



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
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November Minutes

Thursday, November 7, 2019; 7:00 p.m.

The August meeting of the Historic Preservation Commission was held on Thursday, November 7, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the October 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

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.

Testimony: Mr. Shad asked if there was anyone in the audience who had anything to add or correct to the case or anyone that wanted to testify against the case. There was no one in the audience who wanted to testify.

Motion: Ms. Tennor moved to approve. Mr. Roth seconded. The motion was unanimously approved.

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.

Testimony: The applicant, Shelly Levey was not present to give testimony. Mr. Shad asked if any of the Commission members had questions about the case, but there were no questions. Mr. Shad asked if anyone in the audience wanted to speak against the case. There was no one in the audience who wanted to speak.

Motion: Mr. Roth moved to find the retaining wall as historic and approve tax credit pre-approval for the proposed repairs. Ms. Tennor seconded. The motion was unanimously approved.

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.

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

Testimony: Mr. Shad swore in Jeffery Penza from Penza Bailey Architects. Mr. Penza said that the homeowners are proposing a large addition for a very small house. He explained the intention is to

preserve and restore the existing house that has been modified over the years and to create a rear addition on the house. Mr. Penza said the elevation change will affect the visibility of the addition as well as the large tree stand. The addition will be separated from the original house with a one-story hyphen to match the eave line with the house. Mr. Penza explained that space is created through a series of dormers to provide living space on the second floor and the use of the gable is to break up the front façade. The front gable is meant to replicate a gable on the rear of the house. Mr. Penza said using siding on the addition would look cheap due to the size of the structure. Mr. Penza said his clients would like to utilize shed roof dormers which are found on outbuildings on the property.

Ms. Tennor asked what the functional objective was to use a shed roof dormer instead of a gable. Mr. Penza said the clients are not trying to mimic the existing house and that he is trying to bring the eave line down. Ms. Tennor asked why Mr. Penza chose to introduce curves into some of the openings of the addition as the original house is very rectangular. Mr. Penza said the curves are a whimsical design introduction in contrast to the existing house. Ms. Tennor asked for the square footage of the proposed addition compared to the house with the 1960s addition. Mr. Penza said he did not know, but agreed with Ms. Tennor that it would be increasing the house three times in size from the size of the house.

Mr. Reich asked if the changes to the original house are all interior work. Mr. Penza said the work to the original house would include removing lead paint in the interior, refinishing the floor, replacing the shutters with ones that were found in the barn, replacing the windows and trim.

Mr. Reich asked if the siding on the dormers of the existing house as well as the siding and stone would be replaced. Mr. Penza said the siding on the back of the house will be replaced and will remove the 1960s mud room addition. Mr. Penza emphasized the proposal would only remove the 1960s addition and not anything from the original house.

Ms. Tennor asked what species of tree was taken down where the new addition will go. Mr. Penza did not know.

Ms. Tennor asked what kind of windows will be installed. Mr. Penza said the windows would be wood Marvin with simulated divided lights. Mr. Reich asked if the cottage/smoke house would be staying as it is on the outside or changing. Mr. Penza said that his clients will be restoring both the cottage and smoke house. The clients would like to add an addition off the smoke house. Mr. Penza explained that there is a small addition on the back of the smoke house and the intention is to remove the existing addition and build a new addition with a higher roofline to expand the footprint. Mr. Penza said the clients are still deciding how they would like to deal with the smoke house and that when his clients purchased the property, it was their understanding they could use the two outbuildings for in-laws or family members. Mr. Penza said there may need to be a variance needed in order to use the outbuildings as dwellings. Ms. Burgess said if a conditional use is needed for to use the outbuildings as dwellings, then the applicants will need to come back to the Commission for additional comments at that time.

Ms. Tennor asked if the spring house is still part of the complex. Mr. Penza said his client's intentions are to keep the spring house which needs some repairs, but there are no structural issues with it.

Ms. Tennor asked what would happen to the two Beech trees in the circle by the driveway. Mr. Penza said the intention is to keep the trees. He mentioned there is an elderberry tree that his clients want to preserve and had an arborist come look at the tree.

Mr. Reich said the plan is extensive and he understood why the applicant linked the two buildings so close together. Mr. Reich said that current house is an intact historical farm setting and that with a modern building twice the size of the original, it will destroy the original historic setting no matter what the clients want to do. Mr. Reich said he understood why the plan was proposed as such but suggested using a small connecting link and such as a breezeway and putting the big addition farther away from the historic building. Mr. Penza said that the intention of the hyphen was to act in the same manner as the breezeway.

