



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 Agenda

Thursday, February 2, 2017; 7:00 p.m.

The February meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Information about participating in Commission cases is available at the Commission's website, www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission. Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Requests for accommodations should be made at least three working days in advance of the meeting.

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

PLANS FOR APPROVAL

Consent Agenda

1. MA-16-03c – 8511 Frederick Road, Ellicott City
2. HPC-15-65c – 8173, 8181, 8185 Main Street, Ellicott City
3. MA-16-02 – 8436-8440 Merryman Street, Ellicott City
4. HPC-15-72c – 8090-8092 Main Street, Ellicott City
5. HPC-17-01 – 8385 Main Street, Ellicott City
6. HPC-17-02 – 3515 Church Road, Ellicott City

Regular Agenda

7. HPC-16-58c – 8202 Main Street, Ellicott City
8. HPC-17-03 – 8098 Main Street, Ellicott City
9. HPC-17-04 – 8167 Main Street, Ellicott City
10. HPC-17-05 – 1818 Daisy Road, Woodbine, pending HO-1150
11. HPC-17-06 – 8345 Main Street, Ellicott City
12. HPC-17-07 – 3614 Court House Drive, Ellicott City
13. HPC-16-96 – 8307 Main Street, Ellicott City (continued from November 2016)
14. HPC-17-08 – 3733 Old Columbia Pike, Ellicott City
15. HPC-17-09 – 8307 Main Street and 8318 Forrest Street, Ellicott City
16. HPC-17-10 – 8307 Main Street, Ellicott City
17. HPC-17-11 – 8239 Main Street, Ellicott City
18. HPC-17-12 – 8386 Court Avenue, Ellicott City

CONSENT AGENDA

MA-16-03c – 8511 Frederick Road, Ellicott City

Final tax credit approval.

Applicant: Samantha Wang

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved for tax credits through the minor alteration process on December 14, 2016 to replace the existing rubber roof with a new rubber roof. The Applicant has submitted documentation that \$8,600 was spent on eligible, pre-approved work. The Applicant seeks \$2,150.00 in final tax credits.

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

Staff Recommendation: Staff recommends Approval as submitted.

HPC-15-65c – 8173, 8181, 8185 Main Street, Ellicott City

Final tax credit approval.

Applicant: Dr. Bruce Taylor

Background & Scope of Work: These properties are located in the Ellicott City Historic District. According to SDAT the buildings date to approximately 1900. The Applicant was pre-approved for tax credits on November 5, 2015 to paint all woodwork on the front of the building. The Applicant has submitted documentation that \$12,600.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,150.00 in final tax credits.

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

Staff Recommendation: Staff recommends approval as submitted.

MA-16-02 – 8436-8440 Merryman Street, Ellicott City

Final tax credit approval.

Applicant: Ronald Peters

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved for tax credits through the minor alteration process on December 8, 2016 to repair the damaged stone foundation. The Applicant has submitted documentation that \$4,900.00 was spent on eligible, pre-approved work. The Applicant seeks \$1,225.00 in final tax credits.

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

Staff Recommendation: Staff recommends approval as submitted

HPC-15-72c – 8090-8092 Main Street, Ellicott City

Final tax credit approval.
Applicant: Courtney Kehoe

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 in December 2015 to paint the upper trim and cornice. The Applicant has submitted documentation that \$2,700.00 was spent on eligible, pre-approved work. The Applicant seeks \$675.00 in final tax credits.

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

Staff Recommendation: Staff recommends approval as submitted

HPC-17-01 – 8385 Main Street, Ellicott City

Certificate of Approval for exterior alterations.
Applicant: Jane Johnson

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant proposes to make exterior alterations to the rear of the building. The proposed alterations are:

- 1) Replace existing gray asphalt flat roofing with Duradek walkable membrane roof at the back of the building. This area is not visible from Main Street.
- 2) Install a new gray 6-panel steel exterior door at the rear, right side of the building in order to access the back storage area. This area is not visible from Main Street.
- 3) Raise the height of the roof to the height of the existing pressure treated stair platform. This area will be covered with the walkable membrane roof, to resemble the example photo provided in the application (as shown in Figure 2). The Duradek roofing is a walkable membrane that requires rolling over the edge to waterproof the roof. The existing railing and wood stairs to the upper level door will remain the same.
- 4) The electric and air conditioning lines will be rerouted above the door, below the gutter, in order to install the new door.

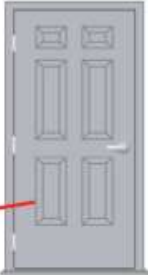


Figure 2 - Example of proposed roofing

Figure 1- Location of proposed door



- New raised roof section to replace existing Pressure Treated (PT) stair platform
- Will **not** be higher than existing
- Existing railing & wood stairs to upper door to remain unchanged
- Roof Surface and “face” or “fascia” (outlined in red) will be Duradeck roofing per submitted sample



- Door to be 6-panel embossed steel (revised 1/20/17 from original application)
- Electric & AC lines to be re-routed above door / below gutter

Figure 3 - Proposed alterations

Staff Comments: These alterations will be taking place on the rear of the building in an area that is not visible from the public right of way and is only visible from the rear of neighboring property. Chapter 6.G of the Guidelines states, “many historical 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.” Chapter 6.G (page 38) also recommends against, “cutting a new entrance into a primary façade or in any location where is destroys historic features important to the building’s character.” This building does not already have a modern replacement door, but it does have mechanical and other modern equipment necessary for the operation of the business. The rear of the building is not a character defining façade of the building. The installation of the door will not impair the integrity of the building or surrounding historic buildings.

Staff Recommendation: Staff recommends Approval as submitted with the January 20th revision for the door to be a 6-panel embossed steel door.

HPC-17-02 – 3515 Church Road, Ellicott City

Certificate of Approval to make exterior alterations.

Application: Sharon Moore

Background & Scope of Work: This property is located in the Ellicott City Historic District, but within the Woods of Park Place subdivision. According to SDAT the house dates to 2006.

