floor to ceiling height and the heights of cornices and eaves are similar to or blend with nearby buildings. Generally, there should not be more than 10 percent difference in height between a new building and neighboring buildings.” The new building will sit on slightly higher ground than the neighboring building, where the Applicant resides, and the roof pitch of the granite structure lines up

with the eaves of the new structure. Dimensions were not included in the drawings, so these will be needed to confirm.

The new building is very modest in size at 20 feet wide, the windows will be wood 6:6 and line up as they historically would on the front façade. The stone foundation is in keeping with the neighboring granite structure and granite retaining wall, and the new porch will be painted wood. This complies with Chapter 8.B.3 recommendations for materials, “use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials in the immediate vicinity.”

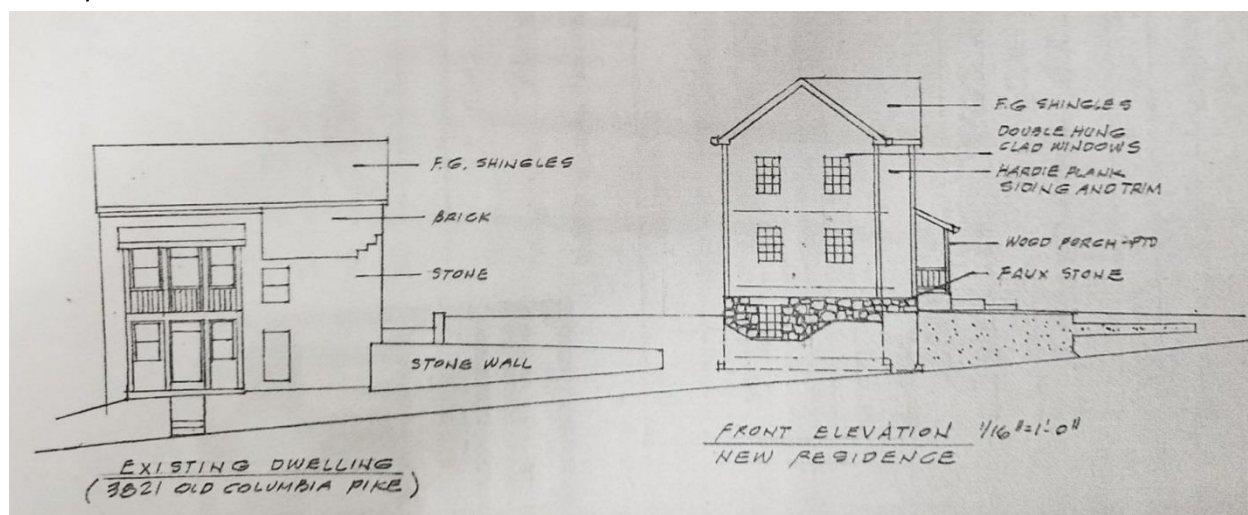


Figure 10 - Drawing shows proposed streetscape with existing and proposed house

The Applicant proposes to use a wood grain fiber cement siding. Chapter 8.B.3 recommends, “where wood siding is used, use painted siding compatible with the forms of traditional siding found in the historic district. Substitute siding materials can be appropriate if they are similar in width, profile and texture to wood siding.” Staff finds the wood grain fiber cement siding is not similar in texture to wood siding and recommends a smooth fiber cement be used. Wood siding, especially siding that has been painted several times, does not contain such an exaggerated raised texture and is much smoother.

The Applicant proposes to use k-style gutters, but is more common to find half round gutters on historic houses and would be more appropriate to use in the historic district. The use of the white aluminum gutters complies with the Guideline recommendation in Chapter 6.E. The proposed black metal lighting located at doorways complies with Chapter 9.E recommendations, “use dark metal or a similar material” and “place attached lighting fixtures in traditional locations next to or over a door.” The proposed bluestone patio complies with Chapter 9.D recommendations, “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone” and “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

The proposed fiberglass roof complies with Chapter 8 recommendations, “use roofing material compatible with materials used elsewhere in the historic district. Asphalt shingles should generally be flat, uniform in color and texture and of an unobtrusive color.” The roof shingles will be fiberglass, but are indistinguishable from asphalt and will match the modern roof materials found on surrounding historic structures.

Staff has asked for additional information on the size and materials for the driveway and recommends this be subject to a future application, which could possibly qualify for the minor alterations process.

The proposed landscaping will be in the front and side yard and the design appears complementary to the historic house. However, Chapter 9.B recommends, "include landscaping improvements as part of any construction project in locations visible from a public way. In most cases, use plant varieties native to the area." The Barberry species has been removed from the Howard County Landscape Manual because of its invasive nature and its ability to host ticks. Staff requests a native plant palette be created in lieu of using Barberry.

**Staff Recommendation:** Staff recommends approval of design concept as submitted contingent upon the following:

- 1) Final construction drawings be submitted prior to the Decision and Order being released. The construction drawings must show the appropriate detail that is lacking from the current submittal.
- 2) Approval of the materials as submitted, with the expectation that the siding be a smooth fiber cement, rather than the wood grain and the gutters be half round, which is more historically appropriate.
- 3) The driveway be submitted for approval in a future application when the details and dimensions are determined.
- 4) A native plant palette be created in lieu of using Barberry.

**OTHER BUSINESS**

Discussion of Ellicott City Design Guideline update.

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Beth Burgess  
Executive Secretary

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Samantha Holmes  
Staff, Historic Preservation Commission