Mr. Reich said he is suspicious of trying to match new stone and siding because it never comes out the same to match historic stone. Mr. Reich suggested using a quality stone and not a veneer. Mr. Reich said the fenestration pattern shown on the renderings does not seem to match the site as the original house is a five bay, very symmetrical and the addition is much more freeform with some dormers and gables. Mr. Reich said it would have been better to put a very small hyphen and have an addition that honors the symmetry and pattern of the original house. Mr. Reich said he can see an attempt of the addition being compatible, but the addition does not look like it is having a conversation with the main house.

Ms. Zoren said she agreed with Mr. Reich and asked the applicant to speak more about the proposed stone material to be used. Mr. Penza said the stone would be six-inch false stone veneer and that he generally does not have a problem getting coursing to match, usually the trouble is getting the color to match. Mr. Penza said the stone material he uses will resemble the original stone fairly close except for possible color variation. Ms. Tennor said the original stone has a wide variety of color and value, and the original stone is not homogenous and fairly dark with a lot of variety which might pose as a challenge to match. Mr. Penza said quarries located in Pennsylvania he found could find something similar to the original stone.

Mr. Roth said the addition is large and wonders what the proposed house would look like if the garage was a separate standalone building, and the addition was just to be the living areas, instead of the living areas above the garage. Mr. Roth asked if it was necessary to have the garage attached. Mr. Penza said the second story is really what is driving the size of the garage, as a two-story addition would have probably brought the square footage down, but the clients would have lost a garage bay. Mr. Penza said the design intent is to try to make a farm feeling building with the 1.5 story.

Ms. Tennor asked if the outbuildings will stay on the property. Mr. Penza said all the outbuildings will stay. Ms. Tennor asked about using the barn as part of the garage. Mr. Penza said the barn is in fairly rough condition. Mr. Roth suggested again using the garage as a secondary space and asked if the desirable master suite needs a second half story over a four-bay garage. Mr. Roth said the plan would work better with massing if the garage was a separate space.

Mr. Reich said he would like for the applicant to preserve the house, mass, and assemblage to what is currently on the property. Mr. Reich said he does not like the huge intrusion of the addition and that he would much rather see something simple connecting the house and something simpler that honors the symmetry of the original house.

Ms. Zoren said she agreed with the other Commission members remarks. Ms. Zoren noted staff had a question about stone material based on the size of the stone. Ms. Zoren said she thinks stone would be a good alternative to having a lot of siding. Ms. Zoren suggested rotating the garage ninety, degrees and said she was not questioning the square footage of the home, but the placement of the square footage. Ms. Zoren said if the garage was rotated, then a much smaller mass would be seen and the clients would be able to retain most, if not all of the program intent of the addition. Ms. Zoren went on to say it would work better for the car to approach to the garage on its side and a hyphen that is a little more

subservient. Ms. Zoren suggested mimicking the dormers that appear on the cottage on the addition, as the proposed dormers on the addition are bigger than the dormers on the original house. Ms. Zoren noted that when the dormers on the addition get bigger than the dormers on the original house, it is problematic.

Mr. Penza said he did not look into rotating the garage as he is trying to preserve a fair amount of the yard for play space. Mr. Penza said he prefers that garage doors not be part of the presentation. Ms. Tennor said if the garage is turned 90 degrees the doors wouldn't be visible from the road or the front, the person viewing the house would have to be around the side of the house to see the garage. Ms. Zoren said turning the garage would make the addition less visible. Ms. Zoren expressed concern about the horizontal massing of the garage and master suite.

Mr. Shad swore in James Foster, the property owner. Mr. Foster said the trees Ms. Tennor referred to being removed earlier were evergreen trees. The arborist he has worked with said the evergreens were endangering the giant maple tree and he had to remove the evergreens. The maple is one of the oldest maples in the state and on the east coast. The beech trees by the driveway are again some of the oldest in the state. The location of the trees has prevented the owners to considering building to the left. The owners do not want to disrupt the trees.

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

OTHER BUSINESS

Ellicott City Watershed Master Plan (This work session will begin after 7:30 PM)

Peter Conrad, Deputy Director of the Department of Planning and Zoning and Kate Bolinger, Planning Supervisor presented and discussed with the Commission the Ellicott City Watershed Master Plan and gathered feedback from the Commission prior to the DPZ's preparation on the draft plan. As it was a workshop there was no public comment accepted.

