



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

November Agenda

Thursday, November 1, 2018; 7:00 p.m.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. MA-18-16c – 3829 Old Columbia Pike, Ellicott City
2. MA-18-02c – 3744-3748 Old Columbia Pike, Ellicott City

Regular Agenda

3. HPC-18-53 – 8116 Main Street, Ellicott City
4. HPC-18-54 – 8307 Main Street, Ellicott City
5. HPC-18-55 – 3820 Old Columbia Pike, Ellicott City
6. HPC-18-56 – 8484 - 8494 Main Street, Ellicott City
7. HPC-18-57 – 3612 Fels Lane, Ellicott City
8. HPC-18-58 – 8191 Main Street, Ellicott City
9. HPC-18-59 – 3802 Church Road, Ellicott City

CONSENT AGENDA

MA-18-16c – 3829 Old Columbia Pike, Ellicott City

Final tax credit claim 20.112.

Applicant: Josh Anderson

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1800. The Applicant was pre-approved for tax credits to replace the roof through the Minor Alterations process in case MA-18-16 in May 2018. The Applicant has submitted documentation that \$14,290.00 was spent on the eligible, pre-approved work and seeks \$3,572.50 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoice and cancelled checks total the requested amount.

Staff Recommendation: Staff recommends approval as submitted for \$3,572.50 in final tax credits.

MA-18-02c – 3744-3748 Old Columbia Pike, Ellicott City

Final tax credit claim 20.112.

Applicant: Susan Duff

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to the Historic Sites Inventory form the buildings date to the early 1800s. The Applicant was pre-approved for tax credits for front façade repairs and alterations through the Minor Alterations process in case MA-18-02 in January 2018. The Applicant has submitted documentation that \$23,455.00 was spent on the eligible, pre-approved work and is eligible for \$5,863.75 in final tax credits.

Staff Comments: The work complies with that pre-approved and the statements and cancelled checks total the eligible amount.

Staff Recommendation: Staff recommends approval of \$5,863.75 in final tax credits.

REGULAR AGENDA

HPC-18-53 – 8116 Main Street, Ellicott City

Certificate of Approval and Tax Credit Pre-Approval for exterior alterations/repairs.

Applicant: Charlene Townsend

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1830. This building was damaged in the 2016 flood and the door leading to the apartments and the storefront windows were destroyed and had to be replaced.



Figure 1 - Damage from 2016

The building was again damaged in the 2018 flood and both doors (retail and apartment) as well as the storefront windows were destroyed. The Applicant seeks tax credit pre-approval to paint the front façade including second and third floor windows and sashes.

The Applicant also seeks approval, including tax credit pre-approval, to make alterations to front façade, in order to make the building safer from flood water. The

Applicant proposes to alter the storefront windows so that the entire storefront looks like the mural painted on the plywood that is currently covering the building. This design also mimics the panels below the windows that are found on the neighboring building at 8120 Main Street. The storefront windows would be significantly reduced in size in this proposal, which would utilize a 5'x5' window. The proposed windows will either be Anderson tempered laminate glass windows or Pella Impact Resistant windows with a wood frame.



Figure 2 - Damage from 2018 flood



Figure 3 - Storefront prior to flood in 2011, Google Streetview

The new storefront door will be a half light over 2-panel wood door, painted a cream color. The previously existing historic door was a ¾ light over 3 panel (horizontally laid out) door. The door leading to the apartments will be a 6-panel wood door. This replacement is the same style as the replacement used from the 2016 flood, but does not match the historic door that was destroyed, as shown in Figure 3.

The previous storefront was blue and white, but the Applicant now proposes to use the colors as shown in Figure 4, incorporating the coral color from the second floor into the first floor storefront and the light pink/coral color (Benjamin Moore Pearly Pink) on the plywood mural.

The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work.

