



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELLCOTT 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

2019 Minutes

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January Minutes

Thursday, January 17, 2019; 7:00 p.m.

The January continuation of the December 6, 2018 meeting of the Historic Preservation Commission was held on Thursday, January 17, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Susan Overstreet, Kaitlyn Clifford, Lewis Taylor

PLANS FOR APPROVAL

Continuation Agenda

1. HPC-18-62 – 3531 Sylvan Lane, Ellicott City
2. HPC-18-63 – 5819 Lawyers Hill Road (6219 Lawyers Hill Road per design guidelines map)

OTHER BUSINESS

1. Work-session for CB3-2019

CONTINUATION AGENDA

HPC-18-62 – 3531 Sylvan Lane, Ellicott City

Certificate of Approval for new addition/exterior alterations.

Applicant: Brandon Morris

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. In February 2014 (case HPC-14-03) the Commission reviewed and approved an application for repairs and alterations to this structure as a result of a fire. The staff report from 2014 references an earlier application from 1990 where the Commission approve the replacement of wood windows on the house with vinyl windows, finding that the house was not architecturally significant. The 2014 application included replacing the siding (a combination of wood shake and vinyl lap) with HardiePlank lap siding, replacing vinyl windows in-kind with new vinyl, replacing a steel door in-kind with a new steel door, and using a fiber cement product for the soffits and fascia. The Commission approved the application as submitted in 2014, but found that the house was architecturally significant to the Ellicott City Historic District, which contains very few bungalow styles of housing. The Commission did not approve tax credits for the repairs as they found the proposed materials did not qualify.

The house has been converted to a duplex and the Applicant proposes to restore the building to a single family structure, by blending a Craftsman style home with rustic farmhouse wrap around porch and deck. The Applicant seeks approval to make the following alterations:

- 1) Roof – Replace the existing multi-colored green composite roof with a new black or gray composite shingle roof.
- 2) Windows – Remove the existing 6:6 white vinyl windows and replace them with Integrity 1:1 black fiberglass windows. Trim all windows with white PVC in a bungalow style trim design.
- 3) Siding – Maintain the existing HardiePlank lap siding and color, Mountain Sage.
- 4) Doors – Create a new front entry facing the street (north side of house) as the current entry is located on the west side of the building. The existing door is a white steel half-light door (9 lights over 2 panels). The Applicant proposes to install a fiberglass Craftsman style door with 3 vertical simulated divided light above 2 vertical panels.
- 5) Electrical panels – Relocate electrical panels from the north side of the building where the new front door is proposed and moved to the new wall between the garage wall and the new front porch.
- 6) Front Porch – Remove existing ADA ramp and construct a new wrap around front porch in order to create a true front entrance. The porch will consist of Trex Transcend composite decking in the color Island Mist, Trex Transcend railings in the color classic white and PermaSnap cPVC column wraps in the color white.
- 7) Garage – Construct a new front loading garage, as the property does not allow for a side, rear or detached garage. There are historic trees and landscape hindrances that would not support a garage on the side or rear of the home. The garage will be 23'5" long by 21'4" wide and sided in HardiePlank lap siding to match the existing in design and color.
- 8) Construct a 27'5" feet wide by 12'3" long rear addition on the south side of the house facing the railroad tracks/Patapsco River.
- 9) Demolition – The Applicant proposes to demolish the existing front porch (which is located on the west side of the house, the ramp connecting to the porch, and the small deck on the north side of the house facing the street).

Staff Comments:

The Staff Comments are the same as for the December 6, 2018 meeting. Commission comments from the December 6, 2018 meeting are noted below Staff Comments.

Roof

The roof is currently a multi-colored green composite roof. The proposal to replace it with a new black or gray composite shingle roof generally complies with Chapter 6.E recommendations, “use asphalt shingles that are flat, uniform in color and texture and of a neutral color.” The proposed colors, black or gray, are both neutral, but gray would be a softer, more neutral color. The Commission has approved architectural shingle roofs in the recent past, finding the Guideline for a flat asphalt shingle to be outdated. The exact roof shingle product has not been identified, but should be specified so that is known whether the Applicant intends to use a flat shingle or architectural shingle.

Windows

The windows on the house are currently 6:6 white vinyl and the Applicant proposes to replace them with 1:1 black fiberglass, trimmed with white PVC. Chapter 6.H recommends against “using metal or vinyl windows on historic buildings or in highly visible locations.” Typically vinyl or fiberglass windows would not be approved for a historic building, but the vinyl windows previously existed when replaced in 2014, (an in-kind replacement since vinyl was originally installed in 1990 as explained above.) Since the current request proposes a material and design change, the Commission may want to consider whether some Craftsman features could be reintroduced. The use of 3:1 windows (an example shown in Figure 7 and page 39 of the Design Guidelines), would be more appropriate and comply with the Guideline recommendations, as they are common to bungalow/Craftsman style homes. In 1990 wood windows (6:6 arrangement) were replaced with vinyl windows, although it is unknown if they were original. Chapter 6.H recommends, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” Chapter 6.H of the Guidelines explains, “windows in the historic district should generally have true divided lights, rather than sandwiched or interior snap-in muntins...Windows with permanent exterior grilles are an alternative that can be similar in appearance and reflective qualities to true divided lights.” The Guidelines state that “wood windows clad with a permanent finish are a good, low maintenance alternative” to modern materials.

Siding

The house previously had a combination of wood shake and vinyl lap siding, which was replaced with HardiePlank lap siding after a 2014 fire. The Applicant will maintain the use of HardiePlank on the house and use new HardiePlank, with the same details and color, on the new rear addition and garage addition. The continued use of HardiePlank complies with Chapter 7.A recommendations, “on any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building.”

Doors, Electrical Panels, Front Porch and Garage

The application explains that the Applicant proposes to construct a new front entry and porch on the north side of the housing facing the street, as the current entry is located on the west side of the house due to ADA access for the previous owner. However, after visiting the site, Staff finds the west side of the house is the original front of the house and was most likely designed that way to take advantage of views of the Patapsco River. The details on the porch, such as the wide columns (including base and capital) and brick piers, appear to be original components of the house. The location of the center dormer above the porch are also indicative of the front of a Craftsman/bungalow style house.

The Commission should determine which side they find to be the actual front of the home, as all elements and alterations from this point out are determined by which side is considered the front.

The Applicant proposes to install a black fiberglass Craftsman style door with 3 vertical simulated divided light above 2 vertical panels on the north side of the house to create a front door facing the street and replace the existing front door on the west side of the house with either two full light French doors or a pair of sliding glass doors (there are no specs provided for this item, which will be needed). The style of the door

complies with Chapter 6.G of the Guidelines, which recommends, “replace inappropriate modern doors with doors of an appropriate style.” However, the fiberglass material does not completely comply as the Guidelines state, “simple paneled doors of wood or wood and glass are usually best, but metal doors with an appropriate style and finish can convey a similar appearance.” While the Guidelines give some flexibility with this item, a wood door would qualify for tax credits, whereas a fiberglass door would not.

As part of the new front entry, the Applicant proposes to remove the existing front porch and ADA walkway and construct a wrap-around porch that would wrap around the north side, west side and south side of the house. The removal of the existing front porch, which is located on the west side of the property, does not comply with Chapter 6.F recommendations, which recommend against, “removing a porch or balcony that is original or that reflects the building’s historic development.” The porch and the columns, which appear original, are character defining features of this Craftsman/bungalow style home. The existing front porch has been altered over the years for ADA accommodation as seen by the ramps. The flooring is clearly not historic decking. However, the removal of the existing porch and subsequent replacement with the wrap-around porch would impact the integrity of the house. The Applicant proposes to construct the wrap around porch with Trex Transcend composite decking in the color Island Mist, Trex Transcend railings in the color classic white and PermaSnap cPVC column wraps in the color white. The removal of wood columns and railings does not comply with the Guidelines, which recommend, “if the porch is integral to the design of the building, replace it with a new porch similar in style, scale and detail.” The proposed Trex decking would be more appropriate for a rear deck, but are not appropriate for a proposed wrap around porch, or as a replacement decking for the historic porch (if retained). This house, similar to others in Ellicott City, most likely had a painted tongue and groove wood porch. Chapter 6.F explains that “materials generally not appropriate for historic porch replacements include unpainted pressure-treated wood, poured concrete and metal.” The Guidelines pre-date the use of Trex and other composite deck materials, but in general, Trex would not be seen as a replacement that, per Chapter 6.F of the Guidelines, is “similar in style, scale and detail.”

The proposed columns for the new wrap around porch will be pressure treated wood wrapped in the PermaSnap column wrap. The size of the columns was not specified, but from the renderings it does not appear they will match the size and design of the existing columns, shown in Figure 10. Overall, the removal of the existing historic front porch and construction of the new porch does not comply with the Guidelines. However, adding a porch to the south side of the house (which is the side but appears to be the rear) facing the railroad tracks and river would comply with the Guidelines as it will not be visible from the public right of way. Chapter 7.B states, “porches or decks added to historic buildings should be simple in design and not alter or hide the basic form of the building.” The porch as proposed would alter the form of the building, but if only added to the south side of the building facing the river, would not alter it.

The electrical panels are currently located where the new door is proposed to be installed and they will be moved to the new wall end wall that will be created between the house and proposed garage (they will then be perpendicular to the street and not as highly visible). The relocation of this item complies with Chapter 6.L recommendations, “whenever possible, install equipment out of sign of public ways or other properties.”

The proposed garage will be constructed on the north side of the house facing the street. Although this side faces the street, it is actually the side of the house. The garage design incorporates a Craftsman/bungalow style panel and window arrangement, which matches the design of the proposed door. It appears there will need to be some grading in order to construct a driveway to the garage without an extreme slope and more information is needed on how much grading/excavation will be needed and whether or not retaining walls will be needed. The material of the driveway is unknown.

Rear addition (south side of house)

The proposed rear addition will be located on the south side of the house, facing the railroad tracks/Patapsco River. While referred to as the “rear”, this is actually the side of the house. The wrap around porch will continue on this elevation along the existing structure, but will not continue around the addition. The addition will be two stories in height with several new windows, as shown in the drawings. The addition will be 27’5” feet wide by 12’3” long. The addition will use the HardiePlank siding to match the house and the proposed Integrity black fiberglass 1:1 windows. The proposed rear addition complies with Chapter 7 recommendations, “attach additions to the side or rear of a historic building to avoid altering the primary façade.” The roofline will change substantially as this is proposed to be a two-story addition and will change the look of the front of the house as a result (front being the side view from the west). However, given the constraints of the lot and the siting of the house, the addition will not be highly visible and the south side of the house cannot be seen when looking at the house from the public right of way.

Staff Recommendation from December 6, 2018: Staff recommends this application be amended to Advisory Comments, with the following recommendations for the Commission to consider:

- 1) Approval of the roof, subject to submittal of an appropriate spec sheet, of a gray roof.
- 2) Alternate windows, such as a clad wood in a 3:1 or 6:6 pattern be used.
- 3) Approval of the use of HardiePlank siding, on the garage and addition be used.
- 4) Denial of new “front” door on the north side of the house.
- 5) Denial of new “front” porch on the north side of the house.
- 6) Approval of the proposed Craftsman style fiberglass door for use on the actual front/west side of the house, but tax credit pre-approval if a wood door of the same style is used.
- 7) Approval of the construction of the garage on the north side of the house.
- 8) Approval of relocation of the electrical panels.
- 9) Approval of the demolition of the deck on the north side of the house facing the street.
- 10) Approval of the demolition of the ADA walkway and ramp on the north/west side of the house.
- 11) Denial of the proposed demolition of the historic front porch on the west side of the house.
- 12) Approval of the proposed rear addition.

Commission Comments from December 6, 2018 meeting:

The Commission agreed that they took no issue with the approval for new roof shingles, the window replacement, the HardiePlank siding, the wrap-around porch, removal of the side porch and the ADA ramp, the replacement of the side entry sliding door with a Craftsman style fiberglass door, the relocation of the electrical panels, and the rear addition. The Commission requested improvements in the form of the garage setback, rooflines, doors, and a change of materials to wood for the porch. The Commission would deny demolition of the historic front porch, but the Applicant said he is retaining the porch. The Commission had concern for the proposed roof addition, specifically the dormer above the garage. The Commission suggested Mr. Morris amend his drawings as well as provide a building section across both directions to understand the roof sections and how they interact with each other. The Commission questioned the need for the gable on the garage because it looks out of place and suggested continuing the roofline from the house down to the garage, adding a shed dormer on the second floor where windows are proposed to make it look like it is part of the overall composition.

Testimony: Mr. Shad swore in the Applicant, Brandon Morris. Mr. Morris discussed the adjustments that were made to his plan since his December 6, 2018 submittal. Mr. Morris noted he had included a shed dormer with two windows above the garage. Mr. Morris stated he considered the garage setback as the Commission had originally suggested at the last meeting, but as he only has three feet behind the building before a steep downslope, he was unable to incorporate it into his plan. The Commission was concerned

about a lack of windows on the left side of the building. Mr. Morris said that this was the side of the garage that would face his neighbors and he is worried about his security if windows were to be added.

Mr. Morris stated he had changed the wood decking on the porch from Trex Select to a southern yellow pine, and asked the Commission if they would prefer a tongue and groove or a decking in a 2 x 4 or 4 x 6 pattern. Mr. Reich responded that the District contains mostly tongue and groove decks. Mr. Morris said he would incorporate the tongue and groove for his deck. Mr. Morris reassured the Commission that an architect had reviewed his proposed roof and confirmed there would be no ice damming or drainage issues.

Mr. Morris explained that the side sliding glass door was changed to a craftsman style door to match with the new front door. Mr. Morris confirmed that the new windows on the garage roof dormer will be centered and align with the two garage doors below.

The Commission stated they liked the garage with two separate garage doors, but did not like the current shed dormer design with two windows. Ms. Zoren referenced an earlier design Mr. Morris submitted with three windows to be more appealing than the current design. Mr. Morris stated he would be amendable to the triple window request. Ms. Zoren expressed concern with the primary roof slope, as Mr. Morris would not be able to get a warranty on the roof at the slope he has it depicted if he uses all asphalt shingles. Mr. Morris said he was okay without getting a warranty on the roof.

Ms. Burgess clarified that there had not been approval on the railing selection of Trex transcend white railing at the previous meeting. The Commission approved the proposed railing and said they appreciated all the changes Mr. Morris had made to his previous application, as the proposal would better fit with the Historic District.

Motion: Mr. Reich moved to approve the application as submitted with the changes of the tongue and groove wood porch and to add the triple window in the new shed dormer, and for tax credits for the porch and existing roof replacement. Mr. Roth seconded. The motion was unanimously approved.

HPC-18-63 – 5819 Lawyers Hill Road (6219 Lawyers Hill Road per design guidelines map), Elkridge

Advisory Comments for Site Development Plan

Applicant: Donald R. Reuwer Jr.

Background & Scope of Work: The 8.76-acre property, containing an abandoned wood, shingle-sided, outbuilding and debris, is zoned R-ED (Residential: Environmental Development). It does not have a principal structure.

The site is in the Lawyers Hill Historic District, which is a local and a National Register Historic District that spans I-95. The District is significant for its contributions to architecture, as well as community planning and development. The National Register nomination states, “The Lawyers Hill Historic District is significant for its diverse collection of Victorian-era architecture and for its role as a 19th century summer community and early commuter suburb for prominent Baltimoreans...The Hill’s unique character is based on its concentration of 19th century domestic dwellings located in the center of the community along Lawyers Hill and Old Lawyers Hill roads. The structures represent a range of 19th century architectural styles. While the buildings vary in style, they are closely related in setting, scale and materials. Lawyers Hill is also significant for its landscape architecture and community planning. Houses were built to fit the contours of the hillside and blend with the natural landscape. Most of the buildings are set back at least one hundred yards from the narrow and winding roads, evoking the spirit of the pre-auto era. The natural and man-made

landscape has been allowed to mature, shrouding the houses in foliage and creating thick canopies over the roads.”

On April 5, 2018, the Applicant presented three development scenarios to the Historic Preservation Commission (HPC) for advisory comments and is now asking the same for a new plan. The application includes a color and black and white copy of the plan, and photos of the site, existing houses in the Lawyers Hill Historic District and those of the proposed homes. The Applicant has requested HPC comments on the “typical Beazer home” and any necessary modifications to the architecture or exterior materials.

The Applicant proposes 17 single family lots and will be submitting a preliminary equivalent sketch plan (SP) to the Department of Planning and Zoning (DPZ), which will be reviewed by the Planning Board. The lots range from approximately 6,200 to 8,600 square feet, with most around 6,200 square feet. The illustrative plan shows street trees along a new public road. While the black and white plan does not include the entire site, it appears that open space lot 18 is proposed along Lawyers Hill Road. Open space is also proposed between Lot 5 and 6 to buffer the historic Gables House (HO-389). The plan further shows that nine trees will be retained after development.

Photos of existing homes in the Lawyers Hill Historic District show a variety of architectural styles; mostly historic, but some modern. The proposed homes are suburban in character with brick facades and siding on the sides and rear, front loaded garages, gabled roofs, and front porticos or porches. Some porches are supported by square columns, while others by flared Craftsman style columns. Some homes combine materials on the front façade, such as brick and siding, or a stone veneer and siding.

Staff Comments:

The Staff Comments are the same as for the December 6, 2018 meeting with the exception of new application materials supplied by the Applicant.

Landscaping is an important feature in the Lawyers Hill Historic District:

The nomination form explains, “historically, there has been a great emphasis on landscaping in Lawyers Hill...A wide diversity of forest trees continue to flourish on the hill, among them ash, beech, chestnut, sugar maple, oak, hickory, cedar, blue spruce, pine, lindens, dogwoods and hollies. Numerous ornamental trees and shrubs also survive on Lawyers Hill, some over one hundred years old, including boxwoods, paulownia, wisteria, rhododendron and roses. Mature fruit trees planted in the yards of many houses include apples, pears, peaches and cherry. The landscape is a carefully guarded legacy.”

This goal has been supported through voluntary land easements that many property owners have added over the years. The easements in Lawyers Hill include Rockburn Land Trust easements, Conservation easements, Maryland Environmental Trust easements and Maryland Historical Trust easements (easements are shown in Figure 11 in green and blue, and the subject property is shown with a red star).

Many architectural styles are found in Lawyers Hill. Chapter 3 of the Design Guidelines states that these include a variety of late 18th and 19th century styles such as: Dutch Colonial, Gothic Revival Cottage, Italianate, Stick Style, Queen Anne, and Shingle Style, as well as 20th century styles such as, Dutch Colonial Revival, Shingle Style Revival, and Craftsman. In addition, there are several modern houses, but they are on wooded lots and not highly visible. Chapter 8.C explains that “historic homes range from one and one-half to three stories in height, with several one-story homes among the more recently constructed houses. Wood frame construction is dominant.”

The photos of the proposed homes show a mix of brick or stone veneer facades with siding on the sides and rear. They include multiple siding materials and features such as multiple gable pitches within a single

roofline. While these design features may not be compatible with historic homes in Lawyers Hill, the Guidelines explain that “new homes need not attempt to replicate historic styles. However, to preserve the historic character and value of the district, new buildings visible from the District’s public roads should be compatible with the form and scale of the historic homes.” While the proposed homes are not consistent with this recommendation, their individual elements may be. The HPC should, therefore, provide advice on elements that could be considered consistent.

Section 16.607 of the County Code states that the Commission “shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area.” The HPC should consider this statement when deciding on the architectural character of the proposed homes.

Chapter 7 of the Lawyers Hill Design Guidelines further addresses new construction: additions, porches, garages and outbuildings. Chapter 7.B states, “although garages and carports are not a common feature in Lawyers Hill, the garages and carports that do exist provide examples of appropriate design for new structures.” Chapter 7.B recommends to, “design new garages and carports to be compatible with the materials, colors and scale of the existing house” and “place new detached garages or carports to the rear of the house, separated from the house by a substantial setback” and “on early 20th century houses, use attached carports placed on the side or rear of a house, in a location where the construction does not damage or obscure important architectural features.” The proposed homes show two-car, front-loading garages, which is inconsistent with the Guidelines. Chapter 7.B also recommends against, “placing a new garage or carport where it blocks or obscures views of a historic house, is highly visible from a public road, or is in a front yard.”

Chapter 8 of the Guidelines provides recommendations for new homes and principal structures. Chapter 8.A explains, “because Lawyers Hill grew incrementally, there are a variety of lot sizes and shapes, and homes vary in their distances or setbacks from the roads. Most homes are set back substantially from public roads and screened by trees and shrubs. New development should continue this pattern, which is part of the historic environmental setting of the District, by providing substantial landscaping and locating new structures with large setbacks from Lawyers Hill Road and Old Lawyers Hill Road. New subdivision lots should be designed to allow new homes to have setbacks from these roads similar to those of older houses on neighboring lots.”

The proposed development will be set back significantly from Lawyers Hill Road. The illustrative plan proposes an expansive lawn between Lawyers Hill Road and the new homes. Chapter 8.A.1 recommends, “provide large setbacks between new houses and Lawyers Hill Road or Old Lawyers Hill Road. Retain existing vegetation and plant new vegetation to screen new homes from these roads.” While the site plan does not indicate how many trees will be removed in this area, it appears that many will be. As many trees as possible should be retained to best comply with the Guidelines.

The open space between Lots 5 and 6, provides a buffer to the Gables House, consistent with Chapter 8.A.2, which recommends against, “locating new homes so that they block existing views of historic homes from public roads.”

Chapter 8.B discusses site design and that home sites in Lawyers Hill were originally designed to blend with the rolling hillsides and that trees were retained by limiting clearing and grading. Chapter 8.B explains, “properties were informally landscaped with an assortment of ornamental trees, shrubs and flowers. Mature trees and shrubs and open, naturalized landscape patterns contribute greatly to the Historic District’s environmental setting. It is important that new construction retain these landscape characteristics.”

Staff Recommendation from the December 6, 2018 meeting: The HPC should consider requesting additional details regarding which home model or elements of each model are proposed; the number and location of trees proposed for removal; and the proposed layout and siting of the individual houses.

Per the January 17, 2019 meeting, the Applicant submitted a binder with additional information for the Commission including the following:

- A letter to the Commission dated December 14, 2018
- The Howard County Code, Section 107: R-ED
- Zoning Maps of Lawyers Hill Historic District
- Lawyers Hill Historic District correspondences from 1993
- Zoning Board Case #948 M Decision and Order dated April 25th, 1994 including multiple exhibits
- Sections of the Lawyers Hill Historic District Design Guidelines
- The Howard County Historic District Commission Rules of Procedure
- Plans and Exhibits of the Site including a Scenic Road Exhibit, a Specimen Tree Exhibit (Figure 16), a Limit of Disturbance Plan (Figure 16), a Single Family Lot Plan depicting front loading garages (Figure 14), a Single Family Lot Plan depicting detached recessed garages (Figure 15) and examples of Beazer Homes.

The Following are plans proposed for review at the January 17, 2019 meeting:

- Site Plan depicting front loading garages
- Site Plan depicting detached recessed garages
- Site Plan depicting the limit of disturbance and specimen tree data

Testimony: Before the start of testimony Mr. Roth moved to go into closed session at 7:23 pm and Mr. Reich seconded. The motion to go into closed session was unanimously approved. The Commission resumed open session at 7:38 pm and stated they went into closed session to seek legal advice on the Commission's responsibilities under Code 16.606.

Mr. Shad swore in the Applicant, Donald Reuwer, Jr. Mr. Reuwer reviewed the materials in the binder submission, including the Residential-Environmental Development (R-ED) zoning district regulations, an overview of the history of the property in question and creation of the Lawyers Hill Historic District. He noted that the historic district overlay does not affect the underlying zoning of the properties within the district boundaries.

Mr. Reuwer acknowledged that Cypress Springs, a residential development outside the Lawyers Hill Historic District, is a hideous example of development and furthers the idea of minimum regulations becoming maximum regulations. Mr. Reuwer aspires to do better than that with this project.

Mr. Reuwer said there are zero-foot side or zero-foot rear setbacks in the R-ED district, which opens up possibilities for detached garages on smaller properties.

Mr. Reuwer showed a slide of a plan that identified specimen trees on the property. The Commission asked if the map was included in their submission packet. Mr. Reuwer said he had a packet of his slide show presentation for the Commission that included the plan.

Mr. Reuwer discussed the lot layouts and their attempt to preserve the view sheds from the scenic Lawyers Hill Road. Mr. Reuwer pointed out the yellow lines on the plan as the limits of disturbance, which include a sewer connection to the nearby Gables of Lawyers Hill development and stated he need to disturb the area but will put it back. Mr. Reuwer stated he purposefully designed the development's entry road to have a

kink in it and set the houses back significantly from Lawyers Hill Road, so that when one drives by they will not see anything other than trees.

Mr. Reuwer reviewed his landscaping plan, noting that it exceeded the County's minimum requirements, including having street trees with a 10-inch caliper, rather than the required minimum of 2.5-inch caliper. The plan also includes evergreens along the perimeter to work with neighbors to hide views of the new homes. The Commission asked if specimen trees shown on the landscaping plan were the same as the previous specimen tree plan. Mr. Reuwer confirmed that was correct. Mr. Reich asked if there was information on the 12-inch caliper or larger diameter trees that were coming out and that were going to be saved. Mr. Reuwer responded that the Commission did not have purview on the removal or addition of those trees. The Commission disagreed. Mr. Reuwer responded that the Guidelines for Lawyers Hill are not the same as the criteria for Ellicott City, and they have not reviewed a subdivision application in Lawyers Hill before. The Commission stated they will examine that and determine their ability to make advisory comments on the trees.

Mr. Roth asked Mr. Reuwer how he is defining specimen trees. Mr. Reuwer responded that his consultant identifies the trees in accordance with Howard County specifications of 30 inches in diameter or larger. The Commission asked if at the bottom of the specimen tree plan that it identified if the trees were staying or being removed. Mr. Reuwer said that the trees that have a yellow 'X' on them have to go. Mr. Reuwer stated based on the tree report, many of the specimen trees to be removed were damaged.

Mr. Roth stated all the specimen trees lists are over 30 inches but the Commission's guidelines call for consideration of all trees over 12 inches in diameter and said that when Mr. Reuwer was previously before the Commission last April he said he would provide a map showing the trees over 12 inches. Mr. Reuwer said that was correct, but that is why he went back through all of the legislation and Mr. Reuwer now feels based on his findings that he has no requirement to identify any trees that are over 12 inch caliper. Mr. Reuwer asked Mr. Taylor to confirm that requirement. Mr. Taylor stated he is not sure where that information is coming from. Mr. Reuwer asked where Mr. Taylor believed he has to identify trees over 12 inches. Mr. Taylor referenced Section 16.606.(d)(1)(I), (II), and (III), which clarifies the Commission is to provide advice on historical resources. Mr. Reuwer responded that he disagrees and that the Department of Planning and Zoning and their legal counsel also disagree.

Mr. Reuwer stated that if the 12-inch tree is in a forest, the tree does not need to be identified. Mr. Reuwer contended that his entire property is a forest and therefore he does not have to identify the 12-inch or larger trees. Mr. Taylor responded that in the Lawyers Hill Historic District Guidelines, there is reference that it is not required to include a specimen tree plan for a certificate of approval to remove trees that are within a forest. Mr. Taylor explained two points: that this application is not a certificate of approval process and Mr. Reuwer proffers that this is a forest, but is not aware of what facts support that or go against that for what constitutes a forest. Mr. Reuwer answered that the consultant that does the forest stand delineation determines what is a forest. Mr. Roth asked if this land was under a Forest Conservation Plan. Mr. Reuwer stated no. Mr. Taylor stated there is a difference between a certificate of approval which this proceeding not and the Commission's responsibility to provide advice on historic resources.

Mr. Reich cited Chapter 9 B, Trees and Other Vegetation, "When reviewing requests for clearing vegetation, grading, or cutting down trees, the Historic District Commission will consider the impact of the changes and the planned treatment of the area on the historic setting of the District". Mr. Reich responded that new plantings and existing trees fall under the Commission's purview in considering its impact upon the entire Historic District and not just this property. Mr. Reuwer stated he had gone through the whole legislation and he did not see where the Commission had any right to ask for that. Mr. Reich asked Mr. Reuwer to point that out. Mr. Reich said Mr. Reuwer talked about the subdivision regulation but the R-ED

requirements are separate from what the Commission looks at. Mr. Reuwer agreed completely and said it is the Planning Board that reviews the R-ED. Mr. Reich said Mr. Reuwer had the right to subdivide the property but that does not supersede the Commission's right to consider its impact on the Historic District. Mr. Reuwer did not know about that statement and said that the Commission had no role in the subdivision process; that the R-ED law applies that is what he is supposed to deal with. Mr. Taylor said he thought Mr. Reuwer was referring to 16.606 (d), how the Commission should provide advice on historic resources and read the Code. Mr. Taylor stated the Commission is in a stance of providing advice on historic resources and not certificate of approval. Mr. Reuwer stated he believed he received that advice already back in April. Mr. Roth stated back in April 2018, the Commission asked for the location of trees that were 12 inches or greater and it was never provided to them. Mr. Roth stated that the Commission could not provide advice on historic resources because they were not provided. Mr. Reuwer believes there is no requirement to make them available. Mr. Roth clarified that the advice is to the Planning Board as well as to the Applicant. Mr. Reuwer agreed. Mr. Roth stated when the Commission provides comments to the Planning Board, the Commission's assessment of the environmental setting is something appropriate to provide to the Planning Board. Mr. Reuwer said that was fine.

Mr. Taylor referred to the April minutes and read, "Mr. Roth recommended to revise the tree survey plans to identify such trees 12 inches or greater dbh and Mr. Reuwer agreed." Mr. Taylor asked if a tree stand delineation of 12 inches or greater dbh were done. Mr. Reuwer said no and stated the subdivision regulations only require 30 inch caliper to be identified and 12 inches caliper is not required. Mr. Roth said this was per the Commission's Guidelines. Mr. Reuwer said, per the Guidelines that don't apply if it is in a forest. Mr. Taylor asked if Mr. Reuwer had a Forest Stand Delineation been done and could he provide that. Mr. Reuwer stated he did have that and referred to the plan on the slide. Mr. Taylor asked if there was a full report that could be provided to the Commission. Mr. Reuwer stated there was a report and he could provide it but nothing for 12 inches was identified. Mr. Taylor asked if the report identifies forest on the property. Mr. Reuwer stated the report identified three different forests on the property.

Mr. Reich stated the plan on the slide has more information than what was submitted to them and Mr. Reich said the Commission could get a rough idea that 5 or 6 large specimen trees are being saved, the bulk of the development is in the middle and a lot of new landscaping will be down the proposed street and around the perimeter of the property. Mr. Reuwer stated that essentially the problem and as the subdivision process looks at, the location of the road causes most of the tulip poplar trees to go which is why they plan to beef up the landscape when they put it back. Mr. Reuwer stated that the removal of trees costs money and they don't want to remove more than they have to as people want big trees as it makes the community better. Mr. Reuwer stated he is happy to provide the tree plan and report for 30 inch caliper but Department of Planning and Zoning said he does not need to provide tree information less than 30 inches caliper. Mr. Roth stated the tree report should include trees down to 12 inches dbh per the Guidelines. Mr. Reich asked if the tree report was only for 30 inch dbh trees. Mr. Reuwer said yes, which is what he believes they are supposed to do and meet with Planning and Zoning several times and was told he doesn't need to provide that information. Mr. Reuwer stated he will provide 12 inches or greater if that is required but that the Guidelines seem to refer to single trees in a yard but not in a forest so he doesn't know why he should identify it if it doesn't need permission to remove. Mr. Reich stated we know about the ornamental planting and different trees and landscape and setting are all very important to the character and setting of the Historic District. Mr. Reuwer agreed and stated that is why they are adding ornamental trees in the front and fruit trees in the back yard as he is in support of the landscape guidelines.

Mr. Reuwer continued with his presentation and noted there are 28 properties currently within the district, and thought 10 are found to be not historically significant. Mr. Reuwer presented a slide show of all current Lawyers Hill homes. Mr. Reuwer pointed out commonalities of the houses in the historic district, including that they were created before automobiles, so they did not have garages, and that most were two story

houses. Mr. Reuwer pointed the nice Victorians and how the houses vary in size, some big and some are small. Mr. Roth stated another commonality of the houses is that the houses are separated by landscaping and natural vegetation. Regardless of the size or style of the house, there is natural landscaping and it is a significant part of the environmental setting in Lawyers Hill. Mr. Reuwer stated that was impossible when developing little lots but understood Mr. Roth's point.

Mr. Reuwer showed two types of the houses being proposed in the development that can fit on a small lot. He noted townhomes are allowed in R-ED but he didn't think they were appropriate to the Historic District since townhomes didn't currently exist in the District. He showed examples of the first style is a home with a front entry garage and it is something that the neighbors don't want to see but it could be hidden by a trellis on the garage. The second type is on a lot designed to accommodate a detached garage in the rear of the property which has a zero-lot line set back. Mr. Reuwer proposed the houses include front porches to help establish a sense of community. The houses would be 30 feet apart.

Mr. Reich asked how the topography will change and its effect on the Historic District, and if Mr. Reuwer had created a detailed grading plan. Mr. Reuwer stated he has a grading plan, but questions if the Commission is qualified to understand the plan. Mr. Reuwer stated there will be no retaining walls with minimal grading but Howard County requires roads to have less than a 10% slope so there will be grading. Mr. Reuwer is unable to make the entrance road smaller to minimize tree clearance with that restriction unless he seeks an alternative compliance with the DPZ Director which he is willing to do with community support. Mr. Reich stated the Commission really needs to look if they have enough information to give the Applicant good feedback. Two things lacking is information on the trees and the grading. The Commission requested more information on the site grading and trees before issuing advisory comments to take to the Planning Board.

Mr. Taylor articulated the role of the Commission for giving advisory comments, as there was confusion as to the Commission's purview. It is clear under the Code that things the Commission would normally issue a certificate of approval for, they do not issue a certificate of approval in the case of approved subdivision plans including tree removal. However, that process is very clearly distinct from the advisory comments process that requires the Commission provide advice on impacts to historic resources including the environmental setting, under Section 16.606.(d)(1) (III). The environmental setting of the National Registry of Historic District designation includes mature treed landscape that effects the environmental setting not just on the property but associated properties and that certainly seems to be an element of the historic value of the District.

Mr. Roth referred to the Code explicitly requires the Commission to provide advice to the Planning Board. Mr. Taylor clarified there are times the Commission must give comments and then there are times the Commission may give comments.

Mr. Reich stated the Commission gives advisory comments include setting, landscaping, grading, anything that effects the character of the historic District recognizing that a certificate of approval may not cover those items. Mr. Taylor discussed the Commission's criteria of review.

Mr. Reuwer guaranteed he will be installing more large caliper trees than what they are removing. Mr. Reich's concern was more for the grading and the loss of the historic character if radical grading is being done but the Commission cannot determine that without seeing the grading plan. Mr. Reuwer stated he was doing the minimum changes to the topography necessary to meet the Code.

Mr. Roth referred to the Code Section 16.606 (d) that the Commission gives advise and assist DPZ in identifying historic resources on property that requires subdivision or site development plan approval... and

advise an applicant for subdivision or site development plans approval for a site. Mr. Taylor read the Code, Section 16.606 (d). Mr. Reuwer agreed to provide a grading plan to the Commission.

The Commission also asked for trees 12 inches or more to be identified. Mr. Reuwer asked why the Commission would make him spent a fortune to identify 12 inch caliper trees for what purpose. Mr. Roth said the reason would be so the Commission could provide informed comments per the Code. Mr. Taylor stated that if there was indisputable evidence that trees are located in a forest than that changes the equation which is why he was asking if there was a report accompanying the forest plan because that would be persuasive to the Commission. Mr. Reuwer stated he would submit that to DPZ tomorrow. Mr. Reuwer stated that the Department of Planning and Zoning who consulted with the Office of Law said the only thing the Commission will give a certificate of approval for is the houses themselves. Mr. Reuwer said that as far as he is concerned he has his advisory comments and don't need them anymore. Mr. Roth said that was a reasonable position and another reasonable position is that when the Commission gave those advisory comments, they asked for more information and Mr. Reuwer agreed to do provide that information, so the comments are not complete. Mr. Taylor asked if advisory comments were prepared and submitted to DPZ. Ms. Burgess stated HPC minutes and a summary letter dated May 3, 2018 was given to Mr. Reuwer but no comments had been submitted to DPZ because Mr. Reuwer had had presented three plans to the Commission in April, and needed to clarify which plan was moving forward to receive the advisory comments for a subdivision plan from the Commission. Mr. Reich asked Mr. Reuwer if he would rather continue the meeting tonight or wait until February 7th. Mr. Reuwer asked to proceed this evening to get as much advice on the current information.

Mr. Reuwer agreed to provide a full grading plan and Forest Stand Delineation Plan and Report for a work-session at the next Commission meeting on February 7, 2019 and would have the engineer present to answer questions.

Public Testimony

Mr. Shad announced that in the interests of time, representatives of an organization or group would have 5 minutes for their testimony and those presenting personal testimony would have 3 minutes.

Mr. Shad swore in Mr. William Wade Sapp, Jr, representing the Rockburn Land Trust in opposition of the application. Mr. Sapp stated that the Rockburn Land Trust and Maryland Environmental Trust hold conservation easements on over 150 acres on 17 properties within the Lawyers Hill Historic District. Allowing a high density subdivision within the Historic District counters decades of hard work on preservation by private citizens, the Land Trust, and the County and State governments. The Rockburn Land Trust is calling for preservation of the scenic and historic setting in the Historic District, and noted that the easements help further the purpose of the Historic District creation. Mr. Sapp read from a letter written by Cindy Hamilton, the former Division Chief of the Zoning Division within the Howard County Department of Planning and Zoning, in support of the creation of three particular conservation easements in the District. The letter noted that the protection of these properties through the creation of the perpetual conservation easements is consistent with the historic preservation goals of Howard County's 2000 General Plan and with the purpose of the Historic District as identified and delineated in the County's zoning maps.

Mr. Sapp said the Rockburn Land Trust would like to apply Ms. Hamilton's message generally to all properties in the Lawyers Hill Historic District.

Mr. Shad swore in Ms. Michelle Kline, a resident of the Historic District in opposition of the application. Ms. Kline said two of her four property lines border the property in question. Ms. Kline noted there are large evergreen trees on the edge of the property that are 50 feet tall and greater than 30 inches in diameter at chest height, but they are not included on Mr. Reuwer's specimen tree plan. Ms. Kline feared these trees

will be cut down and replaced with tract houses that offer only four house designs. Ms. Kline stated she is pleased to hear that detached garages are an option for this development, but she is worried about the lack of architectural diversity. Ms. Kline referred to page 40 of the Lawyers Hill Guidelines about the typical house in the Lawyers Hill Historic District being atypical, and said she would prefer the new houses follow suit and be atypical.

Mr. Shad swore in Mr. Josh Robinson, a resident of the Historic District in opposition of the application. Mr. Robinson came with poster boards that had images of trees on the property that would be cut down and Claremont Overlook, a residential subdivision on another property originally owned by Mr. Pollard. Mr. Robinson owns the Gables, an historic home, and his property borders the property in question on the western boundary. Mr. Robinson has been investing money into restoring his home and is worried that if this development is built his home will be separated from the rest of the Historic District. He also expressed concern about impacts to wetlands on the site which could increase runoff to a nearby stream. Mr. Robinson requested the minimization of the destruction of the western section of Lawyers Hill, so that new generations can enjoy the beauty of the Historic District. Mr. Robinson asked the Commission to enforce the guidelines for grading, setbacks, and destruction of historic trees. Mr. Robinson stated there were existing trees on the border of his property and on this property that were 30 inches or more in diameter that were not included on the specimen tree plans. Mr. Robinson questioned why the trees on the border cannot be kept to buffer his property. Mr. Robinson is concerned that Lawyers Hill will turn into Claremont Overlook.

Mr. Shad swore in Ms. Fern Nerhood, a resident of Elkridge in opposition of the application. Ms. Nerhood submitted charts into testimony showing the number and yearly average of houses built in the District over the decades. The first chart depicted that there is an average of 2.99 acres per the existing 28 homes in the Lawyers Hill Historic District. With the addition of the 17 proposed homes, this would decrease the average acreage to about 1/7 of an acre. The second chart showed that if the proposed homes were held to the pattern of having 2.99 acres per lot, then counting the property as having 8.76 acres, the maximum number of proposed houses that could fit on the property would be 2.93 houses. Ms. Nerhood asserted that having 17 houses built on 8 acres is not in keeping with the Historic District character and a huge variance of what has come prior.

Mr. Shad swore in Ms. Grace Kubofcik, representing the Patapsco Heritage Greenway in opposition of the application. Ms. Kubofcik stated the purpose of the Patapsco Heritage Greenway (PHG) was to preserve, protect, interpret and restore the environment, history and culture of the Patapsco River Valley. The PHG administers the Patapsco Valley Heritage Area and clearly Lawyers Hill Road and the Historic District of Lawyers Hill are part of that heritage area. Ms. Kubofcik said that the Historic District is known for its large wooded lots, unique single-family homes, and limited standalone garages. Ms. Kubofcik argued the plan presented should be complimentary and compatible with the District's established pattern of large lots and individual driveways connecting to the scenic road, with home styles different from each other. Ms. Kubofcik noted that the proposed lot pattern does not follow the Historic District's current lot foot print, and although the proposal does have trees as a buffer to the new development, the trees are not interspersed to provide buffering to other homes.

Mr. Shad swore in Mr. Howard Johnson, representing the Howard County Citizens Association (HCCA) in opposition of the application. Mr. Johnson read his testimony that the HCCA is in full support of the concerns raised by the residents in and surrounding the District related to the proposed Lawyers Hill Overlook development. Mr. Johnson said that the proposed 17 units on 8.5 acres of land has 60% of the density of the 28 existing homes in the District. The HCCA is concerned that the proposed tract housing does not fit with the Historic District and will separate the two adjacent, significant, historic homes.

Mr. Shad swore in James F. McCrory Jr, a resident of Elkridge in opposition of the application. Mr. McCrory stated that Howard County has had the misfortune of overdeveloping the land in Ellicott City and that has magnified flooding susceptibility. Mr. McCrory argued that Lawyers Hill is similar to Ellicott City in topography. Lawyers Hill is made up of 28 historically designated homes constructed over 200 years ago. Mr. McCrory said that allowing 17 homes to be built on land originally meant for one house is setting a precedent for 27 other properties doing similar development. Going from 28 homes to an excess of 450 units of housing, could escalate flooding to levels experienced in Ellicott City, threatening public safety.

Mr. Shad swore in Cathy Hudson, a resident of the Historic District in opposition of the application. Ms. Hudson objected to being limited to 3 minutes for her testimony, when Mr. Reuwer spoke for much longer. Ms. Hudson said that an Environmental Concept Plan had been submitted to the County, but not to the Commission, and distributed copies of the plan. She said the plan was filed months ago, and the grading plan was never given to the Commission by the Department of Planning and Zoning. Ms. Hudson noted that the Forest Stand Delineation Report indicates the development will be taking down five specimen trees out front by the scenic road and all the trees to be removed are healthy, except for one.

Mr. Roth asked Ms. Hudson how she got her information. Ms. Hudson said she got the information from the Department of Planning and Zoning's website. Mr. Roth clarified that the Applicant stated he had not made a submission to the Department of Planning and Zoning, but the Department of Planning and Zoning had these items. Ms. Hudson confirmed, but Mr. Reuwer interrupted and stated he had never said those things. Mr. Reich noted that the plans Ms. Hudson found included grading and attached garages. Mr. Roth responded that the Commission did not have a copy of the grading for the back of the lot, so he would prefer to see the filed plan.

Ms. Hudson submitted a handout as testimony, with information highlighted in yellow relating to the Lawyers Hill Historic District Guidelines, and information highlighted in green from the reports from Mr. Reuwer. Also highlighted in green were Ms. Hudson's requests for changes to the development's design to better comply with the Guidelines, including minimizing the removal of trees and grading, and reconfiguring the lots to allow wider homes and better placement of garages so they are less visible from public roads

Mr. Shad swore in Angela Shiplet, representing the Greater Elkridge Community Association (GECA) in opposition of the application. Ms. Shiplet stated that the Lawyers Hill Historic District is important to the history of Elkridge and distinguishes it from the rest of the County, as it is only one of two historic districts in the County. The GECA voted unanimously to ask the Commission to be strict in upholding the Guidelines with this application and protect the character of the District.

Mr. Shad swore in Lisa Badart, a resident of the Historic District in opposition of the application. Ms. Badart noted she agreed with all prior testimony. Ms. Badart cited the Guidelines that the Commission is to be lenient in its review of new construction, except where such plans would seriously impair the historic or architectural value of the surrounding structures or area. Ms. Badart said what is proposed is not compatible with the current neighborhood. Ms. Badart is concerned that in the District no two houses are the same, the house setbacks are not similar, and the roads curve. Ms. Badart feels that the variation, landscaping and grading are important in the neighborhood. Ms. Badart is certain that some development will happen, but asked that anything that goes there have different window sizes and styles. Ms. Badart proposed that the new development only get approval of two or three house at a time so attention can be paid to the details. Ms. Badart expressed that having screening such as a forest boundary around the new development so there is a clear delineation that the new neighborhood is not historic in nature would be helpful. Ms. Badart also asked that the sign for the new development be low key and natural.

Mr. Shad swore in Mr. Dale Schumacher, a resident of Elkridge in opposition of the application. Mr. Schumacher lives on the other side of I-95 and is not part of the Historic District. Mr. Schumacher feels that if his side of I-95 had been included in the Historic District it would change the feel of it. The addition of Mr. Schumacher's neighbors would make the density be about 1 home per 20 acres, and the majority of the homes there are old historic homes. Mr. Schumacher noted that Section 16.606(c) gives the Commission authority to make recommendations to the Howard County Council on all petitions to create or modify multiple site Historic Districts. Mr. Schumacher petitioned to have his property included in the District and if other individuals were mistakenly excluded from the District when it was created, then the Commission should redraw the District. He also asked the Commission to reconsider the emulation of the housing types in the District.

Mr. Shad swore in Ms. Laura Wisely, a resident of Elkridge in opposition of the application. Ms. Wisely acknowledged the role of the Commission is to best preserve the neighborhood's character, but it is slowly being erased by developers. Ms. Wisely disagreed with adding construction that does not meld with the Historic District. Ms. Wisely noted that Elkridge worked hard to get a National Register Historic District and the development of I-95, I-895, Claremont Overlook, Cypress Springs, and the Gables of Lawyers Hill encroach on the District. Ms. Wisely expressed concern that the new homes would not have facades with historic materials such as wood or stone. Ms. Wisely questioned if the porches would be wide enough for gatherings as in previous centuries. Ms. Wisely was concerned about the topsoil removal during the development and how it would affect the flora and fauna.

Mr. Shad swore in Ms. Lisa Wingate, a co-author of the Lawyers Hill Historic District Guidelines and in opposition of the application. Ms. Wingate argued that the development does not adhere to the Guidelines. Ms. Wingate stated the Commission is required to uphold the application to the Guidelines and they must review the application on behalf of the whole District. The Commission should take into consideration creativity and individual solutions when applying the Guidelines to new construction in Lawyers Hill. Ms. Wingate noted that the Historic District was not created by one developer, but by families subdividing their land for their children, and the homes were often designed by architects not developers. The homes in the Historic District represent 200 years' worth of architecture and no two homes are alike, while the application has homes that are repetitive with design, and that is not consistent with the Guidelines. Ms. Wingate implored the Commission to pay close attention to grading and how the backs and sides of the homes are architecturally delineated. Ms. Wingate reminded the Commission that there is zero precedent for a cul-de-sac in Lawyers Hill. She also noted that close spacing of homes is inappropriate and there should be landscaping to separate the houses.

Mr. Shad swore in Ms. Kristy Mumma, an adjacent neighbor to the development and in opposition of the application. Ms. Mumma agreed with previous testimony that the application is inconsistent with the character of the Historic District due to the smaller lot sizes and house setbacks, no meandering roads, attached front loading garages, much grading and tree removal, cookie cutter type houses, and no blending with the landscape.

Testimony concluded, and the Commission provided the following comments:

Mr. Reich and Mr. Roth wanted to wait until the following month for a tree report and grading plan before making comments since there is a lot to consider. Mr. Reuwer clarified that he is not at the architectural stage yet, but received good ideas about window size and placement. Mr. Reuwer asked if the Commission preferred attached or detached garages as the lot can accommodate detached garages. Mr. Reuwer was amendable to having a few houses at a time be approved by the Commission.

Motion:

Mr. Reich moved to continue the case to next month to look over the grading plan and Forest Stand Delineation Plan documents provided by the Applicant. The Commission will provide comments at the end of that meeting. Mr. Roth seconded. The motion was unanimously approved.

OTHER BUSINESS

Work-session for CB3-2019

Mr. Roth asked the other members of the Commission if they would like to take a position on CB-03-2019. Mr. Roth explained that the Bill would delete the part of the County Code says you do not need a Certificate of Approval from the Commission for certain work when done in accordance with an approved subdivision plan or site development plan. In that way, they are uniformly applying the design standards to every case.

Mr. Reich stated that when a developer comes in for a new subdivision there is no Certificate of Approval for the street, sidewalks, grading and trees. Mr. Taylor responded that is correct, as long as it is done in accordance with the approved subdivision plan. Mr. Roth stated the way the Code is now, the Commission can give advisory comments on historic resources and hope that the Planning Board listens to the Commission's comments. That creates a risk that the subdivision will not be built in accordance with the Guidelines and then the historic district is fragmented and loses historical characteristics. Mr. Roth volunteered to draft testimony in support of the bill. Mr. Taylor noted that the public hearing to receive testimony on the bill will be held on the first Tuesday in February. The Commission conferred on which member they would like to send to give testimony.

Motion: Ms. Tennor moved that the Commission express its support of the proposed legislation Council Bill 3 - 2019 and Commissioner Roth testify to that effect in the public hearing. Ms. Zoren seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn the meeting at 10:33pm. Mr. Reich seconded. The motion was unanimously approved.

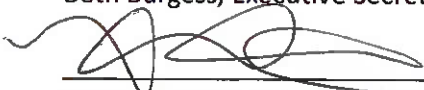
*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.



Allan Shad, Chair



Beth Burgess, Executive Secretary



Kaitlyn Clifford, Recording Secretary



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

February Minutes

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

The February meeting of the Historic Preservation Commission was held on Thursday, February 7, 2019 in the Columbia/Ellicott room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the December minutes. Mr. Roth seconded. The motion was unanimously approved. Ms. Tennor moved to approve the January minutes. Mr. Roth 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, Susan Overstreet, Kaitlyn Clifford, Lewis Taylor

PLANS FOR APPROVAL

Consent Agenda

1. MA-17-12c – 8241 Main Street, Ellicott City
2. MA-17-45c – 1805 Marriottsville Road, Marriottsville
3. MA-18-27c – 8104 Main Street, Ellicott City
4. MA-18-30c – 8202 Main Street, Ellicott City

Regular Agenda

1. HPC-19-01– 8044 and 8048 Main Street, Ellicott City
2. HPC-19-02 – 3570 Sylvan Lane, Ellicott City
3. HPC-19-03 – 8156 Main Street, Ellicott City
4. HPC-19-04 – 10752 (10756) Scaggsville Road, Laurel
5. HPC-19-05 – 5020 Ten Oaks Road,
6. HPC-19-06 – 8125 Main Street, Ellicott City- emergency
7. HPC-18-63 – 5819 Lawyers Hill Road (6219 Lawyers Hill Road per design guidelines map; continued from December 6 and January 17)

OTHER BUSINESS

1. March meeting date in case of snow

CONSENT AGENDA

MA-17-12c – 8241 Main Street, Ellicott City

Final tax credit claim 20.112.

Applicant: William Franz

Background & Scope of Work: The property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The Applicant was pre-approved for tax credits to repair, replace and repaint the roof, wood siding and façade doors through the Minor Alterations process in case MA-17-12 in March 2017. The Applicant submitted documentation that \$1,400.00 was spent on the eligible, pre-approved work and seeks \$350.00 in final tax credits. There is outstanding work that still needs to be completed, so this MA-17-12 will return for further credits once the work is complete.

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

Staff Recommendation: Staff recommends approval as submitted for \$350.00 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

MA-17-45c – 1805 Marriottsville Road, Marriottsville

Final tax credit claim 20.112.

Applicant: Shelly Levey

Background & Scope of Work: This property is not located in a historic district but is listed on the Historic Sites Inventory as HO-191. The Applicant was pre-approved for repairs in-kind to fix the foundation and weatherproof the house through the Minor Alterations process in case MA-17-45 in October 2017. The Applicant has submitted documentation that \$15,800.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,950.00 in final tax credits.

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

Staff Recommendation: Staff recommends approval as submitted for \$3,950.00 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

MA-18-27c – 8104 Main Street, Ellicott City

Final tax credit claim 20.112.

Applicant: Holly Hoenes/Chase Development & Construction LLC

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The Applicant was pre-approved for tax credits to: repair damage to the front

façade; replace two wood doors in-kind, including bronze hardware, to match those approved in 2016 (9 light over 2 panel); replace two exterior lights (one on either side of retail door) with the same or similar as approved in 2016 (black outdoor wall light); install new glass in storefront windows; and repaint building with colors previously approved through case MA-18-27 in July 2018. The Applicant has submitted documentation that \$14,626.79 was spent on the eligible, pre-approved work and seeks \$3,656.70 in final tax credits.

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

Staff Recommendation: Staff recommends approval as submitted for \$3,656.70 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

MA-18-30c – 8202 Main Street, Ellicott City

Final tax credit claim 20.112.

Applicant: Ronald Peters

Background & Scope of Work: The property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1850. The Applicant was pre-approved for tax credits to remove and replace the existing paver walkway with a new concrete slab, as a measure to weatherproof the basement foundation below the walkway, as well as repair and repaint the front porch due to flood damage, through the Minor Alterations process in case MA-18-30 in August 2018. The Applicant submitted documentation that \$6,400.00 was spent on the eligible, pre-approved work and seeks \$1,600.00 in final tax credits.

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

Staff Recommendation: Staff recommends approval as submitted for \$1,600.00 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

Before starting the regular agenda items, Mr. Reich asked if there were any minor alterations that needed to be added to the agenda. Ms. Burgess stated that all the Minor Alteration applications that had been posted on-line had been approved without objection from the Commission or public. Ms. Burgess further clarified that item 10 on the agenda, listed as an emergency for 8125 Main Street for a potential structural issue, did not need to come before the Commission and was being dropped from the agenda.

REGULAR AGENDA

HPC-19-01 – 8044 and 8048 Main Street, Ellicott City

Certificate of Approval & Tax Credit Pre-Approval for Exterior Repairs.

Applicant: Barry Gibson/Old Stone Tavern, LLC.

Background & Scope of Work: This property is located in the Ellicott City Historic District, #HO-62. According to SDAT, the 8044 Main Street building dates back to ca. 1815, while the 8048 Main Street building is late 1800s. Using Stormmeister products, the Applicant seeks approval and tax credit pre-approval to repair and restore the buildings as follows:

8044 Main Street:

1. Replace the opera house entrance door (far east door) with a 42"x 85" Stormmeister door in the Arden style that is a 6 panel door with two high level lights in the Cambridge blue color.
2. Replace the right and left main entry doors with 42"x 84" Stormmeister door in the Ashdown style that is a 2 light over 2 panels in the Cambridge blue color.
3. Remove the damaged storefront display windows and roof, and return to the original façade that will have smaller custom 38"x 66" single pane impact resistant glass with 6 over 6 mullions. All stucco on the façade behind the display windows will be removed and the stone will be re-pointed with white mortar. Any trim or framing will be UPVC and Cambridge blue color. The new windows will have side shutters in dark blue.

8048 Main Street:

4. Replace the house door with a 36"x 82" Stormmeister door in the Arden 6 panel door in the Chartwell green color.
5. Replace the window with a 38"x 54" single pane impact resistant glass window with 2 over 2 mullions with any trim to be in the Chartwell green color. The 1st floor wood panels to veneer the existing façade will be in the Chartwell green color.
6. Install a steel I-beam within the building per structural engineer recommendation for structural integrity of the building.

Staff Comments: The Inventory information for 8044 Main Street states: The lithography of this building dating circa 1832 shows a four bay wide, four and a half story building (Figure 1). "The fenestration of the original first four floors of the building is rectangular, double-hung, holding six-over-six lights and decorated by projecting flat wooden sills." This application is the first certified flood mitigation project to occur in Ellicott City. The Stormmeister products are custom designed with special engineering to be flood resistant. The doors are built within the frame as one cohesive part with doors that open out onto the sidewalk to prevent water from pushing through a door jamb. Prior to Stormmeister, based in the United Kingdom, the floodproof doors in the US were industrial metal doors (Figure 2) that did not offer any historic features or detail. Stormmeister products are custom made and offer paneling, colors and hardware complimentary with a historic district (Figure 3).

The display window storefront is considered historic and would typically be retained, but the both 2016 and 2018 floods destroyed these windows. The Applicant is seeking a solution to retain the historic character of the building, while creating a flood resilient building. The Guidelines do not address flood mitigation, but do make recommendations for renovation of storefronts. Chapter 6. Rehabilitation and Maintenance of Existing Buildings states, "When original details are missing or must be replaced, matching materials should be used, if possible. Saving damaged parts or finding historic documentation of the building's appearance can help in accurately restoring a building's historic appearance...For buildings altered more recently, it is often best to uncover and restore details hidden by alterations." Although the Applicant wants to retain the storefront windows and will be deconstructing the trim and storing the storefront windows, they are not original to the building and potentially dangerous in a flooding situation. The Applicant is seeking to restore the building and proposes modest architecture, similar to what it had prior to the storefront addition. The granite façade is original and will not be altered. The openings to the first floor façade, will not be closed or relocated.

The windows will remain in the same openings within the granite structure but will be one solid impact resistant glass panel custom fit for each opening. Although they will be 6 over 6 and 2 over 2 to complement

the existing windows and conform to historic documentation, they will not be operable windows to maintain a watertight seal. The mullions will be decorative but not true divided light to guarantee the necessary strength to withhold 9 feet of water depth.

Per the Guidelines, the Applicant will “maintain or restore original brick, stone...and make repairs with materials that match the original as closely as possible.”

The colors of the doors and trim match the existing approved colors. The Stormmeister color selection is limited to 21 color options, and Cambridge blue and Chartwell green are appropriate for the existing color palette.

Staff Recommendation: Staff recommends approval as submitted including all Stormmeister products and recommends tax credit pre-approval for this work, including the I-Beam that will provide structural integrity to 8048 Main Street.

Testimony: Mr. Shad swore in the Applicant, Barry Gibson, and asked if he had any information to add or correct in the staff report. Mr. Gibson added that the two main entry doors at 8044 are being replicated instead of replaced with the Ashdown style door. Stormmeister can replicate the existing doors while maintaining the floodproof stability. The doors manufactured in England have better technology than in the United States and higher standards than FEMA requirements. Mr. Gibson stated he had lost \$150,000 in inventory alone in the flood, and this did not include reconstruction of the building or utilities. Mr. Gibson stated he was only able to locate flat plate door/industrial looking doors made for flood proofing from manufacturers in the United States, but Mr. Gibson wanted to replicate the historic doors on his building. Mr. Gibson stated he also intended to add shutters to the windows to add to the façade aesthetics. England’s armored glass was superior to the United States Hurricane glass. Mr. Gibson held up a drawing of the proposed replicated door that was not included in the submittal. Ms. Tennor stated that the proposed door included a much larger window pane of glass. Mr. Gibson stated he was told by the Stormmeister director that the door will have the same strength as the doors provided in the original application.

Ms. Burgess clarified that the Applicant is seeking a Certificate of Approval, in addition to the pre-certification of tax credits, as the agenda only states the application is for tax credits. Ms. Burgess also stated that there were no specifications in the application for the shutters mentioned by the Applicant, so those could be reviewed later through a minor alteration application. Ms. Zoren asked if Mr. Gibson would be installing shutters that were operable, so they could be closed for extra protection during storms. Mr. Gibson said he could install shutters that were operable. Ms. Tennor asked if the shutters would come from the same manufacturer as the door. Mr. Gibson stated that it would be the same manufacturer. Ms. Zoren asked if all the doors for the building at 8044, including the side door, would be blue to match the trim. Mr. Gibson confirmed all doors would be blue.

Motion: Mr. Reich moved to approve the application as submitted with tax credits, and with possible modifications to the door design to replicate the existing. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-02 – 3570 Sylvan Lane, Ellicott City

Certificate of Approval for Carport Canopies.

Applicant: Charles Kyler

Background & Scope of Work: This property is located in the Ellicott City Historic District, but not in the watershed of the current building mortarium, as this parcel drains into Sucker Branch. According to SDAT, the

building dates to 1898. The Applicant proposes to obtain temporary approval for three carport canopies until the proposed garage/carriage house receives building permits and construction begins. The carport canopies are in the same location and footprint as the future carriage house. The expected timeframe for the construction to begin would be April or May 2019. The Applicant states the canopies are not visible from the road, are 25 feet away from the contributing structure, and protect the vehicles stored under them. The Applicant received approval for the construction of the carriage house garage at the June 2015 HPC meeting, #15-35, but the floods and personal issues delayed the construction.

Staff Comments: Chapter 9. Landscape and Site Elements discusses temporary and Minor Structures but does not address canopies or carports, however approval for such temporary structures is appropriate. Chapter 9 recommends to “construct new site features using materials compatible with the setting and with nearby historic structures” and recommends against new driveways, parking areas, walkways, terraces or other features that substantially alter the setting of a historic building.” The carports are a modern structure with metal posts and a canvas fabric that do not comply with the Guidelines for permanent installation. However, the Applicant is seeking building permits now for the garage, and these carports have protected the vehicles from large overhead branches from the property’s mature trees when used in the past during severe storms.

Staff Recommendation: Staff recommends a temporary 6-month approval for the canopy carports to provide a protected area for vehicles until the construction of the garage is underway.

Testimony: Mr. Reich recused himself from the application as he designed the garage for the Applicant.

Mr. Shad swore in the Applicant, Charles Kyler, and asked if he had any information to add or correct in the staff report. Mr. Kyler stated that the picture of the canopies showed one that had sides to it. Mr. Kyler stated that the carport canopies only had top covers and no side covers. Mr. Kyler had taken the carport canopies down, but his Honda Pilot got totaled from a tree branch falling from a tree on the side of the driveway. Mr. Kyler put the carports back up in October 2018. Mr. Kyler stated that one of the canopies had a hole in it due to a tree branch. Ms. Tennor asked how the carport canopies protected the cars. Mr. Kyler stated the canopy itself didn’t protect much, but the steel frame helped. Ms. Tennor asked if six months would be enough time to have his garage constructed and the carport canopies removed. Mr. Kyler stated it would be.