The Applicant proposes to install a window in the basement foundation in a location where a window does not currently exist. In order to install the window there will be excavation of the land and the

foundation will be cut into. The Applicant originally proposed to install a casement window, but has since changed to a double hung window to match the other windows on the house. The window will be a vinyl Anderson 400 series 2:2 window double hung window. The window will be 3 feet wide by 4 feet 9 inches high. The other windows on the house are vinyl. The proposed window will be lined up directly underneath two windows on the first and second floor of the house. A window well will be constructed with railroad ties and look similar to one at a neighboring house.



Proposed window location on side of house

Figure 4 - Proposed window location



Proposed window under existing

Figure 5 - Side of house showing window location



Figure 6 - Example of proposed retaining wall on a neighboring house

Staff Comments: The placement of the window complies with Chapter 8.B (page 58) recommendations for new construction, “use elements such as porch shapes, window or door openings and other characteristics that echo historic Ellicott City buildings.” The basement window will line up with two existing window openings above the proposed new window, which is a characteristic found in historic buildings, even though this is not a historic building. Chapter 6.H (page 40) states, “although they are usually appropriate on modern buildings, vinyl



Figure 7 - Location of home

windows can be detrimental to a historic streetscape if used on a prominent, highly visible façade of a non-historic building close to historic buildings.” The proposed basement window will be located on the side of the house and will not be highly visible from Church Road. The house is also not situated in close proximity to any historic buildings. The window well will mostly be visible at the top of the window well; the remainder will be internal to the house. Staff finds the proposed window will not alter the character of the house or impair the historic or architectural value of the surrounding structures. Chapter 9.D states, “retaining walls of granite, brick or timber may be appropriate, depending on the context.” This retaining wall will be minimally visible, in located in new construction subdivision and is not view shed of any historic structures.

Staff Recommendation: Staff recommends Approval as submitted.

REGULAR AGENDA

HPC-16-58c – 8202 Main Street, Ellicott City

Final tax credit approval.

Applicant: Ronald Peters

Background & Scope of Work: This 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 at the August 16 emergency HPC meeting for repairs to the damaged front porch using the same materials that previously existed and to repoint, repair and water seal damaged bricks on the side of the building. The Applicant has submitted documentation that \$30,105.00 was spent on work. The Applicant seeks \$7,526.25 in final tax credits.

Staff Comments: The work does not all comply with that pre-approved. The front porch repairs were all pre-approved, and the \$11,500.00 charge is valid. On the final tax credit claim for Items 5 through 7 for a total of \$10,250.00 is the replacement of a rubber membrane roof, replacement of rotten wood, repair of two damaged windows and window headers, which was not pre-approved work. Only the removal of mortar and repointing was pre-approved. This item will need to be further itemized per the pre-approved work of repointing and repairing the damaged brick. The next item on the application does not completely match up with the proposal. The application lists refinishing the rear of the building, refinishing the east side dental trim and refinishing the porch for \$7,515.00. The proposal from Topper and Son Painting indicates a \$4,480 charge for painting the porch and porch windows and doors. Staff finds this item is eligible. The next item on the proposal is for work to the side of the building for \$1,200 – it is unclear if this work relates to pre-approved work with the porch or brick work. The last item on the proposal is to scrape, sand and paint the back of the building for \$1,835.00. This work was not pre-approved. There is a proposal/paid invoice from Definition Painting for \$840.00 to seal the brick on the building. This work was pre-approved.

Staff requested copies of cancelled checks from the Applicant, who provided a more detailed expense breakdown and additional invoices, where total eligible expenses were reduced to \$23,047.93 for a \$5,761.98 tax credit. However these invoices also contain work that was not pre-approved.

Staff finds the following expenses were pre-approved and eligible for the tax credit:

- 1) Front porch repairs by Gonder Construction - \$11,500.00
- 2) Sand, clean and paint front porch, windows and doors by Topper and Sons - \$4,480.00
- 3) Water seal on brick by Definition Painting - \$840.00

The repair and repointing of the brickwork is still eligible for tax credits, but these items need to be further itemized only for the work that was pre-approved, as they currently contain items that were not pre-approved and interior work that is not eligible.

Staff Recommendation: Staff finds that there are \$16,820 in eligible expenses, and recommends the final tax credit of \$4,205.00 be approved.

HPC-17-03 – 8098 Main Street, Ellicott City

Certificate of Approval to install signs.

Applicant: Mark Thompson, Howard County Economic Development Authority

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 placed on the Minor Alteration website but was removed due to objections. The application is now before the Commission for approval.

The Applicant proposes to install three signs on the building. The first sign is for the business center and will be a projecting sign that reads on three lines:

Millworks
Business Resource Center
Proudly Powered by the Howard County Maryland Economic Development Authority

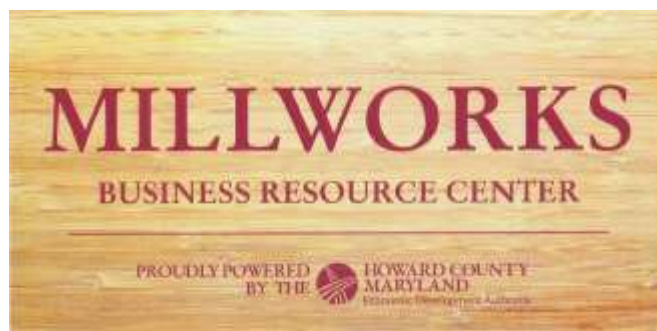


Figure 8 - Proposed projecting sign

The projecting sign will be 20 inches high by 42 wide by 1 ¼ inches thick for a total of 5.8 square feet. The sign will be made out of wood with vinyl letters. The sign will be double sided, with red/maroon lettering on a wood background. The projecting sign will be installed on a black metal bracket above the front door. The black metal bracket will resemble others around Ellicott City, per the image provided in the application.