Mr. Conrad gave background information on what a Master Plan is, along with an explanation on federal flood recovery framework and flood mitigation efforts. He explained that the Master Plan is in the third phase of recovery and considers environmental features, stream networks, historical context, economic development, historic preservation, community, open space, and redevelopment. The Master Plan is a multi-objective plan looking at all concepts. Mr. Conrad explained that the document will include development and land use policy, that is a tool for long range coordination and a guide for public improvements. The Master Plan is not a direct regulatory tool, it cannot dictate changes in land use. The intent is not for the plan to sit on the shelf either.

Mr. Roth asked how the Master Plan relates to other regulatory processes. Mr. Conrad said the Master Plan is an overarching policy document and then implementation mechanisms need to be consistent with the Master Plan. Zoning will be more refined in detail and needs to be consistent with the Master Plan. All of these implementing mechanisms need to be consistent with general plan, PlanHoward 2030.

Mr. Roth said the County Code defines the Commission's role and authorizes the Commission to develop Design Guidelines, communicate with the applicants and make determinations. The Commission has the Historic Preservation Guidelines, zoning laws, County Code, general development laws, and asked how all those documents relate to the Master Plan policy. Mr. Roth further asked if the Master Plan policy has input to Zoning regulations. Mr. Conrad explained that after a General Plan is put in place it is followed up with comprehensive rezoning because policies have been set and the zoning needs to match the policies.

Mr. Roth asked if the County Council is bound by the Master and General plans. Mr. Conrad explained the County Council will adopt the Master Plan. A draft Master plan will be available in early Winter 2020 and DPZ will come back for advisory comments from the Commission at that time. The Commission's comments will be forwarded to the Planning Board and County Council. The entire plan will eventually be adopted by the County Council.

Mr. Conrad explained the County has been working on this plan for over two years and had seven workshops and supplemental online open houses to receive feedback from the public. Mr. Conrad explained the how the Watershed Master Plan has been or will be coordinated with the Safe and Sound Plan, Section 106 Review, State and Federal funding and permitting.

Mr. Reich asked if the Master Plan will cover the entire watershed. Mr. Conrad explained the plan frameworks and said some principles of the plan will speak to the larger watershed and some of the principles will speak to the Historic District specifically. The goals are safety, water quantity and quality, economics, experience, protect/promote/organize. Mr. Conrad explained the plan's framework includes flood mitigation, sustainability, transportation and parking, economic development, community character and placemaking. The frameworks each have a series of statements and guidelines unto themselves but can also affect other frameworks.

Mr. Conrad spoke of opportunities to expand a green network. Slide 19 from the PowerPoint presentation showed a diagram of the current main transportation network and explored how expand pedestrian foot traffic around the Historic District. Ms. Bolinger explained the slide, noting that the red path symbolized traditional walking experience and the green paths were alternatives that not all visitors may know about or experience. Mr. Reich asked for clarification of the different paths and where the paths lead. Mr. Conrad and Ms. Bolinger gave an overview of other historic sites the green paths lead to such as Mount Ida, Patapsco Female Institute and a pedestrian bridge across the Patapsco River.

Mr. Roth said the green path connections would make a wonderful addition to the Trolley Trail and to people entering Ellicott City. Mr. Reich supported the idea and said the experience of the river has been missing even though Ellicott City is built over the river channel, as it is a mill town.

Mr. Conrad spoke about on-street parking and explained that cars became destructive debris during the floods. One of the Master Plan guidelines looks at restricting on-street parking where the flood risk is the greatest. Slide 21 from the PowerPoint presentation depicts a map of areas for reduced parking and areas for increased parking. Mr. Conrad explained that 12 inches of water can float a car.

Mr. Conrad spoke to the Commission about economic development. He explained that the market analysis looked at the leakage for Ellicott City, to determine what leakage exists for certain business opportunities.

Mr. Conrad shared the importance of community character and placemaking, noting the historic component of Ellicott City is vital. He said that form-based codes for downtown, or surrounding commercial centers, could be implemented for redevelopment opportunities. Form based codes can create a better pattern of development where buildings are designed for the site versus forcing the site to fit the buildings. He explained that part of placemaking is to think about these spaces and how they can be used for multiple purposes, such as Lot D as it is used for parking and also events. The Master Plan will also look at a few outer watershed areas such as Ridge Road/Gateway District, which has a sea of parking and is not interconnected to the Historic District.