Staff Comments: Chapter 6.K of the Guidelines recommends, “preserve the form and details of existing historic storefronts. Uncover or replace architectural detailing that has been obscured by later additions” and “where physical, photographic or other documentation exists for an earlier storefront, or for the building’s appearance before a storefront façade was added, restore the earlier storefront design.” While this proposal does not meet those

recommendations, the intent of the storefront alterations are to mitigate potential future flood damage. The historic door leading to the apartments was lost in the 2016 flood and the historic door leading to the retail space was lost in the 2018 flood. The storefront windows were blown out in both floods, and due to their floor to ceiling height, would be likely to blow out in future floods.

The new design retains the historic cornice and brackets on the first floor and will utilize doors of a similar design. The existing color from the second floor will be incorporated into the new panels on the first floor. The new design complies with Chapter 6.K recommendations, “when planning storefront repairs or alterations, unify the upper and lower floors in the new design. Use appropriate and matching materials and colors throughout the façade; use materials appropriate to the style and period of the building; and use details of one time and type, within the limits of that building and its date of construction” and “design new storefronts to fit within the first floor building openings as formed by columns, piers and cornices.” The new panels below the window will serve a practical purpose not only in reducing the size of the storefront windows, but they will be reinforced with an internal cinderblock wall using new full-size blocks with concrete and rebar. The block will be waterproofed with Sherwin Williams Loxon XP. The windows will be reduced in size, which typically is not recommended, however Figures 1 and 2 above, show the repeated damage to the windows in a flood situation. The windows will still be large and will be impact resistant, which the previous windows were not. While these alterations are not typically supported by the Guidelines, the Applicant has made an attempt to mitigate future flood damage by reinforcing the storefront with stronger materials than previously existed.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work.

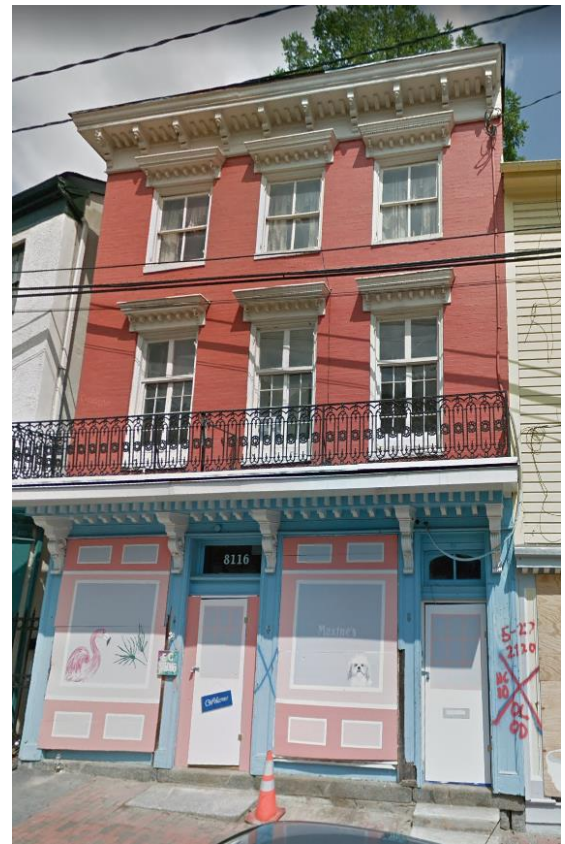


Figure 4 - Proposed storefront alterations

HPC-18-54 – 8307 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Nicholas Johnson

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to install a sign, which is to be painted directly on the painted brick façade of the building. The original sign design was for a 5-foot high by 24-foot wide sign, for a total of 120 square feet. Staff and the Applicant met to discuss the sign and the Applicant had the drawings revised and scaled the sign down to 4'3" high by 17'9" wide, for a total of 75.43 square feet. The sign will have a black background with white text and a white border and read on one line "SU CASA." The sign will be located within a defined panel area that is on the brick building façade.



Figure 5 - Defined brick area on facade



Figure 6 - Original proposed sign – 120 square feet



Figure 7 - Revised sign design – 75.43 square feet

Staff Comments: The overall size of the sign has been reduced significantly in square footage, but still does not comply with Chapter 11.B recommendations, which recommend, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these signs would result in signs that are ineffective or not in scale with the building.” As this is a detached building that is set back from the street, a larger sign area may be appropriate, but the proposed size is still significantly larger than the Guidelines recommend.