The second and third signs will be flat mounted signs posted on either side of the front door. The signs will read:

MILLWORKS
BUSINESS RESOURCE CENTER

HOWARD COUNTY
ECONOMIC DEVELOPMENT
AUTHORITY

Hours of Operation
Monday – Friday
9:00 AM to 5:00 PM
Or by Appointment
(410) 313-0123

Proudly Powered by the Howard County Maryland Economic Development Authority

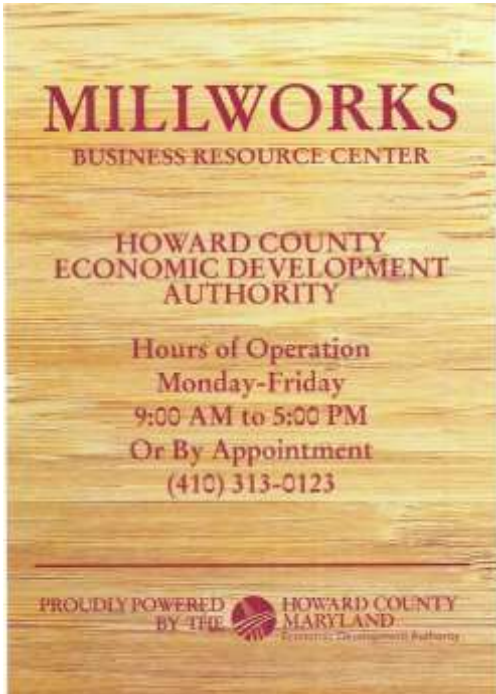


Figure 10 - Proposed flat mounted sign



Figure 9 - Proposed location of signs

The flat mounted signs will be the same color scheme as the projecting sign, which is the theme for the business center. The signs will be 17 inches high by 12 inches wide by 1 ¼ inches thick, for a total of 1.41 square feet. The Applicant stated that the “signs are intended to provide visual symmetry for the building and provide customers with a clear understanding of operations.”

Staff Comments: The application complies with Chapter 11.A recommendations, “use simple, legible words and graphics” and “use a minimum number of colors, generally no more than three.” The size of the projecting sign complies with Chapter 11 recommendations, “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 size of the flat mounted signs comply with Chapter 11.B recommendations, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these limits would result in signs that are ineffective or not in scale with the building.” This building is one of Ellicott City’s larger buildings and could potentially use a larger sign to be in scale with the building. The signs will be wood, which complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware.”



Figure 11 - Example of similar proposal

The Guidelines recommend against, “two signs where one is sufficient to provide an easily visible identification of the business” and “more than two signs per business per façade.” The smaller flat mounted signs contain the hours of operation for the building and serve to give symmetry to the building. This building was constructed in the Greek Revival style and symmetry plays an important role in the details of this style. Similar symmetrical signs were approved for the Howard County Visitor’s Center, as shown in Figure 11.

Staff recommends a border be added to the signs, in order to give them a finished appearance. Additionally, Staff recommends removing the parenthesis from the area code in the phone number. Staff understand the need to have hours of operation information at a pedestrian height and recommends the number of flat mounted signs be reduced to one sign, which better complies with the Guidelines.

Staff Recommendation: Staff recommends:

- 1) Approval of the projecting sign, with a border added around the perimeter of the sign.
- 2) Approval of one flat mounted sign to be placed to the side of the door as proposed, with a border added around the perimeter of the sign and the parenthesis removed from the phone number.

HPC-17-04 – 8167 Main Street, Ellicott City

Certificate of Approval to install sign. Façade Improvement Program funds.

Applicant: Erin Jeeter

Background & Scope of Work: This property is located in the Ellicott City Historic District. This building dates to the 1980s. The Applicant proposes to install a double sided, vinyl laminate, projecting sign on the front of the building. The sign will be 24 inches high by 36 inches wide for a total of 6 square feet. The background of the sign will be a faux wood, the text will be navy and there will be a yellow and orange sunburst graphic and navy border. The sign will be hung on an existing black bracket. The sign will read on two lines:

MAIN STREET
YOGA

Staff Comments: The application generally complies with Chapter 11 recommendations. The sign complies with Chapter 11.A recommendations, “use simple, legible words and graphics” and “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.” The sign is limited to one graphic and the name of the business. The Guidelines also recommend, “use a minimum number of colors, generally no more than three.” The sign does contain four colors, however, the yellow and orange are used very sparingly in the small graphic, so the sign is not overwhelmed with color. The size of the sign complies with Chapter 11.B recommendations for projecting signs, “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.”

Chapter 11.A recommends, “use historically appropriate material such as wood or iron for signs and supporting hardware.” Staff recommends this sign be constructed with wood if a wood grain background is desired, in order to comply with the Guidelines. An actual wood sign would provide the depth on the sign that is lacking if vinyl laminate is used. Flat mounted signs constructed from metal or other modern materials are not as noticeable because the depth of the sign is hidden. If a wood

background is not desired, HDU (high density urethane) can provide a wood like depth with the ability to be sand blasted and is a good alternative for a hanging sign.

Chapter 11.B (page 84) of the Guidelines recommends, “use only one projecting or hanging sign per building. On buildings with more than one business, each having its own entry from the sidewalk, one sign per entry may be appropriate if the signs are uniform in size and location.” For many years this building has had several signs on the façade for all of the businesses located within the building. Currently the only business sign on the building is for Hi-Pro Media. There is one other sign that has been in disrepair for many years that identifies a place name for the building and the address. This sign reads “Ellicott Square, 8167 Main Street.” This sign needs to be removed, as it adds to visual clutter on the building and does not identify any tenants in the building. There are currently 4 small brackets on the Main Street side of the building and one large bracket which contains the Ellicott Square sign. The brackets are not all placed at the same level, but are increased slightly in height. Staff recommends the Commission determine the number of signs that should be placed on the front of this building, in order to phase in any new businesses that decide to locate here. There are no other buildings on Main Street with this large number of signs for multiple businesses. Staff finds it would be acceptable for the four smaller brackets to remain on the front, but that no more brackets should be added for any future businesses.

Staff Recommendation: Staff recommends the sign be constructed out of wood, rather than using a vinyl background.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

HPC-17-05 – 1818 Daisy Road, Woodbine, pending HO-1150

Tax Credit Pre-Approval to replace roof.

Applicant: Cathleen Jordan

Background & Scope of Work: This property is not located in a local historic district and is not yet listed on the Historic Sites Inventory. However, this property is eligible for listing on the inventory and as such, can be pre-approved for tax credits. Once added to the Inventory, the property will be assigned the number HO-1150. According to SDAT the building dates to 1860.