Motion: Ms. Tennor moved to approve the temporary six-month approval for the carport canopies. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-03 – 8156 Main Street, Ellicott City

Tax Credit Pre-Approval for Exterior Repairs.

Applicant: Don Reuwer/ Master’s Ridge, LLC.

Background & Scope of Work: This property is located in the Ellicott City Historic District. This building was constructed in 1926 for the offices of the Ellicott City Times newspaper, which were located on the second floor. The first floor was commercial space rented out for jewelry store and the post office. The existing infill of the 1920s storefronts, beneath the original first-story cornice, were done prior to the creation of the Historic District, but are not early enough to be considered historic. The building has an enclosed storefront with wood shingles (Figure 7), similar to the Reedy Building at 8229 Main Street prior to its renovation in 2016.

The Applicant proposes to renovate and restore the building, and return the first floor storefront to a more historically appropriate architectural design.

1. The existing front door will be replaced with a wood door to match the 1960s photo.
2. The replacement plate glass front windows will have wood frames painted Geddy White.
3. The east side windows will be restored to their original opening size and the replacement windows will match the second floor windows.
4. The west side wall will be repainted Brickyard Red.

Staff Comments: Much of the original first story configuration can be seen in the c. 1960s photograph (Figure 8), however, the photo depicts a front door had been altered and does not reflect the earlier appearance. Staff has not been able to locate any photographic evidence for the building's earlier appearance. To determine the original details for these storefronts, careful, exploratory demolition could occur to expose any evidence of original architectural features, documenting it prior to renovations. The Applicant has requested that the County's Architectural Historian assist with determining the original configuration and documenting it.

The proposed façade design complies with Chapter 6 of the Guidelines. Chapter 6.H explains, "windows do much to establish the scale and character of a building. The arrangement, size and shape of windows, the details of window frames and sashes and the arrangement of glass panes all contribute to a building's personality." The architectural and historic integrity of this building has quite visibly been damaged over the years with the addition of shingle siding and modern double hung windows. The removal of these features, which are not historic, complies with Chapter 6.H, "replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, chose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building" and "restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance." With the assistance of the County's Architectural Historian, the Applicant plans to start demolition on the inside to reveal evidence of original features on the storefront, such as the case in 2016 at 8289 Main Street (Reedy Building, now Sweet Elizabeth Jane). The work also complies with Chapter 6.K recommendations, "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...restore the earlier storefront design if the later renovation has not acquired historic significance of its own." The Front Elevation Plan states that the front doors will be replaced to match the previous existing of wood and glass. The windows will revert to plate storefront glass in a wooden frame with Benjamin Moore Geddy White, CW-20, a neutral trim color. The west side of the building is brick that has been painted several decades ago. The Applicant proposes to paint the side of the building with Brickyard Red, CW-235, to better blend with the bricks on the front of the building.

Staff Recommendation: Staff recommends tax credit pre-approval and approval of the application as submitted, with the assistance of the County's Architectural Historian to document what is exposed and help determine the details of any missing architectural elements.

Testimony: Mr. Reuwer, previously sworn in earlier in the meeting, explained that he was planning on converting the building from office to retail. Mr. Reich stated that it was good to return the building to its original design and it will look fantastic.

Mr. Reuwer stated that he has worked with DPZ staff before and he is excited to restore the building and get it back to retail use, which is needed on Main Street. Mr. Reuwer described the alterations from the 1960s they have discovered and stated he will meet with Mr. Ken Short, the County's Architectural Historian, who will help determine the original structure verses what has been modified. Ms. Tennor asked if it would be

Ken Short's first meeting with him. Mr. Reuwer stated that what he tried to do was remove the inside modifications first and now that he can see what was previously there, the shape of the vestibule and the stairs, Mr. Short will become involved. His original submission information was 99% accurate, but the vestibule has a slight angle to it from what was expected, so there may be a few modifications with further exploration. Ms. Burgess stated that Mr. Reuwer was seeking to restore the building elevation as shown in the submittal and would only be returning if the design was drastically different.

Motion: Mr. Reich moved to approve the application as submitted with the tax credits, with the provision that if there are changes, Staff can approve the changes. Ms. Tennor seconded. The motion was unanimously approved.

Ms. Burgess asked if the sign that reads "Times Building" was going back into place. Mr. Reuwer answered that the lettering of the "Times Building" would be going back, as well as the 1926 sign. Mr. Reich asked if the signs were on the sketches. Mr. Reuwer confirmed they were.

HPC-19-04 – 10752 (10756) Scaggsville Road, Laurel

Advisory Comments for Pre-application Approval.

Applicant: Michael P. Lemon

Background & Scope of Work: This property is located on the Historic Sites Inventory as HO-709, 10756 Scaggsville Road. According to the Inventory form, the building was probably constructed circa 1890. DPZ determined it did not need to come before the Commission for Advisory Comments for demolition prior to subdivision, but the Hearing Examiner asked for the recommendation of the HPC regarding this site and the effects of the subdivision on the three adjacent historic sites across Scaggsville Road.

Staff Comments: The house at 10756 Scaggsville Road (HO-709) was conjectured to have been built by John H. Hines shortly after he purchased the property in 1892. The exterior retains its historic form and some of its historic materials (Figure 11). The interior of the house has been substantially modernized with drywall, new windows, doors, and trim. All fireplaces and chimneys have been removed, leaving only one fragment of door trim, a stairway with major alterations, and a mantel that is not in situ (and may have been brought in) as the only historic features visible in the house. Brief examination in the attic hatch and around the foundations reveals what appears to be four periods of construction, three of them historic (and at least one of them probably in log). There is too little remaining in the interior to date these phases or confirm their apparent progression. It seems highly likely that this house began as a tenant house on the farm of Seth W. Warfield, was possibly enlarged by Warfield, and was likely later further enlarged by Hines. The house would not be considered individually eligible for the National Register. Despite this property and 3 adjacent properties being on the Historic Sites Inventory, all four structures have been altered throughout the years to diminish the value of their architectural historic significance.

The neighborhood was assessed for the possibility of a historic district, but given the alterations to the exterior and removal of historical architectural, it was determined that the historic value has been removed. On the south side of the road, the Emmanuel United Methodist Church (HO-708) survives, but is overpowered by several eras of additions (Figure 12). To the west of the church are two houses, one (HO-710, Scaggs House, Figure 13) that has had a brick veneer added to the front of the first story, and a bungalow (HO-711, Figure 14 and 15) that has been at least doubled in size by replicating the old structure (Figure 13). This enlargement, in conjunction with other changes to the house, would render it non-contributing to a historic district. Thus, the little that is left along this portion of Scaggsville Road does not meet the threshold necessary for a historic district.

Understanding of the history of this house can only be had by stripping out much of the later accretions inside (and perhaps some of them on the exterior, too), in order to study the construction and any remaining fragments that may now be hidden. Also worthy of study is the foundation in the cellar of the eastern section, which appears to have been poured in place later and contains numerous artifacts, as yet undated. The study of these can only truly be done through their removal with demolition. The building has the opportunity to enlighten us further on nineteenth-century Howard County dwellings, but probably only through careful, documented demolition.

Neither the brick house (c. 1949), the block barn (Figure 16), or the Butler building are sufficiently historic to warrant preservation. The small frame shed may date to the first quarter of the twentieth century and has some significance, though minimal.

Staff Recommendation: Staff recommends the Commission recognize the diminished character of the subject parcel (HO-9) and its adjacent neighbors (HO-8, HO-10, HO-11) based on the alterations or removal of the architecture that had once made each of the structures significant. Demolition to the house will allow further documentation of the history of this building.

Testimony: Mr. Taylor stated that under Section 16.606, the Commission is directed to advise and assist the Department of Planning and Zoning and the Applicant for a subdivision on identifying historic resources, if the property is in the Historic District or if the property contains a historic structure. A historic structure is defined to include buildings that are on the Historic Sites Inventory and the subject building is on the Inventory. Although this case came through the Hearing Examiner, it actually should have come directly to the Commission.

Mr. Shad swore in the Applicant, Michael Lemon, and asked if he had any information to add or correct in the staff report. Mr. Lemon added that Ken Short had visited the site and Lisa Wingate, his historic consultant, had created the application. Mr. Lemon stated that the site was on the Historic Sites Inventory list, but nothing about the property was deemed historic. The site plan showed the proposed subdivision, but not the original buildings. The pencil sketch depicting the original placement of the house and outbuildings was from an inventory done in 1995 during the Route 216 road improvements. Mr. Reich stated it was a nice depiction of a Howard County farm with several outbuildings, and asked if all the outbuildings that were still there were in dilapidated condition and if the house was open to weather. Ms. Burgess clarified that the large outbuilding was gone or had been demolished. Mr. Roth stated that the large outbuilding was indeed gone, based on his site visit.

Mr. Reich stated that while it was sad to lose a farmette, it had been neglected for half a century. Mr. Reich asked how close the main house was to the road. Mr. Lemon said it was set back 75 feet from the road. Mr. Reich asked if there was some effort to save some of the artifacts from the property. Mr. Lemon stated he was not sure, but he would allow salvage companies to take beams from the structure. Parging on the stone foundation had minor bits of pottery and glass. Mr. Lemon stated Ken Short wanted to look more into the foundation. Mr. Reich stated there were possible portions of a large cabin embedded in the house. Mr. Lemon stated that was what he was referring to when referencing the beams. Mr. Reich stated Mr. Lemon should let Ken Short complete the documentation of the house during the demolition process. Mr. Lemon stated he was agreeable to having Mr. Short return for future investigation and documentation.

Mr. Roth stated that in the Google satellite map the 1920s-10s frame barn was gone, as was the dilapidated frame shed, and one of the two frame sheds across from the house. All that was left was the main house, frame shed and two outbuildings.

Mr. Reich stated the advisory comments were to help the County with documentation during the demolition process and to preserve any valuable artifacts. Preservationists would be interested in trim work and mantels. Mr. Lemon stated he had made that commitment to salvaging and documenting the structures.

HPC-19-05 – 5020 Ten Oaks Road, Clarksville

Advisory Comments for site development plan with demolition.

Applicant: Stephanie Tuite/Fischer, Collins & Carter, Inc.

Background & Scope of Work: This property is a historic home. The Scrivnor Family Farm house (Figure 10), at 5020 Ten Oaks Road, was probably built in 1903 following the destruction by fire of the earlier farmhouse on the property in December 1902. The Applicant proposes a 6-lot subdivision and seeks Advisory Comments for the demolition of this house. The original plan showed the house being saved and restored on Lot 4, but further deterioration has led to a demolition request.

The house has a traditional center-passage plan, one-room deep, with a kitchen ell on the rear that is updated with novelty siding, two cross-gables on the front, a two-story bay window, and a wrap-around porch. In need of painting and some porch repair, several mantels have recently been removed, along with door locks. The original staircase remains in good condition. Other interesting features include:

- An original lattice screen and door on the porch- dividing the front, family section of the porch from the rear, service part of the porch off of the kitchen;
- The original bolection-moulded front door, with sidelights and transom;
- An original pass-through, from the closet under the stairs to the side porch (now enclosed).

The attic was always finished and may have provided bedrooms for servants. A leak in the roof is in the non-historic family-room addition. Despite a recent lack of maintenance, the house is structurally sound, with a new Buderus furnace.

Staff Comments: This is a historic and significant house that is large enough to compliment the larger modern homes proposed within this subdivision. This house would qualify for the 25% historic property tax credit and most likely the State tax credit of 20%. The house is located within Lot 4 without setback issues.

Staff Recommendation: This application is for Advisory Comments only. The Scrivnor House still retains its historic integrity, remains in relatively good condition, and would be eligible for the Howard County Historic Preservation Tax Credit.

Testimony: Mr. Shad swore in the Applicant, Stephanie Tuite, and asked if she had any information to add or correct in the staff report. Ms. Tuite stated that the property was on Lot 4 of a subdivision that already existed. The application previously came through about three years ago when the subdivision was being developed. Ms. Tuite distributed additional pictures of the home. She stated that the house on the lot had some issues, but now three years later it had more; there was additional decay of the wood behind the siding, there were parts of the house removed in the kitchen, and the previous owners had taken all the mantels and cut out the door knobs. The house had also undergone condensation and water damage. The developer had bought the property, but was now seeking demolition of the house. As this was part of a recorded subdivision, getting advisory comments was a step in the process for demolishing the house.

Ms. Tennor asked why the developer had not bought the house at the time the subdivision was created. Ms. Tuite stated the developer did not buy the property out right but waited until after the settlement. Up until the settlement occurred, one of the representatives of the estate was living in the house. The developer had

intended to renovate the structure until he learned it would take \$500,000 to refurbish the house and bring it up to code.

Mr. Reich asked if a new site plan and stormwater management plan would be needed if the house was demolished. Ms. Tuite stated that as the property was on well and septic, it would need a grading plan but stormwater management would not need to be updated. Mr. Reich asked if the setbacks would be updated as well. Ms. Tuite stated that when they created the lot lines they had to be in such a way that the setbacks worked with the existing house, so the setbacks would not change.

Mr. Reich stated his concern regarding the cost of renovation being more than the new construction cost, as there would be a new grading plan, new foundation and a new house. Mr. Reich asked how many square feet was the house. Ms. Tuite said she did not know. Ms. Zoren stated it was around 5,700 square feet. Mr. Reich stated there was a market of people interested in renovating historic homes and asked how many sites were left on the Historic Sites Inventory. Ms. Burgess stated there were 1,100 sites on the Inventory, but only about 600 sites were existing homes. Mr. Reich recommended the Applicant sell the property as is and asked what the lot was worth with the house on it.

Mr. Shad swore in John Minutoli. Mr. Minutoli stated he had a contract on the house in 2014. Mr. Minutoli stated he wanted to move into the house and restore it, and then sell the subdivided lots. Mr. Minutoli stated by the time the plats were recorded in the third quarter of last year (2018), the house was beyond repair. The holes seen in the pictures were due to termite damage, and the house had been without power for three to four months now. There were buckets to collect water that fell into the house, and they were filled and frozen as there was no heat. Mr. Minutoli stated it would cost \$75,000 to insulate the house per Code and \$50,000 to replace the windows. Mr. Minutoli stated that the lot was worth more than the house.

Mr. Reich stated he believed it would still be a good renovation project. Mr. Minutoli stated that he had wanted to work on the house, but it was not worth it now. Four years ago it might have been, but the representatives of the estate had no money to do any repairs of their own. Mr. Minutoli had given the representatives permission to take the fireplace mantel and one door knob, but the representatives took all the mantels and cut squares into the wood doors where the door knobs were. Mr. Minutoli said he would be happy to have someone come in and document the house and let them take what was salvageable. Mr. Minutoli stated he had put in a new septic system and drilled a new well with the intent to stay in the house, but now it was not worth it. Mr. Minutoli said Mr. Short could come and document the site. The lattice on the porch was interesting, but the porch was not attached to the house and the house was built on stacked stone.

Ms. Zoren stated her frustration that Howard County continued to allow demolition by neglect. Ms. Zoren suggested that Mr. Minutoli take the cost to fix the house out of the purchase price, as there was a discrepancy from the time the contract for the house was written until the actual purchase. Ms. Zoren stated that Howard County needed legislation to help the Commission prevent situations like this from happening. Mr. Minutoli stated that he did not purchase the property and let it sit for several years and then come before the Commission to seek demolition. The condition of the house was changed by the previous owners.

HPC-18-63 – 5819 Lawyers Hill Road (6219 Lawyers Hill Road per design guidelines map; continued from January 17), Elkridge

Continuation of Advisory Comments for Site Development Plan
Applicant: Donald R. Reuwer Jr.

Mr. Shad swore in Mr. Reuwer. There was a preliminary discussion of an ethics complaint filed by the Applicant against a Commissioner. Mr. Shad asked Mr. Reuwer if he had filed an ethics violation against one of the Commission members. The Applicant requested to move forward with the case despite the pending complaint.

Ms. Tennor moved to proceed with advisory comments for HPC-18-63. Mr. Reich seconded. The motion was unanimously approved with Mr. Roth abstaining from the voting on the motion.

Background & Scope of Work: The 8.76-acre property within the Lawyers Hill Historic District, containing an abandoned wood, shingle-sided outbuilding and debris, is zoned R-ED (Residential: Environmental Development). It does not have a principal structure. The Applicant attended the December 6th and January 17th meetings for advisory comments on a proposed subdivision. The case was continued to the February 7th meeting for review of the Forest Stand Delineation Plan and Report and the Grading plan.

Testimony: Mr. Reuwer, previously sworn in earlier in the meeting, returned for testimony with Mr. Oh acting as his counsel. Mr. Shad stated that Mr. Reuwer had brought in additional information, as requested at the January meeting. Mr. Reuwer stated that the question at the last meeting was whether or not the site was a forest and he had submitted the Forest Delineation Plan done by Ecotone. The plan identified the entire site as forest and three different types of forest. Mr. Reuwer stated that he also submitted the preliminary sketch plans that included grading. Mr. Reuwer reiterated he was hoping to get clarification from the Commission about the type of garage that should be on the lots, either attached or detached, and in his application submittal he included both. Mr. Reuwer stated that they tried to minimize grading on the site as much as possible. They initially started with 8 to 10-foot retaining walls, but revised those plans so the earthwork on the site balanced and there was no dirt going off or coming onto the site. Mr. Reuwer stated that Fisher Collins and Carter had done the minimal amount of grading on the site that still met the Design Guidelines and the Design Manual.

Mr. Reich asked if they would be hearing public testimony for the application. Mr. Roth stated that in the previous meeting they had agreed to have public testimony. Ms. Burgess stated that the Commission had stated the public testimony must only pertain to the new information that was provided for the February meeting.

Mr. Reich asked if the two wetlands were staying as they were, outside of the limit of disturbance. Mr. Reuwer said the wetlands were staying as they were and clarified that the ones in the back were submerged gravel wetlands. He added that it was an exciting way to do stormwater management, as it created a new wetland and fed off the existing wetland that was there by effectively expanding the wetland that was there and having it perform a stormwater management function. Mr. Reich stated the new landscaping plan showed trees on either side of the road and every 20 feet around the perimeter. Mr. Reuwer stated his application, the binder submittal, had an enhanced landscaping plan and what the Commission was looking at was the bare minimum County plans. The plan in the binder submittal included the planting of 10-inch caliper trees along the new road and the perimeter of the property.

Mr. Reich stated he was trying to understand the topography. The road comes up from the rear and rises up to a pinnacle that matches the historic house next door and then goes dramatically down about 50 feet. Mr. Reich stated the new grading preserved a little bit of the top of the hill and filled in some areas in the front toward Lawyers Hill Road to make the new road work, because there was a dip in the ravine. Mr. Reich asked the Applicant if he then graded out the back or filled in some of the back or cut a little bit of the middle and filled in the front (west part of the property). Mr. Reuwer stated the plan was to use the houses to pick up the grade, the houses in the back (east part of the property) have been turned so they are walk outs and pick

up 8 feet of grade. They were minimizing the grading by using the front of the houses as the retaining wall, essentially.

Mr. Reich stated that the plans showed a row of trees along the entry road and scattered deciduous trees around the perimeter of the houses. Mr. Reich asked which specimen trees were getting saved. Mr. Reich pointed to parts of the plan for Mr. Reuwer to confirm trees that were being saved. Mr. Reich asked about the evergreen trees on the plan. Mr. Reuwer stated those trees were being added and stated they were proposing to have trees to keep anyone who did not want to see the subdivision from seeing it. Mr. Reuwer said the stormwater management plan was tweaked so the evergreen trees by Ms. Kline's property would remain and not be removed. Mr. Reich stated it seemed on the south side by the Robinson house, the buffer was sparse. Mr. Reuwer said he was putting a thick buffer around the subdivision and was happy to have a thicker buffer in that open space. Mr. Reuwer stated he had a 30-foot setback that allowed for that.

Mr. Shad confirmed that the landscaping and grading would stay the same if the detached garage option was chosen. Mr. Reuwer stated that with the detached garage option, the garage could float up and down with the grade, as it was not attached to the house.

Mr. Reich asked if any of the steep slopes of 15-25% in the front would impact the plan. Mr. Reuwer said that only slopes of 25% and greater were protected, and some slopes, but not all were impacted by the plan. Mr. Reich asked how many of the 23 specimen trees were being taken down. Mr. Reuwer explained that the red 'X' on the plan was a specimen tree being removed and the green trees on the plan were being saved. Mr. Reuwer stated that they had to look at the condition the trees were in, and he tried to save trees closer to the Gables House and Roth property. Mr. Reuwer stated the concern was the old trees were dying and the new emergent forest was challenged with deer, so the new landscape plan with the 10-inch caliper trees would help. Mr. Reich stated he counted 16 specimen trees that were coming down. Mr. Roth stated that after reviewing sheet 2, it appeared that 8 of the trees being removed were in good condition and that would mean one-third of the trees being removed were healthy trees. Mr. Reuwer said some of the trees being removed were due to the location of the road. Mr. Roth stated he saw a 33-inch chestnut oak, a 40-inch tulip poplar, a 37-inch tulip poplar, and a 35-inch tulip poplar all in good condition that would be taken out. Mr. Reuwer stated that could be part of the Commission's recommendation.

Mr. Taylor asked if the specimen tree plan showed all of the trees. Mr. Reuwer said it did. Ms. Burgess clarified it showed all trees 30 inches in diameter or greater. Mr. Reuwer stated that was the definition of a specimen tree. Mr. Reich confirmed that there were 23 specimen trees on the specimen tree list and they matched the specimen trees shown on the plan. Mr. Shad confirmed that the plan and tree list matched.

Public Testimony

Mr. Shad swore in Cathy Hudson, a resident of the Lawyers Hill Historic District in opposition of the application. Ms. Hudson stated her confusion over continuing the hearing, as the Applicant did not supply the list of trees that were 12-inches or greater in diameter as the Applicant was previously instructed. Ms. Hudson stated a tree will absorb 13,000 gallons of water a year and yet the Applicant was taking trees down and putting in impervious surfaces and stormwater management to do the job of what the trees were already doing. Ms. Hudson stated that some of the trees in the best condition were along the Lawyers Hill scenic road and they were the ones that were going to be taken down for stormwater management and for road access. Ms. Hudson stated the entry road needs to be narrower and higher so that one does not have to come down the grade and have to put in so much fill to change the grade. Ms. Hudson stated that R-ED Zoning should not allow for two-thirds of the property to be cleared and graded, as it would not be preserving or protecting the historic and environmental resources.

Ms. Hudson stated no one was mentioning Lawyers Hill Road. Mr. Reuwer owned the land under Lawyers Hill Road and the impervious surface that it is. Ms. Hudson asked if the road area was being used for his density calculations, and noted that it was a historic road, it was 100-years-old and it was a structure. Ms. Hudson asked for the Commission to consider that, along with the stormwater and the calculations.

Mr. Shad swore in Joshua Robinson, a resident of the Lawyers Hill Historic District in opposition of the application. Mr. Robinson stated he lived in the historic Gables House and it is the residence most affected by Mr. Reuwer's development. The addition of the development would cut Mr. Robinson off from the rest of the Historic District. Mr. Robinson was concerned about grading, as there was a ravine between his house and the new subdivision. Mr. Robinson was concerned the increased runoff from the development would disrupt the stream and wetlands that go through the property. Mr. Robinson stated that large trees will be taken out by his house, and one is a 29.5-inch caliper tree that is next to his property and has a root structure on his lot. Mr. Robinson stated that Lots 2, 3, 4, and 6 do not have setbacks from his property and if there were larger setbacks it would protect the trees and the historic viewshed. Mr. Robinson stated the new road would be a double lane public street. With the addition of this public road, his house, per the Guidelines, would need to be protected with setbacks from this new road as the road will allow access for snow removal and emergency services. Mr. Robinson stated the new houses will block and change the historic nature and the change in grading will affect the historic nature of his property and house.

Mr. Shad swore in Dale Schumacher, a resident in Elkridge in opposition of the application. Mr. Schumacher stated that on the northwest side of I-95, neighbors in the National Register Historic District did not participate in going into the local historic district, because they had already put 90 acres of property into permanent preservation. Mr. Schumacher stated that property owners along Belmont Woods Road had taken the steps to commit to future generations, and they had 8 to 9 houses per 90 acres, or about one house per 10 acres. Mr. Schumacher stated the new subdivision was immoral to the Historic District. Mr. Schumacher stated the developers in this situation were free riders and taking advantage of efforts and initiatives that individuals had put into historic preservation. Mr. Schumacher stated he had been a member of the Planning Board when APFO was created, and Howard County was good back in the 90s with thinking about development. Mr. Schumacher asked the Commission to think about the Lawyers Hill Historic District and the condition it would be in 20 to 30 years from now.

Mr. Reich asked Mr. Schumacher what map was included in his testimony and Mr. Schumacher clarified it was the national register district's original filing.

Mr. Shad swore in Mary Lynn Burns Clark, a resident of the Lawyers Hill Historic District in opposition of the application. Ms. Clark stated she appreciated the scenic nature of Lawyers Hill and the wildlife habitat and was concerned it will be lost. Ms. Clark stated she purchased a property in Lawyers Hill because of her love for the views. Ms. Clark stated she wanted to make sure that the Historic District was kept alive and she was worried about additional damage to the trees. Ms. Clark stated she was concerned about setbacks from the road and trees getting plowed by snow removal trucks. Ms. Clark stated she was concerned about water drainage coming from Route 1 right through this area. Ms. Clark stated she did not want to see Lawyers Hill flushed down into the houses because when the developers were gone, who was going to take care of the wet basements of the houses being built.

Mr. Shad swore in Susan Mazzoni, a resident of the Lawyers Hill Historic District in opposition of the application. Ms. Mazzoni stated that she would like to discuss one thing that had not been mentioned at any of the hearings so far. Mr. Oh objected to Ms. Mazzoni speaking about something new. Mr. Taylor stated that the Commission had stated they only wanted to hear new things at the hearing, and they had not yet heard what Ms. Mazzoni was going to say. Mr. Oh stated it must be relevant to the new material brought forth to the hearing tonight, as that is why the hearing had been extended. Ms. Mazzoni stated her point was

relevant and was new. Ms. Mazzoni stated there was a lack of light in Lawyers Hill. Ms. Mazzoni was on the Citizen Patrol and there were no street lights and the lights on the houses were not that bright. Ms. Mazzoni stated the new homes on Lawyers Hill Road built along the I-95 sound walls had lights that were bright like stadiums compared to the other homes. Ms. Mazzoni would hate to have new homes that were not in keeping with the lighting in the Historic District currently.

Mr. Shad announced the Commission was prepared to give Advisory Comments and Ms. Zoren began. Ms. Zoren stated that Lawyers Hill became a historic district to protect one of the most diverse collections of historic homes and landscaping in the state if not the country. The diverse collection of buildings encompasses over 200 years of American architectural stylistic variations, with no two alike.

Ms. Zoren stated the Guidelines note that a primary responsibility of the Commission is to preserve historic building elements visible from public roads, as well as to preserve historic elements that are unique in the Historic District or the County, whether they are visible from public roads or neighboring properties. Based on the National Historic Register, as well as the Commission Guidelines, one of these historic elements is the local landscape and forest. The R-ED district is defined as one that "must protect environmental and historic resources by minimizing the amount of site disturbance and directing development away from these sensitive resources." Ms. Zoren stated that while Mr. Reuwer had attempted to cluster the home sites to minimize disturbance, the sheer amount of homes did not allow for the required protection of environmental and historic resources. Ms. Zoren stated that not only is the entire site a forest, there are multiple stands, each with different tree types and related ecosystems. Most would consider this forest an environmental resource, which the R-ED zoning was intended to protect. Ms. Zoren stated in addition, the District's Guidelines, as well as the National Historic Register, frequently note the forest, landscaping and vegetation as essential to the character of the Historic District, therefore becoming a historic resource as well as an environmental resource.

Ms. Zoren stated that zoning maximums are never a guarantee, but are in fact maximum thresholds. Before allowing maximum zoning, all departments should look closely and review if they are warranted. In this case, a number of small lot homes could threaten and seriously dilute a National Historic Register community as well as a Historic District. Ms. Zoren continued that the plan dilutes the District by proposing a new public road. Currently there are only 2 public roads within the Historic District. By adding one, the total number of roads increases by 50%. Ms. Zoren stated that the increase of 17 homes to a small community of around 30 homes seriously dilutes the District, as well as threatens its very standing as a District.

Ms. Zoren stated the Guidelines recommend new development should continue the District's pattern of development, which is part of the historic environmental setting, by providing large setbacks between new houses and Lawyers Hill Road and Old Lawyers Hill Road. They also recommend retaining existing vegetation and planting new vegetation to screen new homes from these roads. The Guidelines specifically do not recommend new homes with little vegetative screening and shallow setbacks, all of which are key features of this site plan. Ms. Zoren stated for a plan to approach compatibility, landscape buffers from adjacent properties should be increased and buffers screening each new home from each other should be provided as well. The current site plan does not allow sufficient buffering from the new public street, adjacent properties or each other.

Ms. Zoren stated that the Guidelines recommend new buildings visible from the District's public roads should be compatible with the form and scale of the historic homes. To be compatible, homes can vary in size, but are generally one and one-half to two and one-half stories high and often are complex in form. The homes are generally wider than they are high. Ms. Zoren stated that these new homes do not appear to comply with these recommendations. Where new buildings will not blend with historic homes, they should be screened

from public roads by setbacks and vegetation. The proposed homes all front the new public road at a similar, monotonous setback.

Ms Zoren stated that the Guidelines do not recommend garages highly visible from a public road. The proposed front-facing garages are not compatible with the District. She stated that the proposed detached garages are provided with zero lot line homes, which also have no place in the District.

Ms. Zoren stated the Guidelines recommend against new homes constructed of materials not typical of the District. These include no vinyl siding, as well as no vinyl building products. The most common exterior wall material in the Historic District is wood siding consisting of overlapping wood boards running horizontally. Both clapboards and German siding are found, as well as masonry and stone construction. Porches are a dominant feature of many Lawyers Hill residences. Approximately half of the historic homes have porches on the front of the house or wrapping around more than one side. Porches are generally of frame construction with painted wood and will add life to the street. Ms. Zoren stated exposed/unfinished concrete foundations, are inappropriate and incompatible with the District. Any exposed foundation should be faced with a brick or stone veneer, including walkout basements.

Ms. Zoren stated window styles are essential to creating a compatible neighborhood. Window arrangement, size and shape are important in establishing the proportion, scale and character of a building. In designing elevations, remember that as each home should be different, so should its windows. Ms. Zoren stated that the home examples provided in the submission all use the same window types and sizes throughout, and this will not be compatible. Ms. Zoren stated the architectural styles represented in Lawyers Hill are recognizable in part by the ornamental details typical of these styles. The Beazer homes provided as examples do not include sufficient ornamentation or richness of detail for the Lawyers Hill District. Ms. Zoren stated that details such as bargeboard trim, cornice brackets, window trim and ornamental shingles should be included and vary greatly amongst the new homes. Consider the use of dormers to vary the heights of the homes.

Ms. Zoren recommended looking at new urbanist communities such as Maple Lawn. These communities have utilized suburban home builders, with standard plans, and yet out of these basic plans, they were able to create many homes with varying facades, styles and reasonable levels of detail, all while providing rear loaded and detached garages. Ms. Zoren added that care should be taken to improve not just the front elevation, but the sides and rear elevations as well, because blank facades are inappropriate in this location. She added that rear elevations should also be designed and well thought out, as they will impact the adjacent historical resources, and given the lack of buffers will be highly visible.

Ms. Zoren concluded by stating that she is extremely concerned with this plan. Ms. Zoren stated she recommends the Zoning and Planning Boards consider the value of these 17 new construction homes and weigh it against the negative impact they will have on environmental resources, and the Lawyers Hill Historic District.

Mr. Reich stated he agreed with Ms. Zoren. Mr. Reich stated he has a basic problem with the concept and he agreed with the testimony given by Fern Nerwood at the January 17, 2019 meeting that the average lot size in the District is 2.93 acres. Mr. Reich stated this proposal is a major disruption to the flow and character of the District. Mr. Reich said the plan will wipe out 90% of the forest on the site, do some leveling of the ground and then add some landscaping for buffering. Mr. Reich stated that the new development does not want to be part of the Historic District, but a little embryo inside of it and separated from it. Mr. Reich stated he did not like the plan and he does not like that it separates the other historic property to the south from the rest of the District. Mr. Reich recommended the appropriate size of the development was only 3 houses, which would save the existing landscape and grading, and would be consistent with the flow and character of

the District. Mr. Reich also recommended custom homes using clapboard siding, masonry, or brick, and in varying sizes and styles to fit the character of the District.

Mr. Reich stated he understood the financial incentive to subdivide the property as it is R-ED zoned and it was promised to be subdivided back in the 1990s. Mr. Reich stated that is beyond the Commission's purview and is a legal issue. Mr. Reich stated the Commission was here to ask how does subdividing fit within the character of the Historic District. Mr. Reich stated in his opinion the overall concept was off by about 14 houses.

Mr. Roth stated that he concurred with Ms. Zoren and Mr. Reich. He said the Lawyers Hill Overlook proposal has three major issues: destruction of environmental setting, both on site and for the surrounding area; destruction of historic resources; and inappropriate siting and design of homes.

Mr. Roth first addressed the issue of the destruction of environmental setting. Mr. Roth stated the environmental setting is a defining characteristic of the Lawyers Hill Historic District, and the R-ED zoning regulations explicitly describe the purpose of the zoning as protection of environmental resources.

Mr. Roth referenced the Lawyers Hill Historic District Preservation Guidelines, Chapter 3, "In Lawyers Hill, the homes are designed with minimal clearing and grading to blend with the surrounding hillsides and are surrounded by woods and a diverse collection of ornamental trees and shrubs, reflecting the Hill's strong landscaping tradition." He referenced Chapter 8, Section b, when reviewing requests for clearing vegetation, grading, or cutting down trees, the Historic District Commission will consider the impact of the changes and the planned treatment of the area on the historic setting of the District. Minimize removal of mature trees and shrubs and provide for their replacement with similar species whenever possible. Mr. Roth referenced Chapter 9 of the Guidelines "Minimize clearing and grading by designing and siting new structures and other site improvements to blend with the natural contours of the site." Mr. Roth quoted from Chapter 4 of the Guidelines, which incorporate these guidelines from the Secretary of the Interior's guidelines, "[...] new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Mr. Roth also referenced Title 16.600 of the County Code, which establishes the Historic Preservation Commission, and states the regulations are adopted "...to regulate construction, alteration, reconstruction, moving and demolition of structures of historic, architectural, and archeological value, together with their appurtenances and environmental settings...".

Mr. Roth referenced the R-ED zoning regulations. According to the zoning regulations, a purpose of R-ED zoning is the protection of environmental resources: "Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance [...]. To accomplish this, the regulations [...] require the development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.

Mr. Roth stated that the degree of clearing and grading proposed for the site cannot reasonably be described as "minimal". Mr. Roth stated it is extensive and irreversible, it is contrary to the guidance and purpose of the Guidelines, regulations, and law previously cited, and it will seriously impair the historic value of the surrounding area.

Mr. Roth next addressed the issue of destruction of historic resources.

Mr. Roth noted that the Commission had previously identified two significant historic resources on the site in their Advisory Comments at the April 2018 meeting. The first is the remains of a hearth and a foundation to

the northeast of the existing well house at the south end of the parcel, which are likely the remains of the circa 1845 homestead of Jarrett and Caroline Peddicord. This is Liber/Folio 6/114 in the land records. This resource is also an archeological site. The second is the driveway to the former 1884 home on the site known as Springhurst (HO-443). Land records suggest the driveway is a portion of a historical road known as 'Peddicord's Lane,' which provided access to the Peddicord home site. Peddicord's lane is mentioned in Liber/Folio 6/114, 14/147, and 37/328. Mr. Roth stated that this lane predates Lawyers Hill Road. It leads to Rockburn Branch to a road later called "Bowdoin's Road" along Rockburn Branch, which leads to the current River Road. The lane on this property is an interesting surviving example of the mid-19th century road network.

Mr. Roth noted that the Guidelines, the County code 16.600, the R-ED zoning regulations, and the Subdivision and Land Development regulations (6.118) call for the protection of historic and archaeological resources.

Mr. Roth noted that the Guidelines incorporate the following guidance from the Department of Interior: "Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigative measures shall be undertaken."

Mr. Roth noted that Chapter 9 of the Guidelines specifically state "Historic driveways, walkways and patios should be maintained whenever possible. While the construction materials used for existing driveways are probably not historic, the alignments themselves may be historic and should be retained." "Where needed, install new driveways that are narrow (one lane), constructed of dark colored gravel or

asphalt, and follow the contours of the site to minimize the need for clearing and grading, For new homes, the use of shared driveways should be explored."

Mr. Roth noted that Title 16.118 states "Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting.

[...] Whenever possible, historic resources should be integrated into the design of the subdivision or site plan.

[...] Access to the historic property should be via its existing driveway, wherever possible.

[...] Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources."

Mr. Roth noted that a purpose of R-ED zoning is the protection of historic resources. The R-ED zoning regulations state "Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance [...]. To accomplish this, the regulations [...] require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures."

Mr. Roth noted that the Commission is required by Title 16.600 to advise the Department of Planning and Zoning of historic resources. Title 16.600 specifically states "Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, [...] the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development." (16.603a)

"[The Historic Preservation Commission shall] Advise and assist the Department of Planning and Zoning in identifying historic resources on property that requires subdivision or site development plan approval and is located in a historic district established under this subtitle or contains an historic structure. Such advice shall be given prior to the initial plan submittal for either subdivision or site development plans." (16.606d)

Mr. Roth stated the preliminary sketch plan provided by the Applicant does not show either of the historic resources identified by the Commission in the advisory comments from April 2018. Mr. Roth advised that it should be revised before the Department of Planning and Zoning undertakes any further consideration of the proposal.

Mr. Roth stated the proposal would destroy the archaeological site as a result of inappropriate and excessive clearing and grading. Mr. Roth stated that this is contrary to the direction found in the historic district guidelines, the R-ED zoning regulations, and Title 16.118.

Mr. Roth stated it is also clear that the historic lane would be destroyed and replaced with a new public road, and there is no precedent for a new public road in the Historic District. Mr. Roth stated that the replacement of the historic lane with a new public road is contrary to the direction found in the historic district guidelines, the R-ED zoning regulations, and Title 16.118.

Mr. Roth next addressed the issue of the inappropriate siting and design of homes.

Mr. Roth stated that each new home in the proposed subdivision will be part of the Lawyers Hill Historic District. These homes are not a “world apart” to be hidden away. The residents of these homes should enjoy the same historic environmental setting as any other resident of the district. If this subdivision results in an incompatible modern development embedded into the historic district, it will create a

precedent that, over time, will turn the historic district into a patchwork of historic and new. The integrity of the district as a whole will be lost.

Mr. Roth stated the Guidelines include information on how to make new homes compatible with the Historic District. Mr. Roth cited these specific parts of the Guidelines:

“While buildings vary considerably in style, they are closely related in scale, materials and environmental setting. [...] The homes were designed with minimal clearing and grading to blend with the surrounding hillsides and are surrounded by woods and a diverse collection of ornamental trees and shrubs, reflecting the Hill's strong landscaping tradition.” (Ch. 3)

“While not readily labeled, these [20th century] vernacular, sometimes eclectic, structures are compatible with the older homes found in the Historic District. This compatibility derives not only from their early 20th century construction, but also their scale, massing, setbacks from roads, frame materials, roof shapes, covered porches and window patterns.” (Ch. 3)

“2. Not Recommended

- Placing a new garage or carport where it blocks or obscures views of a historic house, is highly visible from a public road, or is in a front yard.” (Ch. 7)

“Most homes are set back substantially from public roads and screened by trees and shrubs. New development should continue this pattern, which is part of the historic environmental setting of the District,” (Ch. 8A)

“The homes in Lawyers Hill were sited and designed to blend with the gently rolling hillsides. Forest growth was retained through minimal clearing and grading, and properties were informally landscaped with an assortment of ornamental trees, shrubs and flowers. Mature trees and shrubs and open, naturalized landscape patterns contribute greatly to the Historic District's environmental setting. It is important that new construction retain these landscape characteristics.” (Ch. 8B)

“All homes in the District are single-family detached houses. The Historic District is established to preserve the historic value not only of individual historic buildings, but also of the Lawyers Hill community as a whole.” (Ch. 8C)

“2. Not Recommended

- New houses with foundations or built-in garages that are highly visible from a public road.” (Ch. 8C)

Mr. Roth stated that the proposed houses, to include the appurtenances and environmental setting of the lot upon which each house resides, are not compatible with the historic district. He offered these specific reasons for his assessment:

- The houses do not have sufficient setback from the (new) public road.
- The houses have either front loading garages or zero lot lines, neither of which is compatible with the historic district.
- The houses do not have sufficient spacing between them for the natural, informal landscaping which is a defining characteristic of the district.
- The houses do not have adequate screening by trees and shrubs, both from the public road and from one another.
- The houses typically have unfinished sides and minimal side windows, which is not consistent with the architecture of the district.
- There is no information provided regarding the finish of the rear of the houses. Existing houses in the district are designed to be viewed from all sides, consistent with the natural and informal siting of the homes.
- The proposed street trees are a regularly spaced, formal row, which is not in keeping with the informal, natural landscaping that characterizes the district.

Mr. Roth stated that, taken as a whole, this collection of houses creates an enclave within the district that does not conform to the standards for the district. The proposed houses would seriously impair the historic and architectural value of the surrounding area. This is the first subdivision since the creation of the Lawyers Hill Historic District, and it will set a precedent for future subdivisions. As a result, it would not be appropriate for the Historic Preservation Commission to be lenient in its judgement of this proposal.

Mr. Roth concluded his advisory comments by providing an example of how this parcel might be subdivided and developed that would be compatible with the Historic District.

- Use the existing historic lane as a shared driveway instead of building a new public road.
- Perform minimal grading to smooth the steep grade entering the property. It is understood that this would limit the number of houses to a maximum of 6.
- Locate 6 houses on the high ground at the middle of the lot and on the upper south-facing slope with minimal grading.
- Create no disturbance at all to the north-facing slope except as necessary to grade the shared driveway. This should reduce the need for stormwater management ponds in view of Lawyers Hill Road, a County scenic road. This will preserve the specimen trees on the north facing slope.
- Provide ample separation between houses for informal, natural landscaping.
- Site houses to preserve specimen trees and existing smaller trees between homes.
- Site houses to follow the contour of the land, with no grading.
- Site houses to allow side or rear-entry garages, or detached garages.
- Each house should be unique and finished to the same standard of quality on all sides.
- Locate houses away from the likely Peddicord homestead site, which should be incorporated

- into the open space area containing the wetland on the south end of the site.

Mr. Roth stated that his example would raise none of the issues of the current proposal and gave these reasons:

- It truly has minimal grading and clearing, and preserves the environmental setting that characterizes the district as a whole.
- It preserves the historic resources to the maximum extent.
- Each new home is compatible with the district in terms of scale, massing, appurtenances, and environmental setting within each home's lot.

Ms. Tennor stated she always thinks about her decision's lasting impact on the Historic Districts and the people of Howard County when reviewing applications. Ms. Tennor stated the houses proposed as typical for the new development in Lawyers Hill are in stark contrast to the character of the existing homes of the Historic District in almost every respect. The proposed homes are aligned closely along the new street with uniform setbacks, at uniform intervals, with minimal side yards allowing very little landscaping between units, and little variety in massing, elevations, materials or fenestration.

Ms. Tennor stated the developer consultant has stated that while most of the tree cover of this site will be removed, he proposes to install 10-inch caliper trees along the new street. He bemoans the fact that

under the County Code, the minimum requirement is a 2.5-inch caliper tree and that this usually becomes the maximum installed in a new development. The minimum becomes the maximum and this should not happen.

Ms. Tennor stated the developer then goes on to make the claim that the maximum density allowed under R-ED Zoning is the minimum the Applicant can and should accept. Anything less, he states, would be an unreasonable constraint and a dangerous rupture of the covenant the County has established with property owners. Here the maximum becomes the minimum. Ms. Tennor stated in fact, this maximum density should not be the minimum to even be considered or considered profitable.

Ms. Tennor stated the Commission's position is that the maximum density should not automatically be the minimum for any parcel of land in the County, let alone in either of the County's only two Historic Districts. Ms. Tennor stated there are many factors to be weighed when it comes to land development. Preservation of natural, historic and cultural resources are among the most important of considerations. Ms. Tennor stated she hopes to hear back from the Applicant about a revised plan more in keeping with the historic surroundings and less disruptive of the natural environment.

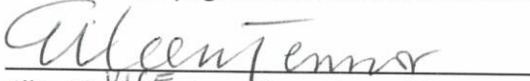
Mr. Shad stated he agreed with the Commissioners' previous comments and concerns, especially as it pertains to density, tree removal, and the amount of grading that is proposed. Mr. Shad stated those are the three major issues for the neighbors and the Commission to be concerned about. Mr. Shad stated those are the Advisory Comments put forth by the Commission and he hopes that the Department of Planning and Zoning takes them to heart. Mr. Shad said he looked forward to future applications that would bring the designs of the houses to the Commission. He stated that each house should be unique and that would be favorable to the Commission and the surrounding community. Mr. Shad stated that he hopes that the Lawyers Hill Historic District will be proud of this plan someday. Mr. Shad said that all of the neighbors will continue to be good neighbors, and he hopes Mr. Reuwer will take all the comments into consideration and make changes based on those comments that move in a positive direction. He thanked the Applicant for the presentations.

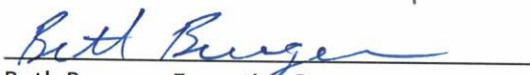
OTHER BUSINESS

Ms. Burgess stated that following the February addition of a possible inclement weather make up meeting date, she would like to plan to have March 21, 2019 as the make-up date for the March meeting if there is cancellation due to weather.

Mr. Roth moved to close the meeting. Ms. Tennor seconded. The motion was approved unanimously.

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


Allan Shad, Chair *EILEEN TENNOR*


Beth Burgess, Executive Secretary


Kaitlyn Clifford, Recording Secretary



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

March Minutes

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

The February meeting of the Historic Preservation Commission was held on Thursday, March 7, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Susan Overstreet, Kaitlyn Clifford, Lewis Taylor

PLANS FOR APPROVAL

Consent Agenda

1. MA-17-52c – 8472 Hill Street, Ellicott City
2. HPC-18-26c– 8472 Hill Street, Ellicott City

Regular Agenda

3. HPC-19-07 – 5771 Waterloo Road, Ellicott City
4. HPC-19-08 – Multiple Properties (8221 Main St, 8249 Main St, 8289 Main St, 3709 Old Columbia Pike) in the Ellicott City Historic District, Ellicott City
5. HPC-19-09 – 8423 (8411 per SDAT) Main Street and Howard County Right-of-Way, Ellicott City

OTHER BUSINESS

1. Minutes

CONSENT AGENDA

MA-17-52c – 8472 Hill Street, Ellicott City

Final tax credit claim 20.112.

Applicant: Greg Busch

Background & Scope of Work: The property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1872. The Applicant was pre-approved for tax credits to repair or replace the exterior features of the structure; work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing; and maintenance of the exterior of the structure, including maintenance as defined in Section 16.601 of the County Code, through the Minor Alterations process in case MA-17-52 in October 2017. The Applicant submitted documentation that \$13,790.00 was spent on the eligible, pre-approved work and seeks \$3,447.50 in final tax credits.

Staff Comments: The work complies with that pre-approved, and the invoices and cancelled checks add up to the requested amount.

Staff Recommendation: Staff recommends approval as submitted for \$3,447.50 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

HPC-18-26c – 8472 Hill Street, Ellicott City

Final tax credit claim 20.112.

Applicant: Greg Busch

Background & Scope of Work: The property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1872. The Applicant was pre-approved on June 7, 2018 in case HPC-18-26 for restoration of 2-over-2 upper windows on the west elevation. The Applicant has submitted documentation that \$2,400.00 was spent on eligible, pre-approved work. The Applicant seeks \$600.00 in final tax credits.

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

Staff Recommendation: Staff recommends approval as submitted for \$600.00 in final tax credits.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

REGULAR AGENDA

HPC-19-07 – 5771 Waterloo Road, Ellicott City

Advisory Comments for pre-application advice

Applicant: Stephan Ferrandi/BFEA-Curtis Farm, LLC

Background & Scope of Work: This property is not located in a historic district but does have a Maryland Historic Trust easement and is listed on the Historic Sites Inventory as HO-439, the Curtis-Shiple House. The farmstead is approximately 7.46 acres and includes eight contributing buildings: the two-story frame gable-roof house with a two-story service ell, dairy/smokehouse, garage, bank barn, granary, wagon shed/corncrib, hog barn, chicken house and a historic cemetery, #37-7 Shipley family cemetery. The Inventory states: This old Shipley house sits on the first land ever granted in Howard County to Adam Shipley in 1689. In 1883 James A. Shipley acquired the property and added to the original structure, circa 1890. The Applicant is seeking pre-application advice for the installation of a stone entrance sign and to expand the current entrance, driveway and parking as part of a Conditional Use filed with the Department of Planning and Zoning as BA-17-032C.

Staff conducted a site visit and notes that the property is constrained. The existing farm field appears open and expansive, but the northern open field has tile drainage, as noted in a blue square in Figure 1. There is an existing asphalt driveway that is a single lane running from the southern edge of the property from Waterloo Road (operating as the main entrance to the site) to the back (north side of the historic barn). A wood fence runs adjacent to this driveway to the eastern right side of the drive (Figure 2). There is another driveway that arches behind the main house that exits on to Waterloo Road, on the northwest side of the house. This driveway loop is mostly crushed gravel (Figure 3).

Staff Comments: The Curtis-Shiple property is significant both architecturally and historically, depicting a great example of a small farmstead in the eastern part of Howard County, which has transitioned from rural agriculture to suburban development patterns. Maryland Historic Trust has an easement on this property and will need to grant approval for any modifications to the property or structures. The Secretary of the Interior's Standards for Treatment of Historic Properties recommends "Retaining the historic relationship between buildings and the landscape." And recommends against "Removing or destroying features from the site, such as fencing, paths or walkways, masonry balustrades, or plant material."

Parking:

The addition of 17 parking spaces in the location that is proposed along the looped driveway behind the house will both physically and visibly divide the historic parcel, separating the main house and two outbuildings from the open space that was traditionally associated with the farmette. The Secretary of the Interior Standards for Rehabilitation, Standard #9, "New additions, exterior alterations or related new construction shall not destroy historic materials, features and spatial relations 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." The proposed configuration of the parking area in relation to the open space would not be consistent with this guideline. The HPC may want to consider some alternative configurations, as illustrated in Figure 4 and 5. Figure 4 depicts a double loaded parking lot to reduce the expansion of the parking lot from dividing the farmette. Additional parking spaces could be accommodated to the immediate right (southeast side) of the entrance where the road will be widened and graded. This design reduces the number of parking spots that are north of the structures by a third, thus protecting the integrity of the property and its environment. Figure 5 depicts a second alternative, shifting the

parking further to the west side of the loop driveway. This double loaded design shifts cars from a central portion of the site to the side of all the historic buildings. This design also opens the views from the house (on the west side) to the fields and outbuildings, allowing for connectivity among the historic structures and open fields.

Driveway Expansion:

The Applicant proposes to expand the driveway from a single lane to 24 feet. To accommodate an expanded driveway, part of the wood fence will be removed. Additionally, it is possible that a large tree may also need to be removed (Figure 2). The HPC should advise whether the driveway expansion, fence, and possible tree removal impact historic views and features.

Landscaping:

An ornamental landscape buffer of cherry trees is proposed to screen the new townhome community from the parking, but no screening is proposed to screen the expanded driveway and parking lot from the historic structures. A landscape screen would be appropriate for the historic home, and use of native trees and shrubs would offer diversity in species and scale, consistent with a historic landscape.

The Entrance Sign: Monument Plan

The proposed stone entrance sign is shown on plan "Conditional Use Exhibit: #5771 Waterloo Road". The proposed location, on top of a slope, appears to block the view of the historic house. However, the Applicant has clarified that the entrance feature will be lower down on the slope acting as a retaining wall, upon approach to the entrance. Figure 6 illustrates the existing wall at the loop driveway exit onto Waterloo Road. This ties into the existing slope and landscape, matches existing materials, and does not hinder visibility of the historic house. The mirroring of this entrance feature will be appropriate for the new entrance sign.

Staff Recommendation:

Parking: Further evaluate the parking, consist with Figures 4 and 5 above.

Landscape: Incorporate a diverse native buffer on the historic house side to screen any additional paving and parking.

Entrance Feature: Revise the plans to clearly depict the retaining wall entrance sign.

Testimony: Mr. Shad swore in the Applicant, Stephan Ferrandi; Stephanie Tuite of Fisher, Collins & Carter; and Tom Coale, Talkin & Oh, LLP. Mr. Coale stated that the staff recommendations had already been incorporated into the revised parking and landscaping plan done by Ms. Tuite, and he distributed the updated plans. Ms. Tuite stated the landscaping updates included planting viburnum, cherry, spirea, and boxwood to screen the parking.

Mr. Ferrandi stated that the parking had been adjusted to be double loaded behind the main building and to the side along the driveway, and the plan incorporated screening for the house with the use of boxwood. The house is used as a real estate office. The outbuildings have some use, such as the grainery houses store the For Sale signs, the workshop is used as a workshop, and the garage is used for lawn equipment. The historic barn, chicken coop and pig pen are all empty.

Mr. Roth asked why parking was not behind the barn. Mr. Ferrandi stated that Shipley's Grant residents were upset about having parking close to their homes, but would be okay with parking if it was screened and far from the homes.

Mr. Ferrandi added that he hoped to replicate the Shipley's Grant entrance monument on the property, but in a convex manner around the slope next to the road. Mr. Reich stated that he liked the revised parking layout with the additional screening.

Ms. Tennor stated the sign would be a permanent sign due to the long-term use of the property and asked what material would be used for the sign panel, given that it needed to be curved. Mr. Ferrandi stated the plan was to excavate the land in front of the sign. The core foundation of the sign would be a concrete and rebar with concrete block wall with a stone veneer. The center sign panel was a stucco material with metal brushed aluminum letters mounted on the surface. Mr. Ferrandi stated he did not know the materials of the logo, but would use whatever the sign company recommended.

Ms. Tennor asked if, considering the number of companies identified on the panel and all the different colors for their logos, Mr. Ferrandi could use a neutral unified color, such as black or dark grey, for the logos. Mr. Ferrandi stated he would not be willing to do that due to corporate identity. Ms. Tennor explained all companies have black and white versions of their logo in addition to color, and while Mr. Ferrandi is not constrained by the rules of a historic district, there are reasons why the Commission tries to limit the numbers of colors that go on a sign. Ms. Tennor noted that Shipley's Grant only employs two or three colors on their sign. Mr. Ferrandi stated that Shipley's Grant also has a large pylon sign and that Mr. Ferrandi will have small logos, but they will be colored. Mr. Coale stated that color is part of the brand. Ms. Tennor stated that sign design is different than with print materials.

Ms. Tennor asked if the tree adjacent to the drive would be impacted with the driveway expansion. Mr. Ferrandi stated that the County was making him expand the driveway and that the expansion would probably kill the tree. Ms. Tennor asked if the fence could be reinstalled. Mr. Ferrandi stated they had rebuilt the fence previously, and would be willing to rebuild it again.

Ms. Tennor asked, with the entrance sign being a curved wall, would there be a cast panel that matched the curve. Mr. Ferrandi said that there would be metal letters on stucco and some medium created by the sign company for the logos to adhere to the stucco.

Ms. Zoren asked if it was the County making him expand the driveway to 24 feet for two-way traffic and if he could make it a one-way loop rather than a two-way with two curb cuts. Mr. Ferrandi said the County informed him he must design the driveway for two-way traffic. Ms. Zoren again asked if the County was requiring two-way traffic with two curb cuts. Mr. Ferrandi explained that the other entrance is 10 feet wide and cannot fit a tractor trailer. Ms. Zoren asked if the other entrance would stay at 10 feet wide and Mr. Ferrandi confirmed.

Ms. Zoren asked if Mr. Ferrandi would be willing to move the sign farther away from the house, and closer to Waterloo Road, as the sign was currently set back 18 feet from the road. Ms. Burgess responded that the sign would be closer to Waterloo Road, the sign location on the plan was not correct. Mr. Coale stated that the plans were correct and due to the SHA easement the sign would need to stay where it was placed. Ms. Burgess asked if there would be excavation of the hill for the sign. Mr. Ferrandi confirmed there would be excavation. Ms. Zoren asked if the sign was as close to the SHA easement as possible. Mr. Ferrandi confirmed. Ms. Burgess asked if there could be a waiver to the easement so the new sign could mirror the sign on the western side. Mr. Coale said that was not possible and it would be fool hardy to put a sign of that magnitude in the easement if the state decided to expand Route 108 again. Mr. Ferrandi stated when the road was widened previously, it cut into the front lawn and that was why there was no sidewalk on this side of the road.

Mr. Shad stated he was confused about the sign location, thinking the entrance to the driveway would be passed before noticing the sign. Mr. Shad asked if the sign could be moved to the opposite (east) side of the entrance. Mr. Ferrandi stated that there were more trees on the other side and he would prefer to remove as few trees as possible. Mr. Roth disagreed with Mr. Shad and stated that he would drive past the entrance if the sign was relocated on the opposite side.

HPC-19-08 – Multiple Properties in the Ellicott City Historic District, Ellicott City

Advisory Comments for murals.

Applicant: Kimberly Egan for The Fund for Art in Ellicott City

Background & Scope of Work: The Applicant previously came before the Commission in September 2018, Case HPC-18-45, seeking Advisory Comments on potential building locations for the creation of murals in the Ellicott City Historic District. The Applicant is now seeking Advisory Comments for proposed murals on four different buildings in the Ellicott City Historic District. These buildings were previously included in Case HPC-18-45. There are multiple proposed murals submitted for each location, as specified below.

8221 Main Street (Ellicott Theatre), side of building over existing mural

Please note the submitted application has a typographical error that states the mural locations are “Proposals for 8125 Main Street,” but refers to the location at 8221 Main Street, the Ellicott City Theater (Figure 7). The Applicant has confirmed the location in review is 8221 Main Street.

Staff commented in HPC-18-45 that this is an historic building, that contributes to Ellicott City’s later significance, and is appropriate for a mural location. Proposed mural options are:

1. Historic Standard Oil Gas station
2. Historic Ellicott City with theatre icons
3. Historic Ellicott City EC with Standard gas station
4. Historic Ellicott City EC with train
5. Historic Ellicott City EC with Civil War soldiers
6. 1830 horse and steam engine race

8249 Main Street (Yates Market), side of building

Please note the submitted application has a typographical error that states the mural locations are “Proposals for 8221 Main Street,” but refers to the location at 8249 Main Street, the historic Yates Market. The Applicant has confirmed the location in review is 8249 Main Street (Figure 8).

Staff commented in HPC-18-45 that this is an historic, contributing building that has not been significantly altered and is not preferable for a wall mural, which would alter the highly visible secondary facade. Proposed mural options are:

1. Historic homes and storefronts in four panels
2. Historic Ellicott City from the air and as a plot plan in six panels
3. Pre-Ellicott Mills
4. Ellicott City Early Transportation in America
5. Raising the clock tower sketch

8289 Main Street (Reedy Electric Building, Sweet Elizabeth Jane), side of building

Please note the submitted application has a typographical error that states the mural locations are “Proposals for 8229 Main Street,” but the correct address is 8289 Main street. The Applicant has confirmed the location in review is 8289 Main Street (Figure 9).

Staff commented in HPC-18-45 that this is an historic, contributing structure that was recently restored.

This location is appropriate for a mural because it is visible from a pedestrian view, and a mural at the appropriate scale would not compete with the façade of the building. The side wall shows the remnants of an abutting building that was demolished decades ago. Additionally, conduit for electric wires are present and currently could pose an obstacle to a mural. Proposed mural options are:

1. Man working on historic car engine
2. Historic automobile showroom with man and boy
3. Sketch of people and Ellicott City sign (difficult to see)
4. Sketch of people holding up Ellicott City sign
5. Ellicott Brothers
6. Ellicott Brothers and railroad bridge
7. Historic car with Babe Ruth in baseball uniform

3709 Old Columbia Pike (Linwood Boutique), front of building

Staff commented in HPC-18-45 that this building (Figure 10) is older, but does not contribute to the District’s significance, as it has been significantly altered from its original use as a service/gas station, and is appropriate for a mural location. However, this building offers a façade with a small space for a mural. The side wall provides the most area for a mural, as it does not have an entrance. Proposed mural options are:

1. Historic storefronts in six panels, grouped
2. Historic storefronts in four panels, separate
3. Benjamin Banneker

Staff Comments: The Applicant has identified four potential locations, with multiple options for murals, which allows the Commission to review the request comprehensively rather than isolated additions to the District.

The Guidelines, Chapter 11.B.9, Wall Murals, states that ‘Painting a sign directly on a wall or other 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. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the Sign Code.’

The Guidelines further state that “Well-executed artwork such as wall murals can make a positive contribution to the Historic District,” but give no additional guidance. However, other sections of the Guidelines provide related advice. The Commission should balance these Guidelines against the positive contribution of well-executed artwork.

- Chapter 6.C of the Guidelines recommends against, “replacing or covering original masonry construction” and against “painting historic stone or historic brick that has never been painted.”
- Chapter 6.K, Storefronts, recommends “Preserve the form and details of existing historic storefronts.”
- Chapter 7A, Building Additions, states that “Additions should be subordinate to historic buildings and not compete with or obscure the existing structure” and “Attach additions to the side and

rear of a historic building to avoid altering the primary façade.” The Guidelines further state “Design additions so that the form and integrity of the historic structure would be unimpaired if the addition were to be removed in the future.”

- Chapter 11, Signs, discusses that the Historic District was developed during the 19th century, before automobile travel and is scaled to the pedestrian.

In addition to the Guidelines, Section 16.607 states that in reviewing an application for a Certificate of Approval, the Commission shall give consideration to: the relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area; general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used; and any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Based on the lack of Guidelines specific to murals, the Commission may want to consider the following features discussed in other Guideline sections and the Code:

- Scale - Does the height of the mural maintain a pedestrian scale?
- Location – Is the mural located on the side or rear of building so as not to alter the primary façade or compete with existing storefronts or business signs? If the side or rear of the building has important architectural features, are they obscured or detracted from?
- Mounting – Are the murals painted on historic stone or brick that has never been painted? Are they mounted in a way where future removal will not impair the original structure?
- Character – Do the murals relate to the Historic District and contribute to the historical character of the area?
- Compatibility - Is the design, scale, proportion, arrangement, texture, materials, and other aesthetic factors compatible with the structure and surrounding area?