For reference and guidance to this case, the Commission has recently had several applications for signs of this size, but the most comparable is the sign for Main Street Ballroom, located on the back of the building. The Ballroom sign was originally proposed to be 34 inches high by 19 feet wide and eventually approved to not exceed 24 inches in height (the width was determined using existing proportions on the building, an exact length of feet was not specified, rather the architectural details the sign was to fit between were specified).

The Guidelines provide a formula of one half square foot of sign area for each linear foot of street frontage as the maximum for each building. The building façade is approximately 50 feet in length, which results in a maximum area of 25 square feet. Further, Chapter 11.A states, “use lettering that is between one-third and one-half of the sign height and covers no more than 75 percent of the face of the sign.” Additional black space around the letter would further comport with the Guidelines.

Aside from the scale, the sign otherwise complies with Chapter 11 recommendations, such as, “use simple, legible words and graphics; use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade; and emphasize the identification of the establishment rather than an advertising message on the face of the sign.”

While not part of the HPC process, the Guidelines explain, “painting a sign directly on a wall or another structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals

may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area.” The Applicant should contact the Department of Inspection, Licenses and Permits, administrators of the sign code, for more information on this matter.

Staff Recommendation: Staff recommends approval of the sign design as submitted, but recommends the sign be further reduced in size to be more consistent with the Guidelines.

HPC-18-55 – 3820 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Craig Stewart

Background & Scope of Work: This property is located in the Ellicott City Historic District and is also listed on the Howard County Historic Sites Inventory as HO-302. According to MDAT, the historic house was built in 1899. This property is listed on the Historic Sites Inventory as HO-302, the Charles Ringley House #1. According to the survey sheet, which dates to 1982, the structure may be log construction that has been covered with siding. However, this information is unconfirmed and can only be determined by opening up walls inside the house.

The Applicant was approved in case HPC-09-25 and HPC-15-39 to construct a new addition on the side of the house. The Applicant now seeks retroactive approval to alter the side deck, which was approved by the HPC on July 2, 2015 in case HPC-15-39. The original application requested approval of a Trex deck with a white vinyl railing. The application was approved, but the railing was only approved to be wood or metal, not Trex. Retroactive approval is now sought for:

- 1) The deck was altered by adding 74 square feet to wrap around and connect to the rear stoop.
- 2) The decking installed was lpe wood and the railing installed was a bronze Trex railing with bronze aluminum pickets.
- 3) The square posts are off-white, and the material is not referenced in the application but appears to be a PVC product so this item needs to be approved as well.



Figure 8 - Side deck



Figure 9 – Alternate view of side deck

Staff Comments: The application generally complies with Chapter 7 recommendations for new construction of additions and porches. The increased square footage of the deck improves the design and better incorporates the deck into the new addition. The deck design complies with Chapter 7.B, “they should be substantial in appearance, having more of the character of a porch and should be

related in detail as much as possible to the style and character of the building.” The deck relates to the extended building and the new connectivity (opposed to the original design) gives the appearance of a porch.

The Guidelines recommend, “on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building.” The deck is adjacent to the new addition, but the aluminum pickets on the new deck railings are compatible with the railings on the front stairs of the historic building (although they are not typically seen in conjunction with one another). The railing may be a composite, but the material is not noticeable from the street. The bronze colored composite railing blends with the aluminum pickets and matches other accents on the house, such as the gutters and exterior lights. The use of Ipe wood decking over Trex complies with the Guidelines.

Staff Recommendation: Staff recommends retroactive Approval as submitted.