The Applicant proposes to replace the existing 3-tab gray composite shingle roof (and all associated components as needed) with a standing seam metal roof in the color Dark Bronze. The existing roof is leaking. The panels will be 17 inches wide and the seam will be 1 inch high.

This application was placed on the Minor Alterations website but was removed due to an objection over the proposed roof color.

Staff Comments: The proposed repairs are eligible for tax credits per Section 20.112 of the County Code, which states that eligible work includes “the repair or replacement of 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 routine maintenance as defined in section 16.601 of the County Code.”

The County Architectural Historian has been documenting this property. He has not found any evidence that a metal roof existed on this building, although metal roofs were put on similar style buildings, so it is a historically appropriate alteration. Standard 9 in the Secretary of the Interior Standards for Rehabilitation 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 proposed roof and color comply with this Guideline as the new roof will not appear to be a historic replica. There are a variety of colors used on historic metal roofs, and the proposed color does not try to directly replicate any of the historic colors. The County Architectural Historian provided the following information: “Iron-oxide red (a brownish red) is the most common color for roofs. However, we have almost nothing on what color metal roofs were painted around here, so can only go by the prescriptive literature (assuming Howard Countians followed it). Common 20th century colors (which may or may not reflect tradition) include silver and green, plus those with a healthy covering of rust. I can’t say whether I’ve seen dark brown before, but it seems like an appropriate late 19th century color and probably comes closest to old rust.”

Staff Recommendation: Based on the information provided by the County Architectural Historian and the neutrality of the proposed color, Staff recommends Approval as submitted.

HPC-17-06 – 8345 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Charles Nemphos

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant originally sought approval and tax credit pre-approval to rebuild the stone and concrete wall behind the building. However, the contractor started the work before the project was approved. The Applicant now seeks retroactive approval for the reconstructed stone wall. From Google Streetview, it appears the wall along Merryman Street was not highly visible and appeared to be covered in vegetation. The view of the wall from Main Street appears to be a concrete wall.

The application states that there was a concrete wall built in front of the original historic stone wall and that the wall was in danger of collapsing and falling against the historic building. The historic stone that was discovered was reused in the construction of the new wall.

Staff Comments: From the previous view shown in Google Streetview, it also appears that about 3 to 4 trees were also removed for the construction/repair of the wall. The diameter and condition of the trees is unknown, but it does appear they were growing very close to the retaining wall and could be contributing to its decline. The wall was constructed with some recovered historic stone with new stone to match and it is an improvement from the previously existing wall. The wall complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

Chapter 9.D of the Guidelines recommends, “Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways and steps. When possible, reuse the historic

building materials to repair or restore these structures.” The photographs that were submitted show that part of the historic wall was visible through the vegetation, but the wall appeared in poor condition. This stone was reused in the reconstruction of the wall, which complies with the Guidelines.



Figure 13 - Google Streetview from before work was done



Figure 12 – Current conditions



Figure 15 - Google Streetview before work was done



Figure 16 - Current conditions



Figure 14 - Current conditions

Staff Recommendation: Staff recommends retroactive approval of the wall and tree removal. Tax credits are not applicable as the work was not pre-approved.

HPC-17-07 – 3614 Court House Drive, Ellicott City

Advisory Comments for site development plan in Ellicott City Historic District.

Applicant: David Warshaw, Court Hill LLC

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building, which is an apartment complex, dates to 1966. The apartment complex will remain and 8 new lots for townhouses will be created. The application states, “the subject property was previously developed in conjunction with SDP-66-11. This site development plan includes the existing building and parking area, which were constructed in the late 1960s. This SDP also included additional buildings, drive and parking areas which were not constructed. However, the clearing and grading was performed and the field run topographic survey is representative of that plan.” The application goes on to explain, “the project is designed to avoid existing steep slopes which were previously created and to utilize the resulting level area. As a result of WP-16-067 and ECP-16-029, the plan was modified to eliminate units and to avoid the stream buffer.” The current plan is a new SDP that requires Advisory Comments from the Commission before the developer can submit to the plans to the Department of Planning and Zoning for review.

Regarding trees, the application states that the trees in the level area are of minimal size and the vegetative resources within steep slopes and stream buffer are to remain. The application states that “the single specimen tree will remain” and that “all trees 12 inches and greater will be located and addressed.”

There is one proposed retaining wall, which varies in height from 3 feet to 9 feet. The Applicant proposes to construct an interlocking block geo-grid wall and the block will be gray. The application states that “the wall will not be visible from the public right-of-way or adjacent properties. Fences will be specified in accordance with those found suitable for the historic district.”