Based on the bullets above, Staff has the following comments on the individual murals:

8221 Main Street (Ellicott Theatre), side of building over existing mural

1. Standard Oil Gas station – A historic gas station is an appropriate subject for the District and ties into the history of this location. The addition of a vehicle or person in period clothing could help articulate the time period being captured in this mural.
2. Historic Ellicott City with theatre icons – While the mural is located on the side of the building, the proposed two-story mural is not scaled to the pedestrian. Additionally, the windows are obscured.
3. Historic Ellicott City EC with Standard gas station – Same comments as above.
4. Historic Ellicott City EC with train – While the artwork is historically appropriate, it does not clearly articulate the era of significance.
5. Historic Ellicott City EC with Civil War soldiers – Similar comments to numbers 2 and 3 above. Additionally, the scene depicted is not specific to Ellicott City.
6. 1830 horse and steam engine race – The historical content, scale and location on the wall are all appropriate.

8249 Main Street (Yates Market), side of building

1. Historic homes and storefronts in four panels – Although the scale is appropriate for this wall, the street scene depicted is not specific to Ellicott City.
2. Historic Ellicott City from the air and as a plot plan in six panels – The scale is appropriate, as well as the size relative to the building, however, clarity is needed on the black and white rectangles through the center of the mural. The image could be used to navigate through Main Street, but this image appears to include a Sanborn map, so there may be copyright issues.

3. Pre-Ellicott Mills – The scene depicted does not appear to be specific to Ellicott City and additional information is needed on the proposed size of the mural relative to the building. The mural layout may have been intended for a different location based on the window layout and may need revision.
4. Ellicott City Early Transportation in America – The historic means of transportation for Ellicott City is an appropriate theme, but the size of the sail ship seems to enlarge the scale and is not specific to Ellicott City. A two-story mural is not scaled to the pedestrian and it competes with the architectural integrity of an otherwise unaltered building.
5. Raising the clock tower sketch – Additional information is needed on image content and size. The mural appears to mimic the Iwo Jima Marine Corps Memorial, so there may be copyright issues.

8289 Main Street (Reedy Building, Sweet Elizabeth Jane), side of building

1. Man working on historic car engine – The mural ties into the history of the Reedy Building and the town. The scale, color choices and location are all appropriate.
2. Historic automobile showroom with man and boy – The mural ties into the history of the Reedy Building. This may be a good example of mounting the mural on the building to cover and not interfere with the existing electrical conduit. The capture of an era, size, color and scale are appropriate for a mural in this location.
3. Sketch of people and Ellicott City sign – Given the quality of the rendering, additional information is needed on image content and size.
4. Sketch of people holding up Ellicott City sign – Additional information is needed on image content and size.
5. Ellicott Brothers – Additional information would be helpful to understand how this mural depicts the founding fathers, the Ellicott Brothers.
6. Ellicott Brothers and railroad bridge – A two-story mural is not scaled to the pedestrian. The image of the railroad bridge compliments the brick building.
7. Historic car with Babe Ruth in baseball uniform – The scale, color choices and location are appropriate, however, the historic relevance is limited to Babe Ruth's wedding occurring in Ellicott City.

3709 Old Columbia Pike (Linwood Boutique), front of building

This location is not a historic structure, but the main entrance, windows, business sign and hanging baskets are all features that compete with the art. The side of the building has only smaller windows, making the side a preferable location and focal point for the art.

1. Historic storefronts in six panels, grouped – The street scene depicted is not specific to Ellicott City. Grouping the mural seems appropriate, but the location competes with the windows and door below.
2. Historic storefronts in four panels, separate – The street scene depicted is not specific to Ellicott City. The separation of the mural panels to provide four paintings throughout the façade competes with the other features on the building. A paneled mural may be more appropriate on the back of the theater building (8221 Main Street).
3. Benjamin Banneker – A mural dedicated to Benjamin Banneker is relevant to both Ellicott City history and the relationship with the Ellicott Brothers. Similar comments as above regarding the location on the front of the building. The side of the building or another location may yield a better opportunity to showcase this mural.

Testimony: Mr. Shad swore in Kimberly K. Egan for the Fund for Art in Ellicott City, Inc. Ms. Egan stated that the competition received proposals from 9 people. Ms. Egan noted she did not plan to advocate or editorialize for the proposals, but present them in the order of sites that received the most proposals.

Mr. Reich asked if the sites would be on buildings the Commission had approved previously in their advisory comments. Ms. Egan stated the sites were the Theater, Sweet Elizabeth Jane and Linwood, which the Commission had indicated were good sites for murals, but it also included the Yates building. Ms. Egan found the Yates building favorable, but Staff was not so sure.

Mr. Roth stated that the Yates building and the Theater bracketed the Visitor Center, which could be interesting if the murals complimented the Visitor Center. Mr. Reich stated that the Yates building was inappropriate for a mural, because it would be too in your face when you entered Ellicott City. He had the same concerns about the Linwood building. Mr. Reich did not want the murals to detract from the historic nature of the town. Mr. Roth stated that when you come down the road and see the Visitor Center, the Yates building is in the back drop and so the mural would be a back drop. Mr. Reich stated that the Sweet Elizabeth Jane location was not in your face and the Theater had a mural that needed to be covered because it was too old, but he cautioned the Commission to think carefully about the Yates and Linwood locations.

Ms. Tennor stated she did not have reservations for the Linwood Building because she could see how the proposed murals could benefit the building. Mr. Reich stated it may depend on the character of the mural if it would benefit the building, perhaps if the mural was black and white or small. Ms. Egan stated that the Commission would see a lot of proposals for the Yates building. Ms. Burgess read from the agenda on page 9 of additional aesthetic factors the Commission could consider while viewing the murals. Mr. Roth stated that there was a good selection of locations, with the possible exception of the Yates building, if it did not obscure the building's architectural design.

Ms. Egan began her PowerPoint presentation of the proposals, starting with the Theater. Ms. Egan noted that there were no proposals for the back wall of the Theater, so it was also available for a mural location. If the Commission liked a mural shown at a different location, it could be relocated to the back of the theater if the other location was inappropriate.

The Theater received eight proposals, and some artists submitted multiple proposals for the same location. The proposals varied in themes. There were two Standard Oil gas station themes, which was the use in that location prior to the theater, a theatrical theme, two train themes, a Tom Thumb versus the horse race theme, a clock theme and a Civil War theme. Mr. Roth asked for clarification on the examples of the murals, if they were diagrams or if they were exact depictions of how the murals would look in real life. Ms. Egan said that it was how the mural would look, unless the Commission hated it. The Fund wanted to respect the artist's vision, unless it was inappropriate.

Ms. Tennor asked if the plan was to clear the wall of the old mural and Ms. Egan confirmed that was the intention. Ms. Tennor noted that some of the murals had buildings that were floating in mid-air when they should be at grade, and the murals should incorporate the architectural features of the building. Mr. Reich noted some of the submissions had a gridded panel in front of the mural itself. Ms. Egan stated that each of the artists had to work with the concept that their mural could be on panels or canvas and not painted directly on the building itself. Mr. Reich asked if the murals were then meant to be temporary. Ms. Egan stated that they could be.

The Commission debated the historical accuracy of the gas station submissions. They were also concerned that they included a canopy in front and the historic building was getting lost in the background of the mural. The canopy that was depicted in both submissions was not true to the original architecture and this concerned the Commissioners. Ms. Zoren stated she preferred the gas station in the third proposal to the first, but would like the additional elements in the third proposal removed, as it

was too busy and would distract the viewer. Ms. Zoren preferred murals at a more pedestrian scale and thought the larger murals were too overwhelming. Mr. Reich agreed the larger murals were too big, colorful and busy.

Ms. Tennor noted that the more site specific the murals could be to Ellicott City the better. Murals that were more accurate, without infringing on the artist's creativity, and more related to Ellicott City would please the Commission. Mr. Reich said it was not clear what was going on in the train theme murals. The Civil War proposal was disliked, because the train shown in the proposal would have been in Western Maryland and not Ellicott City, and the Civil War was a controversial topic, as the Civil War Monuments had been taken down at the State Capitol last year. Ms. Zoren stated she preferred when the murals did not take over the existing windows, as it appeared overwhelming. Ms. Tennor stated she preferred that the murals were less rectangular in presentation, as the execution did not look like a mural, and if the murals were painted directly on the building they could be better integrated with the building. Ms. Zoren said a rectangle could be appropriate, depending on the mural. Mr. Roth stated he would like confirmation that the Tom Thumb race occurred in Ellicott City as that was not his understanding. The Commission agreed that the Clock theme mural needed more detail.

The Reedy Building or Sweet Elizabeth Jane received seven proposals. There was a Ford dealership mural with two separate images, a mural of the original Ellicott City post office block, two murals related to community through a crowd theme and a crowd raising, an indigenous peoples theme, an Ellicott Brothers mural, and a Babe Ruth auto mural. The Commission noted that the condition of the brick on the building was poor, so it would be alright for the artist selected to paint directly onto the building.

The Commission was quite favorable to the Ford Dealership mural. They noted that a car dealership was historically in the building, and the depictions of the cutaways to inside the building were accurate to the placement of where the showroom and repair center would have been. They also liked that the mural was working with the conduit on the outside of the building.

Ms. Tennor noted that the post office block proposal should have some message or information to give to the viewer an understanding of what they were looking at. Ms. Tennor stated that this would give value to the image, why the image was selected and what the message of the mural was. The Commission felt that the crowd theme, crowd raising and indigenous peoples proposals needed more detail, but stated they preferred a historical theme. Ms. Tennor stated she thought it was important to represent the indigenous people in Ellicott City and was glad to see such representation. Ms. Zoren said the mural was too big and overwhelmed the building, as it covered the entire side façade.

The Commission stated their preference for the Ellicott Brothers and the Ford Dealership proposals. Ms. Tennor stated while Ms. Zoren expressed a desire for the murals to not be quite as overpowering of the wall, in this instance, if the background faded away, it would not be as overpowering. Mr. Reich stated he liked the sepia tone and would like to see it used more throughout the mural. Mr. Reich stated that the mural was not intrusive, but it did not look well composed. Mr. Roth preferred just using the lower half of the mural with the railroad image. Mr. Reich thought alternatively the mural could just show the Ellicott Brothers in a sepia tone. The Commissioners asked Ms. Egan to question the artist on the use of the Welsh Flag in the mural as they were not sure the Ellicott Brothers were Welsh.

The final proposal for Sweet Elizabeth Jane was a rendering of Babe Ruth and an automobile from 1930. Ms. Egan stated Babe Ruth was married in Ellicott City. Mr. Roth stated the mural's connection to Ellicott City was tenuous. Ms. Zoren stated the Ford Dealership proposal was preferred over this one.

Yates Market received three proposals: one of an aerial map of Ellicott City, one of the Ellicott Brothers, and the last of transportation and road themes. The Commission liked the first proposal of the aerial map, but could not agree on the appropriate size for the mural. Mr. Reich stated he liked that it was not obtrusive on the wall and could fit on panels. Ms. Tennor stated that it was too small for the wall and if it was enlarged it would be easier to see the details. Ms. Tennor stated that the mural should be big enough that it could be read from far away, so that the viewer would want to move closer to observe it. Mr. Roth noted it would be across the street from the Visitor Center and it was pedestrian scale so that one could walk over to look at it after leaving the Visitor Center. Ms. Egan stated that Ms. Betty Yates liked the idea of having a mural on her wall and that there were no copyright issues with the Sanborn Map.

Mr. Roth found the Ellicott Brothers proposal to be very entertaining and humorous. Ms. Tennor was concerned about the size of the mural and said it would work better as a sculpture. Ms. Tennor asked if that was possible and Ms. Egan noted it would not be with state funds, but they could potentially execute it another way. Ms. Tennor and Ms. Zoren liked the idea of it becoming sculpture.

The Commission had some issues with the overall design of the transportation and road theme mural. Mr. Roth said the ship would fit better in Elkridge and thought it appropriate to remove from the design. Mr. Reich felt that there was too much going on in the mural for that location, but the bottom portion of the mural design was acceptable. Ms. Tennor again requested the mural go down to the finished grade and not float above the sidewalk. The Commission liked the idea of having the National Road (Route 144) depicted on the building.

The Linwood Building had two proposals, one a building mosaic and the other of Benjamin Banneker. Ms. Tennor and Ms. Zoren agreed that they liked the building mosaic mural, but did not like it for that particular building, which already had a busy façade with two doors and windows. Ms. Zoren stated that the images should stay together and not be separated. She also suggested it could be juxtaposed with the aerial map proposal on the Yates Building. Mr. Roth and Ms. Zoren were concerned that the red/orange color house was more in the style of a house from Baltimore City and not one from Ellicott City.

Ms. Tennor liked the Benjamin Banneker mural, but said the graphics needed to be unified. Ms. Tennor suggested replacing the map with the commemorative stamp so it would be in line with the windows. Ms. Tennor liked the astronomer, but was concerned that the title of the painting competed with the store sign and recommended it be removed. She also recommended the rectangle be faded into the building. Ms. Zoren did not like the giant scale of the bees depicted in the mural. Mr. Reich agreed there was too much going on the mural and it could be reduced or put on the side of the building, so it was not in a driver's face when commuting down Columbia Pike. The Commission was okay with any murals being painted directly on this wall, as the brick building had already been painted blue.

Ms. Burgess confirmed with the Commission, based on some key repetitive comments, that they were looking for murals that: were accurate, if they were historic; were specific to Ellicott City; fit the scale of the building and worked with the building's architectural details; were at a pedestrian scale and not overwhelming; and were painted down to the grade level, where appropriate. The Commission agreed.

HPC-19-09 – 8423 (8411 per SDAT) Main Street and Howard County Right-of-Way, Ellicott City

Certificate of Approval

Applicant: Kamran Sadeghi/Howard County Government

Background & Scope of Work: The properties are located in the Ellicott City Historic District. SDAT does not have a date of construction for this building, but the church website dates the structure to circa 1896, and the church appears on the 1899 Sanborn maps. During the 2016 flood, the steep grassy slope in front of the St. Luke AME Church was badly eroded, so the County placed rip rap on the slope as a temporary stabilization measure. This rip rap also covers an existing brick wall at the bottom of the slope, the brick sidewalk along Main Street and a small portion of Main Street. The rip rap is held in place on Main Street by movable concrete New Jersey barriers. Figure 11 shows the slope before the 2016 flood, and Figure 12 shows the current condition of the slope.

The Applicant proposes to remove the existing rip rap and assess the existing brick wall at the bottom of the slope. If the wall is structurally sound, the slope will be stabilized with Geo Cell, and the wall will be repaired where needed with existing materials or new materials to match existing.

If the existing wall is beyond repair and must be replaced, the slope will be stabilized by adding fill to decrease the angle of the slope and Geo Cell will be used to stabilize the slope. A new wall up to 6' in height will be constructed of concrete with a brick or stone facing. The new wall will tie into a portion of the existing brick wall that will remain on the northwest side of the property, outside the area of rip rap fill (Figure 13). The existing wall will have a new brick or stone veneer to match that of the new wall. The Applicant prefers to use a red brick facing similar to the existing wall, but is open to using stone. The Applicant has not submitted specifications for the proposed brick or stone facing, but indicates the stone wall will be similar to the low stone walls at La Palapa and Su Casa. The capstone for the brick wall will match the existing. The sidewalk will be reconstructed and widened to 6' with pavers to match existing.

There was an existing, stone wall up the hill from the brick wall that is visible in Figure 11 and a portion of this wall is still visible. The Applicant reports that most of this wall was washed away in the 2016 and 2018 floods, however, the County will try and preserve what is left of this wall.

Staff Comments: Chapter 9D of the Guidelines addresses retaining walls. Repair of the wall and sidewalk with existing materials or with new materials that exactly match the existing is considered routine maintenance and does not require a Certificate of Approval. However, removal of the remaining stone wall up the hill from the brick wall, will require a Certificate of Approval. The Guidelines state that "Granite features, especially those visible from public ways, should be preserved with the same attention given to historic buildings." In keeping with the Guidelines, the stone wall should be retained and if necessary, repaired with existing materials.

If a new wall is required, the Guidelines state that "Retaining walls of granite, brick or timber may be appropriate, depending on the context." The Guidelines recommend against "Poured concrete walls or concrete block walls in locations visible from a public way," but note that "retaining walls faced with granite or with a surface treatment that resembles Ellicott City's typical stonework can be appropriate in visible locations." The Applicant proposes to construct the new wall of poured concrete, but the wall will be faced with brick to match existing brick in the area or stone, if the Commission determines that stone is more appropriate. Either material complies with the Guidelines.

The Guidelines also state that new walls should "require minimal changes to existing topography and natural features." While the Applicant proposes to change the angle of the existing slope, it is necessary to provide greater stability for the slope, which will help prevent damage from the 2016 flood from reoccurring. The Guidelines state that "Original materials, which include stone, brick and wood, should be preserved." If the stone wall needs to be removed as a result, it should be salvaged and saved for reuse elsewhere in the District.

The Guidelines, Chapter 10A, Paving Materials and Street Design, note that "The brick sidewalks and crosswalks used along portions of Main Street blend well with the mix of historic building materials." The proposal to widen the brick sidewalk to 6' using pavers to match existing complies with the Guidelines.

The County Code requires a fence at least four feet high on top of a retaining wall with a vertical drop of four feet or more, if the retaining wall is in a public right-of-way or near a walkway. If a fence is required, Staff recommends a black metal fence be used in this location, similar to other fences seen in the District.

Staff Recommendation: Staff recommends that if the existing brick wall is retained and repaired, then the existing stone wall should also be retained and repaired with existing materials. If the existing brick wall will be replaced, Staff recommends approval of the new retaining wall with a brick or stone facing, with the facing and capstone subject to Staff approval, and material from the existing stone wall to be salvaged and saved for reuse in the District.

Testimony: Mr. Shad swore in Mr. Kameron Sadeghi from Howard County's Department of Public Works. Ms. Burgess stated that the County is hoping to repair the wall in-kind, but if that is not possible the County will construct a taller wall to reduce the slope. Ms. Tennor asked if the new wall would still have an apron around the light pole. Mr. Sadeghi stated that it would stay the same, just be taller in size.

Ms. Tennor stated that the single wall was very tall, and asked if the County could possibly minimize the height of the wall by having two stepped walls. Mr. Sadeghi stated it would only be one wall, because one wall will stabilize the slope and a second wall is not needed. He said the second stone wall did not have a structural use. Ms. Tennor stated she understood it could be done with a single wall, but it would look better aesthetically with two walls, which would be less of a barrier next to the sidewalk and more pedestrian friendly. Mr. Sadeghi stated it was very cost prohibitive to have a second wall in the middle of the slope. Mr. Sadeghi stated the County wanted to try to repair the lower wall and stabilize the slope first, and would only resort to the single tall wall if the wall could not be repaired. The County wanted to have approval for the second option in hand in case the existing wall was damaged beyond repair. Ms. Tennor said that the fill behind the higher wall would eliminate the visibility of the stone wall. Mr. Sadeghi replied that most of the stone wall was no longer there. Ms. Burgess explained that the County was not just concerned about the cost of the second wall, but also about the overhead wires, which would make construction difficult.

Mr. Reich asked if the proposed new wall would be faced with either brick or stone. Mr. Sadeghi stated the County would use a maximum 6-foot concrete wall with a veneer of brick or stone and incorporate the existing wall at the ends. Since the existing wall is brick, they would prefer to use brick facing. Ms. Zoren stated she did not mind the brick, but since this was a prominent wall she would like the County to use a brick pattern with some interest, such as an English or Flemish bond. Ms. Zoren then excused herself and left the meeting.

Ms. Tennor asked Mr. Sadeghi to coordinate with Staff on the details of the design once he was further along. Mr. Reich stated that brick was going to be monotonous at 6 feet tall and asked if the existing sidewalk was brick, too. Mr. Sadeghi clarified that the existing sidewalk paver was also brick. Ms. Tennor stated that the brick for the wall should not be the same color as the sidewalk. Mr. Reich said changing to stone would mean not having to worry about matching the existing brick. Ms. Tennor said it would be an advantage for the wall to be different from the sidewalk. Mr. Reich asked if there was an advantage

to using stone versus brick. Mr. Sadeghi stated that brick cost less. Ms. Burgess stated she liked that the brick would be continuous. Ms. Tennor noted that Mr. Reich had said good brick is better than bad stone. Mr. Taylor asked if a railing would be put on top of the wall. Mr. Sadeghi stated there would be a railing and Ms. Burgess said it was a County Code requirement.

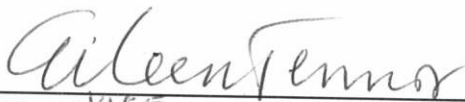
Mr. Shad asked if behind the wall up to the sidewalk if it would be grass and not riprap. Mr. Sadeghi stated the slope would be grass.

Motion: Mr. Roth moved to approve a new wall with brick or stone facing, to be approved by Staff, with the brick facing replicating the existing wall. Ms. Tennor seconded. The motion passed unanimously with Ms. Zoren absent for the vote.

OTHER BUISNESS

Mr. Roth moved to go into closed session to discuss the topic of minutes. Ms. Tennor seconded. The motion passed unanimously.

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



~~Allan Shad, Chair~~ ^{VICE} EILEEN TENNOR



Beth Burgess, Executive Secretary



Kaitlyn Clifford, Recording Secretary



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

April Minutes

Thursday, April 4, 2019; 7:00 p.m.

The April meeting of the Historic Preservation Commission was held on Thursday, April 4, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the February minutes. Ms. Zoren seconded. The motion was unanimously approved. Mr. Roth moved to approve the March minutes. Ms. Zoren seconded. The motion was unanimously approved.

Members present: Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Erica Zoren

Members absent: Allan Shad, Bruno Reich

Staff present: Beth Burgess, Samantha Holmes, Dan Bennett, Lewis Taylor, Kaitlyn Clifford

PLANS FOR APPROVAL

Consent Agenda

1. MA-18-52c – 3723 Old Columbia Pike, Ellicott City
2. MA-17-42c – 1181 Morgan Station Road, Woodbine
3. HPC-17-05c – 1818 Daisy Road, Woodbine, MD
4. HPC-16-10c – 12050 Old Frederick Road, Marriottsville

Regular Agenda

5. HPC-19-10 – New Cut Road, Ellicott City (east side, south of College Avenue)
6. HPC-19-11 – 8054 Main Street, Ellicott City
7. HPC-19-12 – 3845 Ross Road, Ellicott City
8. HPC-19-13 – 3646 Fels Lane, Ellicott City
9. HPC-18-21c – 3626 Church Road, Ellicott City
10. HPC-19-14 – 3626 Church Road, Ellicott City
11. HPC-19-15 – 8098 Main Street, Ellicott City

OTHER BUSINESS

1. May Meeting Time
2. July Meeting Date

CONSENT AGENDA

MA-18-52c – 3723 Old Columbia Pike, Ellicott City

Final tax credit claim 20.112

Applicant: David Ennis

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1820. The Applicant was pre-approved for tax credits to remove and replace siding through the Minor Alterations/Executive Secretary process in November 2018. The Applicant has submitted documentation that \$2,368.61 was spent on eligible, pre-approved work. The Applicant seeks \$592.15 in final tax credits.

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

Staff Recommendation: Staff recommends Approval as submitted for \$592.15 in final tax credits.

Testimony: Ms. Tennor asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

MA-17-42c – 1181 Morgan Station Road, Woodbine

Final tax credit claim 20.112

Applicant: Tiana Coll

Background & Scope of Work: This property is not located in a historic district but is listed on the Historic Sites Inventory as HO-1157, the Engle-Hartsock-Knill Farm. According to the Inventory form, the building dates circa 1882-1884, with a later addition circa 1895-1915. The Applicant was pre-approved to make several interior structural repairs, repoint mortar, repair the cellar doors and install a concrete floor in the basement through the Executive Secretary pre-approval process in case MA-17-42 in August 2017. The Applicant has submitted documentation that \$25,597.01 was spent on eligible, pre-approved work. The Applicant seeks \$6,399.25 in final tax credits.

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

Staff Recommendation: Staff recommends Approval as submitted for \$6,399.25 in final tax credits.

Testimony: Ms. Tennor asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

HPC-17-05c – 1818 Daisy Road, Woodbine, MD

Final tax credit claim 20.112.

Applicant: Cathleen Jordan

Background & Scope of Work: This property is not located in a historic, but is listed on the Historic Sites Inventory as HO-1150, the Hobbs-Eyler Farm. The date of the original log building is unknown. The additions, which bring the house to its current form, date circa 1900. The Applicant was pre-approved in April 2017 to replace the asphalt shingle roof with a standing seam metal roof. The Applicant has submitted documentation that \$34,605.00 was spent on eligible, pre-approved work. The Applicant seeks \$8,651.25 in final tax credits.

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

Staff Recommendation: Staff recommends Approval as submitted for \$8,651.25 in final tax credits.

Testimony: Ms. Tennor asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

HPC-16-10c – 12050 Old Frederick Road, Marriottsville

Final tax credit claim 20.112

Applicant: Sally Hebner

Background & Scope of Work: This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-1149, the Williams-Peddicord Farm. The Applicant was pre-approved in April 2016 to stain the barn siding. The Applicant has submitted documentation that \$6,858.28 was spent on eligible, pre-approved work. The Applicant seeks \$1,714.57 in final tax credits.

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

Staff Recommendation: Staff recommends Approval as submitted for \$1,714.57 in final tax credits.

Testimony: Ms. Tennor asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

REGULAR AGENDA

HPC-19-10 – New Cut Road, Ellicott City (east side, south of College Avenue)

Certificate of Approval to remove trees.

Applicant: Brian F. Cleary, Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District. There are no buildings on this land, as the project involves trees in the County right-of-way. The Applicant seeks

approval for the removal of 8 trees on the east side of New Cut Road, to accommodate the relocation of the BGE poles to that side of the road. The application states that the “relocation [of the BGE poles] is essential to repairing New Cut Road. This project is due to the May 2018 flood, which destabilized the east bank of the stream, where multiple overhead power poles are located, requiring the relocation of the overhead lines prior to the New Cut Tributary stabilization necessary to reopen New Cut Road.”

The application contains a tree survey that was prepared by JMT. The tree survey was conducted within the study area and was based on the proposed limits of disturbance. The tree survey states that all trees with a diameter at breast height (dbh) of 12 inches or greater were identified within the study area. Overall, 115 trees were identified within the study area (regardless of dbh – this number includes trees below and above 12 inches dbh). There are 8 trees in the study that have a dbh of 12 inches or larger and are proposed to be removed. There is one tree within the study area that is dead and was not included in the overall 115 trees or in the 8 to be removed, since it is already dead. This tree can be seen in the photos provided and is marked “dead” and is located near tree T-035.

The 8 trees with a dbh of 12 inches or greater that are proposed to be removed include the following:

Tree No.	DBH (inches)	Common Name	Condition	Comments
T-001	38.5	American Sycamore	Fair	Heavy vines, marked with ‘X’
T-003	19	Black Cherry	Fair	Vines, Marked with ‘X’
T-017	17.5	Boxelder	Good	Marked with ‘X’
T-035	44.4	Silver Maple	Poor	Dying, Marked with ‘X’
T-040	20	Princesstree	Good	Marked with ‘X’
T-048	18.4	Red Maple	Good	Marked with ‘X’
T-050	35.9	American Sycamore	Good	Marked with ‘X’
T-051	31.5	American Sycamore	Good	Marked with ‘X’

Staff Comments: The removal of trees is proposed so that the BGE poles can be relocated to the other side of the street, to repair the roadway damage that occurred as a result of the May 2018 flood. The Guidelines do not currently address situations such as these. Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures.” In this instance, the removal of the live mature trees is needed to repair flood damage that resulted in the collapse of major portions of the roadway.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Ms. Tennor swore in Brian Cleary from the Department of Public Works, Bureau of Environmental Services. Ms. Tennor asked if he had any corrections or additions to the staff report. Mr. Cleary said he had no comments and agreed with the staff report. He said moving the poles to the safe side of the road was critical to reopening New Cut Road and stabilizing the slopes. Mr. Cleary stated that poles have a lot of equipment on them and have Verizon and Comcast lines, in addition to BGE.

Ms. Zoren asked if the retaining wall along the road was staying. Mr. Cleary stated they would not be touching the wall and explained the trees will be flush cut, so there will be no ground disturbance. Mr. Cleary stated there will be a phase two application, which will involve the walls across the street, but they would be preserving the abutment.

Ms. Tennor asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Ms. Zoren moved to Approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-11 – 8054 Main Street, Ellicott City

Certificate of Approval for sign.

Applicant: Susan Soorenko

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. This application was originally processed as a Minor Alteration but was removed due to an objection. The Applicant seeks approval for the following work:

1. Remove the existing awning and aluminum brackets from the façade.
2. Paint the existing white door, door trim and windows trim to a light blue (Behr M530-2 “Sky’s The Limit”) and dark blue (Behr M530-4 “Washed Denim”) per the submitted swatches and proposed rendering.
3. Install a new 40 inch long by 14 inch high black steel bracket above the 1st floor, between the door and window, where the existing awning is located.
4. Install a double-sided projecting HDU (high density urethane) sign with a cream colored background with brown text outlined in blue and black text. The sign will be 21 inches high by 26 inches long, for a total of 5.25 square feet. The sign will read on three lines:

Moorenko’s
Ultra-Premium
Ice Cream

Staff Comments: The application complies with the Guidelines. The proposed paint colors on the door, door trim and window trim will be compatible with the existing color of the building and complies with chapter 6.N recommendations, “use colors that are generally compatible with, and do not clash with, the colors used in the district, particularly on neighboring buildings.

Staff Recommendation: Staff recommends approval.

Testimony: Staff said this case was approved through the Minor Alteration process under MA-19-12 and no longer needed to be heard at this meeting.

HPC-19-12 – 3845 Ross Road, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Ellena McCarthy

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1945. The Applicant seeks approval to renovate their exterior hardscape on the porch side of their house to increase the safety and accessibility of the home, while keeping the historic character. The Applicant hired a landscape architect to prepare a master plan for their home and they are currently seeking approval to construct Phase 1, which is outlined in red on the site plan.

1. **Parking** - Install a one-lane asphalt parking pad off the shared driveway on the east side of the house.
2. **North Walkway** - Install a gravel walkway on the northeast side of the house to hold the trash cans (labeled refuse gravel walk). The decorative top coat of the gravel will be a gray/white Bird’s Eye Gravel.

3. **South Walkway** - Remove existing stone walk, which is missing grout and buckling. Install a gravel walkway on the south side of the house along the street (labeled east gravel walk). The decorative top coat of the gravel will be a gray/white Bird's Eye Gravel.
4. **Stone Patio/Terrace** - Remove existing stone patio/terrace and timber and stone steps from the east side of the house (facing common driveway) and replace with new stone patio/terrace using 12"x36" natural cleft full range bluestone pavers in a running bond pattern, per the landscape plan.
5. **Trees** - Remove one diseased tree and replace the tree with two ginkgo trees.
6. **Porch** – Install blue stone treads on existing concrete steps and paint the concrete risers white. Install a custom iron handrail along stairs. New handrail to match the historic wrought iron gate on the property.
7. **Terrace Canopy** – Fabricate and install custom steel canopy support posts with string lights per the landscape plan. Restoration Hardware Party Globe string lights will be hung above the terrace canopy.
8. **Outdoor Landscape Lighting** - Install Volt Salty Dog Turret Top with a bronze finish in-grade lights along the pathway and steps. Install Volt Top Dog 180 series bronze spotlights under Ginkgo trees.
9. **Retaining wall** – Demolish a portion of the retaining wall damaged due to vine growth and missing mortar. Install a natural boulder retaining wall per the landscape plan. The boulders will be large Pennsylvania boulders. Repair existing retaining wall along Ross Road side of property (northeast side of house)
10. **Plant material** – Install a variety of plants and trees per the landscape plan, such as Ginkgo trees, camellias, hydrangeas and other ground covers and shrubs.

Staff Comments: The application complies with Chapter 9 recommendations for landscape and site elements. The proposed tree to be removed is not healthy and will be replaced with two new trees to comply with Chapter 9.B, which recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures” and recommends, “retain mature trees and shrubs. Provide for their replacement when necessary.”

The use of gravel walkways, the stone patio/terrace and the bluestone porch tread complies with Chapter 9.B 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 repair of the existing retaining wall complies with Chapter 9.B, which recommends, “preserve historic features, such as retaining walls, freestanding walls...When possible, reuse the historic building materials to repair or restore these structures.” A portion of the retaining wall will be removed to expand the patio area, as shown on the site plan, and large Pennsylvania boulders will be installed to retain the hillside. Landscape beds will be installed on either side of the porch.

The location and construction of the parking pad off the common driveway complies with Chapter 9.B, which recommends, “where needed, install new residential driveways that are narrow (one lane) and follow the contours of the site to minimize the need for clearing and grading. If possible, locate off-street parking spaces in side or rear yards.”

The proposed wrought iron hand railings to flank the porch steps will be designed to match the existing historic iron gates on the property, shown below in Figures 8 and 9. The continued use of this design complies with Chapter 9.B, which recommends “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” It

would also be typical to see a handrailing along the steps in the same design as the wood porch railings as well.

The outdoor lighting consisting of the globe party lights and the bronze spotlights and in-grade lights comply with Chapter 9.E recommendations, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material” and “to the extent possible, direct or shield lighting so that it does not create glare or spill onto neighboring properties. Design lighting to provide a reasonable level of brightness for the intended purposes.”

The steel terrace canopy will consist of four matte black steel posts with four beams (connected in a rectangle to form an open canopy), set in concrete in the ground. The globe lights will be strung from these beams to softly light the outdoor dining area. The Guidelines do not specifically reference a canopy such as this, but the proposal will not affect the historic integrity of the structure or site and may easily be removed one day, if desired. The posts will blend with the black standing seam metal porch roof, which complies with Chapter 9.B recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Ms. Tendor swore in Arthur McCarthy. Ms. Tendor asked if he had any corrections or additions to the Staff Report. Mr. McCarthy stated he concurred with the staff report. Ms. Holmes clarified the staff report listed the wrong tree to replace the dying tree and said that it will not be a ginkgo in this location, but was unsure of the type of tree. Mr. McCarthy later clarified that a black gum tree will be planted. Ms. Tendor stated that the retaining wall looked like dry stack wall that was never mortared and asked for clarification since the application stated it is missing mortar. Ms. Tendor said the walls are in excellent condition. Ms. Holmes explained that the long portion of the wall shown in Figure 6 will remain in place, and at the corner of the house, the end of the wall will be taken out and leveled to expand the patio. Mr. McCarthy stated that only the one portion of the wall that curves around will be taken out.

Ms. Tendor asked if Mr. McCarthy will be using mortar on his new wall. Mr. McCarthy said it would not be mortared, but will be stacked boulders to hold back the turf. He explained this was phase one of a three phase plan and said the stones will be saved for a later phase. Mr. McCarthy explained that the current wall was installed by the person who owned the house before them, so while it is in good condition, there is damage because of the tree roots.

Ms. Zoren asked what material will be going under the gravel. Mr. McCarthy explained the stone pavers that are currently there will be removed, and the ground will be hard packed with gravel on top.

Ms. Tendor stated parking on the road was an issue. Mr. McCarthy explained that he wanted to add the parking pad due to family mobility issues and said that parking on the road, or shared driveway with the slope, is difficult for them.

Ms. Tendor asked if the porch railings would be fabricated. Mr. McCarthy stated their landscaping company, Old Town Landscaping from Frederick, specialized in work related to the restoration of historic properties. Mr. McCarthy said he has seen pictures of other projects where they have used similar materials.

Motion: Mr. Roth moved to Approve the application as submitted. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-13 – 3646 Fels Lane, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Connor Lefler

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 for the following work:

1. Paint the siding in Behr Opulent Opal, a white with light pink tones
2. Paint the door in Behr Perennial Green, a light forest green.
3. Paint the shutters in Behr Totally Black.
4. Add new black vinyl, louvered shutters on the side windows.
5. Replace two 6:6 wood windows on the first floor, side of the house with two 1:1 vinyl windows.
6. Replace damaged wood trim with new wood trim.

Staff Comments: The Applicant provided over 10 different paint chips, and indicated the preferred color choices. The Applicant's preferred siding color, Opulent Opal, and several of the other options provided, are various shades of pink and lavender. Chapter 6.N recommends, "use colors that were historically used on the building" and "use colors appropriate to the period and style of the building." The light pink color would not have been used historically on this building although the dark green door and black shutters are historically appropriate for the period and style. Chapter 6.N also recommends, "use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings." The neighboring building is far enough away that the colors would not clash. The house across the street is a red/orange brick house and the proposed siding color will not be compatible with this house. An actual white, off-white or light gray, from the provided color options would be appropriate.

The Applicant proposes to add black, vinyl louvered shutters to the first-floor windows located on the west side of the house. The other shutters on the house are wood board and batten shutters that are 4 boards wide with the batten on the backside. The black color complies with the Guidelines but the material and style of the proposed vinyl, louvered shutters do not comply with Chapter 6.I recommendations, "for replacements, install shutters or blinds that maintain the size, style and placement of the original." Chapter 6.I also recommends against using "aluminum or vinyl shutters or blinds."

The majority of the existing windows on the house are not original and are a mix of 1:1 wood and vinyl windows. The windows under the front porch are 6:1 wood windows and appear to be original. The proposed 6:6 wood windows to be removed appear to be original, but the other windows on this side of the house are all 1:1 and have already been replaced with vinyl. The application did not document damage to the windows, necessitating removal and replacement, versus repair. Chapter 6.H, states, "vinyl or metal replacement windows do not have the same profile and detailing as wood windows and should be avoided on historic buildings." Chapter 6.H recommends "when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing." While the replacement with a 1:1 window would result in the loss of original 6:6 windows, it would also result in a more cohesive window pattern on the west side of the house. The

Guidelines do not support the use of vinyl windows. The use of replacement wood windows would qualify for tax credits.

If the Commission approves the removal of the 6:6 side windows, the 6:1 windows on the porch will be the only remaining clue that different windows once existed on this structure.

The in-kind repair of the trim, using wood, complies with Chapter 6.H recommendations to “maintain and repair original window openings, frames, sashes, sills, lintels and trim.” This work would qualify for tax credits.

Staff Recommendation: Staff recommends:

1. Approval of painting the siding in a true white, off-white or gray, such as Behr Angel Feather or Silent White.
2. Approval of painting the door in Behr Perennial Green, a light forest green.
3. Approval of painting the shutters in Behr Totally Black.
4. Approval of replacing damage wood trim with new wood trim. Staff recommends tax credit pre-approval.
5. The Commission determine the necessity of removing the two 6:6 wood windows on the first floor and otherwise recommends tax credit pre-approval if repaired.
6. Staff recommends denial of adding new vinyl louvered shutters on the side windows.

Testimony: Ms. Tennor swore in Connor Lefler. Ms. Tennor asked if he had any corrections or additions to the staff report. Mr. Lefler stated that he agreed with the staff recommendations of the paint schemes, using the off-white paint for the siding with the green door. Mr. Lefler stated his biggest concern was the windows, which he watched deteriorate for the last year. He said that the storm windows were installed improperly, and he finds the vinyl window replacement would be durable. Mr. Lefler stated he would like to add vinyl 1:1 windows, which would match the rest of the windows on that side of the house. Mr. Lefler stated the windows on the front of the house are original and are sheltered under the porch, so he is not interested in replacing them.

Mr. Lefler stated he would like to use louvered shutters because there are other louvered shutters on houses on his street. Ms. Tennor stated that the Commission wants to see materials that are true to his structure, and not matching other structures. Ms. Holmes clarified that the design is an issue as well because the house has board and batten shutters on the front and adding louvered shutters would put two different styles on one house. Mr. Lefler said he wanted to use vinyl to make it last longer. Ms. Holmes explained that the Guidelines do not recommend the use of vinyl shutters.

Ms. Tennor asked where Mr. Lefler would be placing the shutters. Mr. Lefler said the shutters would be added on the side of his house. Ms. Burgess clarified that it would be the side of the house shown in Figure 13 of the agenda. Mr. Roth stated that six windows would need shutters and asked if the shutters would be decorative and not operable. Mr. Lefler confirmed the shutters would not be operable.

The Commission discussed several different options for shutters with the applicant, such as adding wood board and batten to the side of the house or replacing all of the shutters with wood louvered shutters. The Commission discussed the Guidelines and discussed whether the existing shutters are historic or not. Ms. Holmes referenced the guideline recommendations and suggested Mr. Lefler withdraw the shutter portion of the application and research the house and architectural type in the historic district to see if louvered shutters are historically appropriate or ever used on that side of the house. Mr. Lefler agreed to remove the request for shutters at this time. Ms. Zoren asked the applicant to bring more photos of the existing shutters when he resubmits.

Ms. Tennor confirmed the request before the Commission was for approval for painting, fixing the wood trim and installing two windows. Ms. Holmes stated that the staff recommendations left out that the painting would be eligible for tax credits as well. Ms. Zoren stated she agreed with staff comments on the pink color.

Ms. Zoren asked what purpose the bags on the windows were serving. Mr. Lefler stated the windows were leaking and had water damage on the tops and sides. Mr. Lefler stated this contributed to most of the water damage and that all the other windows on that side of the house are vinyl and are doing much better than the storm windows. Ms. Tennor stated that the Commission does not know when the other 1:1 sash windows were installed. Ms. Holmes said there is a photo in the case file from 1994 with a 6:1 window on the most left side window on the lower level side of the house. Ms. Tennor stated that the previous owners changed the windows without submitting an application for approval to the Commission.

Ms. Zoren stated the Guidelines discourage the removal of existing wood windows, especially in favor of vinyl. She explained that when vinyl windows appear in the historic district, they are either not approved and in violation or they are on a non-historic house. Ms. Zoren stated that she would approve replacement of the two windows with new wood windows in a 1:1 style so they would all look uniform, but per the Guidelines, she could not approve the vinyl windows. Mr. Roth agreed with her statement.

Motion: Mr. Roth moved to approve:

- 1) Item 1, painting the siding per staff recommendation;
- 2) Item 2, painting the door as submitted;
- 3) Item 3, painting the shutters as submitted;
- 4) Item 4, replacing the damaged wood trim as submitted;
- 5) Item 5, replacing the two 6:6 windows with new wood windows in 1:1 or 6:6;
- 6) Tax credit pre-approval for all items.

Ms. Zoren seconded. The motion was approved unanimously.

HPC-18-21c – 3626 Church Road, Ellicott City

Final tax credit approval.

Applicant: Edward Fortunato

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant was pre-approved for tax credits in HPC-18-21 to replace the asphalt roof on the main historic house. The modern addition and non-historic garage were not included in the pre-approval. The Applicant has submitted documentation that \$23,120.00 was spent to replace the roof. This amount does subtract the modern addition or garage. The staff report stated “the roof on the historic structure is 2,521 square feet. The roof on the addition, which is not eligible for the tax credit, is 842 square feet. This square footage can be used to prorate the final cost of the replacement for purposes of calculating the tax credit.” The replacement of the garage was not specified in the in the original application, but was added by the Applicant during the meeting. The invoice provided also includes a cost for adding two skylights and a 2nd layer tear off costing \$2,120. The skylights are not eligible as they are located on the new addition and it is unknown what the 2nd layer tear off includes.

Staff Comments: Staff approximated the square footage of the different roof areas using aerial photography software. The square footage of the garage is 448 square feet, the addition 842 square feet and the historic house is 2,521 square feet. The total square footage of the entire roof area is 3,811 square feet. Based on the total amount paid minus the \$2,120.00 for the skylights which is not eligible, gives a cost of \$5.51 per square foot. As such, the cost of the historic house roof can be prorated to \$13,891.63, which would result in a tax credit of \$3,472.91.

Staff Recommendation: Staff recommends approval of the prorated amount of \$13,891.63 for the cost of the historic roof, for a tax credit of \$3,472.91.

Testimony: Ms. Tennor swore in Edward Fortunato. Ms. Tennor asked if he had any corrections or additions to the staff report. Mr. Fortunato stated he respectfully requests to increase the tax credit on his garage roof. Mr. Fortunato stated he thinks there is nothing to indicate that the garage wasn't installed at the same time as the house. He explained that the skylight addition was 30 years old and agreed that should not be included for tax credits.

Ms. Tennor asked for staff comment. Ms. Burgess stated that based on the site visit they were not able to determine garage age. The garage had aluminum garage doors, the outside is new, and Staff was unable to see the inside framing. Mr. Fortunato stated that the garage had no lighting and was old wood framing.

Motion: Mr. Roth moved to approve the tax credit in the amount of \$3,472.91 plus additional \$617.12 for the garage roof, pending staff determination of the historic nature of the garage. Ms. Zoren seconded. The motion was approved unanimously.

HPC-19-14 – 3626 Church Road, Ellicott City

Certificate of Approval for painting. Tax credit pre-approval.

Applicant: Edward Fortunato

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant seeks approval to power wash, replace deteriorated wood shingles and change the paint color scheme on the house. The Applicant seeks tax credit pre-approval for the work. The application does not reference the painting of the garage, outbuilding or fence but Staff confirmed that the Applicant also intends to paint these structures.

The proposed paint colors by Farrow & Ball are:

1. Siding – Wimborne White
2. Trim - Wimborne White
3. Windows - Wimborne White
4. Doors - Hague Blue
5. Shutters - Hague Blue
6. Lattice and posts under porch - Wimborne White
7. Porch railings - Hague Blue
8. Porch columns and pickets - Wimborne White
9. Porch floor – will be painted gray to match the existing color
10. Porch ceiling – will be painted light blue, no color spec provided
11. Garage – to match scheme on main house, Wimborne White siding, Hague Blue shutters, Wimborne white garage doors
12. Outbuilding behind garage – to match scheme on main house

13. Fence - Farrow & Ball Wimborne White

Staff Comments: The application complies with Chapter 6.N recommendations for painting. The proposed colors comply with Chapter 6.N recommendations, “use colors that were historically used on the building” and “use colors appropriate to the period and style of the building.” The use of the paint scheme on the garage and outbuilding behind the garage also comply with the Guideline recommendations, “on attached buildings, use the same colors or a coordinated color scheme whenever possible.”

The application does not specifically reference the replacement of other wood on the house, such as porch floorboards and trim, but Staff recommends tax credit pre-approval for the in-kind replacement of wood trim, porch flooring, railings or pickets on the historic portion of the main home only.

Staff Recommendation: Staff recommends Approval of Items 1-13, contingent upon receipt of an appropriate blue paint chip for the porch ceiling. Staff recommends tax credit pre-approval of Items 1-12.

Testimony: Mr. Fortunato was previously sworn in. Ms. Tennor asked if he had any corrections or additions to the Staff Report. Mr. Fortunato stated for ease of operation he would prefer to use Number 89 of the Farrow & Ball paint, in Lulworth Blue.

Ms. Holmes explained the addition will be painted as well and it will need to be excluded from the tax credit, since it is not historic. Ms. Holmes asked if the chicken coop was historic and Mr. Fortunato thought it was. Ms. Holmes stated the status of the garage was pending. Ms. Holmes clarified the staff recommendation and stated that staff recommends approval of items 1-13 and tax credit pre-approval for the historic structures.

Motion: Mr. Roth moved to approve items 1-13 plus the painting of the modern addition, chicken coop and garage with pre-approval of tax credits for historic structures. Ms. Zoren seconded. The motion was approved unanimously.

HPC-19-15 – 8098 Main Street, Ellicott City

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

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The Applicant seeks a Certificate of Approval and Tax Credit Pre-Approval (20.112 and 20.113) for the following work:

Exterior Repairs

- 1) Replacement of the front doors with flood proof doors.
- 2) Replacement of the columns on the front of the building.
- 3) Repair of wood siding at the back of the building.
- 4) Repair of downspouts along the ground at the side of the building.
- 5) Replacement of two existing side doors.

Interior Repairs for Tax Credit Pre-Approval

- 6) Replacement of two water heaters, a sink and toilet.
- 7) Repair or replacement of vinyl flooring.
- 8) Reframe walls for drywall.

- 9) Insulate exterior walls.
- 10) Install new drywall.
- 11) Repair vault door.
- 12) Replace interior doors, hardware and trim.
- 13) Skim and paint walls.

Staff Comments: In September 2016 the Applicant was approved to replace the front doors that were damaged by the July 2016 flood with 10 light French doors. The previously existing doors at that time were not original to the building, nor historic or architecturally appropriate for the building. The Applicant now proposes to use two full light French doors manufactured by Stormmeister. Chapter 6.G recommends, "Replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original." In 2016 Staff found a drawing which showed paneled wood doors on the building. Due to the emergency nature of the door replacement, the Commission allowed the Applicant to install French doors as proposed, even though wood panels would have been more historically appropriate for this building and a stronger defense than glass. The image below is a screenshot from the movie *The Goddess*, which shows the bank building in the background and the door appears to be a $\frac{3}{4}$ glass light with a $\frac{1}{4}$ wood panel at the bottom and a small frieze panel above the light. These may be the inner doors, or a later replacement door (although historic in its own since *The Goddess* was filmed in 1958). Based on this image, Staff recommends the Applicant install a flood door similar in style, with a panel below the light. Image 18 below, shows a Stormmeister flood door similar to the door seen in the Image 17 of the *Goddess* movie, that is more historically and architecturally appropriate for the building.

The French doors approved after the 2016 flood, were again lost in 2018. This resulted in the second set of French doors destroyed by flooding. The Applicant now proposes to install a flood door, which if installed correctly, should have a better chance of remaining on the building and lasting many years. Therefore, a historically appropriate style should be used.

An application was initially submitted on March 12, 2019 for a variety of work and Staff sent the Applicant a list of follow up questions. There are two doors on the side of the building that will need to be addressed for flood proofing purposes. Staff had requested photos or specification sheets for the replacement doors, but the item was removed from the application. The doors were destroyed after the 2016 flood and replacement doors were installed. Photos showing these doors were not provided, so it is unclear how they withstood the 2018 flood other than noting that the Applicant initially proposed to replace them. If the doors are missing or damaged, the replacement of these doors will be needed to secure the building from flooding.

The Applicant is working on obtaining additional information regarding the exterior items, as requested by Staff. Staff requested specification sheets for the capitols and bases on the column to ensure they were being replaced in-kind. The original base appeared to be Roman Doric base, which is the style that should be used for replacement.

The interior items qualify for the Section 20.113 historic property tax credit. The exact repairs to the downspouts were not specified and Staff requested additional information. If in-kind, the repairs would be considered Routine Maintenance per Chapter 6.E which states, "Maintaining gutters and downspouts and installing replacements of a similar size, location and finish, in the same color as existing gutters and downspouts or a color consistent with the exterior building walls." The in-kind repair would qualify for 20.112 and 20.113 tax credits.

Staff Recommendation: Staff recommends Approval of the Stormmeister flood doors, in a historically appropriate design as determined by the Commission and tax credit pre-approval (20.112 and 20.113) for the work.

Staff recommends 20.113 tax credit pre-approval for Interior Items 6-13.

Staff recommends tax credit pre-approval for Item 3, contingent upon receiving photos showing the exterior damage and contingent upon the replacement product exactly matching the existing siding in color, material, dimension and profile.

Staff recommends approval of the in-kind repair of Item 4 and tax credit pre-approval for the work 20.112 and 20.113.

Staff recommends Items 2 and 5 be continued until there is more information available on the replacement products.

Testimony: Ms. Tennor swore in Jackie Everett. Ms. Tennor asked if she had any corrections or additions to the Staff Report. Ms. Everett stated that the application indicated it would be a full light door, but that is because the StormMeister company is in England and they identify their door as full light, but it would be 10 light. She said it would be an in-kind replacement from the door that was approved in 2016. The door would have bullet proof glass and it is guaranteed to be flood proof. Ms. Everett stated that the only way the building was breached during the floods of 2016 and 2018 was through the door frame. The StormMeister doors are steel cased frame and they have a patent on this flood proofing. Ms. Everett does not feel comfortable doing any renovation inside of the building until she is guaranteed the door will be protected.

The Commission, staff and the applicant discussed the doors replacement as it applies to the Façade Improvement program. Ms. Everett wanted to proceed with approval of the 10-light door. .

Ms. Everett stated that she would like to replace the side doors in-kind as approved from the 2016 flood.

Motion: Mr. Roth moved to approve:

- 1) Item 1, the 10-panel or half panel StormMeister storm doors with tax credit pre-approval;
- 2) Item 2, the replacement in-kind of the columns with Staff approval that it is replacement in-kind and tax credit pre-approval;
- 3) Item 3, the wood siding with tax credit pre-approval contingent on receiving photos showing the exterior damage and contingent upon the replacement products exactly the existing siding and color, material, dimension, and profile to be confirmed by Staff;
- 4) Item 4, approval in-kind and tax credit pre-approval for work under 20.112 and 20.113;
- 5) Item 5, approval of the replacement of the two existing side doors with tax pre-approval and Staff confirmation that the work is in-kind;
- 6) Items 6-13, with 20.113 tax credit pre-approval.

Ms. Zoren seconded. The motion was approved unanimously.

OTHER BUSINESS

1) May 2, 2019 meeting start time

Ms. Burgess asked the Commission about their flexibility to move the meeting from May 2 to May 1, 2019 at the same time. The Commission was available to change dates.

2) July meeting date due to 4th of July holiday

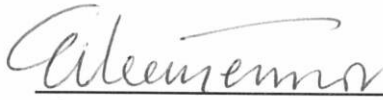
Ms. Holmes asked the Commission if they would like to move the July meeting to the following Thursday, July 11, due to the holiday. The Commission agreed.

3) Work Session/Design Guideline Update

Ms. Burgess said that a work session will be scheduled for the May meeting to discuss sign materials and past approvals. Ms. Tennor wants to discuss signs for the Guideline update. Ms. Holmes stated that she has resumed working on the Guideline update revisions.

Motion: Mr. Roth moved to close the meeting at 8:28pm. Ms. Zoren seconded. The motion was approved unanimously.


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



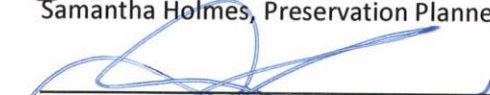
Eileen Tennor, Vice Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary



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

May Minutes

Wednesday, May 1, 2019; 7:00 p.m.

The May meeting of the Historic Preservation Commission was held on Wednesday, May 1, 2019 in the Columbia/Ellicott room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the April 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, Dan Bennett, Lewis Taylor, Kaitlyn Clifford

PLANS FOR APPROVAL

Consent Agenda

1. MA-18-23c – 8293 Main Street, Ellicott City
2. MA-18-24c – 8293 Main Street, Ellicott City
3. MA-18-43c – 1805 Marriottsville Road, Marriottsville, HO-191
4. HPC-17-67c – 3508 West Gate Drive, Ellicott City, HO-142
5. HPC-19-16 – 8060 Main Street, Ellicott City, HO-98

Regular Agenda

6. HPC-13-38c – 3896 Old Columbia Pike, Ellicott City
7. HPC-19-17 – Vicinity of 3850 New Cut Road to 3776 St. Paul Street
8. HPC-19-18 – 8125 Main Street, Ellicott City
9. HPC-19-19 – Vicinity of Parking Lots B, C, D, E, F, G in Ellicott City. Vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street, 3721 Hamilton Street, Ellicott City
10. HPC-19-20 – Vicinity of 8333 Main Street to 8267 Main Street, Ellicott City
11. HPC-19-21 – 8472 Hill Street, Ellicott City
12. HPC-19-22 – 3626 Church Road, Ellicott City
13. HPC-19-23 – 6132/6150 Hanover Road, Hanover, HO-791
14. HPC-19-24 – 8180 and 8156 Main Street, Ellicott City, HO-69
15. HPC-19-25 – 3956 and 3958 Old Columbia Pike, Ellicott City

OTHER BUSINESS

1. Design Guideline Work Session
2. Administrative Session

CONSENT AGENDA

MA-18-23c – 8293 Main Street, Ellicott City

Final tax credit claim 20.112

Applicant: Angela Tersiguel

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The applicant, Angela Tersiguel, was pre-approved for tax credits to repair and/or replace damaged rotting clapboard siding in-kind, repair glazing on windows as needed, repair front steps, replace hand railings in-kind, replace damaged slates on the mansard roof, and replace the main rubber roof with a new rubber roof through the Minor Alterations/Executive Secretary process in July 2018. The applicant has submitted documentation that \$31,876.10 was spent on eligible, pre-approved work. The applicant seeks \$7,969.03 in final tax credits.

Staff Comments: The cost of the new rubber roof was left out of the application by accident, which totaled \$7,976.10. The work complies with that pre-approved and the cancelled checks and other documentation total \$31,876.10 in eligible expenses, for a tax credit of \$7,969.03.

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$7,969.03.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. 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.

MA-18-24c – 8293 Main Street, Ellicott City

Final tax credit claim 20.112

Applicant: Angela Tersiguel

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The applicant, Angela Tersiguel, was pre-approved for tax credits to fill in the opening for the (former) flush basement door closest to Main Street with stone that matches the foundation through the Minor Alterations/Executive Secretary process in July 2018. The applicant has submitted documentation that \$500.00 was spent on eligible, pre-approved work. The applicant seeks \$125.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled check and other documentation total the requested amount.

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$125.00.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. 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.

MA-18-43c – 1805 Marriottsville Road, Marriottsville, HO-191

Final tax credit claim 20.112

Applicant: Shelly Levey

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-191, Forest View. The applicant, Shelly Levey, was pre-approved through the Executive Secretary process in September 2018 for repairs to the porch, siding, front door, gutters and foundation/basement stairwell. The applicant has submitted documentation that \$12,020.13 was spent on eligible, pre-approved work. The applicant seeks \$3,005.03 in final tax credits.

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

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$3,005.03.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. 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.

HPC-17-67c – 3508 West Gate Drive, Ellicott City, HO-142

Final tax credit claim 20.112

Applicant: Vadim Shapiro

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-142, the Old St. John's Rectory. The applicant, Vadim Shapiro, was pre-approved for tax credits for repairs to the structure in case 17-67c in September 2017. The repairs included: HVAC installation of mini-split ductless system and a ducted system, roof repairs and large-scale masonry repairs and rebuilding to the exterior and interior of the structure. The applicant has submitted documentation that \$241,529.19 was spent on pre-approved work. The applicant seeks \$60,382.30 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount. There is an expense for \$1,500.00 in county permit fees that is not eligible for the tax credit claim, which brings the total eligible amount to \$240,029.19, for a tax credit of \$60,007.30.

Staff Recommendation: Staff recommends the HPC approve the final tax credit in the adjusted amount of \$60,007.30.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. 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.

HPC-19-16 – 8060 Main Street, Ellicott City, HO-98

Certificate of Approval for exterior alterations.

Applicant: Bert Wilson

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-98, McLaughlin-Campbell-Laumann Building. According to the Historic Sites Inventory form, the building was constructed circa 1831-1832. The applicant, Bert Wilson, requests a Certificate of Approval and Tax Credit Pre-Approval to install flood windows and doors on the lower level of the building and repoint the granite.

The building sustained damage in the 2016 and 2018 floods. The applicant proposes to install Masterdor Craftsman manufactured flood doors and windows, with reinforced framing, to provide protection from another potential flood. The door will be in the Arden style, which is a 6-paneled two with the option for two lights or two panels at the top. The proposed color for the door is Whitby Jet, a black color, which will match the previously existing and approved door color.

The mortar was damaged in the 2018 flood. The applicant proposes to repoint the granite first floor, with the mortar to match the existing.

Staff Comments: The applicant confirmed that the windows will be a 6:6, to match the previously existing, although the example photo in the application shows 1:1. The replacement windows comply with Chapter 6.H recommendations, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The new windows will be a different material and the design will be slightly different since these are flood windows, but the color and window pane configuration will match the previously existing. The existing windows are not historic and were replaced after 2009/2010 rehabilitation of the building.

The replacement of the door complies with Chapter 6.G recommendations, “...if documentary evidence of the original doors is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.” The previously existing door was a half-light over two panel and the applicant now proposes to use a 4-panel door with 2 lights at the top. It would be more historically appropriate for the 2 lights to be 2 panels, however, natural light is desired. The new door will also be a flood door and designed to protect the building during a flood event.

Chapter 6.C recommends, “maintain or restore granite buildings, foundations, steps, lintels, sills, fence posts and retaining wall” and “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.” The in-kind repointing of the mortar on the granite complies with the Guidelines.

Staff Recommendation: Staff recommends the HPC approve the application for paneled flood doors with two plain lights at the top, 6:6 flood windows and repointing of the granite. Staff recommends the HPC pre-approve tax credits (20.112 and 20.113) for all work.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. 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-13-38c – 3896 Old Columbia Pike, Ellicott City

Final tax credit claim 20.112

Applicant: Morris F. Vatz

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-328, the Thompson House. The applicant, Morris F. Vatz, was pre-approved in case HPC-13-38 in September 2013 to paint the house and make repairs to the porch as needed. The applicant has submitted documentation that \$9,800.00 was spent on the work. The applicant seeks \$2,450.00 in final tax credits.

Staff Comments: Staff requested copies of the cancelled checks or receipts that show proof of payment for each item. The applicant replied that the project was paid for in cash and the contractor has since passed away, but that the dates payment was received was noted on the contract.

There is a cost for Item 2 in the tax credit application claim for \$300 to hang a historic door. Staff inquired about the door, which was not part of the pre-approval and the applicant responded that "there was a storm door at the kitchen entry that was destroyed by an icicle and the door was replacement then painted when this job was done."

Staff also asked how the cost of Items 3 and 4 in the application (replace wooden planks and repair front porch columns) was determined since it does not appear to be itemized in the submitted materials and the applicant replied that "There is not a separate invoice for the planks and porch repair. It is part of the existing repairs needed to properly paint the house. I am not asking for extra money this was just part of the itemized list." The invoice also shows other items were added that are not eligible, such as the fence and the back deck and stairs. It is still unclear how the costs were determined for Items 3 and 4 were determined.

Staff Recommendation: Staff recommends the HPC determine if the documentation is sufficient to approve the tax credit.

Testimony: Mr. Shad swore in Morris Vatz. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Vatz stated that some of the work was unknown when the contract was made. He explained the door was damaged by ice. Mr. Vatz addressed the concern regarding proof of payment stating he paid in cash and had the painters signature on the invoice. The Commission discussed the regulations of the guidelines and determined that the additional repairs to the fence, the back deck and stairs could not receive tax credits because they were not previously approved. Ms. Holmes stated that wood repair for the porch was pre-approved, but she was unable to determine how the itemized costs were determined in the application, since those numbers were not specified in the contract. Ms. Holmes stated that the original contract was submitted for the pre-approved scope of work.

Motion: Mr. Roth moved to approve tax credits at 25% of \$7,700 price of the original contract. Mr. Reich seconded. The motion was unanimously approved.

HPC-19-17 – Vicinity of 3850 New Cut Road to 3776 St. Paul Street

Certificate of Approval for repairs.

