

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF	*	HOWARD COUNTY
BRANDON MORRIS		
FOR A CERTIFICATE OF APPROVAL	*	HISTORIC PRESERVATION
FOR A NEW ADDITION AND		
EXTERIOR ALTERATIONS	*	COMMISSION
AT 3531 SYLVAN LANE		
ELLICOTT CITY, MARYLAND	*	Case No. 18-62

* * * * *

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 public hearings on December 6, 2018, and January 17, 2019, to hear and consider the application of Brandon Morris (“Applicant”), for a Certificate of Approval for a new addition and exterior alterations at 3531 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 Agendas for the December 6, 2018 and January 17, 2019 Commission meetings; (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. According to SDAT the building dates to 1930.

B. Proposed Improvements

In February 2014 (case HPC-14-03) the Commission reviewed and approved an application for repairs and alterations to the building on the property as a result of a fire. The staff report from 2014 references an earlier application from 1990 where the Commission approved 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 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 porch replacing the existing west side porch and a new north side porch in order to create a true front entrance from the public road. 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).

C. Staff Report

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

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 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. 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 sight 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.

D. Staff Recommendation

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.
- 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 had 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.

E. Testimony

Testimony from the December 6, 2018 Hearing

Mr. Shad swore in Brandon Morris. Mr. Shad asked the Applicant if he has anything to add to the staff report. Mr. Morris clarified that the ADA ramp will be demolished but not the actual (west) side porch and that the columns to the porch are not original to the house; that they are just 4 x 4 pressure treated lumber wrapped with wood board. Mr. Morris asked the HPC what is considered the front and side of the house, as maintaining the original front oriented to the Patapsco River after the ADA ramp is removed would require significant grading to add a walkway and landing because of the sloping grade on

the lot. Mr. Roth asked Mr. Morris when the house was built. Mr. Morris explained the house was originally built in the 1930s, but due to a fire it was altered in 2015. The alteration caused the house to be split into two units and it is not up to Code or compliant, and Mr. Morris intends to restore the structure to a single-family home.

Ms. Tennor noted she visited the property and finds it difficult to reconcile the proposed architecture changes. She said that regardless of what is considered the front or side of the house, the house currently has the formal integrity of a bungalow house and she is concerned the additions suggested are that of a farm house format and they are losing the formal essence of the house with this proposal. Mr. Morris responded that the porch would not wrap around the entire house but wrap around from the front to the side of the house. Ms. Tennor said changing the roofline of the house would be an issue. Mr. Morris answered that he would only be changing the roofline with the addition. Mr. Morris also noted the back of the house is built in block and the foundation has settlement cracks and the floor inside is not level. Mr. Morris said he is worried about the safety of that portion of the house which is why he wants to tear it down and add an addition. Ms. Tennor questioned if when the changes are completed the house will still be a Craftsman style structure.

Mr. Reich said he thought the house would look better than the drawings. He said a gable on the back of the house was okay, but he questioned the need for the gable on the garage because it looks out of place. Mr. Reich suggested continuing the roofline from the house down to the garage, adding space on the second floor and adding a dormer on the second floor where windows are wanted. Mr. Reich noted the front is a shed dormer and that Mr. Morris could do a similar dormer on the garage to make it look like it is part of

the overall composition, as an addition is supposed to look like it was part of the original composition.

Ms. Zoren added she was concerned about the prominence of the front-loading garage facing Sylvan Lane, as it takes prominence over the historic home. The addition should recede from the primary structure, so instead push the garage back to bring prominence back to the home. Mr. Morris responded that he would not be able to push the garage back, because due to the steep slope in the back of the property he only has 15-20 feet of yard. Ms. Tennor noted that it would be within two feet of the property line and Mr. Morris responded that the plans should be corrected to show a 6-foot setback.

Mr. Morris said he wants to relocate the electrical panels on the side of the house as one panel on the side of the new garage. Ms. Tennor agreed that would look better than the current location.