Figure 17 - Site plan overlaid on aerial of site

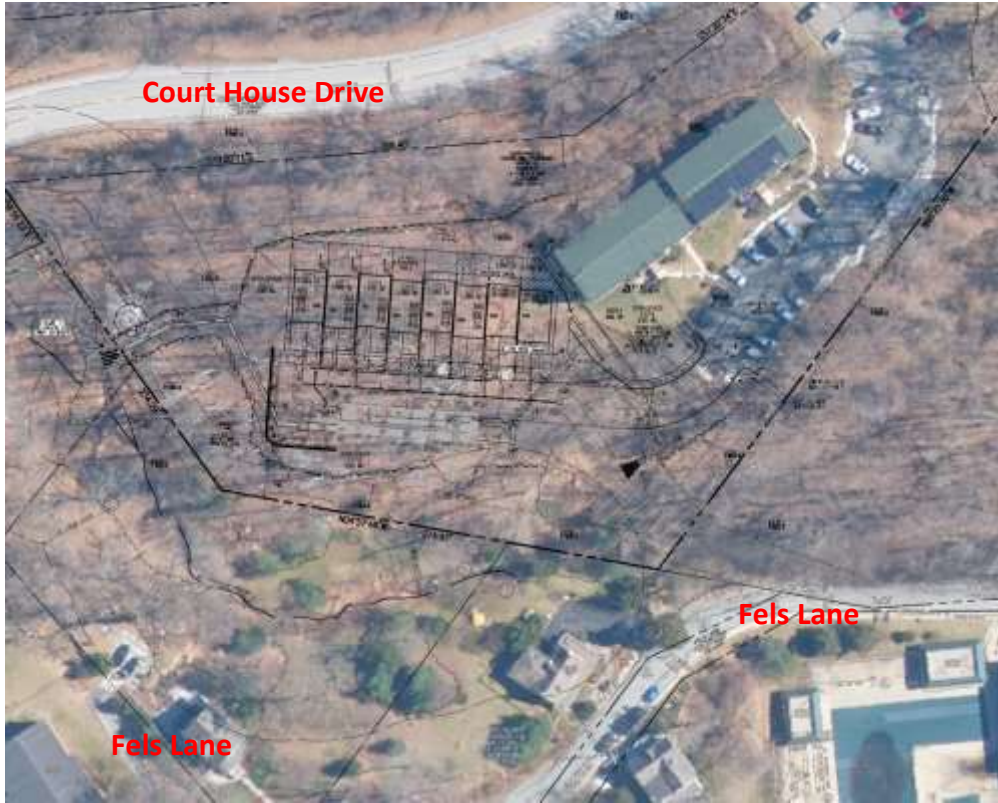


Figure 18 - Aerial of site

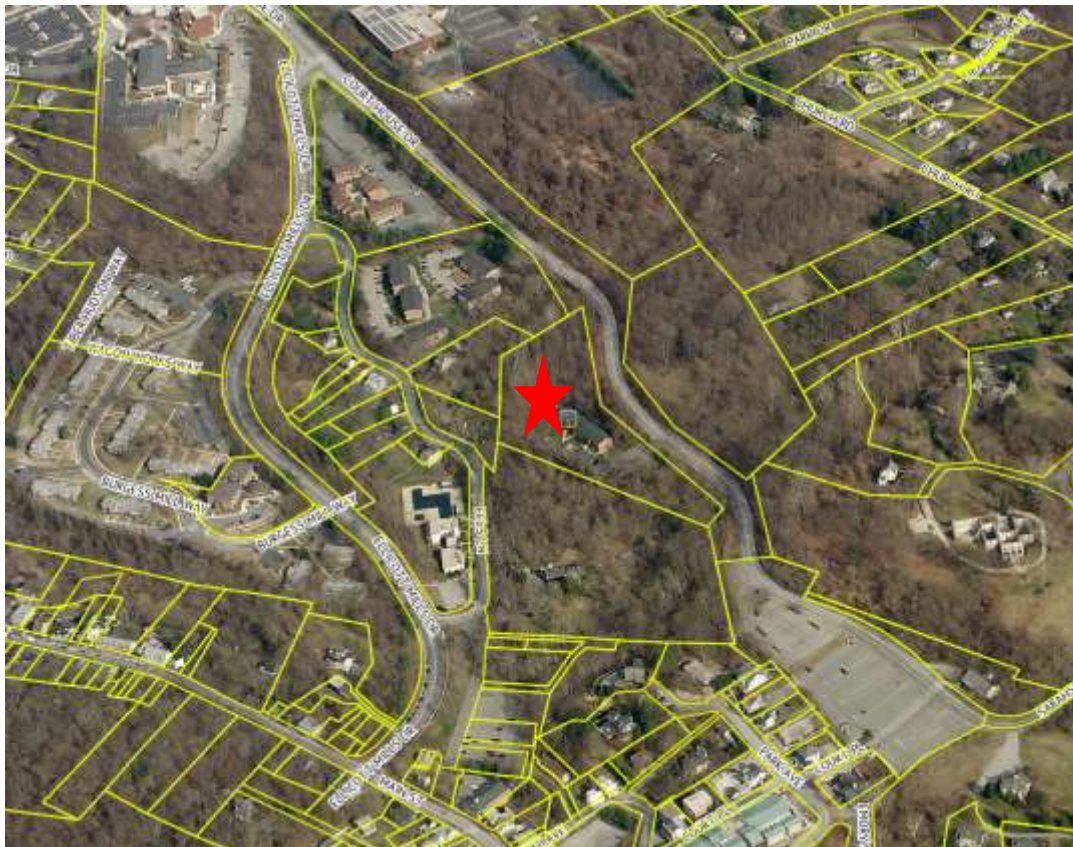


Figure 19 - Larger aerial of site

Staff Comments: At this time the Commission is only providing Advisory Comments on the site development plan and advice for future applications that must come before the Commission for the Certificate of Approvals required to proceed with construction.

Site Plan

This site is located above historic Fels Lane and below Court House Drive. The new townhouses will be constructed next to the existing apartment complex. Renderings of the proposed townhouses are not yet available. The historic houses on Fels Lane are visible from this site and there is a steep slope separating the two areas.

Chapter 8.C of the Guidelines on Siting New Buildings states, “new buildings should respect historic development patterns. In most cases, this will mean siting new building in a similar manner to neighboring buildings. Within the constraints of the particular building lot, new buildings should maintain setbacks from street and other buildings consistent with those of nearby historic buildings and should avoid blocking important views of Ellicott City and its terrain.” This site is accessed off of Court House Drive, but does not front the street, so there are no setbacks to maintain from the perspective of the Guidelines’ recommendation. However the new townhouses will share a similar orientation as the apartments to the parking area that will be constructed in front of the homes.

Chapter 8.C recommends, “whenever practical and consistent with neighboring buildings, orient new buildings with the front door and primary façade facing the street. This is a consistent pattern through most of Ellicott City, but may not work in some locations due to the hilly terrain, winding street and irregular lot patterns.” The proposed townhouses will face the same direction as the existing apartment complex, which looks toward Fels Lane. The existing building does not face Court House Drive, nor will the new construction. The grade change from Court House Drive to the location of the existing building and proposed buildings would make facing Court House Drive difficult. The townhouses will be located next to the existing apartment complex, and the buildings will form a wide “V” shape. There is a concrete walkway in front of the townhouses which extends to the parking area for the apartment complex, but does not connect to an existing sidewalk in front of the apartments. The sidewalk should be extended in front of the apartments in order to create a visual connection to the existing community.