Applicant: Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain any structures. The applicant, Howard County Department of Public Works, requests a Certificate of Approval to make repairs and alterations along 600 feet on the east side of New Cut Road, south of College Avenue. The repairs are needed for the stabilization of the banks of the New Cut tributary into Ellicott City, which were destabilized in the May 27, 2018 flood. The repairs and alterations include:

- 1) Removal of debris located at the confluence of the New Cut and Tiber/Hudson Branch.
- 2) Construction of two retaining walls.
- 3) A water main replacement.
- 4) Removal of 28 trees that have a diameter breast height (dbh) of 12 inches or greater.

The application contains the following explanation of the necessary repairs:

“The “area 2” wall will be a modular unit wall with a maximum height of 13 feet and an imbricated large stone wall will be constructed in front of the modular wall to retain historic aesthetic. The “area 4” wall is a pile and caisson with precast concrete lagging panel wall with an imbricated wall constructed in front to retain the historic aesthetic. The stream bank along the east side of the New Cut Branch and up to the edge of New Cut Road will need to be fully cleared for access and construction. The area will be re-graded at 1:1.5 to 1: 2 slopes to tie grades in at the shoulder of New Cut Road. These slopes are proposed to be stabilized with class 1 riprap. The visible riprap will be natural rock, river rock or material obtained during the debris removal to retain the historic quality.”

Staff Comments: The removal of trees is proposed so that the stream banks can be stabilized, and the roadway repaired from the damage caused by the May 2018 flood. The Guidelines do not currently address situations such as these. Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures.” In this instance, the removal of the live mature trees is needed to repair flood damage that resulted in the collapse of major portions of the roadway and stream banks. Tree T-088 is a 53-inch American Sycamore, but as shown in the application, has been very compromised by the erosion and is located at the base on the stream. Tree T-097 was erroneously marked to be removed in on the chart but is correctly shown in the map to remain. The applicant stated via email that they will be maintaining an old stone structure located adjacent to the wall.

The construction of the retaining walls is necessary to repair the damage from the May 2018 flood. The use of the imbricated wall in front of the two retaining walls complies with Chapter 9.A, “maintain and reinforce natural landscape elements, such as rock outcroppings, water courses...” and 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 clearing of the stream is necessary due to the amount of debris that was created from the May 2018 flood and complies with Chapter 9.A recommendations. Main Street is located at the bottom of the stream and this debris would eventually end up downstream and could cause further damage to buildings if not removed.

Staff Recommendation: Staff recommends the HPC approve the application as submitted.

Testimony: Mr. Shad swore in Mark Richmond from the Department of Public Works, Bureau of Environmental Services. Mr. Shad asked if anyone in the audience was in opposition to the case. There was no one in the audience who wanted to testify. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Richmond stated he had no comments on the staff report but could speak to any questions the Commission had.

Mr. Richmond explained that DPW will be filling in and tying into the existing grade and explained there will be two sections of wall. Mr. Reich stated that some of the wall elevations are very high and asked if both walls will be imbricated. Mr. Richmond stated both concrete walls will have an imbricated face in front of it.

Mr. Reich said he was trying to get a sense of how these plans change the stream channel and said that the 160 foot wall is being built out in front of the embankment and will make the stream look different. Mr. Richmond explained that due to the 2018 flood damage, it is now a raw earthen wall, so it will look different. He said the overall height of the slope will be the same because there is a set road height.

Ms. Tennor asked how much of the length of the wall will be topped by the chain link fence and what is the extent on the plan. Mr. Richmond referenced sheet 23 of the plan, and said the chain link fence will run the entire length of the wall.

Mr. Reich asked if the tall wall will be visible from the roadway side. Mr. Richmond responded that both walls are along the roadway side, so they would be most visible from across the stream. He said the main point of the project is to keep the road from collapsing and ending up in the channel. Mr. Reich and Mr. Richmond discussed the visibility of the wall from the roadway.

Ms. Tennor referenced sheet 27, stating that the masonry wall has a curve in the top left of the sheet. Mr. Richmond stated that no one would be able to see the curve as the concrete wall will be behind the imbricated wall and explained to the Commission how the sheet piling and concrete lapping strips for the panels would work in the grooves.

Ms. Tennor asked if DPW would be replacing the trees that they will be removing. Mr. Richmond stated not at this time. Mr. Roth asked about Tree #88 being removed from the site. Mr. Richmond explained that the concrete wall will be behind the tree but excavation for the wall will impact the trees roots. He stated the tree will be in the way of the imbricated wall and once the wall is built it will be harder to get to the tree if it falls down or if access for tree maintenance is required.

Motion: Mr. Reich moved to approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-18 – 8125 Main Street, Ellicott City

Certificate of Approval for partial demolition

Applicant: Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to articles from the Ellicott City Times, the building was constructed in 1926 and was designed by architect Stanislaus Russell of Baltimore. The applicant, Howard County Department of Public Works, requests a Certificate of Approval for a partial demolition of damaged portions of the rear of the building and the temporary stabilization of the remaining portion.

The application contains the following explanation:

This structure suffered severe damage due to the flood of 2018. Much of the rear portion of the building is in structural failure. In order to preserve the “character defining elements” most closely associated with the building, partial removal of the rear of the building is proposed. This application does not seek to remove the entire structure, but seeks to remove portions which are unstable and could further undermine or harm the remainder. The goal of this application is to propose an economically feasible plan to preserve the remainder of the structure per Chapter 12 of the Ellicott City Historic District Design Guidelines, “Demolition and Relocation.”

The rear portion of this building was severely damaged by the 2018 flood and requires immediate attention. The front portion of the building, while currently standing, was also damaged by the flood and stands risk of further potential damage in its current state.

The proposed work includes a base scope of work and four alternate scenarios.

Base Scope

The base scope of work includes the work that must take place:

- 1) Removal of the building between the southern brick wall parallel to the stream channel, to the northern brick wall of the original second floor. Roofing, roof framing, remaining exterior walls on the east and west side of the building over the stream channel, will be removed.
- 2) Removal of the concrete floor deck spanning the stream channel, along with its supporting beams (this floor is currently in structural failure).

The application explains that “a substantial portion of the roof is also in structural failure and at risk of collapse” and that “much of the west wall collapses during the flood and the remaining portion is unsound and at risk of further collapse.”

Alternate 1

Alternate 1 includes removal of the southern brick wall (the rear of the building). The application states that this scenario would be exercised “if it is determined that it is not structurally feasible to preserve the wall as it currently stands. If it is determined that it is not possible to preserve the wall as is in its current state, the wall will be removed, and the existing tiered concrete retaining wall structure to the south will remain.” In this scenario, if the wall must be removed, the windows would be removed from the wall and stored offsite for future re-use.

Alternate 2

Alternate 2 includes removal of the southern (second floor) rear brick wall, including associated support girder and columns. The application explains that the second floor currently appears to be supported by a large steel girder, setting directly below or engaged to the brick wall above and that “of concern at this time is that it appears this major supporting beam and columns above extend slightly over the northern wall of the stream channel.” The application explains that if this structural element extends out into the stream channel, the goal “would be to remove any portion of the building that extends over the stream channel, to reduce the risk of the structure being contacted by water or other debris that could potentially flow downstream in a rain event.”

Alternate 3

Alternate 3 includes constructing a temporary rear building enclosure parallel to the southern stream channel wall. The application explains, “after demolition of the base scope and subsequent approved add-alternates are complete, a temporary building enclosure wall will be constructed at the back of the remaining building parallel to the stream channel. This enclosure will be constructed of dimensional

lumber framing, with plywood facing and intended to solely enclose the remaining building envelope from exposure to adverse weather conditions, namely rain. This enclosure is intended to be solely temporary, to assist with preservation of the remainder of the building, until full engineering and architectural design can be undertaken. The exposed face of the wall will be treated with a fluid-applied weather-resistive barrier, finished in a cream or gray color.”

Alternate 4

Alternate 4 includes constructing a temporary front building enclosure parallel to Main Street at the first floor level. The application explains, “this enclosure will be constructed of dimensional lumber framing, with plywood facing, and intended to solely enclose the remaining building envelope from exposure to adverse weather conditions namely rain...The plan for this enclosure would be to follow the footprint or plan of the original façade as closely as possible. The enclosure would extend from sidewalk level to the underside of the remaining second floor, and permit the removal of the current plywood wall, as well as reconstruction of the full width of the sidewalk...To support the temporary enclosure, a new concrete grade beam or slab will be constructed. This will be held below sidewalk level/below finish floor level, to allow future permanent construction above.” The damaged transom on the east side of the building will be repaired. Unsupported copper roofing/trim and decorative elements will be removed and salvaged for reinstallation later.

Staff Comments: Section 300-306 of the Commission’s Rules of Procedures outlines rules to guide the HPC in review of proposals for the demolition or relocation of structures in historic districts. Section 302 states that before the Commission acts on an application for demolition or relocation, they shall determine whether the structure is a Structure of Unusual Importance, which is defined as:

- 1) Structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district.
- 2) Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.

Section 303 of the Rules provides applicable guidance, if the Commission determines the structure is of Unusual Importance. Staff recommends the HPC consider the structure to be of Unusual Importance, but acknowledges that request for demolition is the portion of the building over the stream channel. The portion of the building over the stream channel was already rebuilt after the 2016 flood and as shown in the submitted photographs, was severely damaged in the 2018 flood as well. The character defining portion of the building is the front façade, and removal of the proposed portion will aid in the preservation of the façade. The rear wall of the building, which the applicant intends to save if possible, is the only other remaining historic piece of the building aside from the front façade. The removal of the proposed portion over the stream complies with Rule 303.B.1.a, which would benefit the County by removing an impediment in a future flood scenario. The applicant has provided documentation sent from Howard County Department of Inspections, Licenses and Permits that show concerns for the structural stability of the building.

Additional photos of the building conditions after the 2016 and 2018 flood can be found in Addendum A.

Staff Recommendation: Staff recommends the HPC approve the application as submitted for approval of the base scenario and all alternates.

Testimony: Mr. Shad swore in Robert Hollenbeck from the Department of Public Works. Mr. Shad asked if there was anyone in the audience who was in opposition to the application. There was no one in the

audience who was in opposition. Mr. Hollenbeck stated his role with the project as the project manager and explained that the County acquired the building on April 10, 2019, but had gained right of entry before that date and DPW had a team of structural engineers and architects examine the building. Mr. Hollenbeck said there are immediate concerns of the structural integrity and the work currently proposed is to maintain character defining elements that remain intact on the structure and to mitigate the potential for collapse. Mr. Hollenbeck explained the damage that occurred to the building from the 2018 flood and the current condition of the building.

Mr. Hollenbeck explained the base scope of the plan is to remove the portion of the building directly over the stream channel, and depending on the stability of the building there were four alternate scenarios. He explained that some of the alternates may not be structurally necessary, but based on the state of the building they are not able to fully assess whether it is structurally necessary because it is unsafe or it is unknown unless they do destructive demolition that would cause further impact to determine.

Mr. Hollenbeck gave overviews of the alternates. He said that Alternate 1 is the removal of the southern brick wall on the rear of the building, on the far side of the stream channel opposite Main Street. They would like to leave it in place if structurally feasible, but want to seek approval if it is not possible. He said that Alternates 2 and 3 are associated with one another. Alternate 2 includes removing a portion of the brick wall on the second floor of the building at the rear. He said that Alternate 3 includes temporary weathertight enclosure at the rear of the building and would take place after the demolition work. He explained that Alternate 4, is temporary enclosure parallel to Main Street, to replicate the perimeter of the former façade that washed away, which could be in place for a year or two.

Mr. Roth asked if Alternate 4 would be done regardless of the need to do Alternates 1, 2 or 3. Mr. Hollenbeck confirmed that was correct. Mr. Shad asked with Alternate 1, the removal of the southern brick wall, if the intention was to retain the wall if possible. Mr. Hollenbeck stated if it was possible to retain the wall, DPW would do that. Mr. Shad asked what the intended use of the wall would be if it remains. Mr. Hollenbeck stated the Master Plan process could be involved with the treatment of the space in the future and determine if they want the wall to stay, if it does not need to be removed for structural reasons.

Mr. Shad asked if there would be anything built over the stream channel where the building is currently standing. Mr. Hollenbeck stated that nothing would be constructed over the channel.

Mr. Roth stated he felt the plan was a great attempt to save as much of the building as possible. Mr. Reich stated that anything historic that is removed from the building should be saved. Mr. Reich asked what would happen if a flood took place during this process. Mr. Hollenbeck stated that DPW intends to work as quickly as possible to remove the portion of the building that is in danger of collapse. He said he has the contractors lined up and they are ready to start once the Decision and Order is signed and they get approval from DILP.

Mr. Taylor explained to the HPC that there are a few steps the HPC needs to go through before they can make a motion. Mr. Taylor asked if the applicant believed retention of the structure is a threat to public safety. Mr. Hollenbeck said the structure is in danger of collapse, so it is a threat.

Mr. Taylor explained the various findings the Commission needed to make, per the Rules of Procedure.

Mr. Roth stated that the structure is of Unusual Importance, but the work will enhance the value of the building.

Motion: Mr. Roth moved to approve the proposal as submitted on the basis that this is a Structure of Unusual Importance due to its contribution to the Main Street façade and the work proposed preserves the value of the structure by removing damaged elements in danger of collapse and by removing damaged parts of the structure that threaten the structure as a whole. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-19 – Vicinity of Parking Lots B, C, D, E, F, G in Ellicott City. Vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street, 3721 Hamilton Street, Ellicott City

Certificate of Approval to install signs.

Applicant: Kris Jagarapu, Howard County Department of Public Works

Background & Scope of Work: The proposed locations are in the Ellicott City Historic District. The applicant, Kris Jagarapu from Howard County Department of Public Works, requests a Certificate of Approval to install signs in the vicinity of Parking Lots B, C, D, E, F, G and in the vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street and 3721 Hamilton Street.

The signs will consist of two types: an informational sign and a high ground sign. The informational sign will be 18 inches wide by 24 inches high, totaling three square feet. The high ground sign will be 12 inches high by 12 inches wide, totaling one square foot. Both signs will be metal signs and will have a yellow/gold background with black text. The informational sign contains instructions regarding the public outdoor emergency alert system and what to do during a flood event. The high ground sign reads on two lines, "high ground" and has an arrow pointing up with the graphic of waves and a person.

The submitted map shows that 14 information signs will be installed, but only 13 are located in the Ellicott City Historic District, as one will be located in Parking Lot A in Oella (Baltimore County). The map shows there will be 15 high ground signs installed.

The map details the installation method of each sign. The signs will not be installed on any buildings; they will either be located on new poles, existing poles, street light poles or on a fence (in one situation).

Staff Comments: Chapter 11.D explains that "the location and design of traffic control signs (e.g. stop signs and speed limit signs) are strictly standardized and do not require Commission review" but that informational signs must be approved. The proposed signs were created specifically to address flooding in Ellicott City and do require HPC approval. The signs comply with Chapter 11.A recommendations, "use simple legible words and graphics" and "keep the letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used." The signs will only consist of two colors, which complies with Chapter 11.A recommendations to "use a minimum number of colors, generally no more than three."

The application also complies with Chapter 11.D recommendations, "use directional and information signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter." The applicant is using existing poles as much as possible and limiting the installation of new poles when possible.

The high ground sign does not currently have a black border around it, as many other traffic and street signs do, including the proposed information sign. Chapter 11.A states, "trim around the perimeter of a sign adds visual interest."

Staff Recommendation: Staff recommends the HPC approve the application as submitted, but add a black border around the high ground sign.

Testimony: Ms. Shad swore in Kris Jagarapu from the Department of Public Works, Division of Highways. Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Jagarapu stated the DPW in collaboration with Police, Fire and Rescue, and Emergency Management have been working together on this plan of how to notify pedestrians to seek higher ground. The application includes two separate types of signs, but both are black lettering on yellow background, similar to signs installed on county roadways. Mr. Jagarapu explained that there are requirements for colors DPW use and these signs comply with their guidance of colors used for warning traffic control devices. The High Ground Access sign was specifically made for this location. Mr. Jagarapu said that the signs should be simple and easy to understand for pedestrians to comprehend when they see the signs.

Mr. Reich asked where the locations of the signs will be placed. Mr. Jagarapu explained that he included maps with blue and red marked locations in his submittal, the blue representing the larger info sign and the red representing the high ground access sign. Mr. Jagarapu noted that some of the signs will be placed together and that DPW tried to use existing poles to place the signs as much as possible, although in some locations they will need to install new poles. Mr. Jagarapu said that DPW previously converted all of the posts to be of black metal and any new posts will be the same.

Ms. Tennor stated the plan indicates the location of the signs and said that she assumes the photos show the orientation of the sign when it is being looked at. Ms. Tennor suggested that for the Information Sign 1, to move the sign to a location within the parking lot where people would be exiting on foot, as the size of the sign is not readable for vehicles entering the lot. Mr. Jagarapu explained that the location for sign 1 would be banded to the pole closer to the sidewalk so pedestrians walking by can see it. He said the sign will face the way the pedestrians are walking and the idea is to orient the sign so that most pedestrians will see the sign, not the vehicles. Ms. Tennor noted that the base of the sign will be pointed toward the roadway.

Ms. Tennor said that the signs can be simplified as some of the information on them has been repeated. She sketched up a simplified sign for DPW's consideration and Ms. Holmes handed it to the applicant. Mr. Jagarapu explained that there had been multiple versions of the sign that the team came up with. He said the team had to weigh information versus being concise and that most of the suggestions Ms. Tennor came up with were comments that DPW looked into, along with sequencing of the messaging. He said that the signs before the Commission are the consensus of multiple County Departments.

Ms. Tennor stated there are a few instances where stacking three signs high may bring the third sign too low. Mr. Jagarapu stated DPW has rules about sign stacking and requirements to follow with clearances to maintain, for example if one is walking by a sign, that person should not bump into or get hurt by it. He said that DPW picked the locations based on those rules.

Ms. Tennor said that there are sign locations when you will want people to go left versus right and it would be helpful to reverse the graphic so that the image of the man running is going in the direction that you want people to go in order to escape the high water. Mr. Jagarapu stated DPW could consider

that and said the signs are fabricated by in-house staff so developing correctly oriented signs would be easier to control.

Mr. Reich asked about sign clustering where Old Columbia Pike meets Main Street and how that would work. Mr. Jagarapu said DPW would orient the high ground access signs to point pedestrians in the locations they need to go, as the information sign and high ground access sign will be on different posts. Mr. Reich clarified that the south side of the road would point pedestrians to go up to Old Columbia Pike and the north side of the road up to Church Road. Mr. Jagarapu said that was correct.

Ms. Tennor made some comments for DPW to consider on how to achieve the signs being installed in the correct direction. Mr. Jagarapu stated the DPW work orders include specific sign orientation for each sign is required. DPW also does a walk through with the sign crews before the signs are installed.

Ms. Zoren stated she agreed with staff comments about adding a border to the high ground access sign and the directionality of the high ground access signs as Ms. Tennor had pointed out. Ms. Zoren also said the informational sign is wordy and "Flash Flooding" should be bigger if possible, as bigger lettering would catch one's eye. Ms. Zoren suggested a size hierarchy for the lettering on the signs. Mr. Jagarapu stated DPW considered a border around the high ground access sign, but it would make the symbols smaller as the size of the sign will be a standard 12' x 12'. He said that DPW can look at the size of the text with adding the border versus not adding it if it is critical to the application.

Motion: Mr. Roth moved to approve the proposal as submitted with the option of using staff or Commission recommendations. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-20 – Vicinity of 8333 Main Street to 8267 Main Street, Ellicott City

Pre-Application Advice/Advisory Comments for exterior alterations.

Applicant: Howard County Department of Public Works

Background & Scope of Work: The proposed location is in the Ellicott City Historic District. The applicant, Howard County Public Works, requests Pre-Application Advice/Advisory Comments to replace the sidewalks in the vicinity between 8333 Main Street and 8267 Main Street. The application states:

The County is exploring various options for different concrete patterns, with a final pattern subject to further design and cost considerations. Following the July 2016 flood, Howard County Government replaced damaged sidewalk area with asphalt as temporary measure until longer-term rebuilding decisions could be made...Concrete was identified as a preferred material for greater flood resiliency over pavers.

The application also explains that the Ellicott City Watershed Master Plan effort began in 2017 and that an emerging concept and recommendation from the master planning process was the use of concrete sidewalks.

The sidewalk material within the subject vicinity changes from 1990s brick, asphalt, to a pebbled concrete and back to asphalt. The applicant has supplied a few examples of concrete sidewalks with a small scoring pattern such as a London paver pattern and a larger rectangle scoring pattern.

Staff Comments: As stated in the application, the existing adopted design guidelines do not anticipate flood resilient materials and scenarios. Chapter 10 of the Guidelines recommends, "when opportunities arise, replace concrete sidewalks with bricks along Main Street between Ellicott Mills Drive and the Patapsco River." The brick sidewalks in Ellicott City date to the early 1990s and were only installed in

locations where the property owner agreed to cost share with the County. The remainder of the sidewalks were concrete.

Staff recommends the HPC keep in mind the Guidelines do not account for high velocity floods and the corresponding shear stress on the infrastructure. Staff recommends the HPC consider the following Guideline recommendations when providing advice:

- Chapter 10.A states, "A variety of paving materials can be used as alternatives to asphalt or concrete. The brick sidewalks and crosswalks used along portions of Main Street blend well with the mix of historic building materials. Granite pavers or stone walks would be in keeping with the early Ellicott's Mills period of the historic district's growth. During the later Ellicott City growth period (mid to late 19th century) granite curbs with asphalt block and London Walk pavers would have been used. Use of materials such as these for plazas, parking areas, driveways or walkways will help to provide an appropriate public environment for the historic district."
- Chapter 10.A states, "The concrete sidewalks along Main Street should continue to be replaced with brick when possible. The uniform use of brick for these sidewalks will help to create an identifiable, attractive historic commercial area."
- Chapter 10.A recommends, "For plazas, driveways, parking lots, walkways and other paved areas, use stone or stone-like materials as alternative to asphalt or concrete where practical."
- Chapter 10.C recommends, "Improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles, and other street furniture."
- Chapter 9.D states, "The most appropriate design and materials for new walls, driveways and other features depends on the specific context. As a rule, they should be simple in design and require minimal changes to the existing topography and natural features. Simple design will be consistent with historic Ellicott City structures and help new elements to blend with their context...Whenever possible, the materials used should be those used historically in the particular area of the district, especially for features that will be readily visible from a public way."

The recommendation for Chapter 10.C is not directly related to sidewalks, but emphasizes consistency in design, similar to the Guideline for Chapter 10.A which recommends "uniform use" of a material (albeit it recommends brick, which was the movement at the time the current guidelines were written). The previously existing sidewalks consisted of both brick and concrete and was not a consistent design throughout Main Street. The previously existing brick sidewalks were also a modern brick, and not an appropriate historic color.

A review of historic photos shows that a variety of sidewalk materials have existed, such as brick (just barely visible) and concrete. These photos can be seen in Addendum B.

A gray tinted scored sidewalk pattern, as shown in the conceptual and precedent material submitted within the application form would comply with Chapter 10 recommends. The installation of concrete sidewalks at this juncture does not preclude brick sidewalks, or sidewalks of another material being installed, once flood water depths and velocities have been mitigated in the future.

Testimony: Mr. Shad swore in John Seefried from the Department of Public Works and Peter Conrad from the Department of Planning and Zoning. Mr. Shad stated the applicant could proceed with their presentation. Mr. Conrad stated that his presentation was to provide Master Plan process context which started back in the Spring of 2017. He explained that the Master Plan was working to take into consideration the commercial revitalization, design elements, historic preservation, and flood

mitigation. He said the purpose of the Master Plan is to provide a comprehensive community driven vision for rebuilding. This included several focus areas, including portions of Main Street from Ellicott Mills Drive to Maryland Avenue. The team had a series of community workshops and broad spectrum of public engagement throughout the process. Mr. Conrad said the Master Plan will be relaunched in June 2019. He explained the plan was being developed by Mahan Rykiel when the second flood hit. Mr. Conrad stated the Master Plan concepts will include concrete sidewalks and the engineering analysis from the sheer studies data. The sheer studies data show the impact on brick pavers from the velocity of the water. As a result, the County's consultants recommend concrete over pavers for greater resiliency to respond to the sheer stresses. The timeframe to complete the flood mitigation program and flood retention facilities will take several years to put into place. Currently flood damaged sidewalks have been replaced with asphalt. Mr. Conrad stated the County would like to move ahead with replacement of the sidewalks and not wait for completion of the plan and approval.

Mr. Conrad explained that the London paver scoring pattern is being looked using poured concrete. He said that another concept using larger more rectangular scoring pattern is a second option. Ms. Tennor stated she likes the image that shows a contrasting band, as the band breaks up the large expanse of concrete. Mr. Reich agreed with the durability, but asked why they are not using concrete as a base with the brick mortared in place. Mr. Conrad stated the design team found this would be more resilient because over time the brick in the mortar would wear. He said that in most districts, bricks are not mortared into place. Mr. Reich stated his suggestion for more durability would be the use of a concrete slab with mortared brick on top of that. In areas of heavy traffic, concrete aprons always require reinforced steel and expansion joints because that would be more durable. He said that a lot of the photographs the Commission has seen shows concrete breaking, heaving and moving. Mr. Reich stated that reinforced steel would reduce a lot of that destruction. Mr. Reich said major cities with massive traffic use granite curbs.

Mr. Roth stated that the use of granite curbs is in the guidelines. Mr. Reich said that DC has miles of granite. Mr. Reich said the Commission would have to consider the contrast between the sidewalk and other materials. He said that concrete goes with everything, but so does brick with a granite façade. Mr. Reich said that brick adds to the historic character of the district and makes it feel like a different place than downtown Columbia. Ms. Tennor stated a granite curb would also help.

Mr. Roth referenced page 74, Chapter 10 of the Guidelines which recommended replacing sidewalks with brick. He said that the guidelines were clear on the replacement material. Mr. Reich stated that concrete under brick would address stability concerns. Ms. Zoren said that interlocking permeable pavers should be studied to see how they would hold up in flood conditions. Mr. Conrad said that technique has not been recommended or suggested up until this point. Mr. Seefried stated that in terms of resiliency there is a stone bed underneath the pavers, the permeable tables would allow water to pass through and that would not accomplish the resiliency for which they are looking.

Mr. Taylor asked if Mr. Seefried had any information that could explain what would happen to the bricks in the event of a flood. Mr. Seefried said that when brick had been used prior to the 2016 and 2018 floods, the materials washed away. He said that embedding the bricks in concrete is far more resilient, but it would be a challenge to find funds. Mr. Reich stated that a 4-inch slab of sidewalk with 3 inches of brick imbedded would be at least as durable as 4-inch slab of sidewalk. Mr. Seefried stated that when it comes to erosive capacity, the concrete is going to be far more capable of withstanding those forces than the brick over the concrete design because of the way the materials take heating and cooling over time due to the mortar layer. The mortar will take the temperature different than the concrete and Mr. Seefried said he hoped a brick on concrete combination will hold up well for some time but not as well as concrete itself.

Ms. Burgess asked for Mr. Seefried to speak to the maintenance concerns DPW has with brick or pavers as there will be ongoing work under the sidewalk. Mr. Seefried stated there would be costs with replacing brick over time to patch, DPW is worried how well they can replace the brick over time. He said that concrete weathering catches up, but brick does not when you have to buy bricks from a different lot.

Ms. Tennor stated the smaller scoring pattern would be advantageous for access under the material and limit excavation and would be helpful to have scoring lines that are closer. Mr. Seefried agreed closer scoring lines would mean less to patch, replace and match.

HPC-19-21 – 8472 Hill Street, Ellicott City

Certificate of Approval for exterior alterations and retroactive approval.

Applicant: Greg Busch

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1872. The applicant, Greg Busch, requests a Certificate of Approval for:

- 1) The retroactive removal of the historic decorative masonry block wall.
- 2) The installation of two-rail post and rail fence.
- 3) The renovation of the front brick stoop and knee walls. The applicant seeks tax credit pre-approval for the work.

The application explains that the wall was damaged in October 2016 after a water main broke and flooded the street. The application states that the wall was removed in March 2018 as an emergency repair as it had begun to lean precariously. The applicant seeks retroactive approval for the removal of the wall. In place of the wall, the applicant proposes to install a two-rail, post and rail fence. The fence would be located along the street, in the same location as the wall.

The renovation of the front brick stoop will involve removal of the brick knee walls and the two brick steps in front of the landing. The steps would be replaced with salvaged grey granite steps that are 6 feet long by 16 inches wide. The stucco and wood on the house that was damaged by the bricks will be repaired. The brick knee walls have shifted overtime and are damaging the house.

Staff Comments: The removal of the masonry block wall required HPC approval and there was sufficient time between when the damaged and removal occurred to have obtained approval. This was a historic feature and tax credits could have been utilized for its repair, per Section 20.112 of the Code.

Regarding the request for a two-rail post and rail fence, Chapter 9.D states, “a simple, painted picket fence is suitable for many of the district’s residences. A basic picket fence has either a half-round or half-octagon shape at the top, which a frame picket fence is topped by a railing. Split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive. Solid board fences have been used since colonial times and are currently found enclosing side or rear yards in a few areas of the historic district.” The use of a two-rail post and rail fence on Hill Street is not consistent with the guidelines. It is not compatible with the Italianate style of architecture. A white picket fence would be the most compatible fencing type for this house given the location.

Chapter 9.D recommends, “install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct

closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops." Chapter 9.D states the following is considered Routine Maintenance, "installing wood picket fencing, painted white and no more than three feet high, in the side or rear yard of a residence."

Staff Recommendation: Staff recommends the HPC make a retroactive determination for either approval or denial of the wall.

Contingent upon the determination of the wall, Staff recommends the HPC recommend the applicant amend the application to request approval of a white picket fence, rather than a two-rail, post and rail fence.

Testimony: Mr. Shad swore in Greg Busch. Mr. Shad asked if anyone in the audience who was in opposition to the application. There was no one in the audience who wanted to testify. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Busch stated that Hill Street and Merryman are a loop and at the crest of that loop he finds that Hill Street is more woody and wild, not like the area closer toward Main Street. Mr. Busch said that he is requesting 60 feet of fence, but that he has 100 feet of property facing the street, which is not manicured lawn. Mr. Busch stated that a picket fence would not match with his woody aesthetic, as a picket fence is prim and proper.

Ms. Tennor stated it was a shame to have lost the wall, although she understands that it was falling down. She asked for clarification if it was just the picket fence that Mr. Busch didn't like, or the white picket fence with the house. Mr. Busch stated that the fence would look very nice in front of the house, but the back yard is more rustic.

Mr. Reich asked if Mr. Busch needed a fence. Mr. Busch said that he does need a fence as he has two small children, but he would be willing to put in hedges as an obstruction to keep the kids contained. Ms. Tennor asked if a two-rail fence would keep the children in. Mr. Busch said it will act as a barrier.

Ms. Zoren stated she agreed with staff recommendations with the more formal version of some sort of fence. She said the wall was extremely formal, and the Commission should respect the look of the house with a picket fence, a hedge, or a metal rail, but felt the two-rail fence was inappropriate. Ms. Zoren asked if the front stoop was going to be brick. Mr. Busch stated he would be keeping the stoop brick. Ms. Zoren asked if there was brick anywhere else on the house. Mr. Busch stated there was brick on the patio behind the house and on the stairs leading to the parking pad, but the stairs are in disrepair. Ms. Zoren stated that brick might stand out too much and suggested using granite infill or bluestone to make it a better blend, which could be approved by staff.

Mr. Busch asked about putting brick on the sidewalk too. Mr. Busch stated the house across the street has brick sidewalks without mortar, and a granite curb running along the outside. Mr. Busch would like to do something similar. Mr. Busch stated he could put brick on the sidewalk to tie in better. Ms. Zoren stated that may work, having a little bit of brick alone surrounded by white draws one's eye to it. Ms. Holmes said the architectural historian thought the brick stoop was installed in the 1960s. Mr. Busch explained that the front was an addition. Ms. Tennor asked for clarification on the knee walls; she said they are sinking and causing damage and she asked if the Applicant was going to keep them in place. Mr. Busch stated that he was asking to remove the knee walls.

Ms. Tennor asked if Mr. Busch would consider putting a picket fence on a portion of the property line on the front of the house and transitioning to a hedge to get away from the 2-rail fence. Mr. Busch stated he would rather have a wrought iron fence and transition to a hedge. Mr. Reich stated anything but a split rail would be better. Mr. Busch asked about using post and rail. Mr. Reich stated that the

Commission would have a hard time with that and suggested Mr. Busch return with another idea. Mr. Busch suggested a hedge. Mr. Reich asked the type of hedge. The Commission and Mr. Busch discussed the various types of hedges. Ms. Holmes stated a formal boxwood hedge would be more appropriate for the house. Ms. Zoren stated to consider the maintenance of any hedge. Mr. Reich suggested the fence be tabled.

Mr. Taylor asked the applicant if he intended to withdraw the fence application. Mr. Busch said he was unless he could get approval of a holly hedge, and if he proceeded differently, he would come back with another idea. Mr. Taylor advised the fence application could go through the Minor Alterations process. Ms. Holmes requested the Commission's guidance on what type of hedge should be approved. Mr. Roth stated a manicured and noninvasive hedge.

Motion: Mr. Reich moved to approve for modifications for the front stoop with tax credit pre-approval for the stoop work and retroactive approval of the removal of the walls. Mr. Roth seconded. The motion was approved 4 to 1, Mr. Shad opposed.

HPC-19-22 – 3626 Church Road, Ellicott City

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

Applicant: Edward Fortunato

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The applicant, Edward Fortunato, requests a Certificate of Approval and tax credit pre-approval to replace the storm windows and gutters and downspouts.

The proposed storm windows would be Larson Low-E aluminum storm windows in white to replace the silver anodized storm windows on the house. There are 14 windows needed on the first floor and 15 needed on the second floor. Spec sheets of the proposed products were not provided.

The proposed gutters and downspouts would be white 6-inch gutters with a leaf smart gutter protection system from Spectra metals, to replace the existing brown gutters and downspouts. The applicant inquired if K-style gutters could be used to replace the existing half round gutters. Spec sheets of the proposed products were not provided.

Staff Comments: A spec sheet of the proposed storm windows is needed to see the sash pattern. Chapter 6.H recommends, "consider installing interior rather than exterior storms windows if exterior storm windows would significantly detract from the appearance of the building." If the proposed storm windows are 1:1, they would not detract from the building and would comply with the Guidelines.

Chapter 6.E of the Guidelines recommends, "use gutters and downspouts of painted metal of prefinished aluminum in a color consistent with the building's exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building." K-style gutters are a modern gutter and would be a style change from the existing half round gutters. The existing gutters are located along rooflines and blend into the trim. The downspouts are highly visible against the current siding color. Per last month's approval, the siding color will be changed to Wimborne White (an off-white/soft gray) and the white downspouts may still stand out against the new color. One possible solution would be to leave the existing downspouts in place and paint them Wimborne White to match the new siding color.

Staff Recommendation: Staff recommends the HPC approve:

- 1) Replacement storm windows in a 1:1 sash pattern.

- 2) Replacement of the downspouts in gutters in a half round style to match the existing.
- 3) Tax credit pre-approval for the storm windows and half round gutters and downspouts on the historic portion of the house only.

Testimony: Ms. Holmes amended the application per the applicant to retract the request for window replacement, the windows will be painted, and the painting approval falls under the previous months application approval. Ms. Holmes stated the request is to remove the brown downspouts and gutters and replace them with 6" round gutters and down spouts.

Mr. Shad swore in Edward Fortunato. Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify. Mr. Shad asked if Mr. Fortunato had any corrections or additions to the staff report. Mr. Fortunato stated he agreed with the staff report, he is choosing white as it would match the new paint scheme of the structure.

Motion: Mr. Roth moved to approve the application as amended with items:

- 2) Replacement of the downspouts and gutters in a half round style to match existing
- 3) Tax credit pre-approval for the half round gutters and downspouts on the historic portion of the house only.

Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-23 – 6132/6150 Hanover Road, Hanover, HO-791

Advisory Comments for subdivision with demolition.

Applicant: Robert H. Vogel

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-791, the Taylor House. It is not located in a historic district. The applicant, Robert H. Vogel, requests advisory comments on a proposed new development to be located at 6132 Hanover Road, Hanover. The historic house has a separate address on County GIS and the Historic Sites inventory as 6150 Hanover Road, but this address does not appear in SDAT. According to the Historic Sites Inventory form, the house dates to the 1870s. The Inventory form states:

"The Taylor House is significant under criteria C in the area of architecture. It is one of the last physical reminders of the rural development that came to Hanover in the late 19th century. In addition, its Italianate townhouse style is unique in the Hanover area. Fifty years ago, the Hanover area still retained much of its sleepy rural character and original architecture, but the last twenty years have brought major changes to the area and clustered residential suburban developments have replaced the most original houses and stores. The Taylor House is the last remaining 1870s house fronting on Hanover Road."

The proposed development will be located on 9.049 acres that are zoned R-12. The development will consist of 18 buildable lots. Two structures are proposed to be demolished and no structures will be retained. The other house to be demolished is a rancher that SDAT dates to 1961.

There is an existing 36" specimen tree located to the rear of the house that is marked "to be removed" on the plans. It is unclear if the tree to the right of the house, as seen in Figure 12 above, is also to be removed.

Staff Comments: The house appears to be in the same condition in present day as it was when the Historic Sites Inventory form was prepared in 2003. The Inventory form notes that the owner would not

allow access to the house in 2003, so the interior conditions are unknown; however, the building does appear to have been abandoned and it most likely in poor condition. Staff recommends the HPC recommend the house be documented prior to demolition.

Testimony: Mr. Shad swore in Robert Vogel. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Vogel stated that the Schutt Family is proposing development of the property. Mr. Vogel said the owners will allow staff to have access to the house before demolition takes place to document and the owners will attempt to find people to salvage any materials that are salvageable inside the house.

Ms. Tennor stated this property was a clear case of demolition by neglect. Mr. Reich agreed with Mr. Vogel that the property should be documented before demolition.

HPC-19-24 – 8180 and 8156 Main Street, Ellicott City, HO-69

Certificate of Approval for exterior alterations/

Applicant: Majd Alghatrif

Background & Scope of Work: These two properties are located in the Ellicott City Historic District. The property at 8180 Main Street is listed on the Historic Sites Inventory as HO-69, the Walker House. The building at 8180 Main Street dates circa 1790. The building at 8156 Main Street is not the original structure on the site, but is historic and dates to 1926. The property at 8156 Main Street encompasses the large rock outcropping, which is the subject of the application.

In October 2017 the applicant submitted an application for Certificate of Approval to enlarge the porch. The application was withdrawn at the meeting and the Commission requested the applicant return to the Commission with revised historically accurate plans. The applicant proposes the following:

Proposed work 8180 Main Street

- 1) Extend front porch by 1 foot in depth.
- 2) Extend porch 4 feet past the building to the east to allow for egress from the staircase.
- 3) Pressure treated wood to be used for construction and to remain sealed natural wood.
- 4) Porch railing to be 42 inches high to meet code.
- 5) Restore configuration of stairs based on historic photos.

Proposed work 8156 Main Street

- 1) Build a new deck in the open space behind the big rock.
- 2) Remove a tree.

Staff Comments: Staff finds there is still sufficient information lacking from the application.

Additional information needed

- 1) Historic photos showing stair orientation referenced in the application
- 2) Drawings or actual specs of railing showing the profile of the railing systems.
 - a. Railing
 - b. Balusters
 - c. Columns
 - d. Flooring/decking
 - e. Ceiling treatment from the ground looking up

- 3) A copy of the structural and architectural drawings that will be submitted to DILP for building permits.
 - a. The drawings submitted are conceptual – no details or dimensions provided, which are needed.
 - b. Drawings showing the existing dimensions and proposed dimensions of the porch and deck.
- 4) Information on the tree to be removed including, the specimen, diameter at breast height, a picture of the tree and note the location on a plot or site plan.

The application generally does not comply with the Design Guidelines. Chapter 6.F of the Guidelines states the following is not recommended, “adding or replacing porch features using materials not appropriate to the building’s style. Materials generally not appropriate for historic porch replacements include un-painted pressure treated wood, poured concrete and metal (other than the cast iron porches...)” The proposed pressure treated porch (referred to a deck in the application) does not comply with the Guideline. All components of a porch should be painted, in a color to match the historic structure.

Chapter 6.F recommends, “replace deteriorated features with new materials as similar as possible to the original in material design and finish.” The proposed porch railing system shown in the renderings (railing, balusters, posts/columns) is modern in design and does not reflect what the original material, design or finish would have been. After withdrawing the application in 2017, the Commission asked the applicant to research and submit historically accurate plans and this has not been done.

The application references that the proposed deck is based on a previous recommendation by the committee to create outdoor seating in the back area. However, this was not an HPC recommendation; rather Staff recommended a seating area in back yard of this building, when the applicant first submitted plans to expand the size of the front porch.

Constructing a deck in the style submitted for the rock outcropping at 8156 Main Street does not comply with Chapter 9 of the Design Guidelines as it will not protect an important natural feature that is essential to the character of Ellicott City. Chapter 9.A states:

- “Ellicott City’s natural setting is essential to its character. In projects that involve grading land, clearing vegetation or building new structures, care should be taken to protect and enhance natural features, views of important natural features and the environmental setting of historic buildings.”
- “Preserve the relationship of historic buildings to their sites.”
- “Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines.”

More information on the location, size and species of the tree is needed. Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures” and recommends “retain mature trees and shrubs. Provide for their replacement when necessary.”

Staff Recommendation: Staff recommends the HPC request the application be amended to Advisory Comments and that the applicant return for a Certificate of Approval for the porch expansion at 8180 Main Street when more historic research and permit drawings have been prepared.

Staff recommends the HPC request the application be amended to Advisory Comments, as the proposed deck and staircase on the rock outcropping at 8156 Main Street, in the current design and configuration, does not comply with the Guidelines.

Testimony: Mr. Shad swore in Majd Alghatrif. Mr. Shad asked if the applicant was willing to amend his application to Advisory Comments as opposed to an approval. Mr. Alghatrif stated he was open to Advisory Comments but wanted to take the application as far as he could, if he cannot get approval. Mr. Shad stated it appears the application is lacking based on staff comments. Mr. Shad asked if there was anyone in opposition to this case that would like to testify. There was no one in the audience who wanted to testify. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Alghatrif stated he tried to go through the staff comments but there had been a misunderstanding on his end. Mr. Alghatrif said he is open to painting the wood, he thought the purpose was not to destroy landscaping by having less intruding colors and thought pressure treated decking would blend in better with the surrounding park-like area. The porch in the front is painted and he is open to keeping it as it is. He thought that blending both of the decks, would be tricky because they are contiguous.

Ms. Holmes clarified that this application was about two separate properties, 8180 Main which corresponded with the front porch and 8156 Main which is the deck over the rock outcropping. Ms. Holmes requested that all conversation refer to the structure at 8180 Main Street as “the porch” and refer to the proposed structure at 8156 Main Street as “the deck.”

Mr. Alghatrif stated the porch had two components, for structural repairs because if another flood occurred, the porch would be knocked down and to accommodate people. Mr. Alghatrif said last time he proposed to extend the porch two feet in depth, but thought that one foot might be more acceptable and would alter the proportions of the porch less. He would like to bring the railing height up to Code as the porch cannot currently function as a porch with a 32 inch railing. Mr. Alghatrif pointed out the staircase on the porch is new and a historic photo of the building from the 1970s shows the staircase to the right of the building. Mr. Alghatrif would like to move the staircase back to the right to restore it to the original location. Mr. Alghatrif did not have the photograph with him. Ms. Holmes said the photograph is in the Historic Sites Inventory form.

Ms. Holmes asked if there is a need to move the staircases to the right. Mr. Alghatrif stated that it will be functional access to the deck because the existing staircase cannot continue up the rock.

Mr. Alghatrif summarized the proposed changes to the porch which would include an extension of one foot in depth to the porch and increasing the rail height from 32 inches to 42 inches to meet the Code requirement.

Ms. Tennor and Mr. Alghatrif discussed the existing paths around the building and the proposed staircase. She said the proposed staircase has a very long run of steps and is very intrusive.

Mr. Roth asked where the property line for the two parcels is located. Mr. Alghatrif stated that the path is the property line, but said both buildings are owned by Don Reuwer. Mr. Roth stated the stairs are encroaching on the adjacent property.

Mr. Reich said that the proposal for the front porch does not look original or look like it belongs to the original building. He said that if the applicant rebuilds, then it should be something that looks like it belongs with the history of the building, an example would be the porch at the Howard House, 8202 Main Street. Mr. Alghatrif said that the County Architectural Historian (incorrectly referred to as “the engineer”) stated that cast steel was not appropriate for this building. Mr. Reich asked why it was not

appropriate. Mr. Alghatrif said he did not know, but that the Architectural Historian recommended that the material should be wood with a wider base and the planks should go vertical against the building, but said that would be structurally impossible. Ms. Burgess stated that Mr. Short was sharing what was most historically appropriate, like not changing the railing height, and we should not state on record what we believe Mr. Short thinks. Mr. Alghatrif responded that cast steel is not historically appropriate. Ms. Zoren asked for the time period in question. Mr. Reich stated that the building has the same stone as the Howard House and Mr. Alghatrif should check on this. Mr. Alghatrif stated that the building was constructed in 1790 and the Howard House is newer. Mr. Reich said this building most likely did not have a porch in 1790 and was probably just a granite building. Mr. Alghatrif explained there is a reference to the porch in the Inventory form.

Mr. Reich said the wood porch should look more historical. Mr. Alghatrif asked how he could make it look more historically appropriate since the current porch is from 1970's. Mr. Reich said the applicant needs to show the Commission the detail because the current plans are just concept plans. Mr. Reich said they need details on pickets, spacing of the pickets, measured front elevations, details on the columns and the finish on them. Mr. Shad stated the conceptual plans look like a deck found on the back of a house. Ms. Zoren said the posts are shown on the front, which is not historically accurate. Ms. Holmes said the Commission would need the same permit drawings that will be submitted to DILP. Mr. Alghatrif asked again for suggestions to make the drawings more historically appropriate. Mr. Reich stated that Mr. Alghatrif would need to hire an architect that understands historic buildings.

Moving on to the deck at 8156 Main Street, Mr. Alghatrif said the idea was to highlight the rock and have it accessible, and not obscure it. Mr. Shad stated that the deck would be so visible that it would impact the Commission's decision. He said that the material chosen for the back would have to match the front, so it would be seamless and should use the same materials.

Mr. Roth asked if the Commission was providing Advisory Comments or still working on a Certificate of Approval. Mr. Alghatrif stated he was now just seeking Advisory Comments.

Mr. Roth said the HPC needs to consider if the structure is appropriate for the parcel with the rock.

Mr. Reich said the structures did not have to look exactly the same, but need to look like they fit in with the context. Mr. Reich said the applicant needs to explain how the deck that sits on the rock fits in with the texture, scale, overall composition of what goes on along Main Street and how it is not going to detract visually from the other historic structures.

Mr. Reich asked for the size of the deck and Mr. Alghatrif said it is 25'x25'. Mr. Reich stated that the deck could hold about 100 people. Mr. Reich stated that could cause Code issues and Mr. Alghatrif should consult with DILP. Mr. Reich asked if the applicant was proposing another wall to go behind the deck. Mr. Alghatrif clarified that the masonry wall was part of the church. The property in question was 6 feet out and the height of the deck would not obscure the masonry wall. Mr. Alghatrif stated the height of the deck railing would come at the highest point of the soil. Ms. Tennor said that it looks like the footers of the deck would go into the rock.

Mr. Alghatrif said the rock is completely covered with soil and would be working where there is a transition between the rock and soil. He had surveyors look where posts and pillars could go. Mr. Reich stated the rock is a good foundation. Ms. Tennor stated it will impact the appearance from the street. Mr. Alghatrif said he will have a picture of where the posts will go into the rock in the next application. Ms. Burgess said it would be helpful to have a detail provided that shows how the deck will be adhered to or chiseled into the rock.

Mr. Alghatrif asked about one smaller tree and two larger trees that are currently on the site. Ms. Holmes asked if the applicant knew the diameter of the trees at breast height and said to measure at 4.5 feet above ground level. Mr. Alghatrif stated the trees have multiple trunks, so it would be tricky to measure.

Ms. Tennor stated the look of this project would cause a big impact with the stairs starting at street level next to the masonry stair that is attached to the exterior wall. She said it would be a big difference in the street elevation and a huge change from the existing conditions. Ms. Tennor stated he is enlarging the porch a lot and the long wood staircase would not be an asset to the streetscape.

Mr. Roth stated that the project was a bad idea and refers to Guideline recommendation on the "Construction of New Porches and Decks".

Mr. Roth stated the applicant's proposal fails to be consistent with the Guidelines as it is totally incompatible in size and inappropriate. Mr. Roth quoted another section of Guideline that recommended against building a deck on a façade highly visible from a public way. Mr. Roth referenced Chapter 9 of the Guidelines on Landscape and Site Elements and said the rock is a very recognizable feature to the Ellicott City streetscape and it is not appropriate to build a deck on it. Mr. Roth said the view of the rock would be obscured with the deck and ramp built on it. Mr. Roth said that when the deck is built above and behind the rock, the context of the rock is being destroyed to the detriment of the historic district as a whole; which is not compatible with the Guidelines. Mr. Alghatrif stated that based on the recommendations in Chapter 9, regarding giving access to natural sites with walkways and seating, his intent is to highlight the rock. Mr. Roth disagreed, and said it would be destroying the view and perspective of the rock by building the deck on top of it. Ms. Tennor stated she agreed with Commissioner Roth.

Ms. Zoren stated she agreed with Commissioner Roth in terms of rebuilding the existing front porch and keeping the stairs starting in the back in the current configuration as the best way to maintain because it is less visible from Main Street. In order to increase the depth of the porch by a foot, she would need to see a site section showing the relationship to the sidewalk, to the street and the height of the railing. Ms. Zoren stated she was not against the railing being brought up to Code height as long as it is done in an architecturally appropriate manner for the age and style of the porch. Ms. Zoren does not agree with expanding the porch anymore toward the rock than has been done. Ms. Zoren stated for the deck she concurs with the Commissioners previous comments that it would be inappropriate. Ms. Zoren suggested a stone path that is less obtrusive and less visually impacted. Ms. Zoren advises against a two or three-story staircase for the deck as it would be visible from Main Street.

Mr. Shad stated in conclusion he agreed with the previous comments and asked the applicant if he was clear what staff is expecting with a proper application. Mr. Taylor stated that four Commission members have said that based on their understanding of the Guidelines, building a deck on the rock would not be something they would approve, but the porch is a separate question and how to make it usable. Mr. Taylor asked Ms. Zoren and Mr. Roth to clear up comments on the porch. Mr. Taylor asked the Commission to clarify if it was worth the applicant's time pursuing extending the porch by a foot. Ms. Zoren stated she would need to see the plans. Mr. Roth stated he would have a tough time reconciling the expansion due to the Guidelines. Mr. Shad stated if the applicant is making it accessible for use, it is not something that should be on the front of the building as constructed or as proposed. If it is something that the applicant needs to repair to make it usable again in its previous state, that would fall under a maintenance issue.

Mr. Reich stated the front porch could be rebuilt with much better details since it appears to be a 1970s version. Mr. Reich does not think the expansion to the right of the building is needed. Mr. Reich disagreed with the four other Commissioners about the deck on the rock. Mr. Reich said there is nothing wrong with the idea if it is done in a sensitive way, such as being pushed back up against the adjacent church wall, in the grass or built with a stone retaining wall with a cast iron rail and designed it to look like it was part of the context, part of the structure, it might be an advantage and give people another perspective of the rock and of Main Street. Mr. Reich said the applicant would need a much more convincing presentation. Mr. Alghatrif stated his original idea was to have a patio, not a deck, to access the rock. He found that a deck is much easier to build than a patio. Mr. Alghatrif asked if there was any value in having the patio on top of the rock. Ms. Tennor stated she did not want to see the underside of a deck above the rock. The applicant agreed. Mr. Roth stated as long as the patio does not intrude on the landscape it would be reasonable, but would still be difficult to build. Mr. Reich asked for a more detailed plan.

HPC-19-25 – 3956 and 3958 Old Columbia Pike, Ellicott City

Advisory Comments for subdivision with demolition.

Applicant: Agila Sundaram

Background & Scope of Work: The applicant, Agila Sundaram, requests advisory comments on a proposed new development to be located at 3956 and 3958 Old Columbia Pike. These properties are not located in a historic district, or listed on the historic sites inventory, but do contain two historic structures. According to SDAT, the structure at 3956 Old Columbia Pike dates to 1934 and the building at 3958 Old Columbia Pike dates to 1937.

The structure at 3956 Old Columbia (Figure 14) has been significantly altered on the exterior and does not retain any historic integrity in its current form. A large brick façade has been added across the first floor of the historic building and spans into an addition. This house will be retained and will not be demolished. A private drive will be constructed on the east side of the property to provide access to 7 new lots to be located on the lot where 3958 Old Columbia Pike is currently located.

The structure at 3958 Old Columbia Pike (Figure 15) is proposed to be demolished for the subdivision and construction of 7 new lots. This structure has retained its historic integrity and sits on top of a knoll overlooking 4.284 acres.

Staff Comments: The proposed subdivision is located in the Tiber-Hudson Watershed, where there is currently a building moratorium in place. The historic structure to be demolished at 3958 Old Columbia Pike is in very good condition and should be retained. The historic structure could be moved on-site and incorporated into the new development.

Testimony: Mr. Shad swore in Mukesh Kumar and Agila Sundaram. Mr. Shad asked if she had any comments on the staff report. Ms. Sundaram explained this is a very preliminary plan and wanted to make sure they are proceeding in the right direction. She explained that they currently live in one of the historic houses, 3958 Old Columbia Pike, and said it is in need of extensive repairs. She explained that since the house is not a historic structure or in the historic district they wanted to take the house down and build a new one, but wanted to get feedback from the Commission. Ms. Holmes explained that the house is a historic structure even though it is not located in the historic district. She said that the house, 3958 Old Columbia Pike, is not listed on the Historic Sites Inventory, but is eligible for inclusion, and then tax credits could be utilized for its repair and rehabilitation. Ms. Holmes gave a brief overview of the two tax credit programs.

Ms. Sundaram said they are looking at another option to save the house within a subdivision plan. The applicants and staff discussed the tax credit process. Ms. Tennor said the footprint for 3958 is not shown on the plan. Ms. Sundaram said that is because the house was going to be demolished. Mr. Roth recommended keeping the historic house. Ms. Sundaram agreed to come back with another plan to save the structure and receive advice at that time.

OTHER BUSINESS

1) Design Guideline Work Session

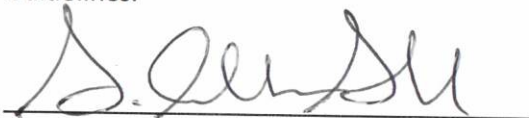
Ms. Tennor recalled a previous case outside of the historic district with multiple signs and colors. She discussed the need for better guidelines for multi-tenant signs and suggested only one color be used, such as a black and white sign. She said environmental graphics should be monotone, especially when there are multiple identities. That case was outside of the district, so design guidelines did not apply. Ms. Tennor said that projecting signs with one below the other, need to be the same width so they all line up.

Mr. Roth moved to go into closed session to discuss precedent with counsel. Mr. Reich seconded. The motion was unanimously approved.

2) Administrative Session

This session occurred in the closed session.

*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



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

June Minutes

Thursday, June 6, 2019; 7:00 p.m.

The June meeting of the Historic Preservation Commission was held on Thursday, June 6, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Holmes informed the Commission that she made a few technical corrections to case HPC-19-21 8472 Hill Street, adding in a few areas of missing testimony regarding damage to the wall that was removed and to the knee walls and stoop sinking and being removed. Ms. Holmes reviewed each of the changes with the Commission at the end of the meeting, prior to approval of the minutes. Mr. Roth moved to approve the May minutes. Ms. Tennor 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, Dan Bennett, Lewis Taylor, Kaitlyn Clifford

PLANS FOR APPROVAL

Consent Agenda

1. MA-18-40c – 12050 Old Frederick Road, Marriottsville

Regular Agenda

2. HPC-19-26 – 6042 Old Washington Road, Elkridge, HO-803
3. HPC-19-27 – 8081 Main Street, Ellicott City, HO-360
4. HPC-19-28 – 8085-8089 Main Street, Ellicott City
5. HPC-19-29 – 8293 Main Street, Ellicott City
6. HPC-19-30 – 8141 Main Street, Ellicott City
7. HPC-19-31 – 3877 College Avenue, Ellicott City
8. HPC-19-32 – 8289 Main Street, Ellicott City
9. HPC-19-33 – 8249 Main Street, Ellicott City
10. HPC-19-34 – Sidewalks, curbs and gutter in the vicinity of 8267 Main Street to 8411 Main Street to 3880 Ellicott Mills Drive

OTHER BUSINESS

1. Design Guideline Work Session
2. Administrative Session

CONSENT AGENDA

MA-18-40c – 12050 Old Frederick Road, Marriottsville

Final tax credit claim 20.112

Applicant: Sally Hebner

Request: The applicant, Sally Hebner, requests final tax credit approval for work that was performed in case MA-18-40c at 12050 Old Frederick Road, Marriottsville.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-1149; it is not located in a local historic district. The applicant was pre-approved through the Executive Secretary process in September 2018 to replace windows.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$25,925.00 was spent on eligible, pre-approved work and seeks \$6,481.24 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$6,481.24.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. 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-19-26 – 6042 Old Washington Road, Elkridge, HO-803

Advisory Comments for site development plan with demolition.

Applicant: Elyse Gibson

Request: The applicant, Elyse Gibson, requests Advisory Comments on the demolition of the historic house and new construction to be located at 6042 Old Washington Road, Elkridge.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-803, the Old Washington Road Survey District. This property is not located in a local historic district.

The Inventory form explains that “the Old Washington Road Survey District is significant under Criteria A and C for its association with broad patterns in American history and its vernacular architecture ranging in date from 1850 to 1953. This district is located immediately to the west of the historic settlement of Elkridge Landing and their histories are intimately connected. This district derives its primary significance from its role as a commuter suburb related first to the railroad and later to the automobile. It also contains a good collection of vernacular architecture, mostly domestic, exhibiting the stylistic trends of 100 years of building.”

The Inventory form lists the subject property at 6042 Old Washington Road under the category of “Altered Historic Buildings Which Cannot Be Dated” and explains that “these buildings have been altered to such a degree that no date can accurately be assigned to them, but some piece of evidence (a stone foundation, for instance) indicates that the building does have a historic core.”

The County Architectural Historian documented the house and provided the following additional information:

The house at 6042 Old Washington Road was probably built circa 1900-1920 as a small, single family dwelling. A rear ell was added shortly after construction. At an unknown date, but possibly as early as the Depression, the house was converted to two apartments (one on each floor) by removing the interior staircase and putting an addition on the northeast side, which contains the new stairway to the second-story apartment. Over the ensuing 80 years much of the original fabric has been removed from the building, leaving only some door trim and an original door or two. A large, unsympathetic two-story addition has been placed on the front, with large openings cut through the original front wall for access into this addition. A side porch has been enclosed, and the building has not been maintained, resulting in water damage, rot, and mold inside both floors. As a result, the building retains very little historic integrity, even to its period of conversion into apartments.

The application explains that the house has been vacant for many months and neglected for years. Additionally, there have been many alterations over the years and the house no longer retains any historic value, as indicated by the County Architectural Historian.

Scope of Work: The applicant proposes to demolish the existing historic house and construct a new single-family home on the property. The new house will be located in the middle of the property, farther away from the property lines than the existing single-family house. The application indicates that the applicant has begun making inquiries to salvage building materials.

HPC Review Criteria and Recommendations: The review criteria in Section 16.118 of the subdivision regulations do not apply in this scenario because the house is proposed to be demolished and no longer retains any historic value. The County Architectural Historian has already documented the house.

Staff Recommendation to the HPC: Staff has no further recommendations.

Testimony: Mr. Shad swore in Elyse Gibson and Eileen Clegg. Mr. Shad asked if the Applicants had any comments regarding the staff report. Ms. Gibson stated she had nothing to add and that the staff report was accurate.

Mr. Roth stated he was unable to find the location of the property when he drove out for a site visit. Ms. Gibson said others have had the same issue with locating the property. She explained that the property is located behind another 2-acre property and access is only available from an easement driveway and is hard to access right now. Mr. Roth confirmed that if he drove down Washington Road, the house is not visible from the road. Ms. Gibson said that it was not visible and explained the siting of the house.

Mr. Reich explained that normally the Commission discourages Applicants from demolishing historical homes, but as this particular property has been modified so many times and has been documented by the County’s Historian, he has no problem with the application. Ms. Gibson stated that she is considering deconstructing the house to salvage materials and donate materials if possible. Mr. Reich stated the County has all the history on the house and thanked the Applicants for their cooperation. Mr.

Shad said it was too bad to lose another historic property, but acknowledged the house was not maintained very well and there was not much to save architecturally from a historic standpoint.

HPC-19-27 – 8081 Main Street, Ellicott City, HO-360

Certificate of Approval for exterior alterations.

Applicant: Howard County Department of Public Works

Request: The applicant, the Howard County Department of Public Works, requests a Certificate of Approval to make exterior alterations at 8081 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is also listed on the Historic Sites Inventory as HO-360, the Boone House and most recently housed the business Tea on the Tiber. The building dates circa 1833-1834. The building was damaged in the May 2018 flood.

Scope of Work: The applicant proposes to make the following repairs and alterations:

- 1) Remove plywood over existing front and side entrances and install new wood full light doors to match those that existed prior to the May 2018 flood. Restore 3-light wood transom on side door.
- 2) Install operable wood paneled shutters on the front first floor windows.
- 3) Remove the plywood between the doors on the rear of the building and install new wood German lap siding to match the existing. Fix the doors on the rear of the building in place.
- 4) Remove a section of aluminum fencing and wood deck boards, leaving only the beams in place.
- 5) Paint all new items to match the previously existing colors (maroon doors, dark green shutters, tan siding).
- 6) Patch and repair any damaged wood to match the existing and paint to match.

HPC Review Criteria and Recommendations:

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings, Entrances

- 1) *Chapter 6.G recommends, “when repair is not possible, replace historic doors and entrance features with features of the same size, style and finish.”*

The proposed full light wood door will match the previously existing door that was destroyed in the 2018 flood and complies with the Guideline recommendations.

Chapter 6.I: Rehabilitation and Maintenance of Existing Buildings, Shutters and Blinds

- 2) *Chapter 6.I recommends:*
 - a. *“For replacements, install shutters or blinds that maintain the size, style and placement of the original.*
 - b. *“Install shutters or blinds of painted wood. Shutters or blinds should be correctly sized for the window and operable, or at least appear operable with hinges and hold backs (shutter dogs) appropriate to the period of initial construction.”*

The proposed wood, paneled replacement shutters will match those historically on the building and will be operable. The proposed shutters comply with the Guideline recommendations.