Mr. Reich sketched a new roofline for the addition and revised doors for the garage. Mr. Morris stated he is more than happy to alter the house roofline, as long as the interior space works and his wife does not lose her craft room. Ms. Tennor agreed it is very important for the house to have a good roofline. Ms. Zoren sketched a redesign of the garage with a setback. Mr. Morris stated his concerns are leaving yard space for their dog and causing a redesign of the interior space, and relocating the electric panels to the opposite side of the garage because of the significant cost. He requested the electrical panel remain on the garage side closest to the newly determined front door.

Mr. Reich asked why Staff recommended denial of the new front door and porch on the north side of the house. Ms. Burgess explained Staff had concerns about materials, because Trex was proposed, and removal of the original front porch. Mr. Morris explained

the Trex would have a wood look, but would not require the yearly maintenance of real wood.

Ms. Tennor asked Mr. Morris if he is changing the elevations on the current front of the house for the windows and doors. Mr. Morris responded that the windows will all remain the same on the west side except on the addition. He will be swapping out the current windows and replacing them for the whole house. The size of the replacement windows will be the same as the current. Mr. Morris noted that the current elevation of the porch is the same but that the west side door would be converted into a sliding door. Ms. Tennor stated that a new entry door on the north side would functionally be the front entry, however one could still interpret the long elevation on the west side as a front elevation, and there is an entry possibility on that porch. Mr. Morris acknowledged that could be true.

Ms. Tennor said the question is what becomes the primary entrance door functionally. Mr. Morris said he could see both sides as a possibility. Mr. Roth answered that due to the siting of the house on the hillside overlooking the river valley, it would not be unreasonable for the side with the view to function as the front of the house. Mr. Reich said he has no problem with the side of the house functioning as a front entry, but would be happier with preserving the elevation at the west entry. Mr. Reich noted that the elevation is currently symmetrical and questioned the new sliding door off to one side and relocated windows. Mr. Roth and Ms. Tennor were in agreement. Mr. Reich suggested that Mr. Morris preserve the west side of the house's historical character. Mr. Morris noted that he hoped to put a window where the front door is currently, as shown on AO-3. Mr. Morris asked if he could place a window where the current front door is, but replace the sliding

door shown on AO-18 with a Craftsman style door. The Commission thought this would be an improvement.

Ms. Zoren said there were potential water draining issues with the proposed roof plan. Ms. Zoren suggested that Mr. Morris amend his drawings with the changes the HPC discussed, as well as a building section across both directions to understand the roof sections and how they interact with each other. Mr. Roth recommended the HPC not approve any requests at the current meeting, but give the Applicant feedback on things to reconcile, including Staff recommendations for denial, and the Applicant can come back at another meeting with the updated plans.

The Commission agreed that they took no issue with the approval for the shingles on the roof, the windows, the HardiePlank siding, the wrap-around porch, removal of the porch decking and the ADA ramp, the replacement of the proposed 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, roof and doors, and a change of materials to wood for the porch. The Commission would deny demolition of the historic front porch, but the Applicant indicated he is going to retain the front porch and was not seeking approval for its demolition.

Mr. Morris requested continuation of the application so he can return with revised drawings and more material considerations. The Commission agreed to a January continuation.

Testimony from the January 17, 2019 Hearing

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 aligned 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.

F. 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. 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 6 sets forth the relevant recommendations for Rehabilitation and Maintenance of Existing Buildings, as detailed in the Findings of Fact, part C. Additionally, Chapter 7 sets forth the relevant recommendations for New Construction, Additions, Porches, and Outbuildings, as detailed in the Finding 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 construction of a new addition and garage, and other exterior alterations including replacing the roof and all windows, creating a new front entry on the side of the house, replacing a front porch and expanding it to create a wraparound porch, and relocation of electrical panels. The Applicant also proposes to remove an ADA ramp and a side porch.

The existing multi-colored green composite roof will be replaced with a new black or gray composite shingle roof. This generally complies with Guideline recommendations to “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.

