

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF		
BARRY GIBSON/OLD STONE TAVERN, LLC.	*	HOWARD COUNTY
FOR A CERTIFICATE OF APPROVAL	*	HISTORIC PRESERVATION
FOR EXTERIOR ALTERATIONS		
AT 8044 AND 8048 MAIN STREET	*	COMMISSION
ELLICOTT CITY, MARYLAND		
	*	Case No. 19-01

* * * * *

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on February 7, 2019 to hear and consider the application of Barry Gibson/Old Stone Tavern, LLC (“Applicant”), for a Certificate of Approval for exterior alterations at 8044 and 8048 Main Street, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Eileen Tennor, Allan Shad, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the February 7, 2019 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Beth Burgess, Staff to the Commission, presented the application, identifying the work proposed by the Applicant for which approval is requested, and the Staff's recommendation and the basis for the recommendation. Copies of Staff's recommendation and the application were provided to each Commission member and reviewed with the Commission by Ms. Burgess. The Applicant testified in support of the application.

Findings of Fact

Based upon the evidence, the Commission makes the following findings of fact:

A. The Subject Property

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.

B. Proposed Improvements

Using Stormmeister products, the Applicant seeks 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.

C. Staff Report

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.” “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 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.

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.

D. Staff Recommendation

Staff recommends approval as submitted including all Stormmeister products including the I-Beam that will provide structural integrity to 8048 Main Street.

E. 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. 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.

F. Motion

Mr. Reich moved to approve the application as submitted, with the exception of the shutters and with possible modifications to the door design to better replicate the existing. Ms. Tennor seconded. The motion was unanimously approved.

Conclusions Of Law

Based upon the foregoing Findings of Fact, the Commission concludes as follows:

A. Standards of Review

The standards for review of an application for a Certificate of Approval are set forth in Section 16.607 of the Howard County Code and require consideration of:

- (1) The historic, architectural, or archaeological value or significance of the structure and its relationship to the 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; and
- (4) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Section 16.607(c) of the Code further provides:

It is the intent of this subtitle that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of this subtitle 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.

Section 16.607(d) authorizes the Commission to adopt guidelines for its review of applications based on the standards set forth in the Code. Pursuant to this authority, the Commission has adopted the Ellicott City Historic District Design Guidelines. Chapter 6 sets forth the relevant recommendations for Rehabilitation and Maintenance of Existing Buildings, as detailed in the Findings of Fact, part C.

B. Application of Standards

Applying these standards and guidelines to the Subject Property, the Commission finds that it contributes to Ellicott City's historic significance. Consequently, in reviewing the application, the Commission will be strict in its judgment. The Commission finds that the Applicant's proposal would not impair the historic or architectural value of the surrounding area. The Commission finds that the proposal is consistent with the Guidelines. The evidence supports this conclusion.

The Applicant proposes work to restore a building that has twice been severely damaged by flooding. This includes replacing doors with floodproof doors, returning windows to their original apertures and removing stucco to reveal original granite. All of this work is in accord with the Guidelines. During prior flooding existing doors were destroyed or damaged and generally failed to prevent flood water from entering the buildings. The proposed doors are designed to prevent flood waters from entering the building and so will aid in preservation of the historic structure. Additionally, the design of the doors is compatible with the historic façade, and the Applicant is working on obtaining doors that match the historic doors that existed on the Property. The windows will aid in the prevention of flood


damage in a manner similar to the doors. The change in windows will also return the building's façade to a more original appearance. The removal of stucco from historic granite will also aid in returning the building's appearance to a more historic and original aesthetic. The paint colors of trim and doors will match the existing.

For these reasons, and for the reasons identified in the Staff Report, and the reasons stated by the Commission, the Commission concludes that the proposed work will not impair the historic and architectural value of the surrounding area. The application complies with the Guidelines and standards applicable to the Ellicott City Historic District.