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

- 3) *Chapter 6.D considers the following to be Routine Maintenance, “replacing deteriorated siding or shingles with materials that exactly match the existing siding or shingles and do not cover or alter details such as cornerboards, door and window trim and cornices.”*

The proposed siding replacement will match the existing German lap siding and is considered Routine Maintenance.

Chapter 5: Routine Maintenance

- 4) *Chapter 5 states the following is Routine Maintenance, “painting previously painted surfaces using the same color.”*

The doors, shutters and siding will all be painted to match the previously existing colors, and is considered Routine Maintenance.

Chapter 4: The Secretary of the Interior’s Standards for Rehabilitation

- 5) *Standard 10 states, “New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

The deck boards to be removed and section of black aluminum fencing are new construction and not historic. They are also attached to a modern addition, and not directly attached to the historic structure. The removal of these modern features complies with Standard 10 as the historic structure will not be impacted.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted.

Testimony: Mr. Shad asked if there was anyone in the audience that was in opposition to the application that would like to testify. There was no one in the audience who wanted to testify. Mr. Shad swore in Robert Z. Hollenbeck from the Department of Public Works. Mr. Shad asked if Mr. Hollenbeck had any corrections or additions to the staff report. Mr. Hollenbeck stated he had nothing to add.

Mr. Reich asked if the door that will be installed will have the current finish. Mr. Hollenbeck clarified that the door will be painted to match the doors that were previously there and will be a maroon color. Mr. Reich asked for clarity on the exposed beams. Mr. Hollenbeck explained the deck at the rear of the building is supported by a series of steel beams/wide flange sections. He said that DPW is proposing to remove the decking but leave the wide flange sections in place at this time, but said the beams will likely be removed at a later date, pending conclusion of the Section 106 process. Mr. Hollenbeck explained that the impetus behind the request to remove the decking and fix the rear doors in place was to alleviate the chance that anyone could go back or have access to the rear of the building since there will be no rear access moving forward. Mr. Reich asked how the door will be fixed in place. Mr. Hollenbeck said that the two remaining doors will be screwed in place. Ms. Zoren asked if the deck will be rebuilt or if the whole deck structure would be removed. Ms. Hollenbeck said that the structure would be removed in a separate case, pending completion of the Section 106 process.

Ms. Holmes amended the staff report to explain the shutters are missing from the building and that is why they are being reinstalled with a replacement in-kind. Mr. Hollenbeck said the windows are in good shape along the front of the building. He explained that at the rear of the building there were four doors, and said that two doors are in good enough condition to be repaired and fixed in place to make them inoperable, but look aesthetically pleasing. He explained that for the remaining opening between

the other two doors, where there were previously French doors, DPW is proposing to fill that space in with German lap wood siding to match what is on the building now and paint the siding to match.

Mr. Shad asked if the proposed work is mostly cosmetic to make the building's doors look like they are operable. Mr. Hollenbeck stated the building will be inoperable until the completion of the storm water management mitigation projects.

Ms. Holmes clarified and amended the staff report to reflect that the rear addition of the building, in which the doors are being replaced with siding, is a non-historic addition.

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

HPC-19-28 – 8085-8089 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to make exterior alterations at 8085-8089 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920, but was severely damaged in a November 1999 six alarm fire.

Scope of Work: The applicant proposes to make the following repairs and alterations:

- 1) Remove plywood over the existing entrance doors and windows.
- 2) Replace the windows to with new wood windows to match the previously existing casement and picture windows (prior to 2018 flood).
- 3) Replace door with a full light wood door, painted black, to match the previously existing.
- 4) Paint façade elements at first floor level (below cornice/trim) as needed. Paint colors to match existing.
- 5) Replace any damaged siding, masonry or trim to match the existing using in-kind materials and colors.
- 6) Remove awning and support posts.
- 7) Remove existing mosaic tile floor at entryway. A concrete floor will be installed in this location and the basement is being infilled with flowable fill and a concrete slab. A future application will include a new floor for the entryway.

HPC Review Criteria and Recommendations:

Storefront Windows

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

- 1) *Chapter 6.H recommends, "when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing."*

Chapter 6.K: Rehabilitation and Maintenance of Existing Buildings, Storefronts

- 2) *Chapter 6.K recommends, "preserve the form and details of existing historic storefronts. Uncover or replace architectural detailing that has been obscured by later additions."*

Chapter 5: Routine Maintenance

- 3) *Chapter 5 states the following is Routine Maintenance, "painting previously painted surfaces using the same color."*

After the 2016 flood the previous owner was approved in November 2016 in case HPC-16-101 to make alterations to the storefront consisting of:

- Replace the framed walls below the storefront windows with concrete block. Replace framing and panels around concrete block to match the previously existing design. The walls may be raised 6 to 8 inches higher than the existing walls, depending on the coursing of the block. If the wall is raised, the size of the windows would decrease as well.
- Replace the storefront windows on the front of the building with impact resistant glass set into an inswing operable frame and sash. The current windows are not operable.
- Rebuild the front entrance in a slightly different configuration. The two side doors would be removed and the main door brought forward to enlarge the width of the door to 3 feet for better egress. The previously existing side panels would be resized to 3 feet wide as well. Impact resistant glass will be used. This reconfiguration will allow a larger door and create a larger foyer space upon entering the building, which was previously very small.

The alterations were allowed with the intent of providing better protection for future flooding. However, the knee walls were not reinforced with concrete block, which was discovered after the 2018 flood, which was the impetus for the entire storefront renovation after the 2016 flood. The difference in the profile detailing from the previously existing storefront windows (prior to 2016) and the casement windows was not evident at time the alteration was approved in HPC-16-101. The casement windows have a very bulky profile and trim, whereas the previous windows were more historically appropriate with a narrow profile and trim. The storefront window arrangement prior to the 2016 flood was not historic, as the storefront has been altered over the years, but it was more compatible with the building than the current arrangement. The windows should be restored to the condition prior to the 2016 flood. The current windows are white, but if restored correctly, should be painted black to match the previously existing narrow frames and existing windows on the upper floors of the building. The casement windows do not comply with the Guidelines as the profile detailing was significantly different and detracts from the architectural integrity of the storefront, as shown in Figure 6 and 7 below. Restoration to pre-2016 flood conditions would better comply with Chapter 6.K of the Guidelines above, which recommends replacing detailing on storefronts that have been obscured by later additions.

Front Door

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings, Entrances

- 4) *Chapter 6.G recommends, "when repair is not possible, replace historic doors and entrance features with features of the same size, style and finish."*

Chapter 5: Routine Maintenance

- 5) *Chapter 5 states the following is Routine Maintenance, "painting previously painted surfaces using the same color."*

The proposed full light wood door will match the previously existing door that was destroyed in the 2018 flood and complies with the Guideline recommendations. The new door will be painted to match the previously existing color and is considered Routine Maintenance.

Exterior Brick Walls

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings, Masonry

- 6) Chapter 6.C recommends, “if a masonry wall or feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.
- 7) Chapter 6.C recommends, “use mortar mixes that are compatible with early stone and brick.”

A spec of the proposed infill brick and mortar was not provided, but any infill should match the existing brick and mortar in type and color.

Awning

Chapter 4: The Secretary of the Interior’s Standards for Rehabilitation

- 8) Standard 10 states, “New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

The awning is not historic and dates to approximately 2000. The awning extends into the public-right-of-way and partially hides the storefront cornice on the building façade. The removal of the awning complies with the Secretary of the Interior Standards and will not negatively affect the integrity of the historic building.

Entryway Tile Floor

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings, Entrances

- 9) Chapter 6.G recommends, “when repair is not possible, replace historic doors and entrance features with features of the same size, style and finish.”
- 10) Chapter 6.GH recommends against “unnecessarily replacing original doors and entrance features on historic buildings.”

The tile floor is not historic; it was rebuilt in 2017 and was approved in case HPC-17-52. The floor is only being proposed to be temporarily removed and the tile work will be reconstructed in the future.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, contingent upon:

- 1) The storefront windows being restored to a pre-2016 condition.
- 2) The tile floor entryway be rebuilt in the future.

Testimony: Mr. Shad asked if there was anyone in the audience that was in opposition to the application that would like to testify. There was no one in the audience who wanted to testify. Mr. Hollenbeck was previously sworn in. Mr. Shad asked if Mr. Hollenbeck had any corrections or additions to the staff report. Mr. Hollenbeck stated he had two handouts in response to staff comments, the first was product data for alternate windows that DPW proposes to use and the second, is product data for the terra cotta repair mortar for the terra cotta façade.

Mr. Hollenbeck stated that in response to the staff comments, DPW looked into using an alternate window section. He explained that the existing windows are casement windows with a tilt function and the frame is 10 inches wide and quite bulky. He said DPW would install a fixed casement which would be direct set, without a brickmould, into the openings. Mr. Hollenbeck noted the basis for installing that type of window would allow DPW to use a laminated glazing, which is a manufactured product. This way DPW can also remove the window pane easily for future work on the building without having to take apart the storefront. Mr. Hollenbeck said that to make the window look correct, the trim work below the windows would need to be redone.

Mr. Hollenbeck explained the photos in his handout and said that he superimposed, in red, the visible light sizes for the windows that DPW is proposing. These measurements are the same width as the windows installed after the 1999 fire, however the height would be 4 inches less because the knee wall was rebuilt after the 2016 flood. Mr. Hollenbeck stated he is proposing to redo the trim on the lower inset panels with applied 1x2 and painted the trim the cream color similar to pre-2016 flood, to more closely resemble the proportions in the photo.

Mr. Hollenbeck stated the second handout provided included information on product data for terra cotta repair mortar, the façade is terra cotta as is some of the interior demising walls. Mr. Hollenbeck explained DPW would try to use a product compatible to mortar and the color would be selected from the manufacturers range to more closely match some previously repairs that were done with regular mortar. Mr. Hollenbeck stated he had tried to chip out the mortar and match more closely with the upcoming repairs to the building.

Mr. Reich stated that the building looks more like brick than terra cotta. Mr. Hollenbeck agreed. Ms. Tennor asked if the windows that are being proposed to be installed instead would resemble the windows prior to the first flood. Mr. Hollenbeck said the windows would more closely resemble the pre-flood windows.

Ms. Tennor asked for clarification on removing the tile flooring at the entrance of the building to put in a concrete slab. Mr. Hollenbeck explained that the front portion of the building that is parallel with Main Street has a floor that is wood framed with a one-inch concrete slab on top. Mr. Hollenbeck stated DPW is working to infill the basement with flowable fill so that there is not any sort of void space that would have the potential to rot out the underside of the floor. Mr. Hollenbeck explained that DPW needs to take out the whole wood structure, which is why the tile needs to be removed. Mr. Hollenbeck stated the current tile floor was installed after the 2016 flood and is adhered to the wood. He stated another large-scale construction project would be happening in the future at this location and the tile could be destroyed with that project, so he would prefer waiting until the renovation project was completed to handle the replacement of the tile floor. Ms. Tennor asked if the tile floor would go into storage. Mr. Hollenbeck said the tile was installed in 2016 after the first flood and is not historic tile.

Motion: Mr. Roth moved to approve as submitted with the addition of two contingencies offered by the staff. Mr. Reich seconded. The motion was unanimously approved.

HPC-19-29 – 8293 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Temrah Okonksi

Request: The applicant, Temrah Okonksi, President of the Ellicott City Rotary Club, requests a Certificate of Approval to install a sign.

Background and Site Description: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890.

The existing Sunrise Rotary Club sign was approved in June 1994 to be 18x24 inches.

Scope of Work: The applicant proposes to install a double-sided projecting sign on the corner of the front façade of 8293 Main Street, attached to and under the existing Rotary Club sign or installed on a

new armature. The new sign will be identical in size and design but will not have the hours the group meets on the front as the Sunrise Rotary Club sign does. The sign will read: Ellicott City Rotary Club

Although the application form specifies the dimensions will 30 inches high by 18 inches wide, the Applicant has agreed to reduce the size of the sign to 24 inches high by 18 ^{1/8} inches wide to be the same dimensions as the existing sign (the applicant checked with the sign maker of the existing sign, who provided the dimensions of 24 x18 ^{1/8}, which is a slight discrepancy from the 1994 approval).

The application does not specify the sign material. The applicant said that sign was going to be ½” thick exterior PVC by Komacel, but also agreed that it would be possible to use wood instead, to better comply with the Guidelines.

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

- 1) *Chapter 11.A recommends, “Use simple legible words and graphics.”*
- 2) *Chapter 11.A recommends, “Use a minimum number of colors, generally no more than three.”*
- 3) *Chapter 11.A recommends, “Use historically appropriate materials such as wood or iron for signs and supporting hardware.”*

The sign will use simple legible words and read “Ellicott City Rotary Club.” The sign will contain three colors: white, blue and yellow. The applicant agreed to amend the sign material to wood.

Chapter 11.B: Signs, Commercial Buildings

- 4) *Chapter 11. B recommends, “If more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building.”*

The sign will match the shape and design of the existing Sunrise Rotary Club sign, so it will be harmonious in style and color with the existing sign. Generally, the sign complies with this Guideline recommendation, but since it is not the Sunrise Ellicott City Rotary club, it may be more appropriate to remove the sun graphic from the proposed sign, as to not confuse the different Rotary clubs.

- 5) *Chapter 11.B recommends, “Limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.”*

The sign will be 3 square feet, which is slightly smaller than the recommended range. The size complies with the Guideline recommendations.

- 6) *Chapter 11.B recommends against:*
 - a. *“Two signs where one is sufficient to provide an easily visible identification of the business.”*
 - b. *“More than two signs per business per façade.”*
 - c. *“More than one projecting sign per façade of a structure.”*

The proposed sign is not a business sign, but rather indicates that a group has a regular meeting at this location. The proposal to add a second projecting sign with a new armature does not comply with Guideline 6.C, which recommends no more than one projecting sign.

The proposal to add an additional sign of the exact same design under the existing sign also does not comply with Chapter 11.B recommendations.

The additional signs would result in excessive signage on the building as the business, Tersiguel's, already has established signs on the building.

Staff Recommendation to the HPC: Staff recommends the HPC provide guidance on adding a second sign. For example, since the applicant proposes to replace the existing sign in shape and design, is there an opportunity to combine the information for both signs onto one sign?

Testimony: Mr. Reich recused himself from the proceedings for this application. Ms. Holmes stated that one Commission member had completed a suggested mock up for the sign. Mr. Shad asked if there was anyone in the audience opposed to the application that would want to testify. There was no one in the audience who wanted to testify. Mr. Shad swore in Temrah Okonksi. Mr. Shad asked if Ms. Okonksi had any comments about the staff report. Ms. Okonksi stated she liked what the staff thought. Ms. Okonksi stated she had not approached the Sunrise Club as she was not sure what the Commission would be thinking. Ms. Okonksi explained that she liked the way the sign was drawn out with one hanging from the other. She explained that she wasn't sure what the next steps would be if the Sunrise Club didn't like the sign. The Commission, staff and the applicant discussed potential next steps with getting approval from the Sunrise Rotary Club.

Ms. Tennor explained that the Guidelines try to organize signs to fit together if there is more than one sign, and not have more than one armature. She explained that her design was an attempt to show how both clubs are meeting at one location. Ms. Okonksi stated she liked the design. Ms. Zoren asked what the dimensions of the lower portion of the sign were. Ms. Tennor said the design was intended to be 18 inches wide like the existing sign, so it was possibly 6 inches tall. Ms. Okonksi asked if the sign panels for Ellicott City Rotary and Sunrise Rotary would be 6 inches tall. Ms. Tennor said it might be a little taller, as she hadn't designed the exact dimensions. Ms. Okonksi said she could give the sign company a total length and stated the signage company told her they could comply with anything the Commission wanted. Ms. Tennor stated there were probably some constraints from the Rotary International about displaying the logos and names, but the mock up seemed like a reasonable way to display both clubs. Ms. Okonksi stated that Rotary International documented signage on their website with specifics regarding colors and fonts.

The Commission and the applicant discussed verbiage on the Ellicott City Rotary Club sign panel regarding adding a meeting time or the website url. Ms. Tennor stated she was not sure if it would fit within the constraints of the limit of words but suggested that the Ellicott City Rotary Club's website be an alternative to their hours.

Mr. Shad asked the Applicant was okay with staff recommendation that wood be used as the material for the sign. Ms. Okonksi said the signage company could comply with the recommendations given on the sign. Mr. Shad asked if the signs would be double sided. Ms. Okonksi confirmed the signs would be double sided. The Commission discussed the potential size of the sign. Mr. Taylor clarified that the Applicant was applying for a new sign to replace the existing sign. Mr. Taylor said that it sounded like the Commission had a consensus to approve the sign at no more than a total of 4-6 square feet and would allow the hours, or an alternative with the website address. Mr. Roth stated that is what he was trying to offer as a discussion.

Motion: Ms. Zoren made the following motion: In light of staff recommendations, the Commission will not approve a new hanging bracket for the sign, the applicant will re-use the same existing bracket on

the building. The Commission would approve Exhibit A, a three-part sign. The top part of the sign showing the rotary logo, the second part showing limited text saying Sunrise Rotary Club, etc, and the third tier would say Ellicott City Rotary Club, with either their selected dates or website reference. The sign will be double-sided and made out of wood. The size limitation will be no greater than 4 square feet, 18 inches of width to match the existing sign, to fit on the existing bracket. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-30 – 8141 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Joseph Iacia

Request: The applicant, Joseph Iacia, requests a Certificate of Approval to install two signs on the building at 8141 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. The building is not historic, and according to SDAT dates to 1987. The building was constructed after the previous historic building was destroyed in a fire.

Scope of Work: The applicant proposes to install two signs on the front façade of the building. Both signs would be made out of 6mm ACM panel (aluminum composite panels) with a black background and plotter cut white vinyl letters. Both signs would have a black and white border around the perimeter of the sign.

The first sign would be a double-sided projecting sign. The sign would be 1 foot 8 inches high by 2 feet 9 inches wide, for a total of 4.8 square feet. The sign would be hung on the existing bracket. The sign would read on two lines:

Vintage
Chic

The second sign would be flat mounted on the front façade of the building, in the existing brown sign panel area. The flat mounted sign would be 1 foot 8 inches high by 10 feet 10 inches wide, for a total of 18 square feet. The sign would read “Vintage Chic” on one line.

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

1) Chapter 11.A recommends:

- a. “use simple, legible words and graphics.”
- b. “keep letters to a minimum and the message brief and to the point.”
- c. “use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”

The signs comply with recommendations A-C above as the signs will contain the name of the store in a readable script and will contain two colors, black and white.

2) Chapter 11.A recommends:

- a. “use historically appropriate material such as wood or iron for signs and supporting hardware.”

The signs do not comply with recommendation 2.A, as the material will be aluminum composite panels with vinyl lettering.

Chapter 11.B: Signs, Commercial Buildings

3) Chapter 11.B recommends against:

- a. *“two signs where one is sufficient to provide an easily visible identification of the business.”*

The proposal to install two signs on the front of the building does not comply with the Guideline recommendation.

- 4) Chapter 11.B recommends, *“incorporate the sign into the facade of the building. Sign should fit within the lines and panels of the façade as defined by the building frame and architectural details.”*

The flat mounted sign is located in the panel above the storefront. However, the sign does not fit into the panel, as the background of the sign contains a significant amount of dead space, as does the panel on the building.

- 5) Chapter 11.B recommends, *“in most cases, limit the areas 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 limits would result in signs that are ineffective or not in scale with the building.”*

The flat mounted sign is proposed to be a total of 18 square feet, which exceeds the size recommended by the Guidelines. The building is not large enough to warrant a larger sign.

- 6) Chapter 11.B recommends, *“limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.”*

The projecting sign will be 4.8 square feet, which complies with the Guideline recommendation.

Staff Recommendation to the HPC: Staff recommends the HPC approve the design of the projecting sign, in a material that complies with the Design Guidelines.

Testimony: Mr. Shad asked if there was anyone in the audience who was in opposition to the application that would like to testify. There was no one in the audience that wanted to testify. Mr. Shad swore in Joseph Iacia and Celeste Gebler. Mr. Shad asked if the applicants had any comments or clarifications on the staff report. Mr. Iacia stated they had no comments and that he understood what the Commission is looking for in terms of signage. Ms. Gebler said she is fine with using the one hanging sign. Ms. Tennor asked the applicants if they had a problem using a wood panel instead of aluminum for the sign materials. Mr. Iacia asked if the sign would need to be painted on top of the wood. Ms. Tennor stated the signage could be vinyl placed on the wood, and it would add a bit of dimension to the sign.

Motion: Mr. Reich moved to approve the application as submitted; limited to the one hanging sign made of wood. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-31 – 3877 College Avenue, Ellicott City

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

Applicant: Michael Smith

Request: The applicant, Michael Smith, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior repairs and alterations.

Background and Site Description: The property is located in the Ellicott City Historic District. According to SDAT the building dates to 1937.

Scope of Work: The applicant proposes to replace the slate roof in-kind, with new slate and make repairs to the chimney. The roof replacement will include the following work:

- 1) Remove all existing, original slate and flashing from house.
- 2) Install 36" PSU 30 ice and water shield throughout eaves, valleys and penetrations.
- 3) Repair replace any damaged sub-roofing.
- 4) Install titanium synthetic roofing underlayment.
- 5) Fabricate C-4, 5-inch drip edge with 16 oz. copper and install along roof perimeter.
- 6) Install 16x random Vermont Gray/black slates with 7.5-inch exposure.
- 7) Fabricate and install new 16 oz. copper flashing. Seal all flashing.
- 8) Install copper ridge cap and 2-inch bronze snow guards.

The repairs to the chimney will include:

- 9) Repoint deteriorated mortar joints/cracks as needed, using a similar color mortar.
- 10) Install new concrete chimney crown.
- 11) Apply waterproof coating to entire brick chimney.

HPC Review Criteria and Recommendations:

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings, Masonry

1) *Chapter 6.C recommends:*

- a. *"Maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible."*
- b. *"Use mortar mixes that are compatible with early stone and brick."*

The application does not specify the type of mortar mix, other than it will be a similar color to the existing. The mortar should match the existing in color and type, so that it does not stand out as having been repointed and to avoid damage to the historic brick. Otherwise, the proposal to repair deterioration mortar complies with the Guideline recommendations. This work is eligible for tax credits, per Section 20.112 of the County Code.

2) *Chapter 6.C recommends against:*

- a. *"Applying water-resistant or water-proof coatings to the exterior of masonry. This may cause water to be trapped in the masonry and damage the material."*
- b. *"Changing the width of mortar joints in a masonry wall or repointing using incompatible mortar."*

The proposal to apply waterproof coating to the brick chimney does not comply with the Guideline recommendations, which specifically recommends against such coatings, as they can trap existing water in the brick and mortar, causing damage.

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

- 3) Chapter 6.E recommends, “replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original.”

The proposed replacement slate will match the original as closely as possible and complies with the Guideline recommendations. The in-kind replacement of the slate roof and associated work (Items 1-8) are eligible for tax credits per Section 20.112 of the County Code.

Staff Recommendation to the HPC: Staff recommends the HPC approve Items 1-10 and recommends the HPC pre-approve tax credits for Items 1-10. Staff recommends the HPC not approve Item 11, the waterproofing, which does not comply with the Guidelines.

Testimony: Mr. Shad asked if anyone in the audience who was in opposition to the application that wanted to testify. There was no one in the audience who wanted to testify. Mr. Shad swore in Michael Smith. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Smith stated he had no comments, but in respect to item 11, the flood proofing of the chimney, he had obtained a gortex sealant that wicks water away and is unlike silicone materials. He said the gortex sealant would not retain water, that it would shed water and the seal would last for 11 years.

Ms. Tennor asked how the materials would be reversed, if one wanted to remove it after it was placed and for clarification if over an 11-year time period the material would degrade. Mr. Smith stated that the gortex sealant preforms its waterproof function and one would not want to remove it. The gortex sealant would need to be replaced after 11 years to continue to waterproof the chimney. Mr. Smith stated the crown of the chimney has deteriorated and he would like to do something to corrective, the mortar will match as closely as he can to the color that is currently there. Mr. Smith would like to enhance the longevity of the chimney and apply this material that would assist in the effort.

Mr. Reich asked if the material was clear and would soak into the brick. Mr. Smith stated the gortex sealant was not a coloring and it would not discolor the brick. Mr. Smith explained that the product would absorb in the brick.

Mr. Reich asked if it could be part of the tax credit approval as the gortex sealant will be put on the chimney to help preserve the structure. Ms. Zoren stated that staff’s initial objection to the waterproofing coating was due to the typically waterproofing is opaque coloring that would obscure the brick. She said that if this gortex sealant is clear, the Commission would be willing to look at it. Mr. Smith stated he could present the product information to the staff.

Ms. Holmes clarified the language in the Guidelines that recommend against waterproof coatings because it can damage the masonry materials. Mr. Smith said that he would avoid any material that would accelerate deterioration of the brick.

Ms. Tennor stated that the photo Mr. Smith provided indicates the new slate is much thinner than the existing slate on the house. Mr. Smith stated the new slate will be the same thickness. He said that slate deteriorates over time. He explained that the house was built in 1936 and said the current roof is 80 years old and needs to be replaced.

Motion: Mr. Reich moved to approve the application as submitted, including the sealant in Item 11, all the items with tax credit pre-approval, with the understanding that the sealant is a clear sealant and

does not affect the appearance of the brick. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-32 – 8289 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: The Fund for Art in Ellicott City

Request: The applicant, The Fund for Art in Ellicott City, Inc., requests a Certificate of Approval to paint a mural on the side of the building at 8289 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. According to SDAT the building dates to 1924. According to Joetta Cramm's book, *Historic Ellicott City*, the building was used as the Ellicott City Garage, a Ford agency. The building was altered in the 1970s/80s and restored in 2016.

The exposed brick wall on the east side of the building, where the mural is proposed, was historically not a visible wall. Prior to the construction of the neighboring Post Office, there was a historic building adjoining the subject building. The building was torn down for the construction of the Post Office, which left the wall of the subject building visible.

The Commission provided Advisory Comments on the proposed murals in September 2018 and March 2019. In March 2019 the Commission noted that the brick on the side of the building was in poor condition, so it would be acceptable to paint directly onto the brick in that area.

Scope of Work: The applicant seeks approval to paint the two murals on the side of the building. The main mural will show the interior showroom floor of the Ford Dealership. The second mural, to be located to left of the main mural, will show a mechanic working on a car. The application explains that the only changes from the March 2019 Advisory application is that the mural has been extended down to the sidewalk and the pedestrians reflect more diversity.

The primary mural will show the inside of the Ford Dealership, depicting vintage model cars. The mural will use muted paint colors and will include:

- 1) Various shades of Venetian Red will be used to create the appearance of bricks.
- 2) Oyster Beige will be the color of the Model T car.
- 3) Different shades of pale gray will be used to create the appearance of the tin ceiling.
- 4) Upsdell Red will be used for the other model car.
- 5) Seaweed Green will be used on the jacket of a pedestrian.
- 6) Hazelwood Beige will be used to create the appearance of the interior floor.
- 7) Additionally, a few blues, browns, grays, black and white will be used.

HPC Review Criteria and Recommendations:

Chapter 11.B: Signs, Commercial Buildings

- 1) *Chapter 11.B states, "Painting a sign directly on a wall of other 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. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the Sign Code. Well-executed artwork such as wall mural can make a*

positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission.”

The Guidelines do not contain any other recommendations specific to murals. The proposed mural does meet the qualifications to be considered a mural rather than a sign as it will not be advertising a business. The mural also directly relates to the history of the building, which was originally a Ford dealership.

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings, Masonry

2) *Chapter 6.C recommends against, “painting historic stone or historic brick that has never been painted or removing paint from masonry walls that were originally painted.”*

The proposed mural will be painted directly onto brick that has never been painted. However, as explained above, historically this wall was not visible because it adjoined a neighboring building and as a result, the brick to be painted is in poor condition. The current context of the building has been changed from its original configuration in that the side is now visible. The Guideline prescribing painting unpainted brick was intended to maintain the character of exposed brick and does not apply in this instance because this brick was never meant to be exposed.

Section 16.607. - Standards for Review

- (a) *Elements for Consideration.* In reviewing an application for a certificate of approval, the Commission shall give consideration to:
- (1) *The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.*
 - (2) *The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.*
 - (3) *The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.*
 - (4) *Any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

The above section of code, Section 16.607, provides guidance for the Commission to use in its review of the mural given that the Guidelines do not otherwise provide recommendations specific to murals. The mural will be in scale with the building and will be located on the side of the building that was not historically visible. The mural will not detract from the integrity of the restored front façade.

Staff Recommendation to the HPC: Staff recommend the HPC approve the mural as submitted.

Testimony: Mr. Shad asked if anyone in the audience was in opposition to the application or that wished to testify. Lisa Wingate stated she would like to ask a question. Mr. Shad swore in Kimberly Egan from the Fund of Art in Ellicott City and Antonia Ramis Miguel, the artist for the mural. Mr. Shad asked the applicants if they had any corrections or additions to the staff report. Ms. Egan stated that she and Ms. Miguel wanted to discuss with the Commission the preparation of the brick wall for the paint, as the wall is in poor condition with lumps of masonry coming out. Ms. Egan explained that in order for Ms. Miguel to paint the wall there would need to be some kind of smoothing out of the surface before the project begins. Ms. Egan stated the wall will be primed before paint is put on the brick but wanted to get the Commission’s suggestions on how to smooth out the brick wall.

Mr. Reich stated that the brick wall would need to be parged to give the wall a flat appearance. He said the parging could be attached to the masonry, if the masonry is clean. Mr. Reich recommended adding a scratch coat, a base coat, and a finish coat or a 3-coat stucco process in order to give that smooth look

on the wall. He said this process would not destroy the historic brick and if anyone wanted to remove the mural in the future, the stucco could be peeled off and the original brick would still be there. Ms. Miguel stated that there are some parts of the wall that have cement protruding out. Mr. Reich said the applicants would need to chip the cement off, and the removal of the cement would not affect the historic nature of the wall. He said the original wall was covered as there was another building connected to the it, so the wall was covered up. Ms. Egan stated the area with the second part of the mural where the mechanic will be located was not obscured by another building wall and she wanted to make sure the Commission was okay with the applicants parging the wall. Mr. Reich stated that in the previous meetings that the Commission had with the applicants, the Commission identified this wall as being a good place for a mural.

Ms. Egan stated the only changes that were made to the mural since the previous meeting the mural had received Advisory Comments, was that Ms. Miguel made the pedestrians a little more diverse and the pedestrians were lowered down closer to the sidewalk since they received a comment about having the pedestrians reaching closer to the sidewalk.

Ms. Tennor asked about the process of applying parging to the wall to create a smooth surface and then creating the illusion of an irregular void, when one is viewing the mural. Ms. Tennor stated that this process would need to be carefully done so that Ms. Miguel does not end up with a hard edge that fights against the illusion she is trying to create at the periphery of the image. Ms. Miguel said she would be painting it to appear as if the wall is broken through. Ms. Egan asked for clarification of Ms. Tennor's concern of the image appearing 3-dimensional if the periphery is also jagged. Mr. Reich stated the concern would be the edge of the parging is going to make it look obvious that there is a separation between the painting and the original wall. Ms. Miguel stated that the orientation of the brick will be the same as the actual mural. Ms. Miguel said at the top of the wall, the main part of the mural she will be painting will be 20' wide by 10' high, and the corner of the wall that has a triangle at the top will not be part of the mural, but she would like to paint the brick so that it appears that is part of the actual wall, in order to restore the look of it.

Ms. Tennor asked if the pedestrian figures are going to be appearing in front of the conduit that is attached to the wall. Ms. Tennor asked how Ms. Miguel will be achieving the look. Ms. Miguel stated that the people will be painted over the conduit and will be life size to appear that they are actually standing at the mural. Mr. Reich asked what the life expectancy of the painting will be. Ms. Miguel stated the life expectancy will be years, the wall will be primed, the paint selected is very durable to weather, and the mural will be sealed. Ms. Egan stated the Fund for Art in Ellicott City could always have Ms. Miguel come back to touch up the wall.

Ms. Holmes asked about the specifications to what the parging materials should consist of so that the parging does not trap water behind the wall and cause further damage to the brick. Mr. Reich stated parging itself is porous, so it will breath. Ms. Holmes stated she wanted to ensure the applicants would not use a Portland cement. Mr. Reich stated the applicants could use a fiber stucco mix. Ms. Miguel asked if she could use mortar. Mr. Reich stated that it is almost exactly like mortar and discussed different suppliers that could help Ms. Egan and Ms. Miguel obtain the correct materials they would need for parging.

Mr. Shad stated that there was an audience member that would like to ask questions. Mr. Shad swore in Lisa Wingate. Ms. Wingate asked how the applicants would be fixing the rugged masonry wall. Mr. Shad responded the applicant would be fixing the wall with parging. Ms. Wingate asked about the floor of the showroom being depicted hip high on the larger than life man, she wanted to know if the floor could be

lowered to resemble the actual height of the building floor. Ms. Miguel stated it could be lowered to have it be the same height as the actual store. Ms. Wingate had no further questions.

Motion: Mr. Reich moved to approve the application as submitted with the specifications of parking to be submitted to staff, for approval by staff. Mr. Roth seconded. The motion was approved unanimously.

HPC-19-33 – 8249 Main Street, Ellicott City

Certificate of Approval to install mural.

Applicant: The Fund for Art in Ellicott City, Inc.

Request: The applicant, the Fund for Art in Ellicott City, Inc., requests a Certificate of Approval to install six mural panels on the side of the building at 8249 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920.

The Commission provided Advisory Comments on the proposed murals in September 2018 and March 2019. At the March 2019 meeting, the Commissioners expressed concern about having a mural on the side of this building. The Commission commented that they liked the proposal for the aerial map, but there was not agreement on an appropriate size and scale. The Commission also expressed their support for having elements of the National Road mural depicted on the building.

Scope of Work: The applicant seeks approval to paint the mural showing the aerial view of the historic district with the Sanborn maps and a brick or cobble (it is unclear which) sidewalk underneath. The mural will be painted on brushed aluminum panels, which will then be installed on the brick exterior walls of the building. The small squares running horizontally across the mural will be enclosed plastic boxes to hold business cards for the shops.

HPC Review Criteria and Recommendations:

Chapter 11.B: Signs, Commercial Buildings

- 1) *Chapter 11.B states, "Painting a sign directly on a wall of other 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. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the Sign Code. Well-executed artwork such as wall mural can make a positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission."*

The proposed mural will act as a sign if it contains the business card holder, as it will be advertising businesses. If the mural is to be reviewed as a sign, there are stricter guidelines in place that regulate color and size.

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings, Masonry

- 2) *Chapter 6.C recommends against, "painting historic stone or historic brick that has never been painted or removing paint from masonry walls that were originally painted."*

The side of this building has always been exposed and did not adjoin another building. The mural will not be painted directly on the brick of the building, which has never been painted. The mural will be painted on an aluminum panel and mounted to the building.

Chapter 11: Signs

- 3) *Chapter 11 recommends, “on masonry walls, drill into the mortar joints rather than into the stone or brick to attach fasteners for the brackets supporting the sign.”*

Although the mural is not intended to be a sign, this recommendation applies. The application does not currently address the installation method and what will be required to secure the panels safely to the building. The mural should be securely fastened into the mortar, rather than the brick because once removed, it is significantly easier to repointing the mortar, versus replacing damaged bricks to match the historic brick.

Chapter 4: The Secretary of the Interior’s Standards for Rehabilitation

- 4) *Standard 10 states, “New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

Because the mural will only be adhered to the building with panels, once it is removed and the mortar repointed, the integrity of the building will be unimpaired.

Section 16.607. - Standards for Review

- (a) *Elements for Consideration.* In reviewing an application for a certificate of approval, the Commission shall give consideration to:
- (1) *The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.*
 - (2) *The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.*
 - (3) *The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.*
 - (4) *Any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

The above section of code, Section 16.607, provides guidance for the Commission to use in its review of the mural given that the Guidelines do not otherwise provide recommendations specific to murals. The mural does not seem to be in scale with the building.

Staff Recommendation to the HPC: Staff recommends the HPC approve the mural without the business card holders. If the business card holders are to remain, they should be evaluated consistent with the Sign Guidelines and regulations.

Testimony: Ms. Egan was already sworn in. Mr. Shad asked if there was anyone in the audience who was opposed to the application that would like to testify. There was no one in the audience that wanted to testify. Mr. Shad asked if Ms. Egan had any comments on the staff report. Ms. Egan explained that the cobblestones are a replication of the Tiber Alley cobblestones. She said the cobblestones were included in the mural rendering because at the Advisory Comment meeting, the Fund for Art in Ellicott City received a comment about how the mural would look if it extended down closer to the sidewalk. Ms. Egan said that the proposed rendering addresses that issue carrying the cobblestone down to the ground. Ms. Egan said that the artist was flexible with using this image (Figure 14) or the original

submitted image. She said the building owner has given the artist free reign to paint whichever image the Commission approved.

Ms. Egan stated that regarding the business cards, the artist, Wiley Purkey, thought of the concept not for signage, but as wayfinding to supplement the map. She said the business cards would show the viewer where they would need to go and how they could get there. Ms. Egan said the slots on the mural would hold the business cards and allow the business cards to be swapped out as businesses change. She understood if the Commission viewed the business cards as signage.

Mr. Roth asked who would be putting the business cards into the slots on the mural and who would be deciding which business cards would be put into the slots. Ms. Egan stated the Fund for the Art in Ellicott City would be placing the cards in the slots, and she said the hope is to have a business card for each business that they could get. Ms. Egan said they would only leave out businesses that did not want to be included in the mural. Mr. Roth asked if the slots would be used as business card dispensers and if those viewing the mural could take business cards. Ms. Egan said it would not be a dispenser and explained the slots would be permanently enclosed so the business cards would not get wet. Mr. Roth stated if the business cards were permanent it could be seen as a sign. Ms. Egan stated that the slots could be updated as needed.

Ms. Holmes asked if Ms. Egan had specifications for the business card holder. Ms. Egan said she would need to get that information from Mr. Purkey, as he had a clear vision for the kind of plastic he would use to keep the cards visible and dry, that would keep the plastic from getting cloudy.

Ms. Tennor asked for details of how the mural panels would be affixed to the exterior building wall. Ms. Egan stated the staff comments suggested to bolt the panels to the mortar and not to the brick, which the Fund for the Art in Ellicott City would follow. Ms. Tennor asked about space between the panels and the wall, and asked if the applicant knew how much space would be there. Ms. Egan stated there would not be much space as she did not want the panels to interfere with pedestrians and to ensure that nothing could collect behind the panels. Ms. Tennor asked for details of how the panels would attach to the wall and how the applicant planned to avoid having space behind the panel. Ms. Egan and Ms. Tennor discussed building a reveal around the mural so that debris and water would not collect behind the mural and damage the brick. Ms. Egan stated that could be done easily.

Ms. Egan noted that there were currently two banners that were mounted to the brick instead of the mortar on the side of the building where the mural was going to be bolted. She stated the owner did not like these banners and that the Fund for Art in Ellicott City would be happy to remove the banners while installing the mural. Ms. Holmes stated the banners had not been approved. Mr. Taylor clarified that Ms. Egan did not need permission to remove them.

The Commission and staff discussed whether the business card holder was considered a mural or whether it turned the mural into a sign, and if the application should be evaluated against the sign guidelines. If the mural was reviewed as a sign, the Commission would apply different criteria to it than a mural. Mr. Roth asked Ms. Egan if she had received or would be receiving any form of compensation from the businesses whose cards would be going on the mural. Ms. Egan stated that she had not received any form of compensation, and stated she is not being paid to market any of the businesses.

Ms. Tennor stated that she felt the business cards were a part of the mural, in the way that a business may be part of a collage. She said that while there is information that can be used to locate a business, the business cards are an artifact of the mural and not a sign. Mr. Reich stated the previous mural incorporated the Ford logo. Ms. Egan stated that she and Mr. Purkey view the business cards as being

supplemental to the map, and as part of the map. Mr. Reich stated there were 42 spaces for the cards, and he hopes there are 42 businesses to put cards in the slots. Mr. Egan stated that the Fund for Art in Ellicott City will put as many retailers as there are in the mural. Ms. Zoren asked if the artist was concerned about the business cards being a mishmash of different font size and color that could detract from his nice muted painting. Ms. Egan stated that artist was not concerned as the cards were no bigger than a business card. Mr. Roth stated that the differences in color of the cards would only come into play if the Commission was trying to apply sign regulations to the application. Mr. Roth said that the Commission should determine this application was not a sign and was a mural. Mr. Reich and Ms. Tennor agreed with Mr. Roth.

Mr. Reich stated he did not understand the portion of the mural that contained the cobblestone. Ms. Egan explained that the cobblestones were added to the mural due to comments at the previous meeting, asking how the mural would look if it spanned further down the wall to the sidewalk. Ms. Egan said the proposal submitted was the result of those comments. She explained that the cobblestone was a representation of Tiber Alley but said the mural could also look like the previous submission and just contain the map and schematics. Mr. Reich said the cobblestone did not add anything to the mural and it conflicted with the brick sidewalk, and he would prefer the just the map on the mural. Ms. Zoren agreed that she preferred the shortened version without the cobblestone, which kept more focus on the map and the artwork. Ms. Zoren stated she was concerned if the mural spanned too far down the wall that people may kick the mural and it would be more prone to damage the closer it is to the ground. Ms. Egan said they could paint the version without the cobblestone, but make the painting bigger and have the street portion of the mural be around eye level of the person viewing the mural. Mr. Reich asked if the mural the map would continue down without the cobblestone. Ms. Egan said the applicant would expand the whole mural to be larger, but that it would still be proportional and keep the same relational dimensions.

Mr. Taylor said the Advisory Comments from that meeting were incorporated into the record by reference. Ms. Tennor located a copy of the previous version of the mural submitted back at the March 2019 meeting. Ms. Zoren, Mr. Roth and Mr. Reich stated they preferred the March 2019 version of the mural. Mr. Roth added that the cobblestone from Tiber Alley created chaos with the existing brick sidewalk. Mr. Taylor asked if Ms. Egan was willing to amend the application to the mural that was previously submitted. Ms. Egan confirmed.

Mr. Shad asked if returning to the March 2019 version of the mural would mean that the mural would be doubling the number of the business cards. Ms. Egan stated Mr. Purkey had not counted the number of business cards on that version of the mural, he was trying to represent his vision with that version. Ms. Egan stated that they may receive many business cards which could potentially cause the need of an additional row, but she would be willing to come back before the Commission to request additional rows if needed. Ms. Egan stated the Fund for Art in Ellicott City did not want to be in a position of excluding businesses from the mural.

Mr. Shad said he was concerned with adding another row to the mural and opposed to the whole business card idea, but felt that a second row would be going overboard. Mr. Reich stated that there are probably about 100 businesses in Ellicott City, so one line of 42 business card slots would not be enough if everyone wanted to be included. Ms. Tennor stated she felt the version of the mural brought tonight, without the cobblestone, contained a grid where the business cards are located, which the previous version did not have. She said the grid was more organized. Mr. Reich said the business card aspect looked like a railroad track. Mr. Reich suggest the Commission approve one line for the business card holders, and the applicants can return if they want to have a second row approved.

Mr. Taylor said the Commission would be approving the version of the mural before them tonight with the cobblestone. Mr. Reich stated the Commission was approving the version without the cobblestones, the original submission. Mr. Taylor was asking for clarification that the Commission was approving the image with the location of the business cards and not an image with the random placement of the business cards. Ms. Tennor agreed. Mr. Roth stated the Commission was approving the image where the business cards run along Frederick Road, the Sandborn map of Ellicott City, and no cobblestone, as opposed to the image where the business cards run along the side of the railroad track. Ms. Egan stated she understood.

Motion: Mr. Roth moved to approve the design as submitted, with the removal of the cobblestones, so that the bottom of the panels will be raised to the point comparable to the original submission. Ms. Tennor seconded. The motion was approved 4 to 1, Mr. Shad opposed.

HPC-19-34 – Sidewalks, curbs and gutter in the vicinity of 8267 Main Street to 8411 Main Street to 3880 Ellicott Mills Drive

Certificate of Approval for exterior alterations

Applicant: Howard County Department of Public Works

Request: The applicant, John Seefried from the Howard County Department of Public Works, requests a Certificate of Approval to replace flood damaged sidewalks and cast-in-place curb and gutter in the vicinity of 8267 Main Street to 8411 Main Street, to 3880 Ellicott Mills Drive.

Background and Site Description: The proposed locations for sidewalk and cast-in-place curb and gutter installation are in the Ellicott City Historic District. There are a variety of historic buildings fronting the sidewalks.

The application explains that after the July 30, 2016 and May 27, 2018 floods, the County replaced damaged sections of sidewalk with asphalt as a temporary measure until a longer-term rebuilding strategy could be identified as part of a master planning process. The applicant received Advisory Comments from the Commission for the sidewalk replacements in May 2019. The Commission made the following recommendations and suggestions:

- Install brick sidewalks to comply with the Guidelines and maintain historic feel.
- Set the bricks in concrete to assist with stability.
- Use granite curbs.
- Smaller concrete scoring patterns would be advantageous for access to utilities.

Scope of Work: The applicant proposes to replace the flood damaged sidewalks with concrete in the following two patterns:

- 1) Single Lateral scoring with the following options:
 - i. With a 12 to 18-inch new concrete joint against the building front in the locations that are currently paved in asphalt.
 - ii. With a 12 to 18-inch existing concrete joint against the building front in the locations that are currently paved in concrete.
 - iii. Without a joint for the narrower sidewalks.
- 2) London Paver scoring

The applicant also proposes to replace the curb and gutters with a new cast-in-place curb and gutter, where needed. The concrete sidewalks and curb and gutter will be tinted to avoid a bright white appearance and are proposed to match the color used in the sidewalks on Court Avenue, and will

contain: concrete admixtures and surface treatments, carbon black, liquid, 2 to 8 pounds per bag of cement.

Regarding the proposed sidewalks, the application states:

“The two scoring patterns will include a “London Paver” pattern for unique focus areas such as in front of the Welcome Center and along the [proposed] open channel on lower Main Street, and a simple lateral score line for most of the street (as currently exists in several areas).

At the Visitor Center (8267 Main Street) location, the application contains drawings with two possible options. The applicant’s preferred option is to use a London Paver scoring pattern in front of the Welcome Center, but shows an alternate option using the single score line if uniformity with the Main Street sidewalks is desired.

The single lateral scoring pattern and its various options will be used in different areas, depending on the existing conditions (width of sidewalk and existing material), as shown on the map in Figure 15 below. In areas where the sidewalks are currently concrete, a 12 to 18-inch band of existing concrete will remain at the building face, with a joint between the new and existing concrete. The application explains that this will minimize disturbance adjacent to the building and allow for future repairs without having to impact the pavement immediately adjacent to the building. For areas of sidewalk installation that are currently asphalt, a new concrete joint is proposed at 12 to 18-inches from the building façade to allow for the clean replacement of a panel in the future for maintenance work without creating an impact to the pavement immediately adjacent to the building. Both scenarios will contain the same 12 to 18-inch joint to match.

Regarding the proposed use of cast-in-place curb and gutter, the application states:

“The concrete curb and gutter is a continuous pour with more integral strength to protect the sidewalk from being undercut by flood waters that could dislodge granite curb segments. A granite curb (where it adjoins the adjacent asphalt) is less scour resistant.

The application contains the following explanation regarding the Master Plan process and explanation stating why concrete is proposed as the replacement material:

“The master planning team, including two water resource firms (RK&K and Land Studies) closely coordinated with McCormick Taylor who developed the 2D flood models and the Hydraulic and Hydrology Study for the County. Through modeling, the master planning team and McCormick Taylor determined that a continuous pour material, such as concrete, is a more flood resilient material than unit pavers, such as brick, particularly when factoring in the high velocities of the flood waters and the associated shear stress created.”

The application explains that the modeling showed that many locations were not suitable for brick based on the shear stress that was modeled. The master planning team explored using brick in some areas and concrete in others, but recommended against this approach, which would have resulted in a less unified streetscape. The application explains that the planning team also concluded that until significant flood mitigation measures that reduce shear stresses can be put in place, concrete paving is the appropriate and responsible choice when considering resiliency. The application notes that the “shear stress map and paver suitability map was based on the 100-year storm (over 24 hours), but the flash floods experienced in 2016 and 2018 were more intense over a shorter duration (July 2016 was 6.6 inches in 3.55 hours – equivalent probability exceeds the NOAA Atlas 1,000-year event for Ellicott City).

The application explains that the May 2018 storm had brick pavers damaged in areas where the 100-year shear stress map had indicated pavers could work. For example, the brick pavers in front of Tersiguel's were shown as an appropriate location based on the 100-year shear stress map, but the pavers were damaged in the flood and did not remain in place. The application contains photos of lower Main Street sidewalks, which are concrete with a single lateral score. These sidewalks are located in a high stress area and were not destroyed in the two floods.

The application also explains that the proposed concrete sidewalks can make flood proofing more effective for adjacent buildings based on the Army Corps of Engineers *Nonstructural Flood Study for Ellicott City, MD*. The application contains photos that show the brick pavers contributed to debris that clogged the storm drains in the 2016 and 2018 floods. The application contains photos from the 2016 and 2018 floods showing examples of how the brick sidewalks scoured out and were destroyed, but concrete sidewalks remained intact.

HPC Review Criteria and Recommendations:

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 1) *Chapter 9.D states, "The most appropriate design and materials for new walls, driveways and other features depends on the specific context. As a rule, they should be simple in design and require minimal changes to the existing topography and natural features. Simple designs will be consistent with historic Ellicott City structures and help new elements to blend with their context...Whenever possible, the materials used should be those used historically in the particular area of the district, especially for features that will be readily visible from a public way."*

The concrete sidewalks are proposed for the specific context of flood resiliency. The proposed sidewalks will be simple in design. As shown in the historic photos in Addendum A, concrete sidewalks have been used historically along Main Street.

Chapter 10.A: Parking Lots, Public Streets and Street Furniture; Paving Materials and Street Design

- 2) *Chapter 10.A states, "A variety of paving materials can be used as alternatives to asphalt or concrete. The brick sidewalks and crosswalks used along portions of Main Street blend well with the mix of historic building materials. Granite pavers or stone walks would be in keeping with the early Ellicott's Mills period of the historic district's growth. During the later Ellicott City growth period (mid to late 19th century) granite curbs with asphalt block and London Walk pavers would have been used. Use of materials such as these for plazas, parking areas, driveways or walkways will help to provide an appropriate public environment for the historic district."*
- 3) *Chapter 10.A states, "The concrete sidewalks along Main Street should continue to be replaced with brick when possible. The uniform use of brick for these sidewalks will help to create an identifiable, attractive historic commercial area."*
- 4) *Chapter 10.A recommends, "When opportunities arise, replace concrete sidewalks with brick along Main Street between Ellicott Mills Drive and the Patapsco River."*
- 5) *Chapter 10.A recommends, "For plazas, driveways, parking lots, walkways and other paved areas, use stone or stone-like materials as alternatives to asphalt or concrete where practical."*

While the proposed scored concrete sidewalks do not comply with the Guideline recommendations to replace the sidewalks with brick, the existing adopted design guidelines do not anticipate flood resilient materials and scenarios or account for high velocity floods and the corresponding shear stress on the infrastructure.

The proposed concrete sidewalks would comply with the goal of Chapter 10.A in that it would involve the uniform use of one material and would “create an identifiable, attractive historic commercial area.” Some of the areas to be replaced are existing concrete sidewalks, which would be an in-kind replacement. By extending the use of concrete to other areas, it will help to maintain uniformity and a cohesive streetscape.

A review of historic photos shows that a variety of sidewalk materials have existed, such as brick (just barely visible) and concrete. These photos can be seen in Addendum A.

Chapter 10.C Parking Lots, Public Streets and Street Furniture, Street Furniture

- 6) *Chapter 10.C recommends, “Improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles, and other street furniture.”*

The recommendation for Chapter 10.C is not directly related to sidewalks, but emphasizes consistency in design, similar to the Guideline for Chapter 10.A which recommends “uniform use” of a material (albeit it recommends brick, which was the movement at the time the current guidelines were written). The previously existing sidewalks consisted of both brick and concrete and was not a consistent design throughout Main Street. The previously existing brick sidewalks were also a modern brick, and not an appropriate historic color.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the proposal meets the intent of the Guidelines and make an approval based on that determination.

Testimony: Mr. Shad asked if there was anyone in opposition to the application that would like to testify. There was no one in the audience who was in opposition or wanted to testify. Mr. Shad swore in Shaina Hernandez, Senior Policy Advisory for the County Executive; John Seefried the Deputy Chief of the Bureau of Engineering (Department of Public Works); and Tom McGilloway, with Mahan Rykiel Associates.

Ms. Hernandez said the Administration is committed to acting quickly to restore function to Ellicott City’s infrastructure, while being sensitive to the Historic District. Ms. Hernandez said the Administration would prefer a comprehensive solution for the sidewalks, rather than a piece-meal one addressing only the in-kind replacement. She explained that the Administration has received several complaints about the asphalt becoming a tripping hazard. Ms. Hernandez stated the plan being presented to the Commission was supported by the County Executive, as it is an effective solution that will be a very visible improvement from the asphalt patches and will create even surfaces and remove the numerous trip hazards. She said that it is seen as the best solution for future construction where excavation is needed.

Mr. McGilloway explained that the project area included Hamilton Street, Main Street between Hamilton Street and Ellicott Mills Drive and the spur of Ellicott Mills Drive that was impacted by the culvert improvement. Mr. McGilloway explained they received feedback from community meetings through the master planning process related to ADA accessibility and the need for smooth surfaces on sidewalks.

Mr. McGilloway provided an overview of the existing conditions of the sidewalks in the project area. He explained the sidewalks contain a variety of materials and that some areas of brick remained intact after the flood, and that several areas consisted of temporary asphalt paving. The PowerPoint slides showed examples of these various materials, just north of the Welcome Center there is existing concrete panels

left intact, and then areas to the south where asphalt has been used as a temporary treatment. Mr. McGilloway showed areas near the Wine Bin where brick was left largely intact and then further down from the Wine Bin where there is a combination of brick, concrete and asphalt.

Mr. McGilloway showed slides with historic photos of Ellicott City, the first few photos showed evidence of brick sidewalks along lower Main Street. Mr. McGilloway said the emergence of concrete sidewalks in Main Street appeared around the 1940s. Mr. McGilloway explained the proposal is to utilize concrete paving for sidewalks as it has demonstrated resiliency and was already a precedent in several areas along Main Street in the Historic District and in other historic communities. Mr. McGilloway explained the approach is to incorporate a single lateral score line in most places, and then a London paver scoring pattern in special focus areas. Mr. McGilloway referenced McCormick Taylor's 2D Hydraulic and Hydrologic (H&H) flood modeling of Ellicott City that was used during the early process of the master planning. Mr. McGilloway made a correction to a slide that was labeled incorrectly, which should have read "concrete recommended" for areas where the sheer stresses was shown as greater than 5psf. Mr. McGilloway stated the engineers from McCormick Taylor recommended that in areas that are greater than 5psf concrete was recommended and in areas less than 5psf brick pavers would be okay. Mr. McGilloway explained that an area identified in front of Tersiguels acceptable for brick pavers based on the shear stress had the pavers torn up in the 2018 flood. He said that due to the unpredictability of storms, Mahan Rykiel is no longer recommending brick pavers be used.

Mr. Roth asked if the Master Plan team was making assumptions as to whether the other aspects of the storm water mitigation work has been done or if this information is based on the state of the watershed in 2016. Mr. McGilloway stated it was based on the state of the watershed in 2016 and today, as the flood mitigation strategies that are going to make a major impact are not going to be in place for five years. Mr. Roth asked if concrete was being proposed as a permanent solution or as a placeholder until five years, when it could become something else. Mr. McGilloway stated that they would recommend the concrete be permanent for as long as it lasts and said the durability or lifespan is probably 20 years or so for the concrete and the next time the sidewalks would need to be replaced, the idea could be revisited then. Mr. McGilloway stated he did not think it would be prudent to recommend the sidewalks come in as concrete now and then replace them again in five years.

Mr. McGilloway said that flood modeling and sheer stress tests were done prior to the presentation of the non-structural flood proofing study for Ellicott City completed by the United States Army Corps of Engineers. Mr. McGilloway explained that the Army Corps emphasized that considerations also needed to be made not just for the buildings, but for stabilizing sidewalks and outside features to reduce flood risk damages to buildings and utilities. McGilloway said that Army Corps explained that brick and pavers get torn up in the fast-moving floodwaters and can expose what is underneath the sidewalks and the materials have the potential to cause more damage downstream. Mr. McGilloway showed photographs in front of Tersiguels and the Welcome Center taken after the 2018 flood depicting the bricks torn up and infrastructure washed out. Mr. McGilloway showed photographs where utilities were exposed due to the flood damage and photographs that showed brick had washed downstream and were clogging inlets.

Mr. McGilloway then showed photographs of the west end of Main Street where concrete withstood the floodwaters from 2018. Mr. McGilloway stated the Ellicott City Design Guidelines, specifically Chapters 9 and 10, were not written to anticipate the need for flood resiliency. He said that Chapter 9 explains that materials should be simple in design. Mr. McGilloway referred to the simple design informing the Master Plan team of the scoring pattern they selected. Mr. McGilloway said the simple designs are consistent with Historic Ellicott City structures that help elements blend with the context.

Mr. McGilloway said the proposal shows replacing concrete and brick when possible with concrete to provide for uniform use throughout Main Street.

Mr. McGilloway explained the Master Plan team recommends tinting the sidewalks, like those by the Court House, to avoid the bright white appearance. Ms. Tennor asked if there were granite curbs next to the sidewalk by the Courthouse. Mr. McGilloway confirmed that was correct.

Mr. McGilloway stated that other historic communities like Quebec City and Baltimore use simple score lines that are both narrow and wide on their sidewalks.

Mr. McGilloway described the project areas based on the map (Figure 15) that was submitted as part of the application and explained which pattern would be in each location. Mr. McGilloway explained that Area A, in front of the Welcome Center, is where the London paver scoring pattern was recommended. He said the London paver scoring would be 2x3 feet panels that are staggered. Area D is for narrow sidewalks, but also where sidewalks are not immediately adjacent to a building. He said that Area B is where there is existing concrete in place that is in good condition and Mr. McGilloway recommends keeping it 12-18 inch band of the existing concrete adjacent to the building so the rest of the sidewalk can be replaced with new concrete. Area C represents areas where there is currently asphalt or brick paving that extends to the building face, and the entire sidewalk would be replaced with concrete. In these locations it is recommended to have a joint in at the 12 to 18 inch band from the new building, so there is a natural joint when utilities need to be replaced and to prevent tearing up concrete right adjacent to the building.

Mr. McGilloway addressed the previous months Advisory Comments recommending the brick paving that is mortared in place over a concrete base. Mr. McGilloway stated that Master Plan team does not recommend this strategy due to ADA accessibility, having expansion joints extend up through the bricks that could disrupt the pattern of the paving surface and the difficulty of repairing utilities with patch and repair.

Mr. Seefried showed photographs of a brick mortared in place over a concrete bed sidewalk behind the Wine Bin. He explained that the sidewalk held up during the 2018 storm, but needed to be cut through for the removal of the failed culvert behind the Wine Bin. Mr. Seefried explained that there was separation between the brick mortar bed and the concrete when the sidewalk was cut into for access. Mr. Seefried explained that this would be the challenge of using this type of sidewalk for when utilities need to be maintained in the future. Mr. Reich stated the reason for the separation was due to the workmanship that caused the concrete to be undermined, not the brick improperly bonding to the concrete. The Commission and Mr. Seefried further discussed the damage to concrete.

Mr. McGilloway said the use of brick sidewalks is a trend that has gone away with streetscape paving, as there is more attention to ADA, as brick creates a less comfortable surface to walk on with the indentation of mortar joints. Mr. Reich said that with mortared flush joints it can make the indentation of the mortar minimal.

Mr. Reich asked if Mr. McGilloway had a composite of all the paving materials in Ellicott City. Mr. Seefried said he had an inventory of the materials prior to the floods.

The applicants discussed ADA accessibility and freeze thaw issues that can occur with the brick mortared in place sidewalks with the Commission.

Mr. Reich said he would like to shortcut the discussion to a decision based on aesthetics and what Ellicott City wants, because he does not believe that brick is not as durable as concrete when expansion joints will be in both the concrete and the brick.

Ms. Tennor said the other aspect would be the curbing as well, and whether it should be continuous pour curb and gutter versus granite curbing. Ms. Tennor stated she did not have an inventory on the amount of granite curbs in the study area, but the continuous pour curb and gutter is not historical. Mr. Reich explained that concrete curbs are seen as more durable because they are continuous, however there will be control joints in the concrete curbs every 10 or 15 feet. Mr. McGilloway explained that the continuous pour curb and gutter does not have a scour point at the joint where the granite curb will because the granite is set vertically. Ms. Tennor stated she believed most of the granite curbs were on the side streets off of Main Street. Mr. Reich asked the applicants if the granite curbs on Court Avenue stayed in place, despite all the floodwater that came down the street. Mr. Seefried said that they had not looked into that information.

Mr. Reich restated that he did not think it would be possible for the Commission to make a decision on the sidewalks at the meeting, as it would be setting a precedent for all of Ellicott City. Mr. Shad agreed, since the applicants said that all the sidewalks with brick were going to be replaced with concrete.

Mr. Seefried said that while the Commission framed the discussion in terms of aesthetic and cost, his perspective on the topic is that it is a safety issue for erosion and he wants to put back a surface that does not erode. He stated that it is in his professional opinion that the concrete sidewalk is in the best interest of the public. He explained that it stays in place for its erosive capacity, meaning that the concrete will drop and stay in place and not cause further damage downstream as debris like the bricks have done after the floods. Mr. Seefried provided an explanation of how the brick and concrete sidewalks act during and after a flood situation and showed photograph examples.

Mr. Shad stated that the bricks that went downstream were not placed in a bed of concrete and mortar but laid in sand beds. Mr. Shad asked how the idea of bedding brick in concrete and mortar was different than the end result that Mr. Seefried presented. Mr. Reich stated that the example was a bad example of workmanship and the concrete was undermined.

Mr. McGilloway explained that the historic photographs of Ellicott City brick sidewalks did not have the visible mortared joints, which is a contemporary application for brick which would need to be weighed into consideration. Mr. Reich agreed with Mr. McGilloway. Mr. Seefried asked his question about the brick bedding again. Mr. Reich stated that they would need to have the application similarly to what was done at the Wine Bin with expansion joints every 15 to 20 feet. Mr. Reich stated if the whole thing was undermined it was going to cause some failure, but it would not wash away downstream. Mr. Reich stated that regarding the cost of maintenance and the ease of putting in utilities, concrete is preferable; but aesthetically the brick is preferable.