HPC-18-56 – 8484 - 8494 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kevin Breeden

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the buildings date to 1920. The May 27, 2018 flood washed out the foundations on these row houses. The Applicant sought approval for the foundation replacement/repair in MA-18-42. There was a partial objection to the construction of poured concrete piers without using a brick veneer to match the historic style. The Applicant then amended the application for the construction of brick piers reinforced with rebar. The foundation repairs were approved through the Minor Alterations process. However, in order to repair the foundation, the porched had to be removed for access. The plans to rebuild the porches were not in-kind and did not qualify for the Minor Alterations process. The Applicant now seeks approval for the following work to rebuild the porch while utilizing the existing roof:

- a. The old porch floor will not be reused and the new floor will consist of tongue and groove pressure treated wood decking, to match what was previously there. The decking is not currently painted, and is not proposed to be painted.



Figure 10 - Existing porch flooring/decking



Figure 11 - Proposed decking

- b. The existing railings and pickets will not be reused and the new railings and columns will be pressure treated wood painted the same colors as the existing. The design of the proposed new railings and columns differs from the original and will be a standard

squared off railing. The current railing has a rounded top and the proposed railing will be flat. See Figures 12 and 13 below.



Figure 12 - Existing railing



Figure 13 - Proposed railing

- c. The existing turned columns will not be re-used. The proposed replacements are turned wood columns, of a different style, shown in Figure 14 below.

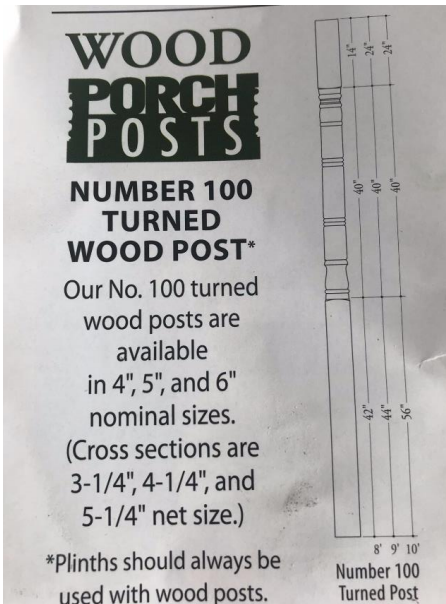


Figure 14 - Proposed columns



Figure 15 - View of the row of porches

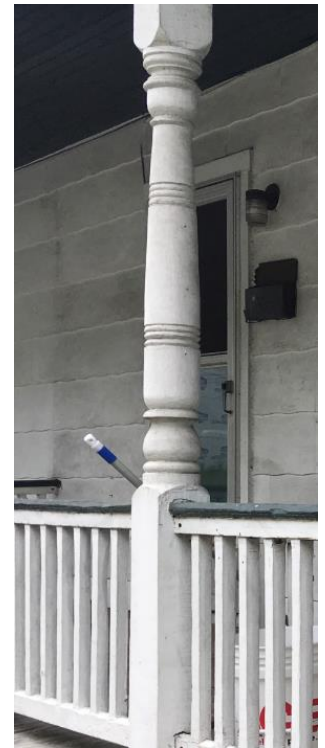


Figure 16 - Existing column

Staff Comments: The application does not comply with Chapter 6.F recommendations for porches and balconies. 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” and “replace deteriorated features with new materials as similar as possible to the original in materials, design and finish.” The Applicant proposes to remove these features, which are most likely original, and replace them with features that are not of the same design. Materials, such as columns, that are not deteriorated should be retained when possible.

The last unit in the row, 8484, contains a pair of engaged columns and a unique baluster design, as seen in Figure 17. The other units in this set of rowhouses do not have these features.

There is another set of rowhouses in the West End, shown in Figure 18 below, that also have the same balusters shown on 8484 Main Street and the same columns as this set of rowhouses. In the West End this style is only known to be on these two sets of rowhouses. These unique features should be retained to the extent possible, consistent with the Secretary of the Interior's Standard #5, "distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved."



Figure 17 - Unique porch details



Figure 18 - Porch columns and balusters match those found on 8484-8494 Main Street

The continued use of the unpainted pressure treated tongue and groove presents an unfinished look to the porch and would only be an in-kind replacement if the existing porch decking is historic or was replaced with approval (which is currently unknown). The unpainted porch does not comply with Chapter 6.F of the Guidelines, which recommends, "materials generally not appropriate for historic porch replacements include unpainted pressure-treated wood, poured concrete and metal." Staff recommends the porch floor be painted, or stained, to better comply with the Guidelines.