Ms. Bolinger described the next part of the presentation, highlighting the concepts by character area, starting with the Streetscape. The Master Plan team wants to keep the streetscape simplistic, consistent and authentic. A diagram on slide 32 of PowerPoint presentation showed the extension of the sidewalks along Frederick Road and the idea to rename that section to Main Street for better continuity with the commercial core. Ms. Bolinger explained the idea of a traffic circle at Rogers Avenue as a way for a visitor to know they are arriving at a new place and that there will be traffic calming ahead. The streetscape recommendations could include future crosswalks, bump outs at utility poles and widening sidewalks.

Slide 34 of the PowerPoint presentation showed two options for materials of the bump outs, one with matching materials of the loading zone and bump out area, but different material for sidewalk area. The other option shows the same material for sidewalks and parking area. Ms. Tennor said the materials are a simplification, multiple uses, but a more cohesive look. Ms. Bolinger said that before mitigation is put in place, the preference is for scored concrete sidewalks with granite curbs; and after mitigation is in place, using brick pavers would be acceptable.

Slide 38 of the PowerPoint presentation showed areas for potential crosswalks and curb bump outs. Ms. Bolinger explained other options include mountable curbs, which provides the flexibility to gain pedestrian area if needed by closing the parking area, and the possibility to add a deck where the culverts empty out to the Patapsco. Ms. Bolinger cautioned these ideas have not been tested against the engineering.

Ms. Bolinger discussed the options for the West End, which is considered an extension of Main Street with the streetscape planning and adding traffic calming efforts.

Ms. Bolinger explained the Ellicott Mills Gateway Area (consisting of Lot F, the Bernard Fort House and Heritage Center grounds, and the temporary parking lot G), could be affected by the Safe and Sound plan with tunnel entrance located in this area. She explained the entrance of the tunnel should blend seamlessly with the surroundings and minimize risk to people. She explained the various scenarios that the Master Plan could propose for this area, such as a parking garage or stream restoration. Slide 48 of the PowerPoint presentation showed options with the character area becoming a park, introducing trees, pollinator plantings, elements as a gateway, and a gathering space. Ms. Tennor asked if the two or three level deck garages will impinge on the viewshed to the house. Ms. Bolinger explained that the goal is to maintain the views of the historic house. Slide 49 of the PowerPoint presentation showed an alternative to temporary Lot G in case parking is needed. The alternative was a multi-use space which kept a portion of the parking using permeable paving and providing areas where parking could be closed off for events. Mr. Reich said he liked the garage levels with two access points to maintain the viewshed of Fort Bernard that was shown on slide 48 of the PowerPoint presentation.

Ms. Bolinger explained Master Plan update with the Safe and Sound tunnel could create new opportunities for Lot D such as expanding the existing stream channel and naturalizing it, adding bioretention, reorganizing surface parking, adding a green channel and possibly adding a parking garage that has a wrapped uses or green roof or solar panels. Mr. Reich said that Ellicott City has felt pressure to put a parking structure in Lot D for the last 50 years. Mr. Reich asked how adding a parking structure would affect the character of Ellicott City. Mr. Reich said he felt that it was the scariest thing in the Master Plan he has seen. Mr. Reich asked how the Commission would deal with a parking garage, it would solve the parking problem, but a structure of that size would be a huge disruption to the downtown.

Ms. Tennor said it was one thing to look at the garage in plan view and another to look at the garage in person. Mr. Conrad explained that as the Master Plan goes through its plan process to develop the Master Plan draft, the primary policy is to maintain what exists now. He explained there are options to add bookends for parking on each side of town and create better opportunities for pedestrians, and possibly a shuttle to take patrons in the middle of certain locations, but have the plan still show different options such as a parking garage in Lot D. He explained the option can be in the Master Plan but it does not mean that the garage has to be built.

Ms. Tennor asked if the parking garage in Lot D would be a three-level deck. Ms. Bolinger confirmed the new building in Lot D would have three levels, but should be sensitive to the design and scale of the surrounding area. Mr. Roth said in places where parking garages are the only option for parking, he avoids the area or finds somewhere else to go that offers parking in front of his destination. Ms. Bolinger said there are options to maintain Lot D as-is, and the idea of the parking garage comes out of the idea of looking for benefits and amenities. The Commission and Mr. Conrad discussed various parking garages in the region as applicable to Ellicott City.

Mr. Roth said the Lot D character area presented a really interesting design challenge and suggested that not having a parking garage is what makes Ellicott City appealing, as it is perceived as small scale/human scale and a garage is potentially not small scale. Mr. Reich said the picture of the parking structure in the upper left example shown on slide 58 of the PowerPoint presentation is a convincing example to him. Mr. Roth expressed his discomfort with wrapped garages in Baltimore City due to a lack of human scaled elements. Mr. Conrad said looking at a form-based code could help with the scaling concerns.