Mr. Roth asked if it were typical to have such a thick layer of mortar under the brick sidewalk that Mr. Seefried shared as an example. Mr. Reich and Ms. Zoren stated it was not typical. Mr. Reich said that there was an inordinate amount of force put on the slab of sidewalk being used in the example Mr. Seefried showed. Mr. Roth and Mr. Reich discussed how the mortared brick sidewalk example was a poor one as the sidewalk was not put together properly and the excavation was done incorrectly. Ms. Zoren added this example was not damaged by the floodwaters.

Mr. Seefried stated this was his opinion of the results of brick mortared sidewalk when excavations need to be done for utility work and that is why he showed the picture. Mr. Reich and Mr. Seefried discussed the placement of utilities under the sidewalk and the freeze thaw issues.

Mr. Seefried stated he did not feel the Commission was amendable to the proposal and he would like to withdraw the application. Mr. Reich said the Commission needed more time to consider the application and walk Main Street to look at the current conditions of the sidewalk.

Ms. Tennor asked about the possibility of tinting the continuous pour gutter and curb to match the sidewalk, so it did not have a stark white appearance. Mr. McGilloway stated that it was possible to tint the curb and gutter.

Mr. Seefried stated again that he would like to withdraw the application and continue with temporary measures of repairing the sidewalks until the Commission's Guidelines have changed or the Master Plan has been approved. Mr. Roth asked for clarity on the temporary measures materials continuing to be asphalt. Mr. Seefried stated it was not his decision.

Mr. Reich said he would like to continue the case until the following month to give the Commission time to review everything the County has submitted. Mr. Shad stated he was amendable to replacing concrete sidewalk in-kind where sidewalk is needed, but the areas where the brick would be taken out and replaced with concrete he was opposed to.

Mr. Roth stated the Guidelines state to replace with brick. Mr. Taylor explained that the Guidelines say more than that and referenced that granite curbs with asphalt block and London walk pavers would have been used. Mr. Taylor said the Guidelines also state certain types of street improvements, particularly those related to public safety take priority of retaining historic characteristics, however the relationship of the historic buildings to the adjacent public street should be preserved to the extent possible when street improvements are designed. Ms. Tennor stated she would endorse the 12 to 18 inch variable band width in front of the buildings to maintain that continuous line off of the foundation, but was not sure of the rest.

Mr. Reich asked if the Guidelines address the issue of continuity. Ms. Holmes stated the Guidelines mention uniform use of materials, such as street furniture should be uniform. She explained the reference is not necessarily relating to sidewalks, but was applicable to the uniform use of materials. Mr. Taylor stated the Guidelines generally prefer some consistency as opposed to a patch work. Mr. McGilloway stated the Guidelines mention keeping the materials simple.

Mr. Seefried stated the applicants would like to withdraw the application. Ms. Holmes asked if the Commission would receive public comment. Mr. Taylor stated for the record, he was not sure if the application would come back next month, but it would be helpful to have an inventory of how much granite curb and gutter was on Main Street versus the side streets. He said it would be helpful to understand where granite curb is going to be removed, and there needs to be some specificity in what is being removed and what is being replaced.

Mr. Reich asked if the plan has gone to the point of having a construction drawing. Mr. McGilloway said that has not occurred. Mr. Reich asked if there was a study that shows a scaled drawing of all the paving along Main Street. Mr. McGilloway stated there was a survey done on Main Street, but it does not identify the materials that have changed due to the result of the flood.

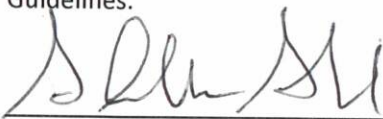
Mr. Reich stated he did not want to throw out the whole proposal, but wanted more time to consider the information and have a chance to walk around Main Street. Mr. Reich stated he did not have enough information tonight to make a decision. Ms. Holmes stated Mr. Reich could continue the case if he wanted. Ms. Tennor and Mr. Roth also agreed they would prefer to continue the case to next month. Ms. Holmes stated the Commission wanted some supplementary information, such as the location of existing granite curbs, would there be existing granite curb removed in the vicinity. Mr. Roth and Ms. Tennor expressed the importance of ADA compliance.

Mr. Shad asked if there was anyone in the audience that wished to share public comment. Mr. Shad swore in Wiley Purkey. Mr. Purkey stated he was originally a resident of Fels Lane and has seen over the years Ellicott City lose more and more of its historic character with the removal of the street car tracks, the cobblestone and granite curbing disappear. Mr. Purkey stated the granite curb contributes to the historic ambiance of Ellicott City. Mr. Purkey stated he wanted the Commission to preserve what they could.

Mr. Taylor asked the Commission if they have continued the case to next month. Ms. Tennor confirmed the case will continue to next month.

Motion: There was no motion, the case has been continued to the July 11, 2019.

*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



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

July Minutes

Thursday, July 11, 2019; 7:00 p.m.

The July meeting of the Historic Preservation Commission was held on Thursday, July 11, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the June 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-19-10c – 8358 Main Street, Ellicott City
2. MA-17-05c – 3920 College Avenue, Ellicott City, HO-342
3. MA-18-41c – 12050 Old Frederick Road, Marriottsville

Regular Agenda

4. HPC-19-35 – 7330 Green Drake Road, Elkridge
5. HPC-19-36 – 3877 College Avenue, Ellicott City
6. HPC-19-37 – 8167 Main Street, Ellicott City
7. HPC-19-38 – 1485 Underwood Road, Sykesville, HO-173
8. HPC-19-39 – 8173, 8181, 8185 Main Street, Ellicott City
9. HPC-19-34 – Sidewalks, curbs and gutter in the vicinity of 8267 Main Street to 8411 Main Street to 3880 Ellicott Mills Drive (continued from June 6 meeting). This case will be heard after 8:00 PM

CONSENT AGENDA

MA-19-10c – 8358 Main Street, Ellicott City

Final tax credit approval

Applicant: Kathleen P. Taylor

Request: The applicant, Kathleen P. Taylor, requests final tax credit approval for work that was pre-approved in MA-19-10 for 8358 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The applicant was pre-approved through the Executive Secretary process in March 2019 to replace the roof.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$5,270.00 was spent on eligible, pre-approved work and seeks \$1,317.50 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, for \$1,317.50 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who wanted to add or correct the case or if there was anyone who wished to testify in opposition of 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.

MA-17-05c – 3920 College Avenue, Ellicott City, HO-342

Final tax credit approval

Applicant: Shelley Wygant

Request: The applicant, Shelley Wygant, requests final tax credit approval for work that was pre-approved in MA-17-05 for 3920 College Avenue, Ellicott City.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-342. It is not located in the Ellicott City Historic District (it is the first house outside the district boundary). According to SDAT the building dates to 1900. The applicant was pre-approved through the Executive Secretary process in January 2017 to paint the exterior of the structure and make exterior repairs.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$12,400.00 was spent on eligible, pre-approved work and seeks \$3,100.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, for \$3,100.00 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who wanted to add or correct the case or if there was anyone who wished to testify in opposition of 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.

MA-18-41c – 12050 Old Frederick Road, Marriottsville, HO-1149

Final tax credit approval

Applicant: Sally Hebner

Request: The applicant, Sally Hebner, requests final tax credit approval for work that was pre-approved in MA-18-41 for 12050 Old Frederick Road, Marriottsville.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-1149. It is not located in a historic district. According to SDAT the building dates to 1900. The applicant was pre-approved through the Executive Secretary process in September 2018 to replace the smokehouse roof.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$2,937.14 was spent on eligible, pre-approved work and seeks \$734.29 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, for \$734.29 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who wanted to add or correct the case or if there was anyone who wished to testify in opposition of 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-19-35 – 7330 Green Drake Road, Elkrige

Advisory Comments for subdivision and demolition.

Applicant: Vogel Engineering and Timmons Group

Request: The applicant, Vogel Engineering and Timmons Group, requests Advisory Comments on a proposed new development to be located at 7330 Green Drake Road, Elkrige.

Background and Site Description: This property is not located in a local historic district or listed on the Historic Sites Inventory, but does contain historic structures. According to SDAT the principal dwelling dates to 1904. In addition, there is a historic outbuilding next to the house.

The property consists of 9.06 acres located off Landing Road and is zoned R-ED.

The historic house is a Cape Cod style home with two dormers on the front elevation, each contain 3:1 windows. The front door is covered by a small portico, in which the pediment has decorative flared

ends, matching those found on the dormers. There are two brick additions with a stone foundation on each side of the house.

The carriage house/outbuilding has carriage style doors that are wood 6 light over 3 panels. The windows on the second floor front elevation are 6:1 wood windows.

Scope of Work: The subdivision proposes 18 buildable lots that range from 6,600 square feet to 9,290 square feet in size. The two existing historic structures on site are proposed to be demolished; no structures will be retained. There are three open space lots shown on the plan on Lots 19, 20 and 21. Lot 19 will contain 2.0574 acres of open space, Lot 20 will contain 1.8158 acres of open space and Lot 21 will contain 1.0315 acres of open space. The new development will be located along Green Drake Road, which will be a thruway street connected to Pale Morning Dun Road and Royal Coachman Drive.

The historic house, to be removed, is located where Lot 16 will be built, and the historic outbuilding is located where lot 15 will be built.

HPC Review Criteria and Recommendations: Because this property is not listed on the Howard County Historic Site Inventory, Section 16.118 of the Subdivision and Land Regulations, the Protection of Historic Resources, does not apply.

Per Section 16.603A and Section 16.606(d), Staff recommends the HPC identify all historic resources on the site and provide advice regarding the design of the development.

Testimony: Mr. Shad swore in Robert Vogel. Mr. Shad asked if Mr. Vogel had any comments about the staff report. Mr. Vogel explained that the property owners allowed access for the house to be documented. Mr. Vogel said the property owners agreed to have someone salvage any materials that are of value and desirable. Mr. Shad asked if there had been any consideration to save the house. Mr. Vogel said that they looked at saving the house, but explained that there is a tremendous vertical grade change between the ends of the road and trying to make the connection between the grade was very difficult. Mr. Vogel said that removing the house will make it easier to work through the grade. He said the owners did have a real desire to retain the house.

Mr. Reich asked if the structure was located on the Historic Site Inventory. Mr. Vogel said it was not. Mr. Reich said the house was not an architectural specimen and did not think the community would be losing much with the demolition of the house. Mr. Reich said the house was a typical Cape Cod, but it had been modified a lot.

Mr. Shad asked if there was anyone in the audience that wanted to speak publicly about the case. Mr. Shad swore in Liz Walsh. Councilmember Walsh said the property was within her Council District but that it was not in the Historic District. Ms. Walsh said the property is located on is zoned RE-D and reminded the Commission their comments will be presented to the Planning Board. Ms. Walsh said she wanted to ensure the Commission provides the appropriate subject expertise on the case as the Commission's comments will be heard at the Planning Board as the Commission is the only subject matter experts for Historic Resources.

Mr. Shad said the Commission was concerned about demolition of Historic Resources whether the resource is located within in a historic district or not, as the county is losing more and more historic structures.

Mr. Reich asked if the site plan contains the new grading on the plan. Mr. Vogel said the site plan does contain the new grading. The Commission and Mr. Vogel discussed the grading of the site. Mr. Reich said that the house could almost fit into Lot 16 on the site plan if the lot lines were adjusted and the bio retention pond moved a little bit. Mr. Reich said he did not think the owners considered saving the house as it probably does not fit into the aesthetic they are trying to create. Mr. Reich summarized that the house in question was not an architectural specimen and it was not on the Historic Sites Inventory. Ms. Tennor said she agreed with Mr. Reich's comments. The Commission had no further comments.

HPC-19-36 – 3877 College Avenue, Ellicott City

Certificate of Approval to remove trees.

Applicant: Michael J. Smith

Request: The applicant, Michael J. Smith, requests a Certificate of Approval to remove trees at 3877 College Avenue, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the house dates to 1937.

Scope of Work: The applicant proposes to remove the following trees:

- 1) Remove a 35-inch oak tree that fell.
- 2) Remove a 30-inch neighboring oak tree that was damaged when the 35-inch oak fell.
- 3) Remove 6 trees along Ross Road that appear to be a hazard because they are rooted in an eroding slope and lean into and over the right-of-way and toward the homes on Ross Road.
 - a. 16-inch black cherry
 - b. 16-inch black cherry
 - c. 18-inch black cherry
 - d. 8-inch black cherry
 - e. 6-inch ash
 - f. 6-inch maple

HPC Review Criteria and Recommendations:

Chapter 9.B: Landscape and Site Elements, Trees and Other Vegetation

- 1) *Chapter 9.B states that the following requires a Certificate of Approval: "Removing live trees with a diameter of 12 inches or greater 4.5 feet above ground level."*
- 2) *Chapter 9.B recommends against the "removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures."*

The trees along Ross Road are leaning into the right-of-way toward and over the historic homes on Ross Road. In the event that the trees fall or drop limbs, the historic homes would be damaged. The two 16-inch black cherries and 18-inch black cherry are in poor condition as evident by the ivy growing the length of the tree and the sparse canopy. The trees appear choked out with little leaf growth and dead branches are highly visible in the canopy.

The application explains that the 30-inch oak tree, shown in Figure 10, was significantly damaged when the oak tree fell along College Avenue. The photos show that many of the limbs were sheared off the tree when it fell.

Chapter 9.B: Landscape and Site Elements, Trees and Other Vegetation

- 3) *Chapter 9.B states that the following is Routine Maintenance and does not require a Certificate of Approval: "Removing dead or certifiably diseased trees. (An arborist's certificate will be accepted for diseased trees.)"*
- 4) *Chapter 9.B states that the following is Routine Maintenance and does not require a Certificate of Approval: "Removing trees that have a diameter of less than 12 inches 4.5 feet above ground level."*

The 35-inch oak tree that fell is no longer considered a live tree and the removal does not require HPC approval. The 8-inch black cherry, 6-inch ash and 6-inch maple are less than 12 inches in diameter and the removal does not require HPC approval.

Additionally, there are at least a dozen or more dead trees within the wooded area on the side of the property and along Ross Road. The trees have no leaf growth. If desired, the removal of these trees would also fall under Routine Maintenance.

Staff Recommendation to the HPC: Staff recommends the HPC approve the removal of Item 2, the 30-inch damaged oak, and the removal of Items 3a, 3b and 3c the three black cherries along Ross Road (two 16-inch dbh and one 18-inch dbh).

Testimony: Mr. Shad swore in Michael Smith. Mr. Shad asked if Mr. Smith had any comments on the staff report. Mr. Smith reiterated that a large oak tree fell and damaged several adjacent trees during its fall. Mr. Smith explained that his neighbors are concerned with other trees that are growing along Ross Road and leaning in the direction of the neighbors' homes, vehicles and property.

Mr. Shad asked if any trees had fallen along Ross Road recently. Mr. Smith said there have not been any trees along Ross Road that have fallen, but they have had other neighbors request removal in this area in the past when the trees weren't leaning as much as these are now. Mr. Reich said the area is heavily forested and removing the trees requested in the application will not affect the aesthetic of the area. Ms. Zoren said she agreed with staff recommendations. Mr. Roth agreed.

Motion: Mr. Reich moved to approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-37 – 8167 Main Street, Ellicott City

Certificate of Approval to install signs.

Applicant: Douglas Thomas c/o Navia LLC

Request: The applicant, Douglas Thomas, requests a Certificate of Approval to install a sign at 8167 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1987. The building has two existing awnings, on which the tenant has had the business and logo installed. This change to the awnings was not approved by the HPC. The previous text on the window awning was painted over in black and the new business name was painted on it in white. The previous text is visible on the awning. These alterations require approval.

Scope of Work: The applicant proposes to install a double-sided projecting sign on the existing black metal bracket. The sign will be 33.1" inches high by 28 inches wide for a total of 6.4166 square feet. The

sign will have a white background with black text and an orange graphic. The sign will read on three lines, with the building address above the business name:

8167
Umi
Sushi

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

1) *Chapter 11.A recommends:*

- a. *“use simple, legible words and graphics.”*
- b. *“keep letters to a minimum and the message brief and to the point.”*
- c. *“use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”*

The signs comply with recommendations A-C above as the signs will contain the name of the store in a readable script and will contain three colors; black, white and orange.

2) *Chapter 11.A recommends:*

- a. *“use historically appropriate material such as wood or iron for signs and supporting hardware.”*

The sign will be hung on an existing black metal bracket, which complies with the Guidelines. The proposed sign material is listed as composite, but Staff believes the material may be an HDU, high density urethane sign. While this sign material is not wood, it is more durable than a typical MDO plywood sign as it is resistant to warp and rot, and has the ability to be sandblasted, whereas the typical MDO plywood sign does not. Staff has emailed the applicant regarding the material is waiting for confirmation on this item.

Chapter 11.B: Signs, Commercial Buildings

3) *Chapter 11.B recommends against:*

- b. *“two signs where one is sufficient to provide an easily visible identification of the business.”*

The proposal to install the projecting sign does not comply with the Guidelines as the signage on the awnings, which was installed without approval, are signs. Therefore, the proposed projecting sign would be the third sign on the building.

The alterations made to the window awning would not have complied with the guidelines as the previously existing text is visible through the paint. The awning should be replaced in-kind, to match the previously existing black awning, or removed entirely. A new style of awning could also be considered, but an application would be needed. If the awnings are removed, approval of the projecting sign would comply with the Guidelines.

- 4) *Chapter 11.B recommends, “limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.”*

The projecting sign will be 6.4166 square feet, which complies with the Guideline recommendation to be limited in size to four to six square feet.

Staff Recommendation to the HPC: Staff recommends the HPC recommend the applicant withdraw the application and return with a complete application for all alterations made and for any other proposed alterations. Alternatively, Staff recommends the HPC approve the proposed projecting sign contingent upon the applicant removing the awnings.

Testimony: Mr. Shad swore in Doug Thomas. Mr. Shad asked if Mr. Thomas had any comments about the staff report. Mr. Thomas introduced Qing Lin, the owner of Umi Sushi and his daughter Michelle Lin. Mr. Thomas said Ms. Lin is in high school and designed the logo for the sign. Mr. Shad swore in Michelle Lin and Qing Lin. Mr. Shad asked if Mr. Lin or Ms. Lin had any comments about the staff report.

Mr. Thomas said Mr. Lin painted over what was previously there without knowledge that he needed the Commission's approval to do so. Mr. Thomas would like to proceed with the application without having to remove the awnings if possible.

Mr. Reich explained the Commission generally approves one sign per business and the applicants were proposing three signs. Mr. Reich asked the applicants to pick which sign they would like to have approved. Mr. Reich explained that the Commission does not want Main Street to be cluttered with signs. Mr. Lin said he understood and only wanted to put up their business name.

Ms. Tennor said the problem with the painted awning is that the previous business name is still visible under the paint. Mr. Reich suggested the applicants re-cover the old awning frame with new material and then install the new sign. Ms. Tennor suggest the applicants install the new sign as proposed on the armature perpendicular to the sidewalk.

Mr. Reich asked if the sign complies with the Commission's size requirements. Ms. Zoren said the sign is a little bit over the size requirement as the sign is at 6.4 square feet and the Guidelines state 6 square feet total. Mr. Roth said the design of the sign is very attractive. Ms. Tennor said she agreed with Mr. Roth that the printed sign should not be altered.

Ms. Burgess brought the printed sign closer to the Commission members, so the Commission could better assess the sign material. The sign was constructed of a sturdy material and appeared to be some type of high density foam between the sign boards. The applicants did not know what the material was. Ms. Burgess said the material provided a thickness to the dimensions of the sign. Ms. Tennor asked how the sign would be installed on the armature. Mr. Thomas said holes would be drilled into the sign and the applicants would add chains to hang the sign from the armature. Ms. Holmes said there are DILP height restrictions for clearance above the sidewalks, and there must be 10 foot clearance underneath the sign. Ms. Holmes suggested the applicants check with DILP, since the Guidelines are only referencing the Sign Code.

Mr. Reich asked what the applicants thought about the Commission's suggestion of cleaning up the awnings so that the old text was no longer visible and only hanging the sign. Mr. Taylor asked if the applicant agreed to covering the awnings with no writing and hanging the sign. Mr. Lin said that would be fine.

Mr. Taylor asked if it was the Commission's view that the sign before them looked like a wood sign. The Commissioner's discussed the types of wood signs they have approved, such as wood signs with vinyl coatings. Mr. Roth said the proposed material is some kind of foam, but he does not know if the

Commission has seen it before. Ms. Tennor stated that the Commission has seen high density foam before, which has great stability and is almost undistinguishable from MDO plywood. Ms. Tennor said that the proposed material is different than high density foam or it is a different kind of high density foam. Ms. Holmes asked if the Commission could tell the difference of material if the sign was hanging from 10 feet in the air. Ms. Tennor and Mr. Shad said they probably could not tell the difference. Ms. Holmes said due to the thickness of the material, the sign resembles wood with a ½ inch depth and said it is very similar to a MDO sign wrapped with a different material on the face. Mr. Roth asked if there was some way to approve the application with the condition that if the sign was not durable, that it would need to be fixed or replaced.

Mr. Reich pointed out that the proposed sign material is probably more durable than MDO. Mr. Taylor asked the applicants if they would agree to replace the sign if the material deteriorates. Mr. Lin agreed. Ms. Tennor said the Commission asked for this request as the material is new to them.

Motion: Mr. Roth moved to approve the sign presented before the Commission, and to require the existing awnings be replaced or painted over so that they are unmarked awnings with no visible lettering. If the sign before the Commission deteriorates sooner than a comparable wooden sign, because the Commission is unfamiliar with the material, the sign will be replaced with one with a material with a proven track record. Mr. Zoren seconded. The motion was unanimously approved.

HPC-19-38 – 1485 Underwood Road, Sykesville, HO-173

Tax Credit Pre-Approval for repairs.

Applicant: Ann H. Jones (Indian Cave Farm LLC)

Request: The applicant, Ann H. Jones, requests tax credit pre-approval to make repairs to the historic house at 1485 Underwood Road, Sykesville.

Background and Site Description: This property is partially listed on the Historic Sites Inventory as HO-173, Hood Family Cemetery. The Inventory form briefly mentions that the 19th century house (circa 1880) replaces an 18th century house on the property, but otherwise contains information on the Hood Family Cemetery. Staff plans to update the Inventory form to better reflect the historic structures on-site, and have the property re-adopted on the Historic Sites Inventory list.

Scope of Work: The applicant proposes to make the following general repairs to the historic structure:

- 1) Repair masonry on the chimneys and repair flashing.
- 2) Repair windows, including frames and sills.
- 3) Remove asbestos shingle siding, and depending upon the condition of the German lap siding under the asbestos, paint the siding. If the existing German lap siding is not salvageable, the applicant will return with a new application for a replacement material.
- 4) Remove current small front porch and replace with porch as shown in older photos. This would be a wood porch, with a wood floor.
- 5) Hire an architect and contractor to determine the original details that can be repaired or restored and assess structural integrity. The architect and contractor will also assist in the determination of what is salvageable, and what is suitable for an in-kind replacement.
- 6) Exterior trim repairs, windows sills, door jambs, fascia and soffit wood restoration.
- 7) Maintain the physical integrity – structural work, repair or restore rotted foundation sills, framing, rafters.
- 8) Waterproof and install proper drainage around the house.

- 9) Repair or replace metal roof. Add gutters and downspouts. The current roof is metal, which is in-keeping with most farmhouses in the area. However, the old photo of the house shows a shingled roof. The applicant would rely upon guidance from the architect and contractor to determine the best replacement for the metal roof if the existing roof cannot be salvaged.

Staff Comments: The restoration of the building (interior and exterior) would qualify for both Historic Property Tax Credits for 20.112 and 20.113. Not all work would be eligible for 20.112, but most should be eligible for 20.113, which can include more of the interior, in addition to the exterior and any potential structural issues. The County Architectural Historian documented the building in April 2018 and March 2019 and Staff reviewed the photos taken at this time. The building is deteriorated on the interior and exterior as it has not been lived in for years.

Exterior of House

Windows – It is unknown how many windows are on the structure and if any of them can be repaired, versus needing to be replaced. The paint is worn from the windows, so prior to being boarded up, they were exposed to the elements without the protection of paint. The windows should be pictorially documented and inventoried, with the specific replacement noted for each window. Most of the windows appear to be 2:2 as shown from the historic photos and current interior photos, but there are some unique windows such as the round arched windows in the attic. One window visible on the rear of the main structure is a 9:6 with missing shutters (the hinges appear to be on the frames still). The windows are all wood, are quite large and not a standard size (on the main structure), so any replacement windows will need to be custom made. There is a rear ell with windows of a different pattern and size than on the main house. Any replacement should replicate the material, dimensions of profile of the current window muntins, frames and related details, but the existing details need to be documented first. The wood window frames are deteriorating and need to be repaired and/or replaced. The in-kind repair or replacement of windows and frames would qualify for both tax credit programs. The additional information needed on existing conditions can be submitted as the applicant obtains the information, or at the time of the final tax credit claim.

Roof – The application proposes to repair or replace the metal roof, and references a historic photo showing a wood shingle roof. The exact repairs to the metal roof are not specified, nor are the details of a replacement metal roof. The existing metal roof is an inverted v-crimp roof. There are a lot of nail holes through the metal roof, which show that it was not installed correctly. It would be more typical to see a standing seam metal roof on this style of house. The repair or in-kind replacement would qualify for both tax credit programs. If the applicant decides to use a standing seam metal roof, the Commission could provide guidance on the proper seam height and type, spacing of seams, and color options and a future application could qualify for processing through the Executive Secretary 5-day process.

Siding and Trim – The siding is currently wood German lap covered with asbestos. The condition of German lap is unknown, but according to the Architectural Historian, it may not be salvageable as the building was likely painted once when constructed and then covered with asbestos after the wood deteriorated. Replacement should be with wood of the same German lap profile and width, but the width is unknown. The removal of the asbestos and the in-kind repair or in-kind replacement of the German lap would qualify for both tax credit programs. The additional information needed on existing conditions can be submitted as the applicant obtains the information, or at the time of the final tax credit claim. The general repair or in-kind replacement of wood of any trim, such as window sills, door trim, fascia and soffits would also be eligible.

Porch – The porch shown in the historic photos no longer exists on the building, but the applicant is interested in reconstructing it. Currently the front of the house contains a small portico with a triangular

pediment. In order to approve the reconstruction of the porch, the Commission will need to see detailed elevation drawings showing the proposed alteration, and will need to know what the small details look like, such as the handrail, bottom rail, columns and base, flooring (will tongue and groove be used?).

Chimney – Photographs of the exterior of the house show significant deterioration of the two brick chimneys. One of the chimney has lost the top four decorative courses (possibly more as the view from the front appears to have additional brick courses not visible from the rear), so they no longer are identical. Each chimney appears to have missing bricks and mortar and do not have a cap or crown. There does not appear to be any flashing around the base of the chimney at the metal roof and instead appears to be some type of cementitious parging. The needed repairs to the chimney (repointing, rebuilding, flashing, addition of cap and crown) are eligible for both tax credits programs. Any rebuilding of the missing courses should use a brick to match the existing in color and dimension.

Foundation – The house has a stone foundation that is visible approximately 1 to 2.5 feet above grade, which needs to be repointed. The repointing, using an appropriate color and type of mortar, would be eligible for both tax credit programs. The applicant also proposes to waterproof and install proper drainage around the house, which could be eligible for the tax credits dependent upon receipt of additional information explaining how the drainage would be achieved. If the land around the house is being minimally regraded to allow a pitch away from the house, that work could be approved.

Interior of House

There is significant damage to the interior of the house, as shown in the photos below. The plaster walls need to be repaired and while the wood floors generally appear in good condition, the Architectural Historian notes that some areas of flooring are buckling and warped. The repairs required to make the interior of the house habitable are unknown, but given the current condition of the interior, these repairs would be eligible for the 20.113 tax credit. General in-kind repairs to the interior, such as refinishing of the wood floors and repair of plaster walls would qualify for the 20.113 tax credit. This tax credit cannot be processed online in the same manner as the 20.112 tax credit, so once a comprehensive list of repairs is developed, the applicant should submit a new application to the Commission.

Staff Recommendation to the HPC: Staff recommends the following:

- 1) The HPC pre-approve the in-kind repair and replacement for Items 1, 2, 3, 5, 6 and 9, contingent upon further documentation of the existing conditions as explained above. Staff recommends the HPC pre-approve minimal regrading to achieve a proper pitch away from the house for drainage.
- 2) The HPC request detailed drawings for Item 4 and consider it in a future application for 20.112 and 20.113 tax credit pre-approval.
- 3) The HPC request additional information on Item 7 and 8, the needed structural repairs, waterproofing and drainage, regarding what the repairs entail and consider them in a future application for 20.112 and 20.113 tax credit pre-approval.

Testimony: Mr. Shad swore in Ann Jones. Mr. Shad asked if she had any additional comments to add to the staff report. Ms. Jones explained that the farm has been in her family since 1743. Ms. Jones submitted a historic picture of the house for the Commission to review. Ms. Jones explained that the house has almost no electricity, never had plumbing and was heated with woodstoves. Ms. Zoren said she liked the idea of Ms. Jones going back to the original porch design, as it fits the house better. Ms. Zoren asked for clarification on Figure 16, which shows a shingle siding that was not mentioned in the staff report, to make sure that it was covered in the approval. Ms. Holmes said the siding was on a rear

addition, on the ell, and it was a different siding material. Ms. Zoren said she wanted to make sure the shingle siding was pre-approved. Ms. Holmes said that the Commission should consider preapproving the repair or in-kind replacement of the wood shingles to match the existing.

Ms. Holmes clarified that for the tax credits, the architect should itemize their time as related to the items pre-approved, so that it is clear what work is eligible.

Mr. Reich asked for clarification on a comment in the report regarding the roof. Ms. Holmes said the roof is currently an inverted v-crimp and has a large number of nail holes in the roof. She said that in some of the historic photos it appears the roof was a wood shingle roof. The Architectural Historian thought the metal roof may have been installed quickly. Mr. Reich said a lot of Howard County farm houses ended up with hand seamed terne metal roof, copper bearing steal or light coated copper. Mr. Reich asked Ms. Jones if she planned to replace the roof. Ms. Jones said she was planning on replacing the roof; the pictures she has depicted the roof previously was some kind of a shingle roof. Mr. Reich said a shingle roof replacement would be appropriate as well.

Mr. Shad asked if there was any one in the audience that would like to speak on this case. There was no one in the audience that wished to speak.

The Commission and staff discussed how to formulate a motion and which items could be approved. Mr. Reich specified that the will pre-approve everything except for Items 4, 7 and 8 and ask her to come back when she has more information on those items.

Motion: Mr. Roth moved to pre-approve tax credits for Items 1, 2, 3, 5, 6 and 9 and repair or replacement in-kind of the shingles on the ell on the rear.

- 1) Item 1 - Repair masonry on the chimneys and repair flashing.
- 2) Item 2 - Repair windows, including frames and sills.
- 3) Item 3- Remove asbestos shingle siding, and depending upon the condition of the German lap siding under the asbestos, paint the siding. If the existing German lap siding is not salvageable, the applicant will return with a new application for a replacement material.
- 4) Item 5 - Hire an architect and contractor to determine the original details that can be repaired or restored and assess structural integrity. The architect and contractor will also assist in the determination of what is salvageable, and what is suitable for an in-kind replacement.
- 5) Item 6 - Exterior trim repairs, windows sills, door jambs, fascia and soffit wood restoration.
- 10) Item 9 - Repair or replace metal roof. Add gutters and downspouts. The current roof is metal, which is in-keeping with most farmhouses in the area. However, the old photo of the house shows a shingled roof. The applicant would rely upon guidance from the architect and contractor to determine the best replacement for the metal roof if the existing roof cannot be salvaged.

Mr. Reich seconded. The motion was unanimously approved.

HPC-19-39 – 8173, 8181 and 8185 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Donald R. Reuwer, Jr.

Request: The applicant, Donald R. Reuwer, Jr., requests a Certificate of Approval to make exterior alterations to the buildings at 8173, 8181 and 8185 Main Street, Ellicott City.

Background and Site Description: These buildings are located in the Ellicott City Historic District. According to SDAT the building located at 8173 Main Street dates to 1890 and the buildings located at 8181 and 8185 Main Street date to 1900 (while SDAT has different dates, these buildings were all likely constructed at the same time given the architectural details).

Scope of Work: The applicant proposes to make the following exterior alterations to the rear of the building on the first floor:

- 1) Enclose basement windows using stone to match existing foundation walls.
 - a. 8185 Main Street – Remove two windows from the rear of the building and enclose with stone. The window openings are historic, but the windows appear to be vinyl replacement windows. The windows are currently visibly broken from the 2018 flood.
 - b. 8181 Main Street – Remove four vinyl 1:1 windows from the side of the modern addition and enclose the first floor of the addition with stone. Enclose the back window openings with stone. The back windows were fixed picture windows or casement and the side windows were vinyl. Currently these window openings are boarded up.
 - c. 8173 Main Street – Enclose boarded up window openings on the rear of the building with stone. The windows were destroyed in the 2018 flood. Enclose one small 3 light wood window in the alley with stone.
- 2) Replace lower level doors with MPI steel doors. The doors are not flood doors, but are proposed for use for flood mitigation.
 - a. 8185 Main Street – Remove existing wood door and replace with flush steel door. The door opening is historic, but the door itself, while wood, is not historic and is a replacement door.
 - b. 8181 Main Street – Replace existing aluminum 2 light over 4 panel door from modern addition and install flush steel door. The existing door is not historic; it is located on a modern addition and has been replaced at least two times already after the 2016 and 2018 floods.
 - c. 8173 Main Street – Replace plywood hinged door on the rear of the building with flush steel door. The 2018 flood destroyed the previously existing door.
- 3) Install a stone veneer wall on the rear first floor addition. Stone will be added to cover the plywood.

HPC Review Criteria and Recommendations:

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings, Entrances

- 1) *Chapter 6.G states that the following is considered a Possible Exception: “Many historic buildings have secondary entrances not visible from streets or other properties. Where these entrances already have a modern replacement door, a new door does not necessarily need to be of a historically appropriate style.”*
- 2) *Chapter 6.G recommends against, “using flush doors without trim or panels, or doors with small window or staggered glass openings on historic buildings or on nonhistoric buildings in a highly visible location.”*

The existing doors on all three buildings are not historic doors; they appear to have all been replaced due to damage from the 2016 and 2018 floods. The location of the doors is not highly visible as they are located on the rear of the building, facing the stream channel and are only accessible via a narrow alleyway. The use of a flush, steel, nonhistoric style door would be appropriate in this situation and complies with the Guidelines because the location is not visible from the public right-of-way and the doors that exist on the building are modern replacement doors. This type of steel door was approved for

use at 8141 and 8143 Main Street, but looked slightly different as those doors had glass lights and were not solid flush doors.

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

- 3) *Chapter 6.H recommends against, "Removing, adding or altering a window opening on a building's primary façade or in any location where it affects historic features key to the building's character."*
- 4) *Chapter 6.H recommends, "replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building."*
- 5) *Chapter 6.H recommends, "restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance."*

The windows to be filled in with stone will be located on the back of the building, facing the stream channel and are not located on a primary façade. While two of the buildings contain historic window openings, none of the windows are historic. The 3-light wood alley window on 8173 Main Street, while an original window, is not a character defining feature. The filling in of the windows at this location will not affect historic features key to the building's character, but the window style and characteristics should be documented in the event that restoration is one day possible, to comply with the Guidelines. The window sills and lintels should remain untouched and only the openings filled in. While the infill stone will be compatible with the historic foundation stone, it will not blend seamlessly, and the outline of the windows will be visible, leaving the possibility to remove the stone if possible one day. This area is low lying and close to the stream and is susceptible to flood waters.

Chapter 7.B.2: New Construction: Additions, Porches and Outbuildings, Materials

- 6) *Chapter 7.B recommends, "use materials compatible with the existing building for the exposed masonry foundation or piers of a new porch. Poured concrete or concrete block foundations or piers should be given a surface treatment compatible with historic building materials."*

The proposal to veneer the plywood on the rear addition of 8181 Main Street with stone complies with the Guideline recommendations as stone is a compatible material with the existing building and neighboring historic buildings. The construction method is unclear from the application, but the plywood is currently rotting and should not be veneered, nor would the plywood with a stone veneer be sufficient protection against flooding and debris. A new exterior wall, such as concrete block, should be constructed and then the stone veneer added. The application shows an example of what the filled in windows would look like from the work done at Tersiguel's, but does not contain a spec for the proposed wall at 8181 Main Street. Figure 32 shows the neighboring historic stone foundation wall at 8173 Main Street. The new wall at 8181 Main Street should be compatible in size and color of stone and mortar with the historic wall at 8173 Main Street.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, contingent upon proper documentation of the historic alley window for potential restoration, and matching the size and color of stone and mortar for the new wall veneer.

Testimony: Mr. Shad swore in Don Reuwer. Mr. Shad asked if Mr. Reuwer had anything to add to staff comments. Mr. Reuwer said he did not. Mr. Reich said staff had questions about the stone veneer. Mr. Reuwer said he thought the staff comments made sense to pull the plywood off the building and put up some kind of block first before applying the stone to the building façade.

Mr. Reich said the current enclosures will be replaced with 16 gauge steel doors with steel reinforcement and solid fill. Mr. Reuwer confirmed and said the door would require 3 bolts and hopefully would withstand a flood.

Ms. Tennor asked if the plan was to replace the wood siding with the stone veneer on the addition on the rear of the building and have the stone veneer go to the height of the wood siding above it. Mr. Reuwer said he would match the stone veneer to height of the adjacent stone foundation and fill in with wood siding.

Mr. Reich asked if the infill on the windows would appear as infill and not get toothed in to the other masonry. Mr. Reuwer said he plans to replicate what Tersiguels had done on the side of their building, showing that a window had existed. Ms. Zoren asked if the head and sill will remain on the historic openings. Mr. Reuwer confirmed those would remain. Ms. Zoren asked if the stone proposed on the addition in the back of the building would match as closely as possible to the neighboring stone foundation. Mr. Reuwer said he would be using the same stone mason Terisguel's had used and using the same materials that were on Mr. Reuwer's property.

Ms. Tennor asked staff what clarifications they are looking for on the alley window. Mr. Taylor said staff is asking for proper documentation of the windows. Ms. Burgess suggested the applicant save the window in the attic if possible rather than throwing it out in case mitigation was resolved and the window could be re-installed.

Mr. Shad asked if there was anyone in the audience that would like to comment on the case. There was no one in the audience that wished to comment.

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

HPC-19-34 – Sidewalks, curbs and gutter in the vicinity of 8267 Main Street to 8411 Main Street to 3880 Ellicott Mills Drive (continued from June 6 meeting) – this case will be heard after 8:00 PM

Certificate of Approval for exterior alterations.

Applicant: Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to replace flood damaged sidewalks and cast-in-place curb and gutter in the vicinity of 8267 Main Street to 8411 Main Street, to 3880 Ellicott Mills Drive.

Background and Site Description: The proposed locations for sidewalk and cast-in-place curb and gutter installation are in the Ellicott City Historic District. There are a variety of historic buildings fronting the sidewalks.

The application explains that after the July 30, 2016 and May 27, 2018 floods, the County replaced damaged sections of sidewalk with asphalt as a temporary measure until a longer-term rebuilding strategy could be identified as part of a master planning process. The applicant received Advisory Comments from the Commission for the sidewalk replacements in May 2019. The Commission made the following recommendations and suggestions:

- Install brick sidewalks to comply with the Guidelines and maintain historic feel.
- Set the bricks in concrete to assist with stability.
- Use granite curbs.

- Smaller concrete scoring patterns would be advantageous for access to utilities.

This application was continued from the June 6, 2019 HPC meeting. At the June meeting, the Commission requested additional information on the existing conditions and materials of the sidewalks and curb and gutter and the conditions prior to the floods regarding which sections of sidewalk were brick or concrete, and which sections of curb and gutter were granite before the floods.

Scope of Work: The applicant proposes to replace the flood damaged sidewalks with concrete in the following two patterns:

- 1) Single Lateral scoring with the following options:
 - i. With a 12 to 18-inch new concrete joint against the building front in the locations that are currently paved in asphalt.
 - ii. With a 12 to 18-inch existing concrete joint against the building front in the locations that are currently paved in concrete.
 - iii. Without a joint for the narrower sidewalks.
- 2) London Paver scoring

The applicant also proposes to replace the curb and gutters with a new cast-in-place curb and gutter, where needed. The concrete sidewalks and curb and gutter will be tinted to avoid a bright white appearance and are proposed to match the color used in the sidewalks on Court Avenue, and will contain: concrete admixtures and surface treatments, carbon black, liquid, 2 to 8 pounds per bag of cement.

Regarding the proposed sidewalks, the application states:

“The two scoring patterns will include a “London Paver” pattern for unique focus areas such as in front of the Welcome Center and along the [proposed] open channel on lower Main Street, and a simple lateral score line for most of the street (as currently exists in several areas).

At the Visitor Center (8267 Main Street) location, the application contains drawings with two possible options. The applicant’s preferred option is to use a London Paver scoring pattern in front of the Welcome Center, but shows an alternate option using the single score line if uniformity with the Main Street sidewalks is desired.

The single lateral scoring pattern and its various options will be used in different areas, depending on the existing conditions (width of sidewalk and existing material), as shown on the map in Figure 15 below. In areas where the sidewalks are currently concrete, a 12 to 18-inch band of existing concrete will remain at the building face, with a joint between the new and existing concrete. The application explains that this will minimize disturbance adjacent to the building and allow for future repairs without having to impact the pavement immediately adjacent to the building. For areas of sidewalk installation that are currently asphalt, a new concrete joint is proposed at 12 to 18-inches from the building façade to allow for the clean replacement of a panel in the future for maintenance work without creating an impact to the pavement immediately adjacent to the building. Both scenarios will contain the same 12 to 18-inch joint to match.

Regarding the proposed use of cast-in-place curb and gutter, the application states:

“The concrete curb and gutter is a continuous pour with more integral strength to protect the sidewalk from being undercut by flood waters that could dislodge granite curb segments. A granite curb (where it adjoins the adjacent asphalt) is less scour resistant.

The application contains the following explanation regarding the Master Plan process and explanation stating why concrete is proposed as the replacement material:

“The master planning team, including two water resource firms (RK&K and Land Studies) closely coordinated with McCormick Taylor who developed the 2D flood models and the Hydraulic and Hydrology Study for the County. Through modeling, the master planning team and McCormick Taylor determined that a continuous pour material, such as concrete, is a more flood resilient material than unit pavers, such as brick, particularly when factoring in the high velocities of the flood waters and the associated shear stress created.”

The application explains that the modeling showed that many locations were not suitable for brick based on the shear stress that was modeled. The master planning team explored using brick in some areas and concrete in others, but recommended against this approach, which would have resulted in a less unified streetscape. The application explains that the planning team also concluded that until significant flood mitigation measures that reduce shear stresses can be put in place, concrete paving is the appropriate and responsible choice when considering resiliency. The application notes that the “shear stress map and paver suitability map was based on the 100-year storm (over 24 hours), but the flash floods experienced in 2016 and 2018 were more intense over a shorter duration (July 2016 was 6.6 inches in 3.55 hours – equivalent probability exceeds the NOAA Atlas 1,000-year event for Ellicott City). The application explains that the May 2018 storm had brick pavers damaged in areas where the 100-year shear stress map had indicated pavers could work. For example, the brick pavers in front of Tersiguel’s were shown as an appropriate location based on the 100-year shear stress map, but the pavers were damaged in the flood and did not remain in place. The application contains photos of lower Main Street sidewalks, which are concrete with a single lateral score. These sidewalks are located in a high stress area and were not destroyed in the two floods.

The application also explains that the proposed concrete sidewalks can make flood proofing more effective for adjacent buildings based on the Army Corps of Engineers *Nonstructural Flood Study for Ellicott City, MD*. The application contains photos that show the brick pavers contributed to debris that clogged the storms drains in the 2016 and 2018 floods. The application contains photos from the 2016 and 2018 floods showing examples of how the brick sidewalks scoured out and were destroyed, but concrete sidewalks remained intact.

HPC Review Criteria and Recommendations:

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 1) *Chapter 9.D states, “The most appropriate design and materials for new walls, driveways and other features depends on the specific context. As a rule, they should be simple in design and require minimal changes to the existing topography and natural features. Simple designs will be consistent with historic Ellicott City structures and help new elements to blend with their context...Whenever possible, the materials used should be those used historically in the particular area of the district, especially for features that will be readily visible from a public way.”*

The concrete sidewalks are proposed for the specific context of flood resiliency. The proposed sidewalks will be simple in design. As shown in the historic photos in Addendum A, concrete sidewalks have been used historically along Main Street.

Chapter 10.A: Parking Lots, Public Streets and Street Furniture; Paving Materials and Street Design

- 2) Chapter 10.A states, “A variety of paving materials can be used as alternatives to asphalt or concrete. The brick sidewalks and crosswalks used along portions of Main Street blend well with the mix of historic building materials. Granite pavers or stone walks would be in keeping with the early Ellicott’s Mills period of the historic district’s growth. During the later Ellicott City growth period (mid to late 19th century) granite curbs with asphalt block and London Walk pavers would have been used. Use of materials such as these for plazas, parking areas, driveways or walkways will help to provide an appropriate public environment for the historic district.”
- 3) Chapter 10.A states, “The concrete sidewalks along Main Street should continue to be replaced with brick when possible. The uniform use of brick for these sidewalks will help to create an identifiable, attractive historic commercial area.”
- 4) Chapter 10.A recommends, “When opportunities arise, replace concrete sidewalks with brick along Main Street between Ellicott Mills Drive and the Patapsco River.”
- 5) Chapter 10.A recommends, “For plazas, driveways, parking lots, walkways and other paved areas, use stone or stone-like materials as alternatives to asphalt or concrete where practical.”

While the proposed scored concrete sidewalks do not comply with the Guideline recommendations to replace the sidewalks with brick, the existing adopted design guidelines do not anticipate flood resilient materials and scenarios or account for high velocity floods and the corresponding shear stress on the infrastructure.

The proposed concrete sidewalks would comply with the goal of Chapter 10.A in that it would involve the uniform use of one material and would “create an identifiable, attractive historic commercial area.” Some of the areas to be replaced are existing concrete sidewalks, which would be an in-kind replacement. By extending the use of concrete to other areas, it will help to maintain uniformity and a cohesive streetscape.

A review of historic photos shows that a variety of sidewalk materials have existed, such as brick (just barely visible) and concrete. These photos can be seen in Addendum A.

Chapter 10.C Parking Lots, Public Streets and Street Furniture, Street Furniture

- 6) Chapter 10.C recommends, “Improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles, and other street furniture.”

The recommendation for Chapter 10.C is not directly related to sidewalks, but emphasizes consistency in design, similar to the Guideline for Chapter 10.A which recommends “uniform use” of a material (albeit it recommends brick, which was the movement at the time the current guidelines were written). The previously existing sidewalks consisted of both brick and concrete and was not a consistent design throughout Main Street. The previously existing brick sidewalks were also a modern brick, and not an appropriate historic color.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the proposal meets the intent of the Guidelines and make an approval based on that determination.

Testimony: Mr. Taylor said that a Petition for Declaratory Ruling and Motion for Sanctions had been filed in this case. Mr. Taylor asked if the applicant received a copy of the petition. Mark DeLuca stated that was correct. Mr. Taylor asked if Mr. DeLuca had any objection to the petition. Mr. DeLuca stated he could not comment on the petition as he had not been able to read it before the meeting. Mr. DeLuca said he was unaware of the content of the petition.

Mr. Roth moved to go into closed session for legal advice at 8:18. Mr. Reich seconded the motion. The motion was unanimously approved. Mr. Shad called the meeting back to order at 8:32pm. Mr. Shad said the Commission would be taking the petition under advisement and would respond to the petition at a later date. The Commission all agreed.

Mr. Shad swore in Mark DeLuca, the Deputy Director of Public Works; Tom McGilloway, with Mahan Rykiel; and Matthew Thomasson with RK&K.

Mr. DeLuca said they understood from the HPC's comments at the previous meeting, that the project area sets a precedent for Main Street. Mr. DeLuca clarified that this application was only for the area between Ellicott Mills to Hamilton Street, in order to get a resilient pavement in place. DPW will allow the Master Planning process to develop the architectural style of the sidewalks, which would then come to the Commission in the future for approval. Mr. DeLuca discussed the importance of resilient sidewalk materials and the master plan process.

Mr. McGilloway provided a recap of the proposal from the June meeting, explaining that at that time they wanted to eliminate uneven surfaces and focus on consistency, uniformity and resiliency. Mr. McGilloway explained the current conditions of the sidewalk materials along the length of Main Street, as requested by the Commission in June. He said the sidewalks along Main Street are about 38% brick now and prior to the 2106 flood it was 76% brick. He explained that granite curbing did not exist on Main Street before the 2016 flood and there was no granite there today. He showed a map concrete curb and gutter that was put in place after the 2016 flood. The map showed there are granite curbs on portions of the side streets. He showed photos of current condition and pre-2016 flood conditions.

Mr. McGilloway showed a map of the area between Ellicott Mills Drive and Hamilton Street that was subject to replacement and explained the proposed sidewalk materials. Mr. McGilloway explained that the current proposal as shown on Slide 27. The areas they are focusing on for the sidewalk repair is to fix the worst and most uneven surfaces. The yellow areas are where concrete will be replaced; these are areas that are primarily asphalt right now or a patchwork of material or small areas of brick. The areas shown in red are predominantly brick but that have some small areas of asphalt repair; these areas could be repaired with brick. By the Wine Bin it is mostly brick with a few areas of asphalt patches, those would be repaired with brick. In areas with significant amounts of asphalt and patchwork, it would be replaced with concrete. Mr. Reich said the Commission did not have a copy of the plan Mr. McGilloway was presenting. Mr. McGilloway explained that the plan was new for the presentation.

Mr. DeLuca clarified that although the presentation is focusing on the entire street and the master plan, the current proposal is only for work at Ellicott Mills Drive to Hamilton Street. Mr. DeLuca said if the sidewalk area is brick with some asphalt, it would be replaced with brick and that if the sidewalk was all asphalt, it would be replaced with concrete. Mr. Reich asked if Slide 27 was what DPW was seeking approval for. Mr. DeLuca said that was correct. The Commission and the applicants discussed the information presented regarding the replacement sidewalks, since the proposal was reduced in scope after the June meeting.

Mr. Reich said the Commission has to consider the application and felt by not having the proposal ahead of time the Commission did not have adequate information to make a decision on the proposal. Ms. Holmes stated that the area in question was included in the original application, so the area is not new. Mr. McGilloway explained that the only new proposal is that DPW is proposing to repair some of the sidewalks in-kind, with brick. The concrete areas are the same as the previous submittal from June, there are just fewer areas where concrete will be installed. Mr. McGilloway said their proposal was not

different, only scaled back in scope. Ms. Burgess clarified that the current proposal shows more brick remaining.

Mr. Taylor asked the applicant which number slide the sidewalk diagram was on. Mr. McGilloway said slide 27. Mr. Taylor asked if the applicant was amending the application as discussed relative to slide 27 as relative to the Commission's comments; from the original application to this particular slide. Mr. DeLuca said that was correct.

Mr. Roth said the Commission did not have a written version of the application describing the work, only a power point slide and a verbal description. Ms. Zoren said that what the applicants are presenting relates to the comments the Commission gave the applicants at the last meeting, when the Commission stated they preferred brick.

Mr. McGilloway continue to explain the role of the Master Plan, which will review the whole scope of Main Street including curb, pavement, and construction of roadway. Mr. McGilloway discussed that said that once flood mitigation efforts are completed the sidewalks could be replaced with brick pavers set in sand, as they are currently set. Mr. McGilloway said he did not think the brick and mortar application was appropriate or historic looking and described the repair problems using brick embedded in concrete.

The Commission and the applicants discussed the approximate timeframe to get flood mitigation efforts completed for resiliency. The Commission and applicants discussed that there are other surface in poor condition in the mid to lower part of Main Street that will need to be addressed for ADA and to eliminate trip hazards. Mr. DeLuca said the plan is to come back with these areas one step at a time.

Mr. Shad asked for the definition of temporary, stating it could be 8 or 10 years. Mr. DeLuca said that was true. Mr. DeLuca discussed the Master Plan with the Commission, explaining that the Master Plan may propose other changes, such as altering curb lines, that the County needs to consider and explained the reasons why concrete sidewalks are beneficial with the unknown future plans.

Mr. Roth encouraged the applicant to ensure that the master plan was not in conflict with the Historic District Design Guidelines. The Commission expressed their concern with the Historic District Guidelines and Master Plan being updated without consideration to the other. The Commission would prefer the Master Plan team work with the Commission to have the Guidelines updated to be harmonious with the Master Plan.

Mr. McGilloway restated the application for review was to eliminate the patchwork of sidewalk materials and the Master Plan team agreed it made sense to use brick on the northside of the street and concrete on the south side. Mr. Roth said the Commission receives guidance from the Guidelines and the Guidelines state concrete should be replaced with brick when possible. Mr. Roth wanted the applicants to explain why brick is not possible in three areas. Mr. McGilloway said it was because of resiliency until the flood mitigation efforts are finalized; DPW needs to use the most reliable materials until the flood mitigation efforts are complete. Mr. Roth asked if the justification for not using brick is because the flood mitigation is not yet in place and the risk of replacing the sidewalks with brick is too high compared to concrete in the event of another flood. The applicants said the main reason is the resiliency of the concrete.

Cross Examination

Mr. Shad swore in Joel Hurewitz, who was in opposition of the application. Mr. Hurewitz asked the applicants a variety of questions about the exact locations of the scope of work, such as the pile of

rubble at St. Luke's Wall and Ellicott Mills Drive; and whether there were historic materials by the Ellicott Mills Drive culvert. Mr. McGilloway said the Master Plan team responded to the June Advisory Comments and scaled the scope of work back to the areas that needed to be addressed immediately. Mr. DeLuca said the culvert was completely destroyed and is being reconstructed.

Mr. Hurewitz asked about the concrete bands next to buildings. Mr. McGilloway said there would still be a score line cut into the concrete that allows the concrete to be repaired or replaced without having to work right up to the buildings. Mr. Hurewitz asked the applicants to respond to the Commissioners comments about updating the Historic District Guidelines and if they agree that the Master Plan needs to be in compliance with the Guidelines. Mr. DeLuca agreed.

Mr. Hurewitz asked questions regarding the proposed London pavers scoring pattern and if the Master Plan team had considered other pavers. Mr. McGilloway said other pavers had been considered for the Master Plan, but not for this application. Mr. Hurewitz asked if other colors or Bomanite had been considered for the sidewalks. Mr. McGilloway said the proposal is for the same color additive that was used in the sidewalk next to the historic courthouse.

Mr. Shad asked if there was anyone else that would like to ask any questions in the cross examination. Mr. Shad swore in Joseph Rutter. Mr. Rutter asked the applicants if the three areas shown on slide 27 are consistent with the application materials shown on June 6, 2019 meeting. Mr. McGilloway said yes. Mr. Rutter said there were five areas needing repair/replacement with brick. Mr. Rutter asked if that replacement is in-kind, meaning they were replacing what was previously there. Mr. McGilloway said yes, they were replacing what there before. Mr. Rutter asked why the Commission was being presented routine maintenance as the Commission does not give ruling on routine maintenance. Mr. Rutter said the orange area on slide 27 should not be included in the application as the applicants have every right to perform routine maintenance. Mr. McGilloway explained the orange area was included in the presentation to show the proposal was a scaled back version of the June application.

Public Testimony

Mr. Shad asked if there was anyone else that would like to speak or ask questions of the applicant. Mr. Taylor said if there were no other questions specifically for cross examination for the applicant, it would be the time for people who are in support of the application to either stand and signal their support or allow a spokesperson or two to represent the audience's position. Fifteen people in yellow safety vests stood in support of the application being presented to the Commission. Mr. Shad asked if anyone in the audience would like to speak on behalf of the public in support of the application.

Mr. Shad swore in Ron Peters. Mr. Peters spoke in support of the application and getting the sidewalks replaced. Mr. Peters said he was unable to find references in books about historic Ellicott City that depict brick sidewalks, citing photos from the 1920s, 1930s and 1940s that all showed concrete. Mr. Peters wants the sidewalks replaced and the asphalt safety hazards eliminated. He shared examples of the asphalt heaving and creating hazards now that the asphalt has been in place for three years. Mr. Peters presented an exhibit of pictures he found on Ellicott City showing concrete sidewalks at various locations. Mr. Peters said the sidewalks could have been cobblestone. Mr. Hurewitz did not object to the exhibits presented. Mr. Hurewitz had no questions for Mr. Peters.

Mr. Reuwer was previously sworn in. Mr. Reuwer explained the history of the brick sidewalk installation on Main Street and how the County shared the cost with the property owners. Mr. Reuwer explained that his buildings have been damaged from the floods due to the brick washing out and described the damaged incurred to the foundation of the Taylor's building after the 2016 flood, when all of the bricks in front of the building washed out and blew a hole in the basement back wall. The building was

condemned until a structural engineer repaired the damage. He explained damage that occurred after the 2018 flood when the asphalt washed out and destroyed the gas and sewer lines. Mr. Reuwer said the buildings of Ellicott City are historic, not the sidewalks and as long as the asphalt remains in place, it is putting all of the buildings in danger. He requested approval for resilient sidewalks. Mr. Hurewitz had no questions for Mr. Reuwer.

Mr. Rutter was previously sworn in. Mr. Rutter explained his history with owning and investing in multiple properties in Ellicott City. Mr. Rutter said he remains invested because he believes Ellicott City needs to be a centerpiece for the County. Mr. Rutter asked for a decision and for the Commission to consider and approve the three small areas with temporary fixes to get the infrastructure in. He stated the Ellicott City businesses cannot afford to have operations where the public does not feel comfortable walking up and down Main Street. Mr. Rutter said that if the Commission wants to deny the application then the business owners can make their decision if they want to continue to invest in Main Street. Mr. Hurewitz had no questions for Mr. Rutter.

Mr. Shad swore in Cindi Ryland. Ms. Ryland agreed with the previous public testimony. Ms. Ryland explained her experience of being trapped in the Taylors Building during the afternoon of the second flood. Ms. Ryland said she saw bricks dislodging from their sand base hitting into store windows and washing down the street creating dams. Ms. Ryland said she was not sure brick was historically correct materials for sidewalks and that it was probably dirt and wood materials originally. Mr. Hurewitz had no questions for Ms. Ryland.

Protestants Case

Mr. Hurewitz said the Guidelines need to be updated to work with the Master Plan and flooding concerns. Mr. Hurewitz suggested the County look at stamped concrete and asphalt which can be installed in patterns. Mr. Hurewitz suggested thermoplastic coating in cobblestone as an alternative for sidewalk material.

Mr. Shad told Mr. Hurewitz that the Commission was not discussing changing or modifying the Guidelines at the current meeting. The Commission is looking only at a small section of sidewalk to be patched with concrete and replacing some sidewalk with brick in-kind.

Mr. Hurewitz said the Commission had problems with the concrete color and showed several examples of different colored sidewalks in a presentation he had projected for the Commission. Mr. Hurewitz referenced the stamped concrete at Miller Library as an example and said there were more options for sidewalk materials than DPW presented. Mr. Shad said the Commission would need to consider more sidewalk materials if this had been a permanent solution, but the Commission is only reviewing a temporary replacement. The Commission and staff discussed stamped concrete and the design guidelines. Mr. Hurewitz suggested a concrete brick embossed pattern which is used in other areas around the County.

Mr. Taylor said the photographs Mr. Hurewitz was presenting needed to become exhibits on the record and Mr. Hurewitz needed to decide which pictures would be considered evidence and which would not.

Mr. Hurewitz showed bomanite material examples. Mr. Hurewitz referenced a document of called Streetprint and DuraTherm, nine pages in length he found on a website depicting decorative asphalt. Mr. Taylor asked if Mr. Shad would allow this exhibit to be entered into the record. Mr. Shad said he would allow one or two alternatives but not more than that. Mr. Taylor asked Mr. Hurewitz to limit his exhibits to alternative materials. Mr. Hurewitz agreed. Mr. Taylor entered Streetprint, nine pages as Exhibit 1 .

Mr. Hurewitz said his presentation was to provide alternative solutions to the options presented by the applicants and were alternatives currently used in the County and other areas in the country. Mr. Hurewitz said there is a way to compromise on the sidewalks with getting the look of brick but the resiliency of concrete. Mr. Shad explained that when the Commission updates the Guidelines there will be opportunity for public testimony.

Mr. Shad said that Mr. Hurewitz could now be cross examined and asked questions if anyone wanted to ask him questions. No one in the audience wanted to ask questions. The Commission allowed for additional public testimony.

Public Testimony

Ms. Walsh was already sworn in. Ms. Walsh presented an exhibit to the Commission. Mr. DeLuca did not object to the exhibit, which was marked Walsh Exhibit 1. Ms. Walsh described the exhibit as depictions of stamped concrete, stamped tinted concrete, and stamped tinted asphalt. She said that in areas where it is not possible to replace with brick the applicants were not proposing stamping and tinting concrete, which would most replicate the aesthetic the community is trying to maintain.

Ms. Walsh said there are businesses within her district that will be permanent and there is a need for sidewalks to be safe and not be tripping hazards. She said the brick sidewalks on the north side of the street were resilient, but cutting into the brick for utility repairs was the failure which called for the replacement with asphalt. Ms. Walsh said she felt the area on the north side of the street can be replaced with brick as there were only utility cuts made in that area. The south side of the street did have damage and it makes sense to have that side of the street more resilient. Ms. Walsh asked why it was not possible to make temporary concrete emulate the aesthetic in the Guidelines.

Mr. Taylor asked what was included in Walsh Exhibit 1. Ms. Walsh said it was 14 pages in length, two slides per page, two categories of concrete and asphalt, of two applications pulled from manufactures or other installations that other jurisdictions have used; it is not pavers that are set in sand or mortar, the exhibit shows materials that can be tinted and can vary in texture, the surface and the grout to look more like brick than London pavers or scored concrete sidewalk will look like. Mr. Shad accepted the exhibit.

Mr. Roth explained that the applicant said for these three areas it was not possible to replace with brick because it is not resilient until such a time the mitigation takes place and not navigable for public due to ADA. Mr. Roth asked if Ms. Walsh had a counter argument for why any of those three areas could be replaced with brick. Ms. Walsh said DPW presented two sections on the south side of Main Street and one on the north side of Main Street that were to be replaced with concrete. The north side of the street was largely intact after the flood but excavated because of utility repair. Ms. Walsh said she thinks the brick sidewalk on the northern side of the street could be replaced in-kind with brick there. Ms. Walsh said the anticipated forces both before and after the flood mitigation shows that northern area proposed with concrete replacement is not where damage will be sustained.