The site plan shows a garage for each townhouse. These garages will most likely be located on the front of the building, as there does not appear to be any access provided on the rear. Staff recommends the Applicant consider a rear loading garage as front loading garages are not common in the District. 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.”

Trees

A future application for a Certificate of Approval is required for the removal of any trees 12 inches or greater at diameter breast height. That application should contain a plan that identifies all of these trees. The trees should be located and numbered on a plan. A corresponding chart should indicate the species and size of each tree (12 inches or greater) and whether or not the tree is going to be removed or remain in place. Additionally, a photograph of each tree identified on this plan should be provided. The photographs or chart should address the condition of each identified tree. This information should be provided by a certified arborist or a qualified forest stand delineator.

Retaining Walls and Fences

The application states that the proposed retaining wall is an interlocking block geo-grid wall in the color gray, to be similar to granite. Chapter 9.D states, “retaining walls of granite, brick or timber may be

appropriate, depending on the context. Concrete walls can be used in locations with very little visibility. New granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City's typical stonework can be appropriate in visible locations." The block geo-grid material is not appropriate for use in the Historic District, as the Commission has previously ruled in a similar proposal. Staff recommends the retaining wall be faced with an appropriate historic style stone to match the stone found in Ellicott City. Chapter 9.D of the Guidelines provides advice for suitable fences in the District, but typically black metal open fences are most appropriate. An application for Certificate of Approval for the retaining wall and fencing must be submitted to the Commission before any work takes place.

Building Materials and Elevations

Staff recommends the Applicant consider applying for Pre-Application Advice on the buildings to be constructed once renderings are available. The Commission can then provide feedback on whether or not the architectural designs are appropriate for the Historic District. This will make the application for the Certificate of Approval go smoother as the Commission can review the designs before they are finalized. At the time of the application for the Certificate of Approval, the Commission will need detailed elevations for each individual townhouse. Each application should contain specification sheets for all exterior materials, such as roofing, siding, color schemes, exterior lights, hardscaping, etc.

Chapter 8 provides guidance for the new construction of principal structures in the Historic District and states, "The County Code requires the Historic Preservation Commission to be lenient in its evaluation of new buildings 'except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area'...New buildings need not imitate historic forms, but they must respect and be compatible with neighboring historic buildings." The existing apartment complex is constructed out of brick and is not a historic structure. However, any future buildings should be constructed to complement the existing building in order to create a cohesive development. Staff recommends that the new construction limit the number of materials and details on the exterior. For example, a townhouse should not have a brick first floor and then lap siding on remaining floors. However, a townhouse could have a brick or stone foundation line and then siding on the rest of the building, which is a more historically and architecturally appropriate style of construction. In lieu of having renderings to provide feedback on, Staff recommends the Applicant research historic rowhomes found in Ellicott City and Oella for examples on appropriate style, material, massing and proportions. Chapter 8.B explains, "compatibility with neighboring buildings in terms of form, proportion, scale and siting is the highest priority. If these are resolved, details such as colors, material or window design can be more easily dealt with. Since the majority of Ellicott City's historic structures are simple, straightforward and unassuming, simplicity in design is important for any new construction." The existing building is a very simple brick building.

There are some important recommendations to consider when designing the new structures for this site. Chapter 8.B recommends, "design new buildings to be compatible with neighboring buildings in bulk, ratio of height to width, and the arrangement of door and window openings." In this case the door and window openings on the existing building are too modern and not appropriate, as it was constructed prior to the creation of the Historic District. Chapter 8.B recommends, "place sliding glass doors, large bay windows and similar features on the side or rear of a new building, not on a primary façade." The windows on the existing building are irregularly sized and there are balconies and sliding glass doors on the front of the building. Chapter 8.B also recommends, "Design new buildings so that the floor to ceiling height and the heights of cornices and eaves are similar to or blend with nearby buildings. Generally, there should not be more than a 10 percent difference in height between a new building and neighboring buildings if the neighboring buildings are similar in height." This Guideline is very important as the new construction should not tower over the existing building. Staff recommends

the Applicant thoroughly read Chapter 8 before designing the new structures as there are other important guidelines on details and materials.

Finally, in light of the severity of the July 30th flood, Staff recommends thorough review of CB 80-2016 that amends the Howard County Code to prohibit the issuance of waivers or variances to floodplain, wetland, stream, or steep slope regulations for properties located in the Tiber Branch Watershed to determine whether this development will face any issues.

HPC-16-96 – 8307 Main Street, Ellicott City (continued from November 2016)

Certificate of Approval to construct outdoor fireplace.

Applicant: Courtney Kehoe

Background & Scope of Work: This application is being continued from November 2016. At the November meeting the Applicant was approved to construct the stone wall, but the fireplace was excluded from the approval as dimensions for the construction were needed. The fireplace will be a total of 10 feet high in the middle with wood storage wings that will be 3 feet high. The overall width of the fireplace will be 19 feet. The wings will be 6 feet wide and the center portion will be 7 feet wide at the base and taper to 5 feet in width. The stone to be used will match the approved walls.

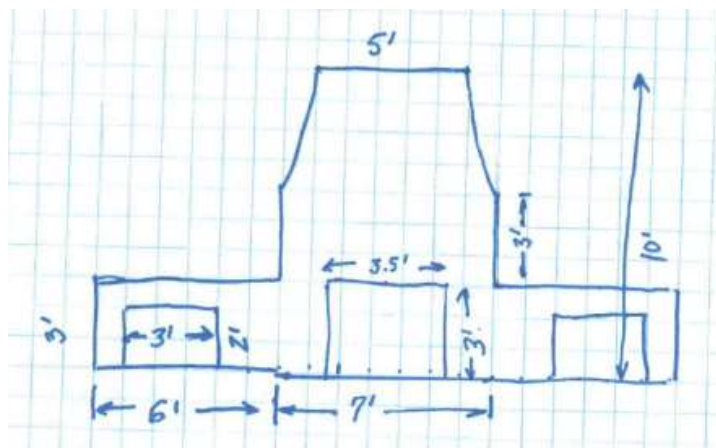


Figure 20 - Proposed dimensions

Staff Comments: The dimensions of the fireplace appear proportionate. The materials comply with Chapter 9.D of the Guidelines (page 70) and will match other stonework in the direct vicinity, “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.