If the porch is replaced in-kind, there is a possibility (approval is subject to MHT/DHCD) that Façade Improvement funds could be utilized for the reconstruction or repair. This program pays up to 50% of the cost of work to the front façade, with a max of \$10,000.00.

The design of the steps and any possible railings associated with the steps is not clear. An enclosed stair, with tread and riser, would be most appropriate to match the previous look of painted concrete steps.

Staff Recommendation: Staff recommends:

- 1) Approval of the replacement decking to be tongue and groove to match the existing.
- 2) Approval of the replacement railing if the railing has a profile more in-keeping with the original.
- 3) Reusing the porch posts/columns, newel posts or replacing in-kind to match the existing design.
- 4) Approval of replacement balusters with the condition that they are replaced with a consistent style or design.
- 5) Tax credit pre-approval for Items 1-4.

HPC-18-57 – 3612 Fels Lane, Ellicott City

Certificate of Approval to construct retaining wall.

Applicant: Seth Michael Martin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks approval to install a stone retaining wall in front of the property where the street and yard meet, in order to stabilize erosion damage that occurs after rain events. The stone retaining wall will be dry stacked and follow the slope of the road and be similar in design to the images shown in the application. The wall will run about 47.4 feet along the road and then turn at the driveway and run about 8.6 feet toward the house. The wall will be about 20 inches thick/wide. The height of the wall will correspond to the slope of the road and will be no less than 2-feet high and no more than 3-feet high.

Staff Comments: The proposal generally complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The wall will be constructed with stone and designed to look like other stacked stone walls along the street. The application did not contain any detail as to how the wall would start and end; whether the wall will gradually increase and decrease in height or if there will be an end column at the beginning and end terminus of the wall.



Figure 19 - Proposed end of wall in driveway

The neighboring property has a stone retaining wall along the front that is a mortared wall with a capstone running the length. There will be a gap between the neighboring wall and existing wall and the walls will not match in style. However, there are other examples on this street of a mortared wall neighboring a dry stacked wall.

The Applicant first submitted a preliminary application for Staff review in August 2018 and Staff provided feedback on the items that needed more information. Some of those items have been addressed, but the end treatments, as mentioned above, still need clarification. A site visit on October 22, 2018 shows that the Applicant has started work on the wall, prior to Commission approval. It does not appear that the proposed height of the wall will block the view of the historic house, but all attempts should be made to keep the wall closer to 2 feet in height.



Figure 20 - Front view of house and partially built wall



Figure 21 - View of partially built wall along property and street

Of note, any wall over 3 feet high is considered a structure and has to go through DPZ's Zoning Division for approval (with engineering specs and plot plan) and requires a permit through the Department of Inspections, Licenses and Permits.

There is a wood railing located along the side step, shown in Figure 19, that was not approved. The style of the railing is not appropriate, but an application for retroactive approval should be submitted for approval at a future meeting.

Staff Recommendation: Staff recommends retroactive Approval, but that the Commission consider the following item:

- 1) Additional information regarding the treatment/design of the ends of the wall.

HPC-18-58 – 8191 Main Street, Ellicott City

Certificate of Approval to install two signs/exterior alterations.

Applicant: Jeff Braswell

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes to install two signs and make exterior alterations on the building. The first sign is a barber shop pole that will be 28 inches high by 9 inches wide. The pole is a classic design, a red, white and blue cylinder inside a glass tube mounted in stainless steel casing. This will be mounted on the first floor of the building, on the eastern side of the entryway, as shown in Figure 24.