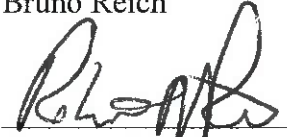
ORDER AND CERTIFICATE OF APPROVAL

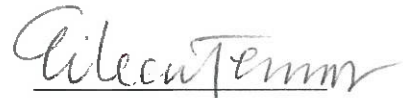
Based on the foregoing Findings of Fact and Conclusions of Law, by a vote of 5 to 0, it is this 7 day of March, 2019, **ORDERED**, that the Applicant's request for a Certificate of Approval for exterior alterations at the Subject Property, is **APPROVED, as amended herein.**


**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**


Allan Shad, Chair


Bruno Reich


Drew Roth


Eileen Tennor


Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW



Lewis Taylor
Senior Assistant County Solicitor

ANY PERSON AGGRIEVED BY THIS DECISION AND ORDER/CERTIFICATE OF APPROVAL MAY APPEAL THE DECISION TO THE CIRCUIT COURT FOR HOWARD COUNTY WITHIN THIRTY DAYS OF THE DATE OF THE DECISION.

IN THE MATTER OF
THE APPLICATION OF
CHARLES KYLER

* BEFORE THE
* HOWARD COUNTY

FOR A CERTIFICATE OF APPROVAL
FOR CARPORT CANOPIES
AT 3570 SYLVAN LANE
ELLICOTT CITY, MARYLAND

* HISTORIC PRESERVATION
* COMMISSION
* Case No. 19-02

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DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on February 7, 2019 to hear and consider the application of Charles Kyler (“Applicant”), for a Certificate of Approval for carport canopies at 3570 Sylvan Lane, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Eileen Tennor, Allan Shad, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the February 7, 2019 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Beth Burgess, Staff to the Commission, presented the application, identifying the work proposed by the Applicant for which approval is requested, and the Staff's recommendation and the basis for the recommendation. Copies of Staff's recommendation and the application were provided to each Commission member and reviewed with the Commission by Ms. Burgess. The Applicant testified in support of the application.

Findings of Fact

Based upon the evidence, the Commission makes the following findings of fact:

A. The Subject Property

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.

B. Proposed Improvements

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 August 4, 2016 HPC meeting, #16-46, but the floods and personal issues delayed the construction.

C. Staff Report

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.

D. 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.

E. Testimony

Mr. Reich recused himself from the case.

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.

F. Motion

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

Conclusions Of Law

Based upon the foregoing Findings of Fact, the Commission concludes as follows:

A. Standards of Review

The standards for review of an application for a Certificate of Approval are set forth in Section 16.607 of the Howard County Code and require consideration of:

- (1) The historic, architectural, or archaeological value or significance of the structure and its relationship to the 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; and
- (4) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Section 16.607(c) of the Code further provides:

It is the intent of this subtitle that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of this subtitle 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.

Section 16.607(d) authorizes the Commission to adopt guidelines for its review of applications based on the standards set forth in the Code. Pursuant to this authority, the Commission has adopted the Ellicott City Historic District Design Guidelines. Chapter 9 sets forth the relevant recommendations for Landscape and Site Elements, as detailed in the Findings of Fact, part C.

B. Application of Standards

Applying these standards and guidelines to the Subject Property, the Commission finds that it contributes to Ellicott City's historic significance. Consequently, in reviewing the application, the Commission will be strict in its judgment. The Commission finds that the Applicant's proposal would not impair the historic or architectural value of the surrounding area. The Commission finds that the proposal is consistent with the Guidelines. The evidence supports this conclusion.


The Applicant seeks approval for a temporary carport that will be removed after six months. The carport will protect the Applicants vehicles which have been struck by branches from large trees that the Applicant does not want to remove. The Applicant will be seeking approval for a permanent structure in the near future. Although the Guidelines disfavor the temporary structure, as it will only be in place for six months, it will not unduly impair historic value of the property or the surrounding area.

For these reasons, and for the reasons identified in the Staff Report, and the reasons stated by the Commission, the Commission concludes that the proposed work will not impair the historic and architectural value of the surrounding area. The application complies with the Guidelines and standards applicable to the Ellicott City Historic District.

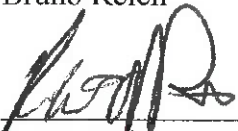
ORDER AND CERTIFICATE OF APPROVAL

Based on the foregoing Findings of Fact and Conclusions of Law, by a vote of 4 to 0, it is this 7 day of MARCH, 2019, **ORDERED**, that the Applicant's request for a Certificate of Approval for a temporary carport at the Subject Property, is **APPROVED**, on the condition that it is removed before September 15, 2019.