HPC-17-08 – 3733 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the buildings date to 1930. The Applicant has amended the submitted application and seeks approval to install a simple black iron railing for the stone steps and ramp on the entrance of the building. In August 2016 the Applicant came before the Commission for approval to install a black metal railing and the Commission indicated that a simple painted wood railing would be more appropriate for the architectural style of the building. The metal railing was not approved in August, but the wood railing was approved.

The current proposed railing will be an iron railing from Wally Iron Works. The railing will have 1 inch posts, ½ inch pickets and a 1 ¾ inch molded cap top, as shown in the images below. The Applicant

proposes to use this railing over the previously approved wood railing as they believe it will last longer and better match the black accents on the building.



Figure 22 - Proposed iron railing



Figure 21 - Proposed iron railing

Staff Comments: The building has now been freshly painted, siding repaired, the barn doors reinstalled, the stone steps and ramp constructed and the sign installed. There are several black elements and metal elements on that building. Staff finds the black metal railing will not be out of place like it would have been prior to the renovation.



Figure 234 - Front of building after renovations



Figure 25 - Front of building before renovations



Figure 26 - Front of building before renovations

The Guidelines do not specifically address hand railings, but rather addresses fences, which are similar. Chapter 9.D of the Guidelines states, “granite posts or walls and iron fences are often seen in combination in Ellicott City.” Chapter 9.D also explains, “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...Historic metal fences found in the historic district include wrought iron fences, the ornate cast iron fences that became common in the 1840s, and the simple metal fencing found along the railroad line...New fences that emulate these older metal fences are appropriate for many areas of the historic district, especially for commercial and office areas and for formal residences. There are many examples of simple, modern dark metal railings, which blend unobtrusively with Ellicott City’s historic structures.” Staff finds the proposed iron railing is very simple and will blend unobtrusively with the building. Conversely, now that the building has been rehabilitated, Staff finds a wood railing would be clunky and detract from the architectural integrity of the building. Figures 26 and 27 on page 20 show previous railings that were used on this building and Staff does not find a similar style would be appropriate on this building post rehabilitation.

Staff Recommendation: Staff recommends Approval of the amended application for the black iron railing.

HPC-17-09 – 8307 Main Street and 8318 Forrest Street, Ellicott City

Certificate of Approval to install bridge.

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District and is located at the rear of 8307 Main Street in Parking Lot D. The Applicant proposes to construct a wood pedestrian bridge, giving access from the private property at 8307 Main Street to the private property at 8318 Forrest Street. The application states that the bridge will give visitors an easy access from Lot D to Main Street.

The bridge would rise to 11 feet high at the rear of 8307 Main Street, where there would be a five foot wide landing. The bridge would then span about 40 feet clearing the river below. The entrance and exits for the proposed bridge are privately owned.



Figure 24 - Proposed pedestrian bridge

Staff Comments: Prior to the July 30 flood there was a pedestrian footbridge about 40 feet south of the proposed location, over the same channel. Chapter 9.A recommends, “maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries available to the public where possible. Provide walkways, sitting areas and casual stopping spots in parks, plazas and other areas open to the public.” The proposed footbridge would be a walkway taking advantage of a landscape element as recommended by the Guidelines, however access to and from is on private property. Staff notes this bridge is crossing a river and is located within part of the floodplain and recommends all proper approval for permitting and review be done by the County and MDE before constructing.

Staff Recommendation: Staff recommends Approval as submitted.

HPC-17-10 – 8307 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Kate Ansari

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to install a painted sign on the rear of the building, in front of the Applicant’s commercial space. The sign will be 34 inches high by 19 feet wide, for a total of 54 square feet. The sign will have a dark gray background painted directly on the brick building. The text on the sign will be painted the same off-white color as the building. The sign will read on one line: MAIN STREET BALLROOM. Within a circle detail on the sign, there will be text that read: Events and Celebrations, We Welcome All, Ellicott City Maryland, Est. 2017, as shown below.

The overall length of the building facing the rear parking lot is 88 feet. The Applicant’s space is 44 feet long and the proposed sign will be 19 feet long.



Figure 28 - Proposed sign



Figure 29 - Rear of building

Staff Comments: In November 2016 a representative of the owner came before the Commission for a Certificate of Approval for a sign on this building, but changed the application to Advisory Comments for signage at the meeting. Commission members gave the following advisory comments on the MarketPlace sign in November (this sign was 25.5 square feet):

- The sign needs to fit in the width of the window, not exceeding the length of the window.
- The proposed MarketPlace font (a sans serif) is too modern for the building.
- The sign is meant to be seen from a distance, so it should be centered on the windows not on the entrance.
- It would be important to get symmetry between the two tenants' sign as they should be treated equally.
- A sign painted directly on the building was suggested to compliment the advertising style of the 1920s buildings.

Chapter 11.B states, "in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City's larger buildings, where these limits would result in signs that are ineffective or not in scale with the building." The proposed sign is 54 square feet, which is significantly larger than the Guidelines recommend. A size of this sign could also set a precedent; there is an adjacent tenant who has not yet applied for their sign and could propose an equally large sign, which would overwhelm the rear of this building.

Chapter 11.B recommends, "incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details." This recommendation is echoed in the Advisory Comments previously given by the Commission for this building. The proposed sign does not comply with this guideline.

The round graphic contains a large amount of text that may not be easily read if the sign is reduced in size. The website for the Ballroom has a slightly different graphic with less text that is shown in Figure 30. This graphic also has a more traditional serif font, which better complies with the previous Advisory Comments given by the Commission that the sans serif font on the Marketplace sign was too modern for the building.

est. 2017
MAIN STREET
BALLROOM
Events and Celebrations



Figure 30 - Logo from website

There was also another version of the logo on the Ballroom website that also contains a slightly different version of the logo, with the serif font and a cursive front, as shown in Figure 31.