Mr. Roth asked if Ms. Walsh is offering an alternative to the proposed concrete to be concrete shaped to look like brick as a better appearing and equally historical alternative. Ms. Walsh said yes, it will have a similar aesthetic.

Applicant's Rebuttal

Mr. DeLuca said in the case of brick where the utility repairs disrupted the brick pattern and was replaced with asphalt, the applicants are proposing repairing the sidewalk in-kind with brick.

Mr. Roth said there are three areas the applicants are planning on replacing the sidewalk with concrete. Mr. DeLuca confirmed that was correct. Mr. Roth said one of those areas was on the north side of the street, and Ms. Walsh said that area could be replaced with brick. Mr. Roth asked if Mr. DeLuca agreed with Ms. Walsh's assessment. Mr. DeLuca said on slide 27 it is apparent from the existing patchwork of material why DPW is proposing to replace with concrete.

Mr. DeLuca said DPW stopped using stamped concrete and stamped asphalt in cross-walks because the material wears out. Mr. DeLuca said in certain applications where there is not a lot of traffic or pedestrian traffic the stamped concrete and asphalt work well. Mr. DeLuca said he did not think that stamped concrete or asphalt would be accepted by the Commission because of the Guidelines, whether it be aesthetic or historic reasons, which is why the stamped concrete and asphalt had not been considered by the applicants in their proposals. The applicants try to use a natural material for a better result in product and durability.

Mr. Roth asked in the area of the north side of the street between the Wine Bin and Court Avenue, why is it more appropriate to replace the sidewalk with concrete. Mr. McGilloway said in the pre-2016 conditions were already mostly in concrete. Mr. Roth said that the sidewalk is not a replacement in-kind. Mr. McGilloway said in that section of sidewalk, there is one area that is brick that the applicants were proposing to change to concrete to eliminate the patchwork of materials but most of the area of the sidewalks was concrete prior to the 2016 flood with driveway cuts.

Ms. Tennor said she agreed with staff and the consultants that if the application of concrete material was to be used, it should look like concrete. Ms. Tennor said she would prefer the use of an additive to make the concrete less bright white and fit in with the environment better, but it was not in the spirit of the Guidelines to make concrete look like brick. If the materials are concrete, it should be concrete. She said that using a scoring pattern does not make the concrete look like something else. Mr. McGilloway clarified the scoring pattern for the London paver was not a stamped pattern but a score line in that pattern. He said that during the Master Plan process, the applicants received feedback not to use materials that were inauthentic and trying to look like something they were not. Ms. Tennor said she agreed with that sentiment.

Protestant Rebuttal

Mr. Hurewitz said DPW pointed out they did not think the Commission would consider an alternative stamping because it did not meet the Guidelines. Mr. Hurewitz agreed with Ms. Walsh's comments regarding the north side of Main Street having brick replacement, as it held up during the flood.

Mr. Reich discussed the Guidelines, specifically Chapter 10.A. He summarized that this may be a situation where it is not possible to replace the sidewalks with brick, and it is a temporary situation. He explained that there are other places within the Guidelines that allow for other alternatives in specific situations. Mr. Reich said the Commission encourages brick and the Guidelines clearly state replace concrete with brick sidewalks, but this situation is a temporary measure necessary because of the floods and necessary because the County needs to replace all the less temporary sidewalk materials that are already there.

Mr. Roth said the Commission should put qualifications and justifications on their determination. Mr. Roth and Mr. Reich discussed whether or not to do this against the temporary measures needed and the Guideline updates. The Commissioners discussed formulating a motion.

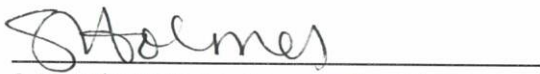
Motion: Mr. Roth moved to approve the applicant's submission to replace three areas with concrete as illustrated on slide 27; and as detailed in terms of color and scoring in the June application. Ms. Tennor seconded. The motion was unanimously approved.

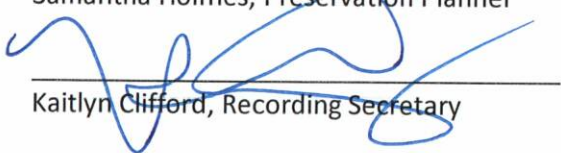
Mr. Roth moved to adjourn the meeting at 10:56pm. Ms. Tennor seconded. The motion was unanimously approved.

*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



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

August Minutes

Thursday, August 1, 2019; 7:00 p.m.

The August meeting of the Historic Preservation Commission was held on Thursday, August 1, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth had a question regarding content being included the minutes and staff clarified the content was included. Ms. Tennor moved to approve the July minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Erica Zoren

Members absent: Bruno Reich

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor, Kaitlyn Clifford

PLANS FOR APPROVAL

Regular Agenda

1. HPC-19-40 and HPC-19-41 – 3709-3713 Old Columbia Pike
2. HPC-19-42 – Ellicott Mills Drive Culvert, in the vicinities of 8444 Main Street, 8394 Main Street and 8390 Main Street.

OTHER BUSINESS

Petition for Declaratory Rulings and Motion for Sanctions – HPC-19-34

REGULAR AGENDA

HPC-19-40 and HPC-19-41 – 3709-3713 Old Columbia Pike

Install signs.

Applicant: Doug Yeakey

Request: The applicant, Doug Yeakey, requests a Certificate of Approval to install three signs on the front façade of 3709-3713 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. The exact date of construction is unknown, but this building shows up on the 1959 Sanborn maps. In HPC-17-56 in August 2017, the Commission heard a similar case for a request for signs on the front of the building. In HPC-17-56, the applicant originally proposed one large 60 square foot sign centered over the main portion of the building and then brought a proposal for two signs at the meeting. At the meeting, the applicant was approved for one 14 square foot sign centered over the front door. The applicant discussed returning for a second sign, a projecting sign, to be hung where Suite 101 is currently located, which is the portion of the building closest to Main Street. The applicant did not return for approval of this sign.

Scope of Work: The applicant submitted two applications for the installation of signs on the front façade of the building. This report will evaluate both signs, but refer to them as separate application numbers. While the application form references suite numbers, the building is one open space and is not divided into different retail spaces. In application HPC-19-40, the applicant proposes to install two signs in front of Suite 100, the portion of the building that is recessed back from Old Columbia Pike and fronts the small parking area. In application HPC-19-41, the applicant proposes to install one sign in front of Suite 101, the portion of the building that is closest to Main Street and fronts a sidewalk. Overall the applicant proposes to install three signs on the front façade of the building for the business “E.C. Pops”. The proposed signs will be installed in the following locations and will be the following sizes:

- 1) Sign #1 (Suite 100) is proposed to be located over the front door and be a rectangular sign that is 21 inches high by 96 inches wide, for a total of 14 square feet.
- 2) Sign #2 (Suite 100) is proposed to be located to the right of the front door, over the front window and will be an oval shaped sign that is 34.86 inches high by 53 inches wide, for a total of 12.83 square feet.
- 3) Sign #3 is proposed to be located to the left of the front door (Suite 101) over the front windows and will be a rectangular sign that is 21 inches high by 96 inches wide, for a total of 14 square feet.

All three signs will be flat mounted on the building. Signs #1 and #3 will read “E.C. POPS” on one line. These signs will have a black background with gold lettering. There will be a border that consists of a graphic of a miniature Maryland flag repeated around the perimeter of the sign. The flag will be black, yellow, gold and white. There will also be the graphic of a dog wearing a top hat between the text in the sign name. The dog will be white, the top hat will be black with a graphic of the Maryland flag and four corresponding flag colors (red, gold, white and black), on a gold background. Sign #2 will be a larger image of the dog wearing a top hat with the image of the Maryland flag. Above the oval image of the dog, will be the text “MARYLAND’S OWN” on two lines. The background will be gold, the text will be black and the dog will be black and white with a graphic of the Maryland flag on the hat.

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

- 1) Chapter 11.A recommends:
 - a. *“use simple, legible words and graphics.”*
 - b. *“keep letters to a minimum and the message brief and to the point.”*
 - c. *“use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”*

The text on Signs #1 and #3 comply with the Guidelines and clearly read the name of the business, “E.C. Pops”. However, the graphics on Signs #1 and #3 do not comply with guidelines a and c above. The flag border combined with the dog graphic uses five colors, which do not coordinate with the blue building façade.

Sign #3 uses simple text and graphics, but the message on the sign, “Maryland’s Own,” is unclear since it is not the business name and the sign does not have any relationship to the business name sign in orientation and location.

- 2) Chapter 11.A recommends:
 - a. *“use historically appropriate material such as wood or iron for signs and supporting hardware.”*

The signs are proposed to be constructed from PVC and do not comply with the Guideline recommendations. It would be helpful to see a sample of the material to determine if it is distinguishable from wood in dimension and texture, at the specified height.

Chapter 11.B: Signs, Commercial Buildings

- 3) Chapter 11.B recommends against:
 - b. *“two signs where one is sufficient to provide an easily visible identification of the business.”*
- 4) Chapter 11.B states, *“most buildings should not have more signs that uses or occupants. In a few cases a location may call for two signs for a business. When the two sign are on the same building façade, the best combination will often be one flat-mounted or window sign and one projecting sign. Multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building façade.”*
- 5) Chapter 11.B.3 recommends, *“limit the sign are to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.”*

The proposal to install three signs on the front of the building does not comply with the Guideline recommendation. However, given that the building entrance is recessed, a second sign on this building may be appropriate. To better comply with the Guidelines, Sign #3 could be a projecting sign, as previously discussed in case HPC-17-56 provided it complies with the recommendations established in Chapter 11.B.3 for projecting signs.

Staff Recommendation to the HPC: Staff recommends the HPC determine how many signs are appropriate for this building and if the design, particularly the border, complies with the Guidelines. Staff recommends the HPC consider a flat mounted sign in location #1 and a projecting sign that complies with the Guidelines in location #3.

Testimony: Mr. Shad swore in Doug Yeakey. Mr. Shad asked if there was anyone in the audience that was in opposition of the case and would like to speak. There was no one in the audience that wished to speak. Mr. Shad asked if Mr. Yeakey had any comments on the staff report. Mr. Yeakey said the border of the sign is the Maryland flag, which he hoped would be appropriate. The total number of colors on the sign, including the logo, are four colors. This is only one more than recommended by the Guidelines.

Mr. Yeakey said the material of the sign would be a PVC pressed material with a vinyl graphic adhered to the sign. Mr. Yeakey said he could use wood if the Commission preferred, the sign would look identically the same, but would be heavier. Mr. Yeakey said only the vinyl graphic would be visible on the sign. Mr. Yeakey explained his concern with the staff recommendations of using a flat mounted sign and a perpendicular sign as he felt the signs would not be entirely visible to pedestrians. Mr. Yeakey said he is requesting to have a flat mounted sign in Location 3 because he does not think it is feasible to have one flat-mounted and one projecting sign as per the staff recommendations, due to traffic, and customers not being able to locate the building,

Ms. Tennor explained that this property has come before the Commission several times in the past and the Commission is aware of the challenges the building presents for merchants. Ms. Tennor disagreed with the applicant that a perpendicular sign in Location 3 would not serve the applicant. Ms. Tennor said that Location 3 would be parallel to the flow of traffic down Main Street. Ms. Tennor discussed the challenges of the particular location for merchants but explained why the staff recommendation would benefit the applicant and would be visible for pedestrians.

Ms. Tennor offered suggestions for the size of the flat mounted sign at Location 1 and for a double-sided projecting sign at Location 3. She suggested the flat mounted sign at Location 1 be as wide as the recessed niche below the entrance door, so that the sign relates to the building. She suggested the sign in Location 3 use the same design as the sign shown in Location 2, but have the business name added.

Ms. Zoren said that because the Commission would be potentially approving two signs instead of one, both signs should be closer to 6 or 7 square feet as recommended in the Design Guidelines. Mr. Yeakey explained that the size of the sign in the proposal was determined by using the width of the existing light fixtures on the building, which will shine onto the sign; and that given how far apart the lights are, the sign fit in that area.

Mr. Yeakey and Ms. Tennor discussed the design of the potential projecting sign at Location 3, as Ms. Tennor has suggested using the design of Sign #2, the oval shaped sign. Mr. Yeakey said his company has a design that says "E.C. Pops" "Maryland's Own" at the top border above the portrait of the dog, Mr. Yeakey explained that he would like to use his design for consistent branding. Ms. Tennor said that would be a good solution.

Ms. Tennor explained that the building has a wide frontage and a smaller sign could get lost in the expanse of the building. Ms. Tennor deferred to the other Commission members for the size of the sign at Location 1. Mr. Yeakey explained that Ms. Tennor's suggestion for size was similar to the size of the sign for the previous tenant, Linwood Boutique.

Ms. Tennor agreed with the staff recommendations to use one flat mounted sign at Location 1 and one projecting sign at Location 3. Mr. Roth agreed, but did not have a preference for the size of the sign at Location 1. Mr. Roth agreed that it is ok to have a larger sign due to the width of the façade, which would be balanced better with the existing light fixtures. Mr. Shad agreed with two signs for this building, one projecting in Location 3 and the sign at Location 1 to be no larger than the current size of the sign that was there for Linwood Boutique.

Ms. Holmes asked Mr. Yeakey if he knew the dimensions or thickness of the signs. Mr. Yeakey said the sign thickness was approximately $\frac{3}{4}$ of an inch thick. Ms. Tennor suggested the edge of the sign be finished and be black in color. Mr. Yeakey said the finish on the sign face would be vinyl to the edge of the sign and the material itself will be black on the edge.

Ms. Tennor asked if the size and style of the bracket for the projecting sign could be submitted to staff for approval. Ms. Burgess confirmed staff could approve the bracket for the sign and said the bracket should be mounted into the mortar joints instead of the brick.

Mr. Yeakey asked for clarification on the size of Sign 1, and if the Commission would approve the size of what was being proposed or matching the size of the sign of the Linwood Boutique sign which was wider Mr. Shad and Mr. Roth said the applicant's proposal aligned with the light fixtures. Mr. Yeakey said he would prefer to keep the sign the same dimensions as proposed, because if the sign became wider the lights would make the edges of the sign dark.

Mr. Yeakey said the names are all contained in one rectangle with the ellipse below it. Ms. Zoren said she would prefer the sign be approved through the Minor Alterations process so that the Commission could see the updated sign design and dimensions. Mr. Yeakey said on page 3 of the agenda, the window on the very far left-hand side of the building covered in the temporary cling, depicted what he would present as the design for the sign at Location 3. Mr. Yeakey said the sign says, "Maryland's Own" above "E.C. Pops". Ms. Burgess noted "Maryland's Own" is a much smaller font size than "E.C. Pops" Mr. Yeakey said that was correct. Ms. Tennor clarified the background on the banner was white as opposed to the orange in the previous request.

Ms. Zoren said the Commission needed to discuss the multi-colors of the sign. Ms. Tennor and Mr. Roth stated they did not object to the colors used in the proposal. Ms. Zoren wanted to address why there were more colors in the proposal than the Guidelines recommend. Ms. Tennor said without the border the sign is three colors and with the addition of the border it is emulating the state flag.

Ms. Holmes asked for the Commission to review the materials for the sign. Ms. Holmes asked the applicant if the interior material of the sign could be touched. Ms. Holmes she said wondered if it was similar to the material the Commission approved the previous month for Umi Sushi and reminded the Commission that their motion had a stipulation in the approval in case the materials did not weather the same as comparable materials. Ms. Holmes said that due to the thickness of the Umi Sushi sign, like the current proposed sign, it had similarities to wood once hung. Ms. Tennor asked what the material for the projecting sign would be. Mr. Yeakey said he needed to meet with the sign company to see what material could be used for the projecting sign. Ms. Tennor said the projecting sign needed to have a black edge and Mr. Yeakey agreed.

The Commission discussed what options for the sign (material, bracket, etc.) should be included in the motion and if it was possible for both signs to use the same material. The Commission discussed the approval of the signs through the Minor Alteration process.

Motion: Ms. Tennor moved to approve:

- Two signs for this new business in this location, one above the entrance door that is sized as shown in the application and the layout in the application, flat mounted to the wall above the door.
- A second sign within the constraints of the size limitations for the Historic District, which is 6 square feet, to be projecting in Location 3. The size would be a double-faced that reads "E.C. Pops, Maryland's Own," in a single rectangle above the ellipse shaped sign with the dog and

would be suspended from a bracket perpendicular to the wall in Location 3. The sign and the bracket should be submitted to staff for review and to be posted for a Minor Alteration so that the Commission can review the final layout for that second sign in Location 3.

- That no sign will occur in Location 2.
- Approve the colors as presented and the materials subject to verification for the Minor Alteration.

Mr. Roth seconded. The motion was unanimously approved.

HPC-19-42 – Ellicott Mills Drive Culvert, in the vicinities of 8444 Main Street, 8394 Main Street and 8390 Main Street.

Exterior alterations/new construction.

Applicant: Mark DeLuca, Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to install stone veneer on the concrete box culvert and install site landscape treatments at Ellicott Mills Drive and Main Street.

Background and Site Description: This property is located in the Ellicott City Historic District and does not currently contain any historic structures. The stone courthouse that previously existed in the vicinity of this site was destroyed in the May 2018 flood and the log cabin was moved to the rear of Parking Lot F in order to keep the structure safe as a result of the damage done to the surrounding site. On July 11, 2018 the applicant received Advisory Comments for repairs needed at this location where the pipe under Ellicott Mills Drive failed and the roadway was destroyed.

Scope of Work: The applicant seeks approval for:

- 1) Proposed stone veneer treatment of all exposed surfaces on the concrete box culvert.
- 2) Installation of black metal fencing and black railing for staircase.
- 3) Installation of pathway on the east side of Ellicott Mills Drive from Parking Lot F to Main Street.
- 4) Retroactive construction of concrete staircase from parking lot to pathway.
- 5) Paving of sidewalk along Ellicott Mills Drive.

Exposed concrete headwalls and endwalls and all exposed concrete surfaces will be treated with a cut stone veneer similar in size and style to the material used to restore the walls at Court Avenue and the stream walls by Ellicott Mills Brewery. There will not be a formal capstone, but rather the stone veneer will be applied (Figure 3). The concrete walls were constructed with a Hohmann and Barnard 305-dovetail slot for the proposed stone veneer. The slots were spaced 16 inches on center.

The fence will be located along the top of the culvert, as shown in the elevations in the application. The fence will be located along the stream walls and will also be located along the slope adjacent to part of the new pathway, as shown in the site plan. The fence will be a black metal fence, with the "O" detail. The fence will be 3 feet high, with 2 ½ inch square posts and 1-inch square pickets.

The pathway will connect Parking Lot F to Main Street. The pathway will be 8 feet wide and be constructed in asphalt. The pathway is intended to be temporary to provide access from the parking lot to Main Street until the master plan proposes a permanent solution and plan for the area. The steps are constructed out of concrete and lead from the parking lot to the pathway. A new black metal stair railing will be installed at the steps.

The sidewalks along both sides of Ellicott Mills Drive will be paved with concrete. Prior to the flood, the sidewalks were partially brick and then transitioned to concrete just before the driveway to 3880-3884 Ellicott Mills Drive and the location of the old Courthouse. Some brick remains in this vicinity, but has sunken due to the flood. The sidewalks will be 5 feet wide, which are wider than those previously existing. The existing brick sidewalks along Main Street will remain in place and will only transition to concrete at the point of curve approaching the Ellicott Mills intersection.

HPC Review Criteria and Recommendations:

Chapter 10: Parking Lots, Public Streets and Street Furniture

- 1) *Chapter 10 states, "Design of public improvements is constrained by government budgets, other laws and regulations, public safety and other factors. In a few cases, when a county agency must do work in order to provide a necessary service or to comply with the law, and the work can be done only in a particular way (there are no other options), there may be no issues that the Historic [Preservation] Commission can decide."*

For the construction of the concrete box culvert and headwalls and endwalls, there were specific regulations that specified how the structure must be built in order to handle stormwater, which required permits from Maryland Department of the Environment (MDE) and the Army Corps of Engineers. This construction qualifies as one of the few instances when the work can only be done in a particular way and there are no issues for the HPC to decide. However, the stone veneer surface treatment of the concrete box culvert, and other site design items, such as railings and pathways, do require HPC approval.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 2) *Chapter 9.D states, "whenever possible, the materials used should be those used historically in the particularly area of the district, especially for features that will be readily visible from a public way."*
- 3) *Chapter 9.D recommends, "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 stone veneer walls, to be similar to those used on the reconstructed walls by Court Avenue/Ellicott Mills Brewery, comply with the Guideline recommendations. The use of a veneer stone will allow the stream channels to look like stone construction, as they were historically built in Ellicott City. The stone will also be similar to that used recently, creating a uniform use of a material for stream walls.

The construction of poured concrete steps complies with the Guidelines, as the material is compatible with the setting and with any nearby historic structures. The use of concrete also allows for a safe and even rise over run for the steps.

The use of concrete for the sidewalks at Ellicott Mills Drive complies with the Guideline recommendations. This roadway is not historic and dates to the late 1960s and the sidewalks would not have been originally constructed in brick.

- 4) *Chapter 9.D recommends, "install open fencing, generally not more than five feet high, of wood or dark metal."*

The use of the proposed black aluminum fencing and railing complies with Chapter 9 recommendations as referenced above in bullets #2, 3 and 4. The fencing will match other fencing used on County property throughout the district and is also a black metal that is open and not more than five feet high.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted.

Testimony: Mr. Shad asked if anyone in the audience was in opposition to the case that would like to speak. There was no one in the audience that wished to speak. Mr. Shad swore in the applicant, Mark DeLuca, the Deputy Director of Public Works. Mr. DeLuca showed a PowerPoint to the Commission to illustrate the progression of the work for the culvert. Mr. DeLuca explained that he came before the Commission in July 2018 after the 2018 flood with preliminary drawings for the culvert. Mr. DeLuca explained how DPW handled the construction at Ellicott Mills Drive, by treating it as a design build. Mr. DeLuca explained the goal had been to reopen the street as quickly as possible since access points into the historic district were limited with the road closed.

Mr. DeLuca explained that the work done for Ellicott Mills Drive and the culvert was a FEMA reimbursable job where the designer was only a few steps ahead of the construction throughout the entire process. Mr. DeLuca explained the reason for the culvert failure and some background on the repair/reconstruction of the new culvert. Mr. DeLuca said that DPW worked with the Army Corps of Engineers and Maryland Department of Environment through different phases of work on the culvert.

Mr. DeLuca described the color code for the site improvements map submitted. Mr. DeLuca said DPW would continue the fencing from Court Avenue to the culvert and around to the corner of The Wine Bin. He said the downstream side of the culvert will have fencing. Mr. DeLuca explained that DPW will be using the same stone from the Court Avenue culvert/bridge, that was also used to restore the wall at Ellicott Mills Brewery culvert. He said the size of the stone will be larger to resemble the wall at the Brewery. Mr. DeLuca said the upstream wall culvert will have an orifice that makes the opening of the culvert the equivalent of a 9-foot diameter pipe until DPW can remove the orifice.

Mr. DeLuca discussed the plan elements that are part of the application. Mr. DeLuca said the pathway, shown in green on the drawing will be redone by the master plan. He explained that the log cabin currently stored on Parking Lot F will be moved to its original location, which will require re-grading of the site. The pathway shown in green will be an accessible way for people to get from Parking Lot F to Main Street until a more permanent solution is determined through the master plan process. Ms. Tennor asked if there would be two ways for pedestrians to get from the parking lot to Main Street, by using the pathway or the stairs. Mr. DeLuca confirmed Ms. Tennor was correct.

Mr. DeLuca described some of the future work still needed to take place on the channel and explained that eventually the channel will feed into the north tunnel proposed from the Safe and Sound flood mitigation plan.

Mr. DeLuca said that DPW is asking for the brick sidewalk to be replaced with concrete. Mr. DeLuca said this area in question is very vulnerable and explained that the culvert could still overtop due to a flood and wash out brick pavers. Mr. DeLuca said concrete sidewalks were being requested due to this concern. Mr. Roth discussed the Guideline recommendations to use brick for sidewalks and said that the previous month the Commission approved replacing asphalt portions of sidewalk that had previously been brick, with concrete, because there was testimony that until the flood water mitigations were in effect the area could experience sheer stress from flooding that brick could not handle. Mr. Roth said that area was on the other side of the street from this current application. Mr. Roth asked if Mr. DeLuca was making a similar argument that the subject area is likely to experience sheer stress, as the other

side of the street did. Mr. DeLuca said until the flood mitigation upstream is completed the culvert would still take the brunt of the any flooding that could occur and cause flooding on the street. Mr. DeLuca said the new culvert will not function well until there are mitigation elements downstream put in place. Mr. Roth said he did not understand how elements from downstream could affect the sheer stress that is experienced on the sidewalk by the culvert upstream. Mr. DeLuca said there is a possibility that the water could overtop the street and DPW is playing it safe by requesting concrete sidewalks. Mr. DeLuca said when all flood mitigation efforts are in place, brick could replace the concrete sidewalks.

Ms. Tennor and Mr. DeLuca discussed if DPW considered keeping the portion of brick that survived the flood. Mr. DeLuca said it was considered, but explained that all corners of the sidewalk need to be repaired because there are trip hazards on the right side and it was easier to take the concrete sidewalks down past the ADA ramp. Mr. DeLuca explained that there is no sidewalk on the west side of Ellicott Mills Drive because of the construction to fix the culvert. He said there is still a brick sidewalk on the east corner. He said the brick on the east side needs to be pulled up and reset if the brick was going to stay.

Ms. Tennor and Mr. DeLuca discussed the stone facing size for the stone veneer. Mr. DeLuca explained that DPW would be using stones similar in size to the stones at the Ellicott Mills Brewery culvert wall. Ms. Tennor asked for DPW to make an effort to select a reasonable stone color. Mr. DeLuca said that was DPW's intention and explained that the color of the stone will soften with age.

Ms. Tennor asked if the fencing shown on the plan was all the same height. Mr. DeLuca said the fencing on top of the culvert will be the same height, but the fencing on the ground will be the same height as the standard fencing that DPW uses in Ellicott City.

Mr. Roth asked what Mr. DeLuca was specifically seeking approval for. Mr. DeLuca said all the elements on the drawing that are part of the application; the fencing, the type of fencing, the location of the fencing, the asphalt pathway, the concrete stairs with the black railing, the sidewalk to be concrete to approximately limits shown, and the stone veneer.

Mr. Shad asked how the new sidewalk on the east side of Ellicott Mills will tie into the existing sidewalk. Mr. DeLuca said the sidewalks will meet but there is going to be a shift in the sidewalk, because the sidewalk will be widened and shift closer to the curb and there will no longer be a grass strip. This is similar to the existing sidewalk on the west side of Ellicott Mills, which never had a grass strip. Mr. DeLuca explained the reason for the sidewalk shift is due to a sewer or water line that should have a 20-foot easement.

Mr. DeLuca explained some of the other work that needs to be done to clean up the area, such as creating a transition from imbricated wall to the WPA culvert from the 1920s, which has been kept in place. Mr. DeLuca said that DPW wants to preserve the concrete ledge and is proposing to add riprap, so the imbricated wall will blend into the culvert. A six-foot black iron fence will continue from the existing imbricated wall and come around to the culvert.

Public Testimony

Mr. Shad swore in Mr. Joel Hurewitz to testify on behalf of the application. Mr. Hurewitz said he thought it looked nice. Mr. Hurewitz explained that he found more history on the brick sidewalks from several newspaper articles, including:

- A September 1990 Baltimore Sun article that quotes Alice Ann Wetzel the County's Historic Preservation Planner as stating that the "brick paver sidewalks and crosswalk do not have any

historic significance because the town's streets were originally made of cobblestone, wood and some granite blocks."

- A September 19, 1990 Baltimore Sun by Russ Mullaly titled "Let's Hope the Brick Sidewalk Plan isn't Set in Concrete" and this article also notes the original sidewalk materials were cobblestone, wood and granite.
- A 1901 article explaining that sidewalk and lighting projects were taking place in Ellicott City. Mr. Hurewitz theorized that prior to 1901 there were no sidewalks on some of the side streets.
- A third Baltimore Sun article from 1922, stating that Main Street was a mess and one of the worse pieces of roadway in Maryland. The article explains that as a National Highway, Ellicott City worked with the State Road Commission to remove the cobblestones.
- Mr. Hurewitz showed a picture of Ellicott City from 1920 that shows granite curbing, Belgium block and the trolley line.

Mr. Hurewitz showed more pictures of historic Ellicott City with what he believed were Belgium block sidewalks and wood plank sidewalks or dirt. Mr. Hurewitz said there does not appear to be any historic brick. Mr. Hurewitz summarized that there was no historic significance to the Ellicott Mills intersection. Mr. Hurewitz discussed his findings on thermoplastic and stamped concrete used around the County as an alternative option to this intersection to help continue the uniform look of brick throughout the Historic. He said the whole point of using brick in 1990 was to give the town a nice look for commercial reasons.

Mr. DeLuca provided some additional clarification on how all of the flood mitigation projects work together. He explained that generally for the top down floods, the way to mitigate floods would be to store the water in the upper reaches of the Hudson Watershed to reduce the cubic feet that would flow. By storing it, DPW could change when the water is released and control the time of concentration, taking the peak out of severe acute rain events. Mr. DeLuca said it was not possible to store all the water. He said that all of the upstream culverts were not adequately sized, so the small culverts allowed the volume of water to rise and jump into the street. He explained how the street becomes a conduit for high velocity flooding. Mr. DeLuca provided an overview of some of the upstream culverts that did not function properly. Mr. DeLuca said the culvert at Ellicott Mills Drive is vulnerable until those upstream culvert projects are complete.

Mr. Roth said the culvert failed and the whole road washed away, but he noted the brick sidewalks were still intact in the photos. Mr. Roth said at the previous meeting (for HPC-19-34), the areas replaced in concrete clearly washed away from the flood. Mr. DeLuca explained that once the pipe failed, the channel became the path of least resistance, and took water traveling down the West End into the channel and parking lot. Mr. DeLuca explained the downstream side flooded out Lot F and continued behind The Wine Bin to Court Avenue and came back out on to Main Street, which was the only reason the sidewalk Mr. Roth referred to stayed intact. Mr. DeLuca explained that Main Street underwent a catastrophic failure which left the sidewalks intact, and if Main Street failed and the Ellicott Mills culvert does not fail, the water will stay on the street and the brick will be subject to the same kind of stresses as the other brick sidewalks along Main Street. Mr. DeLuca said this concrete sidewalk was proposed out of caution. Mr. DeLuca reiterated that the catastrophic failure of the culvert saved the sidewalk because it gave a place for the water to go and explained that places downstream were hit a lot harder due to the way the culvert failed at Ellicott Mills Drive. Mr. DeLuca reiterated that the new culvert was built to be larger than the previous pipe, but has an orifice on the front of it to make it hydraulically equal to a 9-foot diameter pipe to match the previously existing pipe. Mr. DeLuca said that DPW has to put in all the flood mitigation in downstream before the orifice can be removed and all the water can go through the larger sized culvert. Mr. DeLuca presented modeling that showed three flooding analyses. He discussed a comparison model of the maximum flood depth from the July 2016 flood at Ellicott Mills Drive and

showed various depths of water and high velocities that overtopped the channel and flooded Lot F. He showed when the new culvert is fully opened, flooding will not occur outside the channel. Mr. DeLuca explained two other modeling scenarios.

Mr. Roth and Mr. DeLuca discussed the reconstruction of the culvert and the condition of the sidewalks after the 2016 flood. Mr. Roth explained that he did not find there was solid defensible data proving the sidewalks were at risk. Mr. DeLuca pointed out that every storm in Ellicott City has been different. Mr. DeLuca said the storms have variability and how the brick will perform under the different circumstances will vary. Mr. Roth asked why that argument had not been made at the July meeting when discussing replacing the sidewalks with concrete on the north side of Main Street. Mr. DeLuca said the sidewalk on the north side of the street was not in a zone that was affected by high velocity waters, but this area was. Mr. Roth asked to see velocity diagrams, which were not in the presentation.

Mr. DeLuca explained that DPW wants to be conservative in the replacement of the sidewalks with concrete because it is the safer material to use as there is no way to judge the risk at the proposed location. Mr. Roth said without providing a consistent technical definition of risk, the Commission agreed to replace brick with concrete where the brick obviously washed away in HPC-19-34 the previous month. Mr. Roth said the evidence that suggests the brick survived the 2016 storm. Mr. Roth said the burden is on DPW to provide actual data that there is a risk here due to the sheer stress of the velocities of the water to replace brick sidewalk with concrete.

Mr. Roth said that the Guidelines were implemented through a process agreed upon by the Commission and say that concrete sidewalks should be replaced with brick. Mr. Roth said that Mr. DeLuca had not made the case that in this particular location the brick is at risk for washing away as it did not wash away in the 2016 flood. Mr. Roth said he was fine with the rest of the application.

Mr. Shad said he agreed with Mr. Roth regarding the sidewalk material, and would prefer to see brick remain or replace in-kind for as long as possible. Ms. Tennor agreed with Mr. Roth, she understood Mr. DeLuca's objective and reasoning, but noted that whatever material will be used will most likely be temporary for that period of time and replacing brick with brick is not an unreasonable objective. Ms. Zoren asked if Mr. DeLuca would provide the Commission with numbers and information on sheer stress and velocity for future applications so the Commission can evaluate the proposals based on the provided data.

Mr. Roth suggested Mr. DeLuca treat the sidewalks aspect of the application as advisory comments and bring more data to the Commission the following month. Mr. Shad asked if Mr. DeLuca would treat the sidewalk portion of the application as advisory comments. Mr. DeLuca said he would like to do that.

Motion: Mr. Roth moved to approve:

- 1) The proposed fence and railing, brick sidewalk and asphalt path as shown in the Box Culvert Improvements diagram.
- 2) The stone facing on the culvert as described in the application and concrete staircase as shown on the Culvert Phase Plan and Profile Diagram.

Ms. Tennor seconded. The motion was unanimously approved.

OTHER BUSINESS

1. Petition for Declaratory Rulings and Motion for Sanctions – HPC-19-34

Mr. Roth moved to go into closed session for legal advice at 8:55 pm. Ms. Tennor seconded the motion. The motion was unanimously approved. Mr. Shad called the meeting back to order at 9:04 pm.


Mr. Roth said that having considered the petitioners response, he moved to deny. Mr. Hurewitz asked if he could be heard. Mr. Shad allowed Mr. Hurewitz to speak.

Mr. Hurewitz described the reasonings behind his Petition for Declaratory Rulings and Motion for Sanctions. Mr. Hurewitz went through the response to his petition from DPW with the Commissioners. Mr. Hurewitz urged the Commission to address new guidelines for sidewalk updates outside of the overall revision of the Ellicott City Historic District Design Guidelines, in regard to the flooding issues. Mr. Shad said the Commission received DPW's response to Mr. Hurewitz's petition. Mr. Shad asked if the Commission had read the response and if there was any discussion on DPW's response. Ms. Tennor said she appreciated Mr. Hurewitz's concern for the process but did not think the petition had merit.

Mr. Roth said that having considered the petitioners response, he moved to deny. Ms. Zoren seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn the meeting at 9:23pm. Ms. Tennor seconded. The motion was unanimously approved.

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



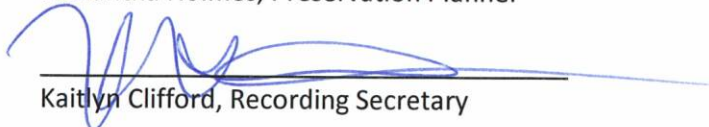
Allan Shad, Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary



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

September Minutes

Thursday, September 5, 2019; 7:00 p.m.

The August meeting of the Historic Preservation Commission was held on Thursday, September 5, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the August minutes. Ms. Tennor 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-19-21c – 8202 Main Street, Ellicott City
2. MA-19-02c – 6165 Old Washington Road, Elkrigde, HO-804

Regular Agenda

3. HPC-19-43 – 8044-8048 Main Street, Ellicott City
4. HPC-19-44 – 8060 Main Street, Ellicott City
5. HPC-19-45 – 8090-8092 Main Street, Ellicott City
6. HPC-19-46 – 8090-8092 Main Street, Ellicott City
7. HPC-19-47 – 3534 Church Road, Ellicott City

CONSENT AGENDA

MA-19-21c – 8202 Main Street, Ellicott City

Final tax credit 20.112 approval.

Applicant: Ron Peters

Request: The applicant, Ron Peters, requests final tax credit approval for work that was pre-approved in case MA-19-21 for 8202 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1850. The applicant was pre-approved through the Minor Alterations/Executive Secretary process in May 2019 to replace the walkway to fix the water penetration into the building.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$1,500.00 was spent on eligible, pre-approved work and seeks \$375.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, for \$375.00 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who wanted to add or correct the case or if there was anyone who wished to testify in opposition of 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.

MA-19-02c – 6165 Old Washington Road, Elkridge

Final tax credit 20.112 approval.

Applicant: Andrea Hermann

Request: The applicant, Andrea Hermann, requests final tax credit approval for work that was pre-approved in case MA-19-02 for 6165 Old Washington Road, Elkridge.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-804, the George Hobbs House and Store. According to the Inventory form, the house dates approximately to 1850. The applicant was pre-approved through the Executive Secretary process in January 2019 to replace roof, gutters and associated work.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$25,080.00 was spent on eligible, pre-approved work and seeks \$6,270.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, for \$6,270.00 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who wanted to add or correct the case or if there was anyone who wished to testify in opposition of 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-19-43 – 8044-8048 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to make exterior alterations and repairs at 8044-8048 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building at 8044-8048 Main Street dates to 1771.

Scope of Work: The applicant proposes to make the following exterior alterations as this property will be an EC Safe and Sound Access point. The proposed gate alterations will permit the gate to be remotely released during an active flood emergency event. The alterations include:

- 1) Install electronic access control hardware on the existing gate and on the wall behind the gate. On the outside of the gate will be a keypad with a black finish. Once behind the gate, there will be a covered gate release button installed to permit access out of the gate. Below this button will be a high water sensor, designed to release the gate at high water.
- 2) Install control boxes on the brick wall of the building inside the alleyway (set back a few feet from Main Street) and two corresponding conduits to power hardware. Two control boxes are currently needed on the exterior of the building. Each one is approximately 14-inches square. Options are being considered to reduce the size/condense into one box. All conduits will be painted to closely match the wall color to greatest extent possible.
- 3) Repair the existing gate. The latch is damaged and needs to be repaired or replaced. The hinges will be refurbished. The existing key cylinder will be removed and a blank plate (painted black to match the gate) will be installed.
- 4) Install round steel handrail along staircase, to be painted black. Handrail will be installed in mortar joints where feasible.
- 5) Install a 12"x12" yellow and black Safe and Sound "high ground" sign on gate.

HPC Review Criteria and Recommendations:

Chapter 6.M: Rehabilitation and Maintenance of Existing Buildings, Equipment and Hardware

- 1) *Chapter 6.M states, "Where it is not possible to hide equipment, it should be designed to blend as much as possible with the structure and should not obscure or damage important historic details."*
- 2) *Chapter 6.M recommends, "Whenever possible, install equipment out of sign of public ways or other properties."*
- 3) *Chapter 6.M states the following is Routine Maintenance, "installing or altering door or window locks, doorknobs, mail slots, individual mailboxes or other minor hardware."*

The installation of Items 1 and 2 (electronic access control hardware on the gate and the control boxes and conduit) and the repair and slight modification of Item 3 (repair gate, replace key cylinder with blank plate) above comply with the Guideline recommendations. The hardware and control boxes will be installed on the side walls of the building, within the alley and will be set back a few feet from Main Street. The conduit will be painted to match the building façade to the greatest extent possible, to blend with the structure. The location on the side of the building, within the alley, is not highly visible and the installation of the equipment in this location will not obscure or damage important historic details. Since the Routine Maintenance Guideline is somewhat vague, the Commission should consider which hardware items can be considered routine maintenance and which will require a certificate of approval.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 1) Chapter 9.D explains, *“There are many examples of simple, modern, dark metal railings, which blend unobtrusively with Ellicott City’s historic structures.”*
- 2) Chapter 9.D recommends, *“Install open fencing, generally not more than five feet high, of wood or dark metal.”*

There are no explicit recommendations for railing along staircases in the Guidelines, although railings are mentioned as shown above in Item 1. The guidelines for fences apply to railings as well. The proposed steel railing, to be painted black, complies with the Guideline recommendation as it will be a simple design using dark metal. The proposed railing will blend unobtrusively into the side of the building along the alley staircase.

Chapter 11: Signs

- 1) Chapter 11 recommends:
 - a. *“Use a minimum number of colors, generally no more than three.”*
 - b. *“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.”*
 - c. *“Use directorial and informational signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter.”*
 - d. *“Design signs of a particular type with a consistent style, lettering, size, color and logo.”*

The proposed EC Safe and Sound High Ground sign complies with the Guideline recommendations. The sign will only be 1 square foot and will consist of two colors, significantly less than what is recommended as a maximum. The High Ground sign system has already been approved in other locations along Main Street, and this sign is designed in the same style of the previous signs. All EC Safe and Sound signs for High Ground use one consistent style, lettering, size, color and logo.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted.

Testimony: Mr. Shad swore in the applicant Robert Z. Hollenbeck from the Department of Public Works. Mr. Shad asked if Mr. Hollenbeck had any comments to add to the staff report. Mr. Hollenbeck gave background on the Ellicott City Safe and Sound project and explained the need to create additional egress points in the event of a flood. Mr. Hollenbeck explained that the County partnered with willing property owners to create the access points and explained how the gates will be unlocked during a flood watch and also have water sensors that would trip the gates if water levels rose unexpectedly.

Mr. Hollenbeck explained that DPW created a mockup gate release and sensor between the Caplan and Johnsons buildings with all the proposed equipment and had the equipment tested by the Fire Marshall,

Police Department, DILP, the County Executives Office and building owners that were going to incorporate this system onto their gates.

Ms. Tennor asked how high the water levels would be when the water sensor is tripped. Mr. Hollenbeck explained that DPW tested installing the mockup sensor one to two inches higher than the sidewalk and explained at that point the water would be above the curb. Ms. Tennor asked how big the sensor will be. Mr. Hollenbeck said the box the sensor is located in is roughly 3" x 4". He said the sensor box has a hole at the bottom and as water fills the box, it trips the sensor inside of the box.

Mr. Hollenbeck said the gate was damaged at the proposed location for the sensor installation and DPW worked with the owner to have the gate taken to a welder, repaired and rehung. Mr. Hollenbeck said DILP requested a handrail be hung on one side of the staircase for safety purposes. Ms. Holmes asked if the handrail would be metal. Mr. Hollenbeck confirmed it would be a metal handrail. Ms. Tennor asked if the handrail would be painted black. Mr. Hollenbeck said the handrail would be painted black.

Ms. Zoren asked what color the control boxes would be painted. Mr. Hollenbeck said DPW would try to paint the control boxes to match the color of the brick on the building, and that for each location installed DPW would try to match the exterior wall color.

The Commission discussed with Mr. Hollenbeck if there was a backup fail safe if the gate did not trip. Mr. Hollenbeck explained that in the event of a flood watch the gate is supposed to be unlocked and if the water rose there is the water sensor to unlock the gate. Mr. Hollenbeck explained that there is also a key pad on the gate and if someone was standing at the locked gate, the person could call Emergency Services and EMS would be able to give the caller the key pad number to punch into the key pad to unlock the gate.

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

HPC-19-44 – 8060 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to make exterior alterations and repairs at 8060 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900.

Scope of Work: The applicant proposes to make the following exterior alterations as this property will be an EC Safe and Sound Access point. The proposed gate alterations will permit the gates to be remotely released during an active flood emergency event. The alterations include:

- 1) Install electronic access control hardware on the existing gate fronting the sidewalk (existing gate #1) and on the fence behind the gate. On the outside of the gate will be a keypad with a black finish. Once behind the gate, there will be a covered gate release button installed to permit access out of the gate. The gate controller conduit will run on the back side of the fence and be painted black. The high water sensor will be installed inside the gate post. The concrete sidewalk will be cut and patched as required to run the conduit to the latch side of the gate.

- 2) Conduit will run from the front gate (existing gate #1) along the side of the building next to the existing cables. The conduit will be placed behind the downspout where possible. Conduit will be painted to match color of mortar where on stone, and will be anchored to mortar only, not stone.
- 3) Install electronic gate hardware on existing gate #2, a wooden gate at the rear/side of the property. Install control boxes on the rear of the building in the existing service area. Two control boxes are currently needed on the exterior of the building. Each one is approximately 14-inches square. Options are being considered to reduce the size/condense into one box. Exposed conduit will be painted to match the building.
- 4) Install a 12"x12" yellow and black Safe and Sound "high ground" sign on the black gate facing the sidewalk (existing gate #1).

HPC Review Criteria and Recommendations:

Chapter 6.M: Rehabilitation and Maintenance of Existing Buildings, Equipment and Hardware

- 1) *Chapter 6.M states, "Where it is not possible to hide equipment, it should be designed to blend as much as possible with the structure and should not obscure or damage important historic details."*
- 2) *Chapter 6.M recommends, "Whenever possible, install equipment out of sign of public ways or other properties."*
- 3) *Chapter 6.M states the following is Routine Maintenance, "installing or altering door or window locks, doorknobs, mail slots, individual mailboxes or other minor hardware."*

The installation of Items 1 – 3 (electronic access control hardware on the gates and the control boxes and conduit) above comply with the Guideline recommendations. The control boxes will be installed on the rear of the building, and will not be visible from Main Street. The conduit will be painted to match the building façade to the greatest extent possible, to blend with the structure. The installation of the conduit along the side of the building and the installation of the equipment on the rear of the building will not obscure or damage important historic details. Since the Routine Maintenance Guideline is somewhat vague, the Commission should consider which hardware items can be considered routine maintenance and which will require a certificate of approval.

Chapter 11: Signs

- 1) *Chapter 11 recommends:*
 - a. *"Use a minimum number of colors, generally no more than three."*
 - b. *"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."*
 - c. *"Use directorial and informational signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter."*
 - d. *"Design signs of a particular type with a consistent style, lettering, size, color and logo."*

The proposed EC Safe and Sound High Ground sign complies with the Guideline recommendations. The sign will only be 1 square foot and will consist of two colors, significantly less than what is recommended as a maximum. The High Ground sign system has already been approved in other locations along Main Street, and this sign is designed in the same style of the previous signs. All EC Safe and Sound signs for High Ground use one consistent style, lettering, size, color and logo.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted.

Testimony: Mr. Hollenbeck was already sworn in. Mr. Shad asked if Mr. Hollenbeck had any comments to add to the staff report. Mr. Hollenbeck clarified there were two gates at this proposed location. Ms. Burgess asked the Commission if the Commission would allow similar future applications for updated gates and water sensors to go through the Minor Alterations process. Mr. Shad confirmed the Commission would allow similar applications to be processed through Minor Alterations.

Motion: Mr. Reich moved to prove the application as submitted. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-45 – 8090-8092 Main Street, Ellicott City

Certificate of Approval to construct deck.

Applicant: Donald R. Reuwer Jr.

Request: The applicant, Donald R. Reuwer Jr., requests a Certificate of Approval to construct a deck on the rear of the building at 8090-8092 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The existing rear deck and materials were approved in 2009 in case HDC-09-27.

This application was originally posted online as a Minor Alteration (MA-19-30) but was removed due to an objection.

Scope of Work: The applicant proposes to build a decked walkway and new deck off of the existing rear deck in order to comply with a Department of Inspections, Licenses and Permits requirement to have an “area of refuge” in the event of fire or flood. The application explains that the law requires the “area of refuge” to be 50 feet from the building. The proposed walkway and deck will be located in the rear of the property and will not be visible from Main Street. The new walkway and deck will match the existing in design, material and color, and will have gray composite decking and white PVC railings. The walkway will be four feet wide and the deck (area of refuge) will be 20 feet by 20 feet.

HPC Review Criteria and Recommendations:

Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of New Porches and Decks

1) Chapter 7.B recommends:

- a. “Design new porches and decks to be simple, compatible in design with the existing building, and in scale with the existing building in size and roof height.”*
- b. “Decks should not be added to a historic building’s primary façade, or a façade highly visible from a public way. They should be substantial in appearance, having more of the character of a porch (avoid decks that appear to stand on “toothpicks”), and should be related in detail as much as possible to the style and character of the building.”*

The proposed walkway and deck will use the same materials and colors as those approved in 2009, which will make it compatible with the existing building in character and design. The proposed walkway and deck will be open-air and not enclosed with a roof, and as such, will be in scale with the existing building.

The deck will be added to the rear of the building and will not be visible from Main Street.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted.

Testimony: Mr. Shad swore in John Aguilera, the tenant of the building. Mr. Shad asked if Mr. Aguilera had any comments to add to the staff report. Mr. Aguilera explained in order to comply with DILP regulations to have a distillery in the building, an area of refuge needed to be added. He explained that the deck would allow patrons to be up and away from flood or fire. He said the proposed deck could also be accessed from Church Road in the event of an emergency.

Mr. Reich said the deck could not be seen from Main Street. Mr. Aguilera agreed the deck would not be visible from Main Street. Ms. Tennor asked how the area of refuge would be utilized when the deck was not being used for its intended purpose. Ms. Tennor asked if patrons could use the deck to socialize, if there were occupancy restrictions and how would the applicant ensure that there would be room on this refuge or if it could potentially be used up. Mr. Aguilera said the occupancy use of the building was 70 people, which would amount to five square feet per person.

Mr. Roth asked if the deck would be used in the day to day business practices. Mr. Aguilera said the deck would not be used in the day to day, but would be used occasionally, and the business got the okay from DILP to allow patrons to have access to the deck outside of its intended purpose. Ms. Tennor asked if Mr. Aguilera was intending to put out tables and umbrellas on the deck. Mr. Aguilera said the business would not be putting furniture on the deck.

Ms. Tennor said that the deck would be visible to the neighbors. Mr. Aguilera said it would be visible to the neighbors, but it would not be visible from Church Road or Main Street. He said there is foliage in the neighbor's yard that will help block the view of the deck.

Mr. Reich asked if the deck/area of refuge would be located off the second floor of the building. Mr. Aguilera said the deck would be located off the second floor.

Ms. Tennor said the approval of the application would set a precedent on Main Street. Ms. Holmes explained that the area of refuge was required because of the type of business, which was considered an assembly use and noted that mercantile uses would not be subject to this kind of requirement. Mr. Roth said that there is nothing in the Guidelines that would prevent this particular location from adding a deck, regardless of the use.

Ms. Zoren clarified that an area of refuge would not include furniture as it would take up the required square foot space. Mr. Taylor asked Mr. Aguilera if tables, chairs or umbrellas would be added to the deck. Mr. Aguilera said there would be no furniture on the deck because the occupancy of the building is 70 people and if they wanted to have 70 people and furniture on the deck, the deck would need to be larger.

Ms. Zoren asked if there were setbacks on the property for the deck. Ms. Holmes said there were no setbacks for this location but said if there were setbacks, Zoning and DILP would flag it during their review of the applicants plans and then the applicants would need to return to the HPC.

Mr. Shad asked if there was anyone in the audience that would like to make comments or statements on the application. There was no one in the audience that wished to speak.

Motion: Mr. Roth moved to approve the application as submitted. Mr. Reich seconded. The motion was unanimously approved.

HPC-19-46 – 8090-8092 Main Street, Ellicott City

Certificate of Approval to install signs.

Applicant: John Aguilera

Request: The applicant, John Aguilera, requests a Certificate of Approval to install signs on the front of the building at 8090-8092 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890.

Scope of Work: The applicant proposes to install five signs on the front façade of the building:

- 1) Sign #1 will be a projecting sign that will hang from a black steel bracket on the front left of the building above the door. The sign will be made of wood, stained black with white lettering. The sign will be 36 inches high by 32 inches wide. Due to the tapered sides, it should be less than 8 square feet. Sign #1 will read on 5 lines, with the 5th line on a separate board from the main sign:

Handcrafted
Ellicott
Distilling Co.
Distillery and Tavern
Charcuterie and Spirits (will hang on a separate board from the main sign)

- 2) Sign #2 will be a white vinyl window sign and will be located in the middle of the front three windows. The text will be 13.75 inches high by 34 inches wide for a total area of 2.86 square feet. The sign will read on two lines:

Ellicott
Distilling Co.

- 3) Sign #3 will be a white vinyl window sign that will be mounted on the bottom of the left side window on the three front windows. The text will be 16 inches high by 30 inches wide, for a total area of 3.33 square feet. The sign will read on four lines:

Serving...
Small Batch
Distilled
Spirits

- 4) Sign #4 will be a white vinyl window sign that will be mounted on the bottom of the right side window on the front three windows. The text will be 19.5 inches high by 30 inches wide, for a total area of 4 square feet. The sign will read on four lines:

Serving...
Gourmet
Charcuterie
& Fine Foods

- 5) Signs #5 will be a white vinyl window sign that will be mounted on the bottom of the center window on the three front windows. The text will be 17.5 inches high by 30 inches wide for a total area of 3.64 square feet. The sign will read on three lines:

Enjoy our...
Craft Cocktails
&
Tasting Room

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

- 1) *Chapter 11.A recommends:*
- a. *“use simple, legible words and graphics.”*
 - b. *“keep letters to a minimum and the message brief and to the point.”*
 - c. *“use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”*
 - d. *Emphasize the identification of the establishment rather than an advertising message on the face of the sign.*

Sign #1, the projecting sign, complies with recommendations A-D above, as the sign will contain the name of the business and a brief description of the business, and will consist of two colors, black and white.

Sign #2, the white vinyl business name sign to be located in the middle window, also complies with the recommendations as it will only contain the business name and be limited to one color.

Signs #3, 4, and 5 do not comply with the Guidelines and would be considered an advertising message. They do not contain the business name and repeat and elaborate on information that was more succinctly contained within the projecting sign.

- 2) *Chapter 11.A recommends:*
- a. *“use historically appropriate material such as wood or iron for signs and supporting hardware.”*
 - b. *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.*

Sign #1 will be a wood sign, hung from a metal bracket, which complies with this recommendation. The spec sheet for the bracket shows attached lighting, which is not referenced in the application and confirmation of the proposed style of bracket is needed. If the lighting is part of the bracket, as shown, additional information on how the lighting will be wired is needed.

Signs #2-5 will be vinyl window signs, a modern alternative to a painted window sign, and are historically appropriate.

Chapter 11.B: Signs, Commercial Buildings

- 3) *Chapter 11.B explains, “most buildings should not have more signs than uses or occupants. In a few cases a location may call for two signs for a business. When the two signs are on the same building façade, the best combination will often be one flat-mounted or window sign and one projecting sign. Multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building façade.”*
- 4) *Chapter 11.B recommends, “if more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building.*
- 5) *Chapter 11.B recommends against, “two signs where one is sufficient to provide an easily visible identification of the business.”*
- 6) *Chapter 11.B recommends against, “more than two signs per business per façade.”*

The proposal to add 5 signs to the front façade of the building does not comply with the Guidelines. Sign #1, the projecting sign, best complies with the Guidelines. Sign #2, the white vinyl sign that is limited to the business name, also complies closely with the Guidelines because it identifies the building’s tenant and complies with the Guideline recommendations for using more than one sign on a building.

Staff Recommendation to the HPC: Staff recommends the HPC approve Sign #1, the projecting sign. If the Commission determines two signs to be appropriate for this building, Staff recommends the HPC approve Sign #2, the white vinyl business name sign.

Testimony: Mr. Aguilera was already sworn in. Mr. Shad asked if Mr. Aguilera had any comments to add to the staff report. Mr. Aguilera gave background on the creation of the business and said the distillery was slated to open in a month. Mr. Aguilera discussed the importance of the sign locations for visibility, the projecting sign giving pedestrian and vehicular circulation and the main vinyl sign for those standing directly in front of the building. He said the smaller signs are to advertise the business having a small cocktail room and food. Mr. Aguilera has found while trying to source materials that not everyone is aware of what a distillery is. He said that having the small descriptive signs will help people understand what the business has to offer. Mr. Aguilera said all food and spirits will be locally sourced and made.

Ms. Zoren asked if the smaller signs will have a background or if the signs will be only letters. Mr. Aguilera said the smaller vinyl signs will be letters only.

Mr. Reich said the projecting sign is straight forward, but he was not sure of the other three smaller vinyl signs. Mr. Reich noted that per the Guidelines, the Commission will approve one sign for a building unless it is a larger building and then the Commission will sometimes approve two. The Commission discussed previous applications with requests for multiple signs and explained that per the Guidelines, more than two signs have not been approved. Ms. Holmes referenced the staff report that noted Chapter 11.A of the Guidelines recommends against advertising messages. Ms. Tennor said she appreciated the applicants need for patronage, but in addition to possibly having a sign with store hours and an open and closed sign, the three smaller vinyl signs seemed to be too much for the façade.

Ms. Zoren said suggested increasing the size of the word “Distillery” on the sign, explaining that the large “Ellicott” does not stand out since the business is located within Ellicott City. Ms. Tennor agreed with Ms. Zoren.

Ms. Zoren asked if the bracket shown in Figure 8 of the staff report was already installed. Mr. Aguilera said that the bracket was not installed. Ms. Zoren said she felt the bracket proposed was too ornate to match with the character of the buildings. Mr. Reich asked how the sign will be lit. Mr. Aguilera said that

if the Commission decided the bracket was not appropriate he could get a straight bar bracket. Mr. Aguilera said for the lighting he could have a concealed light fixture on the bracket, or he could use an internally lit sign. Mr. Aguilera said he prefers the concealed light fixture, which would be wired through the bracket so that the wiring would not be visible.

Mr. Aguilera said that the application submitted specified that the vinyl lettering will be white, but said it will actually be a metallic silver to match the labels on the bottles produced by the business.

The Commission discussed both lighting choices and Ms. Holmes pointed out that the internally lit sign does not comply with the Guidelines. The Commission then discussed concealed and indirect lighting. Ms. Tennor asked about address numerals above the door on the transom shown in Figure 8 of the staff report and if Mr. Aguilera would change them over to match with the vinyl sign. Mr. Aguilera clarified that the numbers shown in the picture are from a Google image taken previously and the numbers are currently not there, he said they could put vinyl numbers in to match. Mr. Shad asked if there was anyone in the audience that wanted to speak to the case. There was no one in the audience that wished to speak.

Motion: Ms. Tennor moved to approve:

- 1) Sign number one, with the bracket that was submitted, or use a different bracket that can be submitted to Staff for review and approval based on the comments from the Commission.
 - a. With the lightning as shown in application.
 - b. A wood sign, so it has dimension, and it will be two panels.
- 2) Sign number two is the one shown in the center panel of the front window, that says “Ellicott Distilling Company”
 - a. That size relationship can be used or the applicant may modify the word “Distilling Company” slightly to make it larger relative to the word “Ellicott”.
 - b. That sign would be in vinyl applied to the inside of the glass.
- 3) The other descriptors (the three vinyl advertising signs proposed to be located at the bottom of the windows) are not approved.

Mr. Roth seconded. The motion was unanimously approved.

HPC-19-47 – 3534 Church Road, Ellicott City

Certificate of Approval to demolish existing house and construct new house.

Applicant: Heather and Larry Gaetano

Request: The applicants, Heather and Larry Gaetano, request a Certificate of Approval to demolish the existing house and construct a new house on the same foundation at 3534 Church Road, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1936. The site contains one principal dwelling, an outbuilding and many mature specimen trees, many of which are located around the house. The principal dwelling has been vacant since 1985. The property consists of 4.91 acres and is zoned R-ED; Residential: Environmental Development. The property is also located within the Tiber Hudson Watershed and is currently subject to the 2018 Council Bill 56, which temporarily prohibits the issuance of certain permits and certain approvals of development plans and zoning changes for property that drains in whole, or in part, to the Tiber Branch Watershed.

This house is not listed on the Historic Sites Inventory, but the County Architectural Historian is in the process of working on an Inventory form and has provided the following architectural and historical information:

The house at 3534 Church Road sits on part of the Linwood property, which was subdivided in 1888 by the Merrick family. Lot 8, comprising 10 acres, was not sold by the Merricks until 1912, and was purchased by the Heine family for \$1,000. William and Agnes Heine were living in Virginia when they sold the land, presumably to their daughter, Katherine Fort Heine, in 1936. The log house was reportedly built at that time. There were two phases of log construction in the United States, an historical phase that was well-represented in Howard County from the eighteenth century to around the time of the Civil War, and a revival phase that began in the late nineteenth century and continues to this day. The Heine house is part of the revival phase, and retains much of its historic integrity for that period. The earliest log revival buildings were often resort architecture with an intentional rustic feel and a vague historicist impression, and these log homes were often influenced by that and intended to be vacation cabins. The Heine house certainly reads that way, with the logs exposed on both the exterior and interior, and the rafters and roof sheathing exposed in most of the ceilings. The board doors with wooden door knobs, latches, and iron strap hinges contribute to the rustic feel of the building, as does the commanding rubble stone fireplace and chimney stack. And the casement windows with small panes of glass harken back to the earliest period of American settlement on the east coast. In this case, the Heine house was also part of another building tradition in the U. S., the prefabricated kit house. This trend began in the early twentieth century, most notably by Sears, Roebuck and Company, who employed it as a way to sell their building materials. Other companies arose that only specialized in houses, and the Heine house is apparently part of that tradition, as well. While the house has had some termite damage, much of this has been repaired, and the building, overall, is in good condition.

A letter of support for the proposal, submitted by the current owner, Katherine Crist Fluri, confirms that the cabin was built by Katherine Fort Heine Cole, the great-great aunt of Ms. Fluri. Ms. Fluri reports that the cabin was a full-time residence until 1985 and that she recently inherited the property through her mother.

Scope of Work: The applicant proposes to demolish the majority of the principal dwelling and construct a new house utilizing the existing foundation and granite chimney. The application states that the applicants initially intended to purchase the property, update the building and add an addition. The applicant has provided the following reasons why demolition is currently proposed:

- 1) Initial size was estimated at just under 1500 square feet. In reality it is not quite 1000 square feet of interior livable space.
- 2) Due to the moratorium on building in the watershed, a first floor expansion is prohibited.
- 3) Existing roof and load bearing walls do not meet structural code and cannot support a second story.
- 4) Existing foundation has sustained significant water and termite damage.
- 5) Well system in the basement must be completely removed and replaced.
- 6) The house is not grounded and creates a significant electrical safety hazard.

The applicant plans to deconstruct the house and incorporate the wood flooring, doors, roof timbers and sinks as possible, and otherwise salvage and donate or sell the other parts of the cabin.