**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**


Allan Shad, Chair

RECUSED
Bruno Reich



Drew Roth


Eileen Tennor


Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW


Lewis Taylor
Senior Assistant County Solicitor

ANY PERSON AGGRIEVED BY THIS DECISION AND ORDER/CERTIFICATE OF APPROVAL MAY APPEAL THE DECISION TO THE CIRCUIT COURT FOR HOWARD COUNTY WITHIN THIRTY DAYS OF THE DATE OF THE DECISION.

IN THE MATTER OF
THE APPLICATION OF
DON REUWER/MASTER’S RIDGE, LLC.

FOR A CERTIFICATE OF APPROVAL
FOR EXTERIOR ALTERATIONS
AT 8156 MAIN STREET
ELLICOTT CITY, MARYLAND

* BEFORE THE
* HOWARD COUNTY
* HISTORIC PRESERVATION
* COMMISSION
* Case No. 19-03

* * * * *

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on February 7, 2019 to hear and consider the application of Don Reuwer/Master’s Ridge, LLC, (“Applicant”), for a Certificate of Approval for exterior alterations at 8156 Main Street, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Eileen Tennor, Allan Shad, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the February 7, 2019 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Beth Burgess, Staff to the Commission, presented the application, identifying the work proposed by the Applicant for which approval is requested, and the Staff's recommendation and the basis for the recommendation. Copies of Staff's recommendation and the application were provided to each Commission member and reviewed with the Commission by Ms. Burgess. The Applicant testified in support of the application.

Findings of Fact

Based upon the evidence, the Commission makes the following findings of fact:

A. The Subject Property

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, similar to the Reedy Building at 8229 Main Street prior to its renovation in 2016.

B. Proposed Improvements

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.

C. Staff Report

Much of the original first story configuration can be seen in the c. 1960s photograph, 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.

D. Staff Recommendation

Staff recommends 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.

E. Testimony

Mr. Reuwer, previously sworn 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 it the design was drastically different.

F. Motion

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

Conclusions Of Law

Based upon the foregoing Findings of Fact, the Commission concludes as follows:

A. Standards of Review

The standards for review of an application for a Certificate of Approval are set forth in Section 16.607 of the Howard County Code and require consideration of:

- (1) The historic, architectural, or archaeological value or significance of the structure and its relationship to the 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; and
- (4) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Section 16.607(c) of the Code further provides:

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Section 16.607(d) authorizes the Commission to adopt guidelines for its review of applications based on the standards set forth in the Code. Pursuant to this authority, the Commission has adopted the Ellicott City Historic District Design Guidelines. Chapter 6 sets forth the relevant recommendations for Rehabilitation and Maintenance of Existing Buildings, as detailed in the Findings of Fact, part C.

B. Application of Standards

Applying these standards and guidelines to the Subject Property, the Commission finds that it contributes to Ellicott City's historic significance. Consequently, in reviewing the application, the Commission will be strict in its judgment. The Commission finds that the Applicant's proposal would not impair the historic or architectural value of the surrounding area. The Commission finds that the proposal is consistent with the Guidelines. The evidence supports this conclusion.

The Applicant proposes to restore the historic façade of a building constructed in 1926. As detailed in the Staff Report, research has been conducted and is ongoing to identify the various elements of the historic façade, and the application is working with the County architectural historian to ensure historic accuracy. The proposed work is completely in accord with Guideline recommendations which recommend removing modern elements and restoring historic facades to the extent possible.

For these reasons, and for the reasons identified in the Staff Report, and the reasons stated by the Commission, the Commission concludes that the proposed work will not impair

the historic and architectural value of the surrounding area. The application complies with the Guidelines and standards applicable to the Ellicott City Historic District.

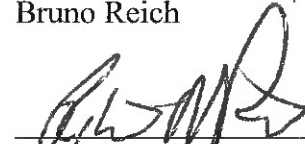
ORDER AND CERTIFICATE OF APPROVAL

Based on the foregoing Findings of Fact and Conclusions of Law, by a vote of 5 to 0, it is this 7 day of March, 2019, **ORDERED**, that the Applicant's request for a Certificate of Approval for exterior alterations at the Subject Property, is **APPROVED**.

**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**


Allan Shad, Chair


Bruno Reich


Drew Roth


Eileen Tennor


Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW



Lewis Taylor
Senior Assistant County Solicitor

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