Ms. Bolinger said Guidelines at the Master Plan level for the historic courthouse and parking lot would go into the Request for Proposal (RFP) for the site. The Master Plan team recommends connectivity so any options for Courthouse Hill would benefit Main Street and have visual and physical connections to Mt. Ida to the Patapsco Female Institute. Mr. Roth suggested adding a destination for the courthouse parking lot as people need a reason to go up there. Ms. Tennor was concerned a parking garage would block the view of Mt. Ida. Ms. Bolinger said there is an option if the character area remains a parking lot to add landscaping and bioretention. Mr. Roth expressed concern that new commercial spaces in the courthouse parking lot would compete with Main Street and that patrons would not head down to Main Street proper. Ms. Zoren said the type of tenants to inhabit spaces in parking garage/building combinations are typically dry cleaners, nail salons and office spaces.

Ms. Bolinger presented the next character areas at Lower Main and explained the Master Plan guidelines are a response to Safe and Sound Flood Mitigation Plan with the changes to the four buildings proposed to come down and a widening of the channel. The Guidelines would restrict access, minimize risk and design would be a focal point to view the Tiber River. Ms. Bolinger said if there is a chance for the historic building elements to be incorporated into Lower Main Street character area, then the idea should be explored to the extent that it is practical and protected from damage. Ms. Bolinger talked about an option of adding upper level seating behind Caplan's so that the channel can be viewed by patrons and the potential to take the back side of the Caplan's lot and connect people to St. Paul Street. The option of upper level seating opens a possibility of a new park and connection to higher ground in the event of an emergency.

Ms. Tennor explained that she was initially concerned that the Lower Main Street would feel vast and open without the buildings, like an area of great desolation, but does not feel that way anymore after seeing the renderings. Mr. Roth suggested the Master Plan team work to highlight the historic character

of the buildings on the opposite side of Lower Main if the four buildings need to be taken down. Ms. Bolinger said the area of Lower Main Street could be an opportunity for a town square space. Mr. Roth said Ellicott City is not a New England square, it is an industrial center and that is not a bad thing. The view will reinforce the sense of a place that comes from the train station. Ms. Zoren asked what the purpose of the terraced steps would be in the channel where the demolished buildings resided. Ms. Bolinger said the steps are added to visually break up the channel wall. Mr. Reich asked if the steps were to be used by pedestrians. Ms. Bolinger said the steps are not to invite people to walk down by the water and will not be accessible to pedestrians, but are for maintenance use if debris gets in the channel.

Ms. Bolinger introduced the last character area, the Riverfront, which is the outfall at the tunnel. She said the guidelines for the Riverfront are similar to Lower Main, for the entrance to blend seamlessly and minimize risk. The pedestrian/bike bridge should be an attraction. Ms. Bolinger showed slide 76, to illustrate the concept of the bookend parking garages. Lot B could become a Riverfront park. Mr. Roth liked the example bridges shown, which looked like modern versions of the Bollman Truss Bridge in Savage.

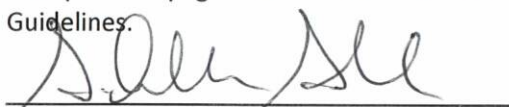
Mr. Conrad reminded the Commission the Master Plan will be an amendment to the General Plan. Mr. Roth said the plan relates to the existing legal requirements, and the Master Plan must try to make all the other pertinent documents work together. The Commission does not want to be in conflict with the Guidelines and charter that DPZ is putting together. Mr. Roth suggested making the plan and the Guidelines work together, so that the Commission is not conflict. Mr. Reich said the current zoning and Commission Guidelines are in conflict with each other and there is a possibility that the Historic Guidelines need adjustment. Mr. Conrad said that there will be updating of code as it relates to the Master Plan as an option. Mr. Roth said the Master Plan must work the Historic Guidelines as well. Mr. Conrad said it might be possible to tie the Master Plan and Historic Guidelines together through form-based code. Mr. Reich said he thinks the Master Plan has evolved very nicely, the projects that were shown last year were scary, but it seems that a lot has been addressed in terms of groups and issues.

Administrative Business

Ms. Burgess reminded the Commission there will be no meeting in January.

Mr. Shad moved to adjourn the meeting at 9:56pm. 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