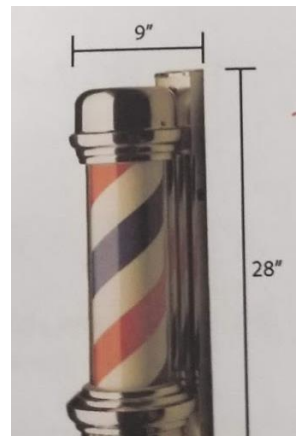


Figure 22 - Barber pole

The second sign will be a project sign located on the second floor of the building between two windows. The sign will be double sided aluminum with white text and a blue background and read on two lines:

JE
JAXON EDWIN

The sign will be 24 inches high by 36 inches wide for a total of 6 square feet. The sign will be hung on a bracket. There is not much information in the application regarding the bracket, but it does not appear to be a previously existing bracket. The bracket will be 50 inches wide (4 feet). The sign rendering shows that the bracket would be a black metal and also shows a small gooseneck light protruding from the sign to illuminate it.

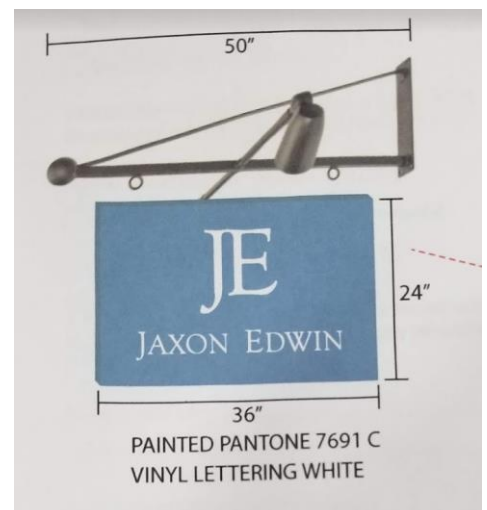


Figure 23 - Proposed projecting sign

Staff Comments: The signs generally comply with the Guideline recommendations. The barber shop pole and projecting sign comply with Chapter 11.A recommendations, “keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate that nature of the business can be used.” The projecting sign is limited to two colors, blue and white, which complies with Chapter 11.A, “use a minimum number of colors, generally no more than three.”

Chapter 11.A recommends, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” As depicted in the rendering, the light appears to be focused on the sign and the fixture does not appear to be incompatible with the building. However, the light fixture appears to be large and highly visible. Consistent with the Guidelines, indirect lighting or concealed light fixtures are options that could be explored further.



Figure 24 - Location of barber shop pole

Staff Recommendation: Staff recommends retroactive approval of the barber shop pole and approval of the projecting sign and the proposed bracket. Staff recommends an alternate lighting scheme be explored.

HPC-18-59 – 3802 Church Road, Ellicott City

Certificate of Approval for exterior alterations/repairs. Tax credit pre-approval.

Applicant: Diane Wimsatt

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1870. The Applicant seeks approval and tax credit pre-approval for the following repairs:

- 1) Replace the wood lattice in-kind on the side of the house as needed, and paint to match the existing color.
- 2) Replace broken panes of window glass as needed (the entire window unit will not be replaced).
- 3) Power wash and paint the trim, including the trim around the windows, on the house.
- 4) Repair wood shutters as needed where wood is rotten; cut out areas of damage and replace with a new piece of wood of the same size and paint to match the existing.

The Applicant also proposes to install a privacy hedge in the backyard, for screening purposes.

Staff Comments: Items 1-4 are considered Routine Maintenance per Chapter 5 of the Guidelines, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design” and “painting previously painted surfaces using the same color.” This work is also eligible for tax credits per Section 20.112 of the County Code.

The planting of the burning bush, referenced in the application, does not require approval per Chapter 9, which states that Routine Maintenance includes, “planting trees, shrubs or other vegetation.” However, burning bush is an invasive plant and Staff would recommend using a native, non-invasive shrub in its place.

Staff requested additional photos of the area where the hedge is proposed, as well as site plan or aerial showing the location, and is awaiting that information. The planting of the proposed hedge differs from

the single burning bush, in that the intent of the hedge row is to be used as a privacy fence and the Commission should ensure that no historic features will be affected by the proposed planting.

Staff Recommendation: Staff recommends approval and tax credit pre-approval for Items 1-4.

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

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission