



# 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

## Agenda

Thursday, November 7, 2019; 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). Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

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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-19-26c – 3788 Church Road, Ellicott City

#### **Regular Agenda**

2. HPC-19-52 – 1805 Marriottsville Road, Marriottsville, HO-191
3. HPC-19-53 – 6044 Trotter Road, Clarksville, HO-161

### **OTHER BUSINESS**

1. Ellicott City Watershed Master Plan Workshop – This workshop will begin after 7:30 PM.

## CONSENT AGENDA

### MA-19-26c – 3788 Church Road, Ellicott City

Final tax credit approval.

Applicant: Georgana Zezzo

**Request:** The applicant, Georgana Zezzo, requests final tax credit approval for work that was pre-approved in case MA-19-26 for 3788 Church Road, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the house dates to 1899. The applicant was pre-approved through the Executive Secretary Pre-Approval process to make repairs to the chimney and prep and repaint all wood siding and trim, replacing rotten wood as needed.

**Scope of Work:** The applicant seeks final tax credit approval. The applicant submitted documentation that \$6,412.50 was spent on eligible, pre-approved work and seeks \$1,603.13 in final tax credits. The work complies with the pre-approved scope and the cancelled checks and other documentation equal the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted, for \$1,603.13 in final tax credits.

## REGULAR AGENDA

### HPC-19-52 – 1805 Marriottsville Road, Marriottsville, HO-191

Tax credit pre-approval for exterior repairs.

Applicant: Shelly Levey

**Request:** The applicant, Shelly Levey, requests Tax Credit Pre-Approval to make repairs to the stone retaining wall at 1805 Marriottsville Road, Marriottsville, HO-191.

**Background and Site Description:** This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-191, Forest View. According to SDAT the building dates to 1850. The County Architectural Historian determined the stone wall dates to the 1920s, which would make it a historic wall.

**Scope of Work:** The applicant seeks tax credit pre-approval to repair the existing rock retaining wall. The portion by the steps is mortared and the rest of the wall is dry stacked. Repairs will utilize existing rocks or those that have fallen from wall.

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

- 1) *Section 20.112(b)(4)(ii) (d) of the County Code states, "Eligible work includes: Repair or replacement of historic landscape features such as masonry walls, fences, or other site features, if determined to be of historic or architectural significance by the Commission."*

Per the above code provision, the Commission must also determine that the wall is a historic landscape feature in order to pre-approve tax credits for its repair.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine the wall is a historic landscape feature and pre-approve tax credits for the repair of the stone wall.

**HPC-19-53 – 6044 Trotter Road, Clarksville**

Advisory Comments for addition.

Applicant: Jeff Penza

**Request:** The applicant, Jeff Penza, requests Advisory Comments on the site development plan for the addition at 6044 Trotter Road, Clarksville.

**Background and Site Description:** This property is not located in the Historic District, but is listed on the Historic Sites Inventory as HO-161, the Henry Warfield/John L. Due House. The property consists of 33.69 acres and is zoned R-ED, Residential: Environmental Development. The property is encumbered with a Maryland Environmental Trust Easement.

The historic buildings on the property consist of the main historic house, historic smokehouse, cottage (historically a summer kitchen), historic spring house, historic corn crib and a modern barn.

The County Architectural Historian provided the following historical information on the significance of the property:

Five Warfield brothers moved out of Old Frederick Road and settled in the area of present-day Lisbon. One of them, Azel, had his estate to the south of Lisbon. Azel's son, Henry, purchased 65 acres of the estate from his mother in 1828 for \$1,200, added a small 9-acre parcel in 1831, and later purchased 80 acres of the estate from his mother and two brothers in 1834 for \$1,000. With his farm assembled, he was ready to build a substantial dwelling that would illustrate to others that he had arrived, and he did this in 1836, constructing the main block of the stone farmhouse. A previous survey of the house stated that the kitchen ell dated to the eighteenth century and the main block was added to it; however, the physical evidence clearly shows that the ell was added to the 1836 house. The construction of both is identical and suggests that there was an earlier dwelling where the ell was, that the main block was added to it, and as soon as the main block was complete, the family moved into it and the old house was taken down and replaced with the ell. Henry died in 1858 and left the farm to his son Richard, with the proviso that Henry's daughters could live there until they married and at that time Richard would pay them \$500. Richard never married, so at his death he left the farm to his unmarried sister, Rachel, who was living there with him. Rachel sold the farm to her nephew, Nicholas Warfield, in 1916, retaining a life estate in the room she lived in in the house. The farm passed out of the Warfield family in 1931.

The house has had a number of changes on the interior to make it appear older than it actually is, including the addition of chair rail and crown mouldings, and the replacement of all of the mantels with earlier, historic ones. However, the original mantels appear to be stored in outbuildings on the property, and much original material remains in the house, including the windows. The log granary is of major significance and is now subsumed within a modern pole barn that has protected it. This represents a very rare survival and illustrates the changing agricultural patterns of Howard County from tobacco to grain. Also of significance are the line of outbuildings running off to the east from the kitchen ell: a stone smokehouse, log kitchen,

and, further down the hill, a stone springhouse. Few farms retain this complete a collection of outbuildings.

**Scope of Work:** The applicant proposes to construct an addition on the rear of the existing historic house, on the north side of the house. The addition will be separated from the historic house with a one-story hyphen. The application states that the roof of the hyphen will preserve two small casement windows on the north wall of a second-floor bedroom of the original stone house. The application further explains that the main section of the new addition will be a one and a half story structure with a gable roof extending east to west and that the second floor will have a series of dormers and intersecting gables to minimize the scale of the addition and respect the scale of the original house. The addition will be constructed at the rear of the building and will extend to the side of the original house and be highly visible from the front façade. The addition will be nearly two times the width of the existing historic house. While the historic house has three gable dormers across the front elevation, each with a single double hung 6:6 window, the proposed addition will have three significantly larger shed style dormers, each with a set of paired 8 light casement windows. The addition will also feature a large gable roofline, off center from the shed dormers.

The materials proposed for the addition will echo those found on the historic house, such as stone, architectural asphalt shingles and lap siding in a similar exposure. The addition will have stone exterior walls, to match the historic house. The dormers on the addition will be constructed out of Boral TruExterior lap siding with a 6-inch exposure, to be compatible with the wood siding on historic house gable dormers. The windows on the first floor of the addition and on the second story gable will be 6:6 double hung windows with shutters.

The historic smokehouse will also have an addition. The addition will be constructed on the east side of the smokehouse and will use different materials to clearly read as an addition to the original structure. The historic cottage will be restored. The alterations to the smokehouse will be presented to the Commission in the future for a determination of architectural compatibility for a conditional use to convert the smokehouse to an accessory apartment.

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

- 1) *The Secretary of the Interior Standards for Rehabilitation, Standard 2, states: "The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided."*
- 2) *The Secretary of the Interior Standards for Rehabilitation, Standard 9, states: "New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."*

#### **Scale and Massing**

The scale of the addition is significantly larger than the historic house. The addition, when viewed from the south, will be almost double the width of the existing historic house. This increased scale will be visible from the front façade and would represent a significant modification of the historic view of the house.

The height of the addition is subordinate to the historic house, which helps to scale down the overall relationship of the addition. The intent of the gable roofline on the addition is to break up the long stretch of the new façade, but the gable has the potential to become a dominant feature with no architectural relationship to the historic house. The massing and scale of the shed dormers in the addition are significantly larger than the historic house. The shed dormer windows are also significantly larger than the first floor 6:6 double hung windows. The commission may want to advise on the overall massing and proportion of the addition in its relation to the character of the historic house.

#### Materials

The use of the Boral lap siding on the hyphen complies with the Standards, and clearly differentiates the new construction from the old, while still maintaining compatibility with the historic house. However, the use of a matching stone clad exterior for the addition could compete with and detract from the architectural integrity and prominence of the historic building. It would be more appropriate for the addition to be sided in the Boral lap siding, which would clearly distinguish it as a non-historic addition. The historic stone structure should remain as the main architectural focal point, as the only stone building visible from the view of the front façade.

#### Features

The front view of the addition (south elevation) contain features incompatible to historic house. The use of a large shed dormer and paired casement windows is not a feature seen on the historic house, and is not compatible with the appropriately scaled gable dormers on the historic house. The large gable roofline on the addition serves to break up the expansive façade of the addition, but also presents a competing and dominating roofline to the historic house. The addition could still read as a new addition without the use of a different style of dormer window.

Other incompatible features found on the new addition are the arched French door, picture windows and transom windows found on the north, east and west elevations. However, these features are not of as great concern due to their location on addition, as they are not visible from the front façade view of the house.

**Staff Recommendation to the HPC:** Staff recommends the HPC provide guidance on scale, massing, use of materials and features proposed for this addition.

## OTHER BUSINESS

### **Ellicott City Watershed Master Plan Workshop (this work session will begin after 7:30 PM)**

The Department of Planning and Zoning will present and discuss with the Commission the Ellicott City Watershed Master Plan and gather feedback from the HPC prior to DPZ's preparation of the draft plan. This will be a workshop; public comment will not be accepted.

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

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Beth Burgess  
Executive Secretary

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Samantha Holmes  
Staff, Historic Preservation Commission