The existing 6:6 white vinyl windows will be replaced with Integrity 1:1 black fiberglass windows and the windows will be trimmed with white PVC in a bungalow style trim design. This is in keeping with the Guidelines, which note that window patterns vary on 20th century buildings, and simple one-over-one windows are common. Typically, vinyl or fiberglass windows would not be approved for a historic building, but the vinyl windows previously existed when replaced in 2014.

The proposed addition will be located on the south side of the house, facing the railroad tracks/Patapsco River. Because of its location on the river, the orientation of the house is not typical, challenging easy descriptions of the “front” or “rear” of the house. The front or west side of the house faces the river, and the side or north side of the house faces the street. From the public way of the street, the addition will be at the south side of the house, which is in the “rear” when facing from the public road. Thus, the addition is in accord with Guideline recommendations to “attach additions to the side or rear of a historic building to avoid altering the primary façade.” The addition will be two stories in

height with several new windows. The new addition will use the same HardiePlank lap siding and color that currently exists on the historic structure and the proposed Integrity black fiberglass 1:1 windows.

The Applicant proposes to construct a new front entry and porch on the north side of the house facing the street. The Applicant proposes to install a new doorway using a black fiberglass Craftsman style door with 3 vertical simulated divided lights above 2 vertical panels to create a front door facing the street. The new entry door will go in the area currently occupied by electrical panels, which will be relocated to the side wall between the new garage and house, in an area that is less obtrusive than the current location.

The current entry is located on the west side of the house. The existing door is a white steel half-light door (9 lights over 2 panels).

The Applicant originally proposed to replace the existing door with either two full light French doors or a pair of sliding glass doors, but amended his plan to use a Craftsman style fiberglass door centered under the shed dormer roof instead. The style of the doors complies with the Guidelines, which recommend replacement of inappropriate modern doors with doors of an appropriate style. Although, fiberglass is not a favored material, its appearance from the public way is similar to the historic style and as it is a new doorway, there is no existing historic material to replicate.

As part of the new front entry on the north side of the house, the Applicant originally proposed to remove the existing porch on the west side of the house and construct a wrap-around porch that would wrap around the north, west and south side of the house. However, the Applicant amended his plan to replace the west side porch with tongue and groove wood and expand the porch to wrap around the north and south sides of the house.

Replacing the existing front porch complies with the Guidelines, which recommend against, “removing a porch or balcony that is original or that reflects the building’s historic development.” The Applicant will replace the decking with wood tongue in groove, which is similar to others in Ellicott City, and was probably what originally existed. This complies with the Guidelines, which recommend replacing deteriorated features with new materials as similar as possible to the original in material, design and finish. The west side porch has been altered over the years for ADA accommodation as seen by the ramps and the existing decking is not historic. The Applicant will remove the existing columns and railing, which are not historic, and replace the columns with pressure treated wood wrapped in PermaSnap column wrap and use a Trex railing. The existing, modern ADA ramp on the west side and a small porch, which is a later addition, on the north side of the house will be removed. The removal of these modern features comports with Guideline recommendations to restore historic facades.

The Applicant also proposes to construct a new front-loading garage on the north side of the house. Although such garages are disfavored, this property does not allow for a side, rear or detached garage due to space limitations related to the lot configuration. 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 house in design and color. The design of the garage will be as depicted in the drawing before the Board on January 17, 2019, and will include two Craftsman style garage doors, with a second-floor triple window in a shed dormer centered above the garage doors. This complies with the Guidelines, which recommend for any building, design the addition so that its proportions, the arrangement of windows and doors,

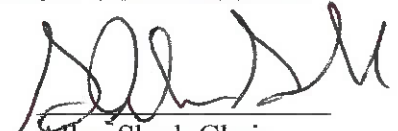
and the relationship of wall area to window area is compatible with the existing structure, and to use a roof design that echoes or compliments the original roof line.

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 7th day of February, 2019, **ORDERED**, that the Applicant's request for a Certificate of Approval for a new addition and 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.