For the construction of the new home, the existing foundation will be repaired and reinforced, so that the new structure can be built on the existing footprint. The existing specimen trees and existing topography around the house will be maintained. There are some areas of existing concrete and stone

patios and walkways around the house, which will be removed and reduce the impervious impacts of the site by at least 500 square feet. The new structure will be a 2-story house and will cantilever out in varying amounts up to 18 inches, so the foundation will be recessed and minimally visible, except along the wall containing the existing chimney. The existing log cabin roof extends beyond the foundation about 2 feet, so the cantilevering of the new structure will utilize the impervious square footage into the new design.

The application states that the exterior of the new home will be:

- 1) Siding - HardiePlank smooth lap siding with a 7-inch exposure in the color Light Mist (a light gray) and HardieTrim corner boards in the color Arctic White.
- 2) Foundation - A parged block foundation.
- 3) Porch Railings - The first and second floor porch railings will be wood, painted in the color Arctic White.
- 4) Porch Decking - Natural Ipe wood.
- 5) Porch Ceilings - Hardie beaded porch panel in the color Arctic White with white ceiling fans in the style Casablanca installed on the second floor porch.
- 6) Porch posts – Craftsman style porch posts 11"x11"x36" (h) painted base posts with taper to 7.5"x7.5" at the top.
- 7) Windows - Andersen 200 series vinyl clad wood windows consisting of double hung, casement and awning with 4:4, 6 and 8 divided lights.
- 8) Doors - The front entry and side doors will be Therma Tru Craftsman style painted wood doors, to be painted Benjamin Moore Hale Navy. The Church Road front entry door will be a 3 light over two panel Craftsman style door surrounded by two 5-light sidelights and a 5-light transom. The side door will be a 9 light over two panel door. The second floor porch doors will be a set of 10-light French doors. The storm door will be a white aluminum full view Andersen door.
- 9) Roof and Ridge Vents - Tamko architectural shingles in the color Charcoal.
- 10) Gutters and Downspouts – White galvalume half and full round with complimenting downspouts.
- 11) Gable Vent – 23-inch round wood vent painted Arctic White.
- 12) Exterior lights – Craftsman style black metal outdoor wall lantern. Two lanterns will frame the front door and one lantern will be placed next to the side door.
- 13) Stone chimney – The existing stone chimney will be retained but will be extended beyond the second floor of the new building per code requirements.

HPC Review Criteria and Recommendations:

Demolition

Section 301 of the Historic Preservation Commission Rules of Procedure

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

- 1) Structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district.
- 2) Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.

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

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

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

There is also an alternative process as established in Section 304.B where the Commission can ask the applicant if they are willing to have the Commission assist in trying to develop an economically feasible plan to retain the structure or explore alternatives to demolition. One alternative to demolition would be the construction of an addition, but that is not permitted currently within the Tiber Hudson Watershed.

The building does not appear to be of Unusual Importance, as its loss would not cause great damage to the character and integrity of the historic district. This building is not a vernacular historic style of Ellicott City, and it does not architecturally relate to any other historic property in the district. The building is not visible from the public right-of-way and is only visible from one neighboring property, which also is not a contributing structure to the historic district.

However, the building is historic as it dates to 1936 and is approximately 83 years old. The building was a kit home and was expanded over the years. The building has been reportedly vacant since the 1980s, but as a result, is preserved and not altered. The building appears in good condition; the windows are operable, the paint is not peeling, and no rotting is observable. The windows are unique, even in areas that were added onto (which are most likely historic additions at this point in time, too). The windows are true divided light, mostly casement windows. There was significant craft and skill displayed in the construction and alteration of the home, as seen in the notching in of the cranks for the casement windows in the porch enclosure (see Figure 12).

The structural integrity is not sufficient to add a second story, according to the applicant’s contractor, but moreover, adding a second story to the existing structure would destroy the architectural integrity of the house as it would require removal of the peaked ceilings and exposed beams. The house presents unique challenges in its current configuration, for example, to enter the basement, doors in the kitchen must be shut and a trap door in the floor opened up.

New Construction

Chapter 8.B: New Construction: Principal Structures, New Building Design

- 1) *Chapter 8.B.1 on Size, Scale and Form recommends:*
 - a. *Design new buildings to be compatible with neighboring buildings in bulk, ratio of height to width and the arrangement of door and window openings.*

- b. *Use a roof shape and slope that echoes the roof forms of neighboring historic buildings.*

The proposed new construction complies with these recommendations. The new building will utilize the foundation and small footprint of the existing structure and will be compatible in bulk and scale to the neighboring structure. The new building will be a two-story structure, but will still have two one-story wings, which mitigate the potential for bulk appearance of the new building.

The roof shape will be a simple cross gable roof with a hipped roof over the front porch and a hipped roof on the side additions, which are shapes compatible with historic buildings in the vicinity.

2) *Chapter 8.B.2 on Details recommends:*

- a. *Use elements such as porch shapes, window or door openings, dormer style and spacing and other characteristic that echo historic Ellicott City buildings.*
- b. *In areas where front porches or stoops occur on most buildings facing the same street, incorporate porches or stoops similar in scale to existing designs into new building designs.*
- c. *Design entrances and windows to be similar in scale and proportion to those on nearby historic buildings, particularly for new buildings close to a public way. Simple transoms and sidelights can be appropriately used. Double-hung, vertically proportioned windows (with the height close to twice the width) are most often appropriate. A variety of window pane patterns can be used, but windows should have true divided lights or give the appearance of true divided lights with a permanently applied exterior grille.*

The proposal complies with Guidelines recommendations a-c above. There will be a variety of window types on the house, such as paired, triple or single double-hung windows and casement windows with simulated divided lights, all of which are characteristics of other historic buildings found in Ellicott City. The doors will be similar in style to other historic doors found in Ellicott City. The front façade of the house will face in the direction of Church Road, as the current structure does. However, Church Road is not visible at all from this property and the house is likewise not visible from the road. The first-floor front porch and second floor front porch will overlook the property fronting Court House Drive. The porches will be small and proportionate in scale to the rest of the house.

3) *Chapter 8.3 on Materials recommends:*

- a. *Use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials used in the immediate vicinity. Along upper Main Street, upper Church Road and Fels Lane, wood siding is dominant and is most appropriate for new buildings...*
- b. *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. (The detailed appearance of substitute siding materials is less important for new buildings not visible from a public way.)*
- c. *Use roofing materials 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 siding on the new structure will be a lap HardiePlank in a smooth texture, which is a substitute material that is similar in width, profile and texture to wood siding. As noted above, the house will not

be visible from the public right-of-way. The house will utilize wood in the construction of the porch railings and flooring. The windows will be a vinyl clad wood, which maintains a profile like a true divided light. The roofing will be a charcoal color asphalt architectural shingle, which is found on many historic structures in the district. The proposed materials comply with the Guideline recommendations.

Chapter 8.C: New Construction: Principal Structures, Siting New Buildings

4) *Chapter 8.C recommends:*

- a. *New buildings should respect historic development patterns....within the constraints of the particular building lot, new buildings should maintain setbacks from streets and other buildings consistent with those of nearby historic buildings and should avoid blocking important views of Ellicott City and its terrain.*
- b. *Preserve the prevailing spacing between buildings...where buildings are separated by side yards, new buildings should maintain the side yards.*

The new building will be constructed on the existing footprint of the historic house and will maintain the existing front orientation toward Court House Drive. The application complies with these recommendations.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the house is a Structure of Unusual Importance. If the HPC determines it is not a Structure of Unusual Importance, Staff recommends the HPC approve the application as submitted for the demolition and new construction, with the plan to salvage and reuse as many of the existing materials as possible or allow the deconstruction and removal of the house in its entirety for the opportunity to relocate it as a cabin.

Testimony: Mr. Shad swore in Larry and Heather Gaetano. Mr. Shad asked if the applicants had information they would like to share. Mr. and Mrs. Gaetano gave background on their search to find a home within the Historic District and their commitment and investment into Ellicott City. Mrs. Gaetano said once they found the property in question, they wanted to purchase it and build an addition on the house by adding a story. After having inspectors and builders come out to review the property, the couple were told the house as is was not safe or economically feasible to use it as it is.

Mr. Gaetano explained to get access into the basement of the house, all doors in the kitchen have to be shut and then the floor in the kitchen opens up to access the basement. Mrs. Gaetano said she and her husband selected builders that have worked in the Historic District before. She said she understood taking down something that is historical is emotional and that was not what she and her husband had intended to do, but explained the building is not safe to move into as is.

Mr. Gaetano explained they do not plan to build a large building or subdivide the property. Mr. Gaetano showed a PowerPoint rendering of the final concept of the proposed new house to the Commission. Mr. Gaetano said that they plan on staying in the existing footprint of the current house and will not be taking down trees in the yard. Mr. Gaetano said they plan to incorporate the existing chimney into the new house.

Ms. Tennor said the aerial shown in the PowerPoint answered her first question as a site plan was not included in the submission. Ms. Tennor asked if the applicants would retain the existing driveway. Mr. Gaetano said they would be retaining the current driveway. Ms. Tennor asked if the applicants would build a garage on the property. Mr. Gaetano referenced where an existing garage stood in the aerial image of the property and said that they would not need to build a garage as they already had a detached garage. There was previously another outbuilding, a shed next to the garage but it fell down and was removed. Mr. Gaetano pointed out there are two driveways on the property and the second

driveway is overgrown so it was not visible on the aerial, but it can be used to access Court House Drive. Mr. Gaetano said the applicants have no intention of using the second driveway and want to talk to the County about removing it and possibly put in gravel to replace the pavement.

Ms. Tennor and Mr. Roth discussed the existing historic house. Mr. Reich said he had a problem with the demolition and explained that while the house does not fit into the style of the rest of Ellicott City, the Historic District has a mixture of different styles and eras of construction. He said the house is a 1936 retro log house and has historic value in its own regard and will probably end up on the Historic Sites Inventory. Ms. Tennor said there is no such structure like it that she is aware of in the Historic District.

Mr. Reich said he did not see anything regarding the condition of the house that would require the house to be torn down, except that it was not big enough for the applicants use. Mrs. Gaetano explained there are electrical issues with the house. Mr. Reich said that the electric in the house can be redone. Mr. Gaetano explained that the beams supporting the roof are 32 inches apart, are not to Code, and said the roof was not insulated. Mr. Gaetano said the house would have to be taken apart and put back together. Mr. Reich suggested the applicants use rigid insulation.

Mr. Gaetano said all the pipes for heating and cooling are wrapped in asbestos and encased in the floor. The pipes are only exposed in the crawl space on either side. The foundation of the house itself has suffered so much water damage that the builders would have to pull sections of the foundation apart fill with rebar and concrete. Mr. Gaetano is also unsure if the house has footers. Mr. Reich asked why the applicants would not renovate the house as it is. Mr. Gaetano said that so much of the house would have to be taken apart as well as the basement. Mr. Reich said the basement could be filled in. Mr. Gaetano explained there is a well in the basement. Mr. Reich said that a new well could be built. Mr. Roth and the applicants discussed the mix of plumbing materials in the house.

Mr. Gaetano explained that the couple would like to repurpose some of the existing materials of the house in the proposed house such as the hardwood floor, doors, fixtures, and sink. The owner of the current house wrote in the contract that she has the first right of refusal on the logs from the exterior of the house. Mr. Gaetano said he hoped to be able to use some of the logs to rebuild the garage because the current garage is termite infested.

Mr. Taylor said the Commission should determine if this structure is of unusual importance. Ms. Holmes asked the Commission to review page 14 of the staff report which detailed the requirements of structures of unusual importance. Mr. Reich said the only qualification the house could fit into was number four, the house is unusual because it is the only example of a kit house from the 1930s in the district, but he did not think there is anything else contributing to the house characteristics that fit with the normal considerations that are looked at when determining a structure of unusual importance. Ms. Tennor agreed stating that the house is not visible. Mr. Reich said the house has historic value in his opinion. Mr. Reich further explained the applicants are saying to renovate the house to its original condition is too costly, but it could be renovated, it just does not fit this applicant's finances or needs. Mr. Reich acknowledged it would be nice to have an owner that will not subdivide the property. The proposed house fits into the characteristics of houses the Commission look for that go into the district such as colors, windows, and massing. Mr. Reich said he has trouble getting rid of a historic structure because it could be renovated but understands the applicant's plight.

Ms. Tennor said when the house was built it was a place to put a cabin and now residential has developed around the cabin. Mr. Reich said it is nice that the house cannot be seen from the road. Ms. Tennor said the house is unusual, but it is not of unusual importance. Mr. Roth said he did not think the structure was of unusual importance. Mr. Reich asked for Mr. Shad and Ms. Zoren to weigh in on the

discussion. Mr. Shad said that he agreed that it was not of unusual importance and Ms. Zoren concurred.

Motion: Mr. Roth moved the Commission find that this is not a Structure of Unusual Importance. Mr. Reich seconded. The motion was unanimously approved.

Testimony: Mr. Reich asked if the demolition would move forward as it was put forth in the presentation drawings, by saving and reusing materials, such as the stones in the chimney. Mr. Gaetano clarified that they would be saving the whole chimney and reiterated the owner may want to ship some of the logs back to Chicago, but that the applicants would like to use any logs they can to use as an accent inside their home or to restore the garage.

Regarding the proposed demolition, Mr. Roth said that from a practical standpoint he does not think anyone would renovate the house, he thinks the house would fall over eventually from demolition by neglect. The house does not have any insulation and has galvanized pipes that need to be replaced.

Ms. Tennor said the appeal of the structure is that it is associated with the look of recreation, more than a residence. Mr. Reich said without the moratorium the applicants could have built a house next to the building.

Mr. Taylor asked the Commission how and whether the demolition of the house would impact the Historic District and surrounding neighbors. Mr. Reich noted that it would affect the Historic District if it was on Main Street and the fact that the house is in the woods makes it easier to overlook, however valuable historic buildings are often removed from the main thoroughfare, an example Monticello. Ms. Tennor pointed out that many of the main historic structures in Sykesville are far away from Main Street proper, and the context matters. Mr. Roth said that with the Lawyers Hill Guidelines these issues are specifically addressed, the environmental setting is a distinguishing characteristic in that Historic District, but the same verbiage is not used in the Ellicott City Guidelines. Mr. Shad asked if anyone in the audience would like to speak or comment on the case.

Public Testimony

Mr. Shad swore in Gary Segal. Mr. Segal said he was there to testify in favor of the proposal, and said he will be a neighbor to Mr. and Mrs. Gaetano. Mr. Segal said that all the bigger houses on Church Road were re-zoned to RR to prevent subdivisions, but this house did not make it in to the rezoning as the neighbors were not able to reach the owner. The neighbors would prefer one house rather than a whole new subdivision, but Mr. Segal reiterated he could only speak on behalf of himself. Mr. Segal said the existing log house is visible in the fall from Court House Drive and a few houses on Church Road, but the house still appears far away.

Mr. Shad swore in Jim Van Heel. Mr. Van Heel lives in a house on Merryman Street next to a property the applicants had previously wanted to purchase that washed away in the 2018 flood. Mr. Van Heel said he was there as a character witness of the applicants and spoke positively about the couple.

Mr. Shad said since the applicants were planning on reusing a lot of materials and the structure was not of Unusual Importance then he was fine with the proposal. Ms. Zoren said she was in agreeance with Mr. Shad and added she thought that some of the importance and significance of the house was in the siting of the site. She summarized that the applicants are going to preserve the site, the context and the use of the footprint of the existing log cabin and reuse certain materials.

Motion: Mr. Roth moved to approve the demolition of the structure. Ms. Tennor seconded. Mr. Reich abstained. The motion passed with four votes in favor.

Testimony: Ms. Tennor asked who was the architect that worked on the proposed house plans. Mr. Gaetano said that he worked on the architecture with the consultation of his builder and that Mr. Gaetano previously worked as a draftsman.

Ms. Zoren said she had a problem with the cantilevering of the proposed house, as it was not a historic way of building and would hover over the foundation and cost a lot structurally. Mr. Gaetano said it would not cost a lot and said most of the cantilevering would not be visible because it will be at ground level and would only be visible by the existing fireplace because cantilevering could not be done there. Ms. Zoren asked if one foot of foundation would be visible. Mr. Gaetano confirmed that one foot of foundation would not be visible.

Ms. Zoren and Mr. Gaetano discussed the proposed plumbing in relation to the cantilevered walls and insulation of the new structure.

Mrs. Gaetano said that she does not want to do something that is unsafe and if anything changes with their design, she understands that she and her husband need to come back for approval. Mr. Reich asked if the applicants are going to pull the foundation out. Mrs. Gaetano said they are going to repair the foundation. Mr. Gaetano said that anywhere the foundation cannot be repaired it will be replaced.

Mr. Roth asked about the missing footers. Mr. Gaetano said there are footers in the main home but none in the crawl spaces, but they will have their builders add them in.

Ms. Holmes read the list of the new home materials that are part of the application that are summarized on page 13 of the staff report.

Ms. Tennor asked why the applicants are only including two casement windows. Mr. Gaetano said those casement windows were located in the kitchen and no more were included as they are hard to open. Mr. Gaetano explained in the bathroom they wanted wide and narrow awning windows.

Mr. Reich said he thought the submission looks good and similar to other applications they have approved for new houses in the Historic District. Ms. Zoren said she was concerned with the pediment over the front porch, as it is a bit strange since the pediment pops out over the door. Ms. Zoren suggested making the area over the front door all shingle. Ms. Holmes asked Ms. Zoren's thoughts about making that portion of roof a complete hipped roof. Ms. Zoren agreed as the pediment popping out makes the front look awkward.

Mr. Reich asked about the detail on the railing of the front porch as the PowerPoint looks different than the submission the Commission received. Mr. Gaetano said that it had typical detailing of the railing and the slats would look like how they are depicted in the PowerPoint and the rails would look like the size of the posts. Mr. Reich said the submission had a lot going on with forms, roofs, hips and gables. Ms. Zoren suggested improving the design of the porch by tying into the side of the building to eliminate a blank space on the roofing where the porch ends. The applicants liked the idea but explained that the proposed house utilizes the existing foundation, since they cannot increase the square footage of impervious surface. The roof lines and wall lines are irregular since they make use of the existing foundation.

Motion: Mr. Reich moved to approve the plans for the new house as submitted. Mr. Roth seconded. The motion was unanimously approved.

OTHER BUSINESS

Ms. Burgess covered some administrative items with the Commission. Ms. Burgess told the Commission that the County Executive's office will be issuing a press release seeking additional Commission members.

Ms. Burgess also said that representative from DPW will be regularly attending Commission meetings to keep the Commission up-to-date with flood mitigation efforts and to actively seek advice on what the Commission would like to see on future applications.

Mr. Roth moved to adjourn the meeting at 9:08. 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



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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October Minutes

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

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

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor, Kaitlyn Clifford

PLANS FOR APPROVAL

Regular Agenda

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

OTHER BUSINESS

1. Administrative Updates

REGULAR AGENDA

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

Advisory Comments/Pre-Application Advice.

Applicant: Howard County Department of Public Works

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

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

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

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

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

Demolition

Section 300 of the Historic Preservation Commission Rules of Procedure

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Shad allowed for public testimony.

Public Testimony

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

Commission Discussion

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

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

Public Testimony

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

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

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

Certificate of Approval for sign installation.

Applicant: Richard Blood

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

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

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

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

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

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

HPC Review Criteria and Recommendations:

Chapter 11: Signs

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

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

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

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

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

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

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

- 4) *Chapter 11 recommends:*

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

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

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

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

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

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

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

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

Certificate of Approval for exterior alterations.

Applicant: Kim Henry, Esq.

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

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

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

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

HPC Review Criteria and Recommendations:

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

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

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

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

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

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

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

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

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

Staff also recommends the HPC consider:

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

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

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

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

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

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

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

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

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

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

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

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

Applicant: Craig Stewart

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

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

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

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

HPC Review Criteria and Recommendations:

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

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

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

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

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

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

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

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

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

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

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

Staff Recommendation to the HPC: Staff recommends the HPC:

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

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

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

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

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

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

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

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

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

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

Mr. Roth seconded. The motion was unanimously approved.

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

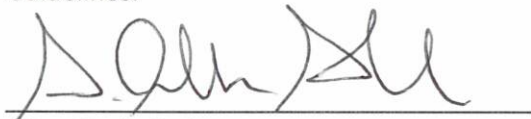
OTHER BUSINESS

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

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

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

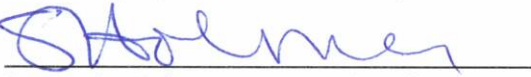
*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.



Allan Shad, Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary



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 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.

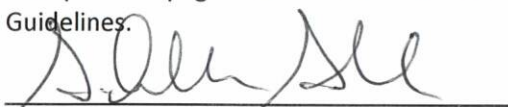
Mr. Conrad reminded the Commission the Master Plan will be an amendment to the General Plan. Mr. Roth said the plan relates to the existing legal requirements, and the Master Plan must try to make all the other pertinent documents work together. The Commission does not want to be in conflict with the 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.

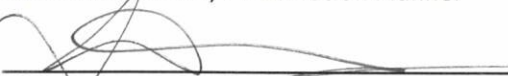
Mr. Shad moved to adjourn the meeting at 9:56pm. Ms. Tennor seconded the motion was unanimously approved.

*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



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

December Minutes

Thursday, December 5, 2019; 7:00 p.m.

The December meeting of the Historic Preservation Commission was held on Thursday, December 5, 2019 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the November minutes. Mr. Roth 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, Lou Ruzzi, Kaitlyn Clifford

PLANS FOR APPROVAL

Consent Agenda

1. MA-19-08c – 4341 Stonecrest Drive, Ellicott City, HO-900

Regular Agenda

2. HPC-19-54c – 8407 Main Street, Ellicott City
3. HPC-19-55c – 8307 Main Street, Ellicott City
4. HPC-19-56 – 3776 Church Road, Ellicott City
5. HPC-19-57 – 4888 Castlebridge Road, Ellicott City
6. HPC-19-58 – 8293 Main Street, Ellicott City
7. HPC-19-59 – 6060 Old Lawyers Hill Road, ElkrIDGE

CONSENT AGENDA

MA-19-08c – 4341 Stonecrest Drive, Ellicott City, HO-900

Final tax credit approval.

Applicant: Lisa Orenstein

Request: The applicant, Lisa Orenstein, requests final tax credit approval for work that was pre-approved in case MA-19-08 for 4341 Stonecrest Drive, Ellicott City.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-900, Stone House at Bon Air Manor. According to SDAT the house dates to 1870. The applicant was pre-approved through the Executive Secretary Pre-Approval process to repaint the house and make repairs to the chimneys.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$30,000.00 was spent on eligible, pre-approved work and seeks \$7,500.00 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 \$7,500.00 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: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-19-54c – 8407 Main Street, Ellicott City

Final tax credit 20.113 approval.

Applicant: Donald R. Reuwer Jr.

Request: The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8407 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2001. However, this date is not when the primary structure was built, but reflects when a second floor was added and the entire exterior altered with the addition of the brick veneer, storefront windows and doors. According to Joetta Cramm's book, *Historic Ellicott City, A Walking Tour*, Martin's blacksmith shop once stood at this location, but was torn down, and in the 1930s Charley Miller of Miller Chevrolet built a gas station (Fig. 1); later Dick Wall had a garage here. The

building was reportedly later used as storage in the 1960s for the Ellicott City Fire Station across the street at 8390 Main Street.

In 1980 the three-bay single story concrete block gas station/garage existed in its most likely original condition as documented in an "Inventory of Buildings – Ellicott City" report by Kamstra, Dickerson & Associate. The 1980 report notes the distinguishing architectural details on the former gas station were "1930s Spanish tile applied gas station fake façade roof detail. Roof was plain built-up type behind parapets." The report notes the building was considered a "Non-Contributing Structure."

In July 1999 (case HDC-99-31) the current owner applied to the Commission to add the second story and renovate the entire building. The Staff report at this time recommended approval of the alterations, noting the building had "negligible historic value."

The renovated building with the second floor has been altered since it's 1999-2001 construction recently with the painting of the brick and alteration of front doors. The painting and alterations of the doors was approved through the Minor Alterations process (MA-18-13 for the doors and MA-18-20 for the painting) due to the fact that the building was not considered historic.

Scope of Work: The applicant submitted documentation that \$54,476.00 was spent to improve or restore the building after the May 2018 flood.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 of the County Code states that a property eligible for the Historic Tax Credit for Increase in Assessed Value, means a property that has undergone significant improvements, restoration, or rehabilitation resulting in an increase in assessed value, and is:*
 - a. *A structure that is listed on the Howard County Historic Sites Inventory and is designated by the Commission as historically significant;*
 - b. *A structure eligible for inclusion in the Howard County Historic Sites Inventory, which is added to the Inventory prior to the final approval of a tax credit under this section; or*
 - c. *An existing principal structure or historic outbuilding located within a local historic district in Howard County, which is determined by the Commission to be of historic or architectural significance.*

This building has been significantly altered beyond recognition from its original 1930s construction. Any character defining features, such as the 1930s Spanish tile veneer for the parapet roofing, and gas pumps, no longer exist. The circa 1999 alterations were allowed due to the fact that the building was determined not to be of historic or architectural significance. Subsequent alterations from 2018 were also allowed because of the non-contributing nature of the building. This building does not meet the historic building requirements in Section 20.113 of the Code to qualify for the historic tax credit. Staff has not reviewed the submitted expenses to determine if they are eligible, due to the building not being historic.

Staff Recommendation to the HPC: Staff recommends the HPC determine the building is not of historic or architectural significance and does not qualify for the Section 20.113 tax credit.

Testimony: Ms. Holmes said the case was withdrawn from the agenda by the applicant.

Motion: There was no motion because the application was withdrawn.

HPC-19-55c – 8307 Main Street, Ellicott City

Final tax credit 20.113 approval.

Applicant: Donald R. Reuwer Jr.

Request: The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8307 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The building was damaged by the May 27, 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$1,308,400.00. The difference in the assessment that may be eligible for the tax credit is \$1,307,400.00. The work was not pre-approved by the Commission.

Scope of Work: The Applicant submitted documentation that a total of \$269,284.84 was spent improving or restoring the building.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided invoices and cancelled checks from a general contractor, rather than from the actual contractors who performed the work. This documentation differs from that typically required and reviewed. In September 2017 when the 20.113 tax credit was first awarded for this property, Staff reviewed itemized invoices and cancelled checks from those contractors who performed the work. For this application, Staff reviewed the documentation submitted from Waverly Builders, but is unable to confirm if the expenses would be considered qualified expenses. Many of the invoices include items that are not eligible, such as a markup fee, building permit fees, tools and equipment, supervision, pvc sign boards, and landscape elements such as patios (installed to resolve a zoning violation) and fences. Other ineligible expenses include invoices for work done to other buildings, which cannot be reviewed under this application for the current building. For example, there are invoices for work done to Matcha Time Café and a fire alarm system for 8318 Forrest Avenue included in the current application.

Staff requests detailed invoices from each contractor who performed the work, along with the corresponding cancelled checks in order to confirm which expenses are qualified expenses. The application requires that all invoices and checks be numbered to correspond to an itemized spreadsheet, but this was not done.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “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 Commission should determine if the work was done in response to an emergency or if pre-approval was needed prior to the expenditure of qualified expenses. If the Commission determines the work was done in response to an emergency, then the Commission should determine if the work was done in accord with the Secretary of the Interior Standards.

3) *Section 20.113 provides the following procedure: "A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under section 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination."*

The invoices from Waverly also reference several exterior alterations to doors and other items. A Certificate of Approval from the Commission is required to make these alterations. If the applicant received a Certificate of Approval to make these alterations, or a Minor Alterations determination, the approvals should be submitted with the application packet, and labeled to correspond to the particular invoice, along with a photo showing the damaged and finished item.

Staff Recommendation to the HPC: Staff recommends the HPC find the application incomplete, and request the applicant submit subcontractor invoices and payments, photographic documentation and provide a complete application package for work done only at 8307 Main Street.

Testimony: Ms. Holmes said the applicant requested the case be heard at the next Commission meeting. The applicant would like extra time to get itemized invoices from the subcontractors who performed the work.

Motion: There was no motion because the application rescheduled for the next meeting in February.

HPC-19-56 – 3776 Church Road, Ellicott City

Certificate of Approval to remove trees and construct shed.

Applicant: Emily Kowalski

Request: The applicant, Emily Kowalski, requests a Certificate of Approval to remove trees and construct a shed at 3776 Church Road, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1980. The building is not historic; it is non-contributing to the district.

Scope of Work: The applicant proposes to remove three trees that are within 5 feet of the house. The trees have a diameter at breast height of approximately 12 to 18 inches. The applicant believes the trees are the species Paulownia, which are invasive. The roots are growing underneath the house and the branches are growing over to the roof. The application states the trees are "imminently capable of causing damage to the structure of the house." The applicant proposes to replant three wax myrtle trees, and plant them back a bit from where the current trees are but keep them a few feet from the property line. The application explains the wax myrtle tree is a native, moderately deer resistant evergreen frequently used as a privacy screen that will grow to approximately 12 feet in height.

The applicant also proposes to install a storage shed on the edge of the property. The shed will be 12 feet deep by 16 feet wide. The shed will have a black metal roof and LP SmartSide engineered wood lap siding with a cedar texture and stain. The windows on the shed will match those shown on the example photo. The windows will be metal. The shed will either sit on a gravel foundation or post footings, which

may be necessary due to the slope. The applicant has not yet determined what will be used to create a border around the gravel in order to contain the gravel, such as wood or paver stones.

HPC Review Criteria and Recommendations:

Chapter 9.B: Landscape and Site Elements, Trees and Other Vegetation

- 1) *Chapter 9.B recommends against the "removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures."*
- 2) *Chapter 9.B recommends, "plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow."*
- 3) *Chapter 9.B recommends, "include landscaping improvements as part of any construction projects in locations visible from a public way. In most cases, use plant varieties native to the area."*
- 4) *Chapter 9.B recommends, "retain mature trees and shrubs. Provide for their replacement when necessary."*

While the house is not historic, the trees are visibly growing close to the foundation and roofline and pose a threat for damage, especially to the foundation. While the trees do not appear to be in poor health, the proposal does comply with the Guidelines as the trees are too close to the building, and the applicant will replant three trees of a native variety farther away from the house.

Chapter 7.C: New Construction: Additions, Porches and Outbuildings; Construction of New Garages, Sheds and Other Outbuildings

- 5) *Chapter 7.C states, "new garages and sheds should follow the historic pattern of being detached from the main building, and if practical, located in a side or rear yard."*
- 6) *Chapter 7.C recommends "if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback."*

The shed will be located in the side yard and complies with the Guideline recommendation.

- 7) *Chapter 7.C recommends, "design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood."*
- 8) *Chapter 7.C recommends, "design outbuildings to be subordinate in size and detail the principal buildings in the immediate vicinity."*
- 9) *Chapter 7.C recommends, "use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood."*

The proposed shed design is a simple black metal gable roof and engineered wood lap sided structure. The form and materials are compatible with nearby historic buildings, although the principal building on this lot and the neighboring lot, are not historic.

Due to the topography, the yard slopes substantially toward Church Road and it seems unlikely that the shed could be constructed in a flat gravel bed without constructing retaining walls. Most likely post footings will be needed, in a which case the shed will not be flush with the ground and some type of foundation screening may be needed. If screening is needed, the applicant should submit a new application for approval.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted.

Testimony: Mr. Shad asked if anyone in the audience would like to testify against or for the case, besides the applicant. There was no one in the audience that wished to testify. Mr. Shad swore in Matthew Kowalski, the property owner, and asked if Mr. Kowalski had any questions regarding the staff report. Mr. Kowalski said he had no comments on the staff report.

Ms. Tennor said the Commission is not very fond of invasive species and that she did not have a problem with the removal of the trees in questions as they are very close to the house. Mr. Kowalski said that there has been tree growth under the structure of his house and it has been causing problems for his home.

Mr. Roth said he visited the site earlier in the day, and agreed the trees to be Paulownia, an invasive species. Mr. Roth said the property is adjacent to Mt. Ida and he wondered if the trees were part of the landscaping associated with Mt Ida, or if they pre-dated the construction of the subject house. Mr. Roth explained that he looked at aerial photographs of the land prior to the construction of the Kowalski's house and the trees appear to be recent, and younger than the house. Mr. Roth found the trees did not have any historic contribution to the historic setting of Mt. Ida and said he did not have a problem with the trees being removed.

Ms. Burgess said there is an evergreen screen on the Mt. Ida property that buffers Mt. Ida's view to the Kowalski's property and the location of the proposed shed.

The Commission discussed the visibility of the shed and found it would not be highly visible from Church Road due to the placement and the topography of the property.

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

HPC-19-57 – 4888 Castle Bridge Road, Ellicott City

Tax credit pre-approval for repairs.

Applicant: Carter Adkinson

Request: The applicant, Carter Adkinson, requests tax credit pre-approval under 20.112 and 20.113 of the County Code to make repairs to a historic barn at 4888 Castle Bridge Road, Ellicott City.

Background and Site Description: This property is not located in a historic district. The property was once associated with Doughoregan Manor (HO-22) and the barn can be found on map included in the National Historic Landmark designation showing an expanded boundary for that designation which encompasses the barn. This property is not individually listed on the Inventory, but will be added to avoid confusion since the only reference to this barn is a small outline on a map.

The applicant submitted a detailed assessment report prepared by Fitzgerald's Heavy Timber Construction outlining the structural problems with the historic bank barn. The report explains that frost heave has severely damaged the bank wall in the barn, noting that one area has collapsed and another area was replaced with a concrete block wall which is currently bulging and cracked. The report also notes the deteriorating condition of various tie beams where wood is rotting or where connections between posts and beams are separating. The report shows where braces are missing from beams and posts and where siding is rotting.

Scope of Work: The report makes the following recommendations:

“Replacing the north wall of the foundation, and correcting surface drainage on the north and east sides of the barn are essential to saving the barn.

Rebuilding the foundation should include: rigging to support the floor and north wall, excavation along the entire length of the wall, removing the old wall, placing a reinforced concrete footing, building a reinforced concrete block wall, applying a waterproof coating and drain board to the exterior of the new wall, installing a perforated drain pipe at the bottom of the wall, digging a trench to extend the foundation drain pipe to daylight, grading along the wall to ensure positive drainage away from the building, and installing underground storm drain pipes to carry water from the downspouts away from the building. As an alternative to using reinforced concrete block for the wall a stone wall could be built with a reinforced concrete wall to back it up.

The area of the west and north sides of the barn need to be graded to direct surface water away from the barn. Removing the small building attached to the northwest corner of the barn will facilitate the grading operation. Swales should be made to drain past the northeast corner and the southwest corner of the barn.

Timber frame repairs need to be made where the tie beam ends have rotted off; also where the braces are missing. In conjunction with rebuilding the foundation, the barn floor should be pulled to make the long sides straight, and thus correct the frost heave of the barn. Some amount of repair should be anticipated for the sills and posts on the north side of the barn, also for the floor framing at the entrance to the upper area. Further inspection of the timber frame should be made in areas where there are signs of rot on the surface of the timbers, and also where the siding is deteriorated.”

The applicant proposes to make the following repairs:

- 1) Repair and/or reconstruct stone foundation walls.
- 2) Repair/replace/restore structural timber framing.
- 3) Repair/replace/restore wood floor assembly.
- 4) Regrade and direct rain water.
- 5) Add new half round gutters and round downspouts.
- 6) Repair/replace damaged or deteriorated wood siding using new wood siding.
- 7) Test exterior paint for lead; prepare for new painting accordingly and repaint siding to be Benjamin Moore Platinum Gray.

HPC Review Criteria and Recommendations:

Section 20.112 of the County Code state that eligible work includes:

- 1) *The repair or replacement of exterior features of the structure;*
- 2) *Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;*
- 3) *Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code.*

The repairs comply with the code requirements and are either exterior repairs such as painting, or interior repairs required for the structural integrity of the barn.

Staff Recommendation to the HPC: Staff recommends the HPC pre-approve 20.112 and 20.113 tax credits for the scope of work as submitted and as recommended in the contractor’s report, contingent

upon using the alternative scenario for the rebuilding of the wall using a stone wall with a reinforced concrete wall to back it up.

Testimony: Mr. Shad asked if anyone in the audience would like to testify against the case. There was no one in the audience that wished to testify. Mr. Shad swore in Carter Adkinson and asked if Mr. Adkinson had any information to add. Mr. Adkinson said he did not have any information to add, but wanted to talk about the alternative scenario for the foundation wall. Mr. Reich asked if the foundation wall was part block and part stone currently. Mr. Adkinson said there has been significant heaving to the historic bank barn. He explained the foundation had been repaired once with cinderblock, but now the entire foundation needs to be repaired. Mr. Adkinson had four contractors inspect the wall and hired a structural engineer and architect to ensure the work is done appropriately. Mr. Adkinson said the structural engineer is concerned about calculating the load that a rebuilt stone wall could handle for a wall of that size and the longevity of that wall. As a result they decided to move forward with the concrete wall.

Regarding the suggestion to put up a stone veneer on the concrete wall, Mr. Adkinson said it would be difficult given that the original stone from the barn is too big and would need to be sliced up. Mr. Adkinson would rather leave the stone intact and repurpose the stone on another structure on the property. In order to add a stone veneer, new stone would need to be purchased and that would look significantly different than the barn looks currently. Mr. Adkinson is also concerned about the cost of the stone veneer would add to the already costly foundation replacement.

Mr. Reich said he does not understand why the wall could not be rebuilt since the wall previously was structurally sound as it stood for 100 years. Mr. Reich asked what the cost difference was to use stone as the foundation. Mr. Adkinson said the cost to fix the wall with concrete would be \$75,000 and the cost to rebuild the wall as a stone structure would be over \$120,000.

Ms. Tennor asked if he had a quote to face the concrete wall with stone. Mr. Adkinson said he did not have pricing on the option to use a stone veneer because he was told the stone would not match and he was not interested in proceeding that way. Ms. Tennor asked how the new concrete wall would be finished. Mr. Adkinson said the concrete would be a poured-in-place wall and explained that temporary supports would be installed, drainage dug on the front and sides of the barn, the concrete would be poured in place and the wall reinforced, then the supports would be removed and any remaining structural issues repaired.

Mr. Reich suggested making the concrete footings wide enough to allow for a future stone veneer facing, if feasible. Mr. Tennor liked the suggestion. Mr. Adkinson said he would be willing to commit to a wider footing than the current proposed base to accommodate a future stone veneer. Mr. Reich suggested saving the existing stone.

Mr. Roth asked for an estimate on the age of the barn. Mr. Adkinson said it dated to around 1894. Mr. Reich said that the buried side of the barn should have a smooth face which will make it easier to waterproof.

Mr. Roth said the request for a concrete wall was a reasonable compromise given the cost of the work.

Motion: Mr. Roth moved to approve the application as submitted and that the footer could be made wider to accommodate a stone veneer. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-58 – 8293 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Temrah Okonski

Request: The applicant, Temrah Okonski, request a Certificate of Approval to install at a sign at 8293 Main Street, Ellicott City.

Background and Site Description: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890.

The existing Sunrise Rotary Club sign was approved in June 1994 to be 18x24 inches. On June 6, 2019 the applicant received approval in case HPC-19-29 to install a three-part wood sign for the following:

The applicant will re-use the existing bracket on the building. The top part of the sign showing the rotary logo, the second part showing limited text saying Sunrise Rotary Club, etc., and the third tier would say Ellicott City Rotary Club, with either their selected dates or website reference. The sign will be double sided and made out of wood. The size limitation will be no greater than 4 square feet, 18 inches of width to match the existing sign, to fit on the existing bracket.

Scope of Work: The applicant proposes to install a sign with a design different from that already approved by the Commission. The application states that the sign material noted on the rendering is PVC, but that wood will be used.

The proposed sign will be 18 inches wide by 31 inches high, for a total of 3.875 square feet. All sign content will be on one sign board that is scalloped at the top and bottom, in a design that matches the existing sign for Sunrise Rotary Club, but it will be longer to accommodate the addition of the Ellicott City Rotary Club information. The sign will contain information and graphics on eleven lines. The sign will read:

(Sunrise Rotary logo)
Sunrise
Rotary Club
1st and 3rd Thursday
7:15 A.M.
(Rotary International logo)
The
Ellicott City
Rotary Club
1st and 3rd Thursday
Noon

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

- 1) Chapter 11.A recommends, "Use simple legible words and graphics."
- 2) Chapter 11.A recommends, "Keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used."
- 3) Chapter 11.A recommends, "Use a minimum number of colors, generally no more than three."
- 4) Chapter 11.A recommends, "Use historically appropriate materials such as wood or iron for signs and supporting hardware."

The sign will use legible words and simple graphics. While the information on the sign is not complicated, the 9 lines of text is difficult to read. The sign does not keep letters to a minimum as recommended. There is no clear hierarchy to the current sign, which existed in the approved three-part sign with the Rotary International logo at the top.

The sign will only utilize three colors, which complies with the Guidelines. The sign will be wood, although the rendering incorrectly states PVC. The use of a wood sign complies with the Guidelines.

Chapter 11.B: Signs, Commercial Buildings

- 5) *Chapter 11.B recommends, "Limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City's small, attached commercial buildings."*

The sign will be 3.875 square feet, which complies with the Guideline recommendations.

Staff Recommendation to the HPC: While the proposed sign generally complies with the Guidelines, the original approval has a better visual organization and hierarchy and is more appropriate for the building. Staff recommends the HPC determine if this sign complies with the Guidelines and approve accordingly.

Testimony: Mr. Reich recused himself from this case. Mr. Shad asked if anyone in the audience opposed the application. No one in the audience opposed the application. Mr. Shad swore in Temrah Okonski and asked if Ms. Okonski had any comments. Ms. Okonski explained the sign in Figure 8 was created by the sign designer. Mr. Shad asked if the proposed sign was already installed. Ms. Burgess clarified the sign that currently is up is the original sign and Ms. Okonski is here to have the original sign updated to include information for two rotary clubs.

Ms. Tennor said the proposed sign (Figure 8) has less flexibility, in terms of how often a branch of the rotary evolves. Ms. Tennor explained that in cases of multiple tenants or groups on a sign, the Commission tries to get an organizational system established. This is why the Commission approved the three panel sign (Figure 7) at the June meeting. Ms. Tennor said in the case of Figure 8 (a singular sign with two rotary clubs advertised), the hierarchy is confusing as one of the rotary clubs has its own logo in addition to the international rotary club logo. Ms. Tennor said the Commission tries to limit the number of logos to one per panel.

Ms. Holmes said the Commission's sign code requirements follow DILP's sign code requiring 10 feet of clearance above the sidewalk and reminded the applicant if the sign were to be elongated to make sure the sign complied with sign code regulations.

Ms. Zoren said to help with the hierarchy on the sign the sun logo should be smaller. Ms. Tennor said the rotary logo should be at the top of the sign and then information for the two clubs should be below. Ms. Okonski said she understood the Commission's concerns and agreed. Ms. Okonski asked if she could get approval for both signs, so she could take the signs back to the club members to be approved. Ms. Tennor said Ms. Okonski could withdraw the application and come back with a resolution from the group members to present to the Commission. Ms. Holmes reminded the Commission that the Figure 7 sign was approved in June and the approval is valid for 18 months.

Ms. Zoren suggested removing "The" from "The Ellicott City Rotary Club" in the proposed sign, since in the approved sign (Figure 7) the club is referred to only as "Ellicott City Rotary Club". Ms. Zoren

explained that by removing “The” it would remove an entire line that would allow for the logo to be enlarged and the sign to have some hierarchy.

Ms. Okonski said she could make those changes and noted her preference to the decorative shapes of the proposed sign over the square look of the approved sign panels.

The Commission and staff discussed the next steps, such as submitting a sign to staff to see if a new sign can be approved through Minor Alterations.

Ms. Holmes asked if Ms. Okonski would like to withdraw her application and receive advisory comments from the Commission. Ms. Holmes asked for clarification from the Commission on what the three panels would look like and if each would have a decorative shape. Mr. Roth suggested taking Figure 8 sign and dividing the sign horizontally into three panels. Ms. Holmes explained that suggestion deviates from the advice given in June.

Ms. Tennor said Rotary should be the top panel with the two clubs listed underneath. Ms. Zoren said that only the top panel should be ornate and the second and third panels should be plain with a little bit of detail, but no curly Q shapes (ornate scrolling at the top of the sign) to the panels. Ms. Okonski said she did not want to ask the Sunrise Club to remove the sun from the sign. In reference to Figure 7, Ms. Holmes said the Sunrise club could use the the sun logo, if it was substantially smaller, on a 3rd line, which would balance out with the number of lines in the Ellicott City Rotary Club panel.

Ms. Okonski said she could submit a couple of options. Ms. Holmes clarified that Ms. Okonski could submit a few options for Staff to provide feedback, but only one application could be submitted for Minor Alterations consideration. Ms. Tennor was ok with staff reviewing one option.

Ms. Okonski said she wanted the bottom of the sign (Ellicott City Rotary) to have flare and everything else would be text. Ms. Holmes asked for confirmation that “flare” was in reference to the curvature of the panel. Ms. Okonski said that was correct, to match the sign silhouette in Figure 8. Ms. Holmes said that having a curved bottom panel (similar to the bottom of the sign in Figure 8) conflicted with what the Commission just discussed. Ms. Holmes said that same design was discussed in June and not approved. Ms. Okonski asked if the bottom panel had to be straight. Ms. Holmes said it sounded like the Commission said it had to be straight.

Ms. Burgess said there could be various options such as rounded or beveled corners or borders within the sign. The Commission discussed various options, refencing their original decision and conversation in June. Ms. Zoren would not want to see the proposed sign in Figure 8 cut into three panels.

Ms. Holmes asked if the applicant wanted to withdraw the application or if she wanted an approval tonight. There was no concise answer.

Ms. Zoren said if the one piece sign was to remain, the rotary wheel should be made bigger, the sun should be made smaller and ideally “The” should be eliminated from “The Ellicott City Rotary Club”. Ms. Tennor said the Commission needed to see another drawing of Figure 8 with the changes suggested by the Commission.

Ms. Holmes asked if the Commission wanted the sign to return in another meeting or the have the updated drawing submitted through Minor Alteration. Ms. Tennor said Minor Alterations was fine, because they could object and the application would come to the upcoming meeting. Ms. Holmes asked Ms. Okonski if she would like to withdraw her application or if she wanted a decision on the application

that night. Ms. Okonski asked if she could submit two signs for Minor Alterations. The Commission and staff said only one option could be submitted, but staff could review multiple options and provide feedback prior to submitting a new application. Ms. Okonski asked which version, Figure 7 or 8, should she submit whether it's a full board or three panels. Ms. Tennor said that Ms. Okonski could submit a sign that looks like the three panel sign in Figure 7, but with two rectangular panels as it is drawn, and a decorative top panel with the Rotary Club and logo. The other option for a single panel involves a reorganization of the graphics on the panel: greatly reduce the sun logo above Sunrise Rotary Club, enlarge the rotary international wheel logo and switch with the sun logo so it becomes the dominant graphic, eliminate the word "the" before Ellicott City Rotary Club.

Ms. Okonski said she was confused about minor alterations and getting help before going back to the Board. Ms. Holmes explained that Ms. Onkonksi can submit a few options to staff for review and feedback, but only one option can be submitted for approval. Once Ms. Onkonksi has picked the options she wants to use, she will submit an application to staff for review. Staff will review the application and if it complies with the Code, Design Guidelines and the current discussion, then staff can post the application for a Minor Alteration determination. Ms. Holmes said that if Ms. Okonski cannot decide which sign to use, then she can submit multiple options, but it will have to go before the Commission in a meeting. The Commission and the applicant discussed the approval processes.

Ms. Holmes asked if Ms. Okonski would like to withdraw her application. Ms. Okonski confirmed she would like to withdraw her application.

Motion: There application was withdrawn, so there was no motion.

HPC-19-59 – 6060 Old Lawyers Hill Road, Elkridge, HO-447

Certificate of Approval to install pool.

Applicant: Finn Ramsland

Request: The applicant, Finn Ramsland, requests a Certificate of Approval to install a pool at 6060 Old Lawyers Hill Road, Elkridge.

Background and Site Description: This property is located in the Lawyers Hill Historic District and is also listed on the Historic Sites Inventory as HO-447, Maycroft. The Inventory notes the house "was built in 1871 by Charles G. Mayer, husband of Susan Dobbin Mayer who was the daughter of George Washington Dobbin, prominent lawyer, judge and educator who built his home on the hill, later known as Lawyers Hill in his honor." The house was built in the Queen Anne architectural style.

Scope of Work: The applicant proposes to install a residential, in-ground swimming pool on the north-west side of the house, opposite Old Lawyers Hill Road. The pool will be 55 feet long by 27 feet wide. The pool will be surrounded by a concrete deck and a 4-foot-tall black aluminum fence.

The pool and corresponding deck will be constructed out of the following:

- 1) Pool coping – Gray/brown concrete brick (as shown in application)
- 2) Waterline tile (visible on vertical wall of pool from the edge of the water to the coping) – Blue/grey tile (as shown in application)
- 3) Pool lining – Black, gray, tan pebble finished concrete/plaster
- 4) Pool accessories – There will be stepping stones leading to a boulder feature and slide next to the pool. There will be a raised bed to support the boulder and slide. The overall size, including height, of the raised bed is unknown

- 5) Deck surrounding pool – The patio area will be approximately 1200 square feet in size and will be an untinted, brushed concrete.
- 6) Fencing surrounding pool – Black/dark gray, aluminum four-foot-tall fence in the style Hancock or Antietam (from Long Fence). Approximately 175 to 200 feet of fencing.
- 7) Mechanical equipment – northwest corner of the yard, to be screened by vegetation.

The applicant explained that the pool will be located between 23 and 30 feet from the driveway. The final offset is dependent on Health Department guidance, based on the location of the waste line to the septic tank.

HPC Review Criteria and Recommendations:

Chapter 4: The Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties

- 1) *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) *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.”*

The pool will be located on the northwest side of the house, at the rear of the house. The property has a large frontage along Lawyers Hill Road, but the pool will not be visible from the road. While the proposed landscape setting for the pool adjacent to the house impacts the structure, the spatial relationship that characterizes the property is the large frontage visible from Lawyers Hill Road, which will remain an open naturalized space. The historic setting will remain intact.

Chapter 7: New Construction: Additions, Porches, Garages and Outbuildings

- 3) *Chapter 7 recommends, “attach additions to the side or rear of a historic building. Design and place additions to avoid damaging or obscuring key architectural features of the historic building.”*

The pool will not be visible from the public right-of-way. The pool will be located on the northwest corner of the house, which is the rear of the house. The addition of the pool will not damage or obscure any key architectural features of the house.

Chapter 9.A: Landscape and Site Elements, Grading and Topography

- 4) *Minimize clearing and grading by designing and siting new structures and other site improvements to blend with the natural contours of the site.*

There are many grade changes on the property, but the pool is proposed to be located on one of the flatter areas of the site. There will be a raised bed to support the boulder and slide. The overall size, including height, of the raised bed is unknown. More information on this item is needed to understand how it will affect the existing topography.

Chapter 9.B: Landscape and Site Elements, Trees and Other Vegetation

- 5) *Minimize removal of mature trees and shrubs and provide for their replacement with similar species whenever possible.*

- 6) *Maintain and install informal landscaping using a variety of trees, shrubs and flowers, particularly native species. Plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.*
- 7) *Maintain the open feel of the District by minimizing property lines demarcations.*

The construction of a fence is required by code to have installed around the pool. The code requirement has specifications for the type of fencing as well, ensuring that children cannot fit their head through or easily climb over (for example, horizontal rails must be on the inside of the fence, rather than the outside where they can be used as footholds). The fencing will not be used as a property line demarcation, as it will only be located around the pool area.

Chapter 9.C: Landscape and Site Elements, Fences

- 8) *Chapter 9.C explains, "property lines in Lawyers Hill are only occasionally defined by fencing. Fences are generally low and open, and made of painted wood boards or unpainted split rails. The open feel of the District will be maintained by limiting the use of fencing, and by use low, open fencing when fencing is necessary.*
- 9) *Chapter 9.C recommends, "when installing new fencing, use fencing that is low, open and made of wood. If necessary, this type of fencing can have an inconspicuous, inner wire fencing.*
- 10) *Chapter 9.C recommends, "plant vines or shrubs in front of solid fencing to reduce its visual impact from public roads."*
- 11) *Chapter 9.C recommends against, "installing stockade, chain link, or wrought iron fencing in a location visible from a public road or a neighboring property."*

While the guidelines do not recommend use of a wrought iron fence (which this would emulate in style, but is aluminum in material rather than iron), the fence will not be highly visible from the road or neighboring property. The fence will be most visible from the driveway. The fence will be 4 feet high, which is the shortest the fence can be in order to comply with the code requirements for fencing around a pool.

Chapter 9.E: Landscape and Site Elements, Driveways, Walkways and Patios

- 12) *Chapter 9.E recommends, "construct new walkways and patios of brick, flagstone or concrete pavers designed to look like flagstone. New walkways may also be constructed of bark chips or gravel."*
- 13) *Chapter 9.E recommends against, "constructing new walkways and patios of poured concrete slabs within view of a public road."*

The patio does not comply with the Guidelines recommending the use of brick, flagstone or concrete pavers design to look like flagstone. The patio will be constructed of concrete with a broom swept finish. The concrete will not be tinted.

The concrete patio will not be highly visible, if visible at all, from Old Lawyers Hill Road due to the change in topography, and location on the rear of the house.

Chapter 9.F: Landscape and Site Elements, Driveways, Outdoor Lighting

- 14) *Chapter 6.F recommends, "Design and locate lighting fixtures to be visually unobtrusive. Use dark metal of a similar unobtrusive material for freestanding lights."*
- 15) *Chapter 6.F recommends, "To the extent possible, direct or shield lighting so that it illuminates only the area intended and does not spill onto neighboring properties. Design lighting to provide a reasonable level of brightness of the intended purpose."*

New exterior lighting will only be installed within the pool; there will not be any new lighting around the site. The lighting within the pool complies with the Guideline recommendations.

Staff Recommendation to the HPC: Staff recommends the HPC approve the installation of the pool per Items 1-4 and 7 in the scope of work. Staff recommends the HPC determine if Item 5, untinted brushed concrete, is appropriate pool decking. Staff recommends the HPC determine if Item 6, black aluminum fencing, is appropriate for the pool fencing.

Testimony: Mr. Shad asked if anyone in the audience wanted to comment on the case. No one in the audience wanted to comment. Mr. Shad swore in Finn Ramsland and asked if Mr. Ramsland had any comments on the staff report. Mr. Ramsland said he had no comments.

Mr. Roth said the Commission previously approved brushed plain concrete pool decking and aluminum black fencing for a pool fence when not visible from the road in Lawyers Hill.

Ms. Tennor asked Mr. Ramsland why he was using an un-tinted brushed concrete. Mr. Ramsland explained that they thought the contrast between the lighter concrete and brown coping looked nicer than a blended color all the way through. Ms. Tennor asked if Mr. Ramsland had a preference on the pool fencing. Mr. Ramsland said he knew the Lawyers Hill Guidelines do not recommend using aluminum fencing, but he felt the black fencing would be less visible than bright white fencing and wants the fencing to be minimally visible. He submitted two options because they are flexible with the choice. Mr. Ramsland said the minimum requirement for a pool fence is four feet in height and they will not go higher than that.

Ms. Tennor asked the applicant if he had more information on the planting that will screen the pool. Mr. Ramsland said not yet, but he intends to use local plants and use bigger vegetation anywhere that the pool would be visible from the street and to help to avoid erosion. Mr. Ramsland wants to use plantings that are consistent with vegetation on the property and that will emulate the historic house.

Ms. Zoren expressed concern with the pool concrete being so extensive in size and brightness. She said the concrete will go up to the house, but the Guidelines recommend minimizing poured concrete. Mr. Ramsland explained there is already an existing brick patio off the back of the house, that will be kept intact, so the concrete will not connect to the house directly due to the buffer from the brick patio.

Ms. Tennor asked Mr. Ramsland if the concrete was fairly representative as shown in the site plan in the application. Mr. Ramsland said that it was except for the extension off to the side by the driveway, which will come in closer to the pool. Mr. Roth said the concrete does not go all the way around the pool. Ms. Zoren said that concrete is okay around the pool deck, but the Commission needs to differentiate the pool deck from the patio so people don't start using concrete for patios. Mr. Roth said concrete should be limited to a well bounded area adjacent to the pool. Ms. Zoren suggested Mr. Ramsland extend the brick patio and concentrate the concrete deck around the pool only, farther away from the house. Mr. Ramsland asked if there was a specific distance from the house the concrete should be placed. Mr. Roth said that non-concrete materials should be at least half the distance between the house and the pool. Looking at the site plan, Ms. Tennor said there was a distance of 30 feet 7 inches from the rear wall of the house to the curved part of the pool and suggested that there should be 15 feet of brick in that distance and then 15 feet of concrete. The Commission explained they did not want to establish a precedent of concrete patios being installed adjacent to the houses in the Historic District. Mr. Roth said the notion of the halfway thought is that it is visually clear that the concrete is associated with the boundary of the pool, but the patio associated with the house is constructed in the brick

material. Ms. Zoren said 15 feet of concrete around the pool will allow circulation around the pool and for patio furniture to be near the pool. Mr. Ramsland said 15 feet of concrete should not be an issue.

Ms. Tennor said the application mentioned a slide. Mr. Ramsland said that he would like to add a boulder that is 4 to 5 feet high, and a 20 to 25 foot long slide. There are two options to support the slide, both require footers and raised beams that the slide is supported on. Those can be exposed openly, which Mr. Ramsland does not prefer, or there could be a raised berm with a column to support the slide. He is proposing a raised berm, which would be roughly 6 to 6.5 feet high.

Mr. Ramsland explained he is trying to position the slide to make it less visible from the road. Mr. Ramsland said he would like to flip the current pool orientation 180 degrees, which would mirror the design, and put the slide directly behind the pool (against the trees), so that it is then shielded by the house, rather than building the slide off to one side. Mr. Ramsland said the pool orientation would be a complete mirror, so the size of the pool would not change. Flipping the layout would also allow him to avoid building the patio over the septic line. Mr. Ramsland said the entrance to the pool would be from the driveway. Ms. Tennor said the slide would be 6 feet high and Mr. Ramsland confirmed that is correct. Mr. Shad asked if installing the slide would affect any of the trees on the property. Mr. Ramsland said that there is enough distance from the pool as to not affect the trees that are currently on the property.

Ms. Tennor wondered if the Commission has enough information to approve the application, as so many parts of the application are still in flux. Mr. Ramsland explained the main thing he would like to have approved this evening is the ability to dig the pool based on the design. He understands there may be some outstanding issues that need to be addressed. Mr. Ramsland said he would like for one of the two proposed designs to be approved, and he proposed the second option because he finds it would make the slide and pool less visible. Mr. Roth said the Commission could approve the overall pool design with the axis flipped perpendicular to the house. The Commission discussed a motion for the brick patio and concrete deck. Ms. Tennor said the applicant could come back with another submittal for the actual paving, patio and the plants. Mr. Roth said the Commission could approve the location of the pool, so Mr. Ramsland could start digging the pool.

Mr. Reich asked if Mr. Ramsland had to get a permit to get the pool put in. Mr. Ramsland explained the various permits needed. Mr. Reich said in order to get those permits, DILP would need a detailed site plan showing topography, location, dimensions, limit of disturbance, information on all materials, coping and property lines, which is what the Commission should have in order to make a determination. Mr. Reich felt that the Commission only received a conceptual plan. Mr. Reich said he would be willing to leave approval up to staff to review and approve once Mr. Ramsland submits that information based on what the Commission has seen tonight, but the Commission needs detailed site plan on record.

Mr. Ramsland said he will submit the final pool builder documents to get the review from staff. Mr. Reich said the Commission will not have a problem with any of the details presented tonight as long as the pool is behind the house, everything stays out of view from the street and Mr. Ramsland puts in the additional brick patio.

The Commission and Mr. Ramsland discussed the timeline for the construction of the pool. Mr. Ramsland said the pool must be dug by January 1st. Mr. Roth asked what the targeted completion date was. Mr. Ramsland said structural elements and gunite need to be done first. The patio, plaster and coping will not be completed until early spring.

Ms. Burgess said that page 13 of the agenda detailed the seven items the applicant was seeking approval for and asked the Commission to review the items to see which items could be approved now, and what would need to be tabled. Ms. Holmes said that DILP has signed off on a residential pool or spa permit for the property, but she has held the permit in Zoning. Ms. Holmes read Items 1 through 7 from the proposed work for the Commission to discuss:

- Item 1, pool coping – The Commission was fine with this item.
- Item 2, waterline tile - The Commission was fine with this item.
- Item 3, pool lining – The Commission was fine with this item.
- Item 4, pool accessories (stepping stones, boulder feature, slide with a raised bed to support the boulder and slide) - More information is needed on this item and should be shown on a scaled site plan.
- Item 5, deck surrounding pool – This should be shown on the site plan with a reduced concrete deck, with the brick patio addressed.
- Item 6, four foot tall black aluminum fencing surrounding pool in the style Hancock or Antietam – The Commission was fine with this item and with either style option.
- Item 7, mechanical equipment – The Commission was fine with this item.

Ms. Burgess said it was the landscape and the hardscape that needed more information and asked if the Commission would consider it for minor alterations. Mr. Roth said they could approve the sketch of the site flipped 180 degrees with the final design and site plan to be approved by staff, based on their comments. Mr. Roth said the Commission should get another submission for February showing the specific fence location, the boulder feature and the water slide.

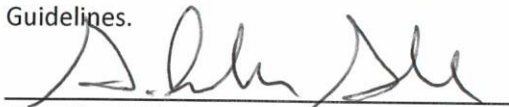
Motion: Mr. Roth moved to approve Item 1, the pool coping; Item 2, the waterline tile; Item 3, the pool lining and Item 7, the mechanical equipment as submitted, with the sketch of the site plan flipped 180 degrees off an axis perpendicular to the house, from what was submitted, with the final site plan drawing to be approved by staff. The applicant will return with Item 4 (pool accessories – boulder, slide), Item 5 (concrete deck and brick patio), and Item 6 (fencing) in February. Advisory Comments are with respect to the aluminum fence being approvable if it is not visible, plain untinted brushed concrete is approved as long as it does not dominate and will be approved on the final site plan.

Ms. Zoren seconded. The motion was unanimously approved.

Mr. Roth asked if Mr. Ramsland would like to withdraw Items 4, 5, and 6. Mr. Ramsland withdrew Items 4 (pool accessories – boulder, slide), 5 (concrete deck and brick patio), and 6 (fencing) from his application for approval.


Mr. Roth moved to adjourn the meeting at 8:46 pm. Mr. Reich 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


Samantha Holmes, Preservation Planner


Beth Burgess, Executive Secretary


Kaitlyn Clifford, Recording Secretary