Figure 31 - Logo from website

Staff recommends the Applicant consider the reduced language, which better complies with Chapter 11.A recommendations, “keep letters to a minimum and the message brief and to the point” and “emphasize the identification of the establishment rather than an advertising message on the face of the sign.” The other versions of the logo found on the website also use a text style more in-keeping with the Advisory comments given by the Commission.

The sign complies with Chapter 11.A recommendations, “use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.” The colors in the sign will coordinate with the building colors.

Staff Recommendation: Staff finds the proposed sign does not comply with the Advisory Comments the Commission has already given on this building or the Guidelines.

Staff recommends the sign be reduced in size to fit directly over the door and should not extend beyond that opening. The height of the sign should likewise be reduced proportionately to follow the adjusted length of the sign. Staff recommends the text be reduced to match one of the logos found on the website, to comply with the Guidelines. Staff recommends a serif font be used to match one of the logos found on the website, to comply with the Advisory Comments previously given by the Commission.

HPC-17-11 – 8239 Main Street, Ellicott City

Certificate of Approval retroactive for siding and approval for painting.

Applicant: Trae Reuwer

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 retroactive approval for the removal of the asbestos siding on the rear of the building and the installation of wood German lap siding. The new wood siding has not yet been painted, although it has been primed. The Applicant seeks approval to paint the siding Benjamin Moore Nightingale. This color is a light purple that was used as an accent on the front of the building when it was painted a few years ago. The trim for the back is proposed to be Benjamin Moore Kasbah, a darker purple that was used on the front of the building. The proposed paint colors will match those on the front, but will be reversed from the scheme on the front, so the majority of the color will be lighter and more neutral.



Figure 32 - Asbestos siding being removed

Staff Comments: Chapter 6.D of the Guidelines explains that, “wood is the most common building material in Ellicott City. German siding and wood shingles are found on many buildings.”

This building has German lap siding on the front and was underneath the asbestos shingle as well. Chapter 6.D

recommends, “remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material.” While the original material was not restored, a matching material was put back on. This complies with Chapter 6.D recommendations, “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.”

Staff recommends a good primer be used on the rear of the building and at least two coats of paint be put down since new lap siding was installed. It is very important to protect the wood siding as newer wood is less dense than the historic wood that was under the asbestos.

Staff Recommendation: Staff recommends retroactive Approval as submitted and approval for painting the new siding.

HPC-17-12 – 8386 Court Avenue, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Reinaldo Velazquez

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1870. This property came before the Commission in December 2016 in case HPC-16-103 for exterior alterations and repairs. The Applicant is now seeking a Certificate of Approval to complete the alterations to the rear porch, replace the existing fence and build a retaining wall and steps in the rear yard.

Fence

The Applicant proposes to remove the existing chain link fence and install a wood picket fence. A color was not indicated on the application, but the Applicant told Staff he would paint the fence white. The fence will be approximately 200 feet in the length and 3.5 feet high, located along the side and part of the rear yard as shown below. The fence will not extend around the entire wall as it ends at an existing concrete retaining wall.



Figure 33 - Proposed location of fence



Figure 34- Proposed fence

Retaining Wall and Steps

The Applicant also proposes to install a 36 foot long retaining wall that will be 3.6 feet (44 inches) high. Steps will be built adjacent to the rear porch, allowing access through the retaining wall from one side of the yard to the other. The Applicant proposes to construct the retaining wall and steps out of Allan Block. A black metal railing will be installed on top of the retaining wall and will be 3.75 feet (45 inches) high. The description of work in the application also references timber as a retaining wall option.

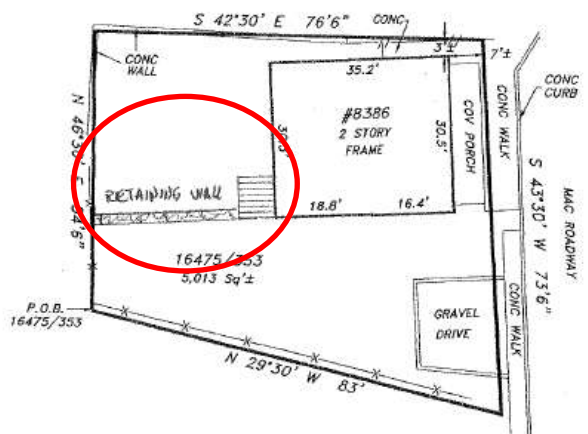


Figure 35 - Proposed location of retaining wall

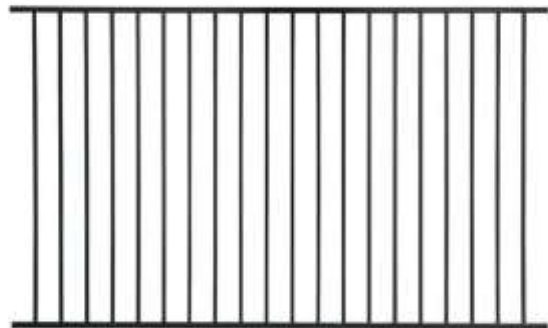


Figure 36 - Proposed fence for top of retaining wall

Rear Porch

The Applicant has submitted renderings for the construction of the rear porch. The Applicant proposes to use yellow pine decking, 6x6 yellow pine posts and railings. The proposed color for the porch floor is Home Depot Behr Pewter, a gray stain. The porch railings would be white. The siding would be painted Teton Blue and the shutters would be Night Club, a black color.



Figure 37 - Proposed rear elevation



Figure 38- Proposed side elevation

Staff Comments: Chapter 7 recommends “design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles appropriate detailed to be compatible with historic wood windows.” It is unclear if the left window on the rear elevation currently exists. If this opening does not currently exist, Staff recommends the window be lined up directly underneath the second floor window, to better comply with the Guideline recommendations.

In general, the proposed rear porch complies with Chapter 7 recommendations, “attach additions to the side or rear of a historic building to avoid altering the primary façade.” The proposed rear porch will be added to the rear of the building, although it will be visible from the public way.

The shutters on the rear elevation show only a half of a shutter on the two upper side windows. If there is not enough room for a shutter on either side of the window, then shutters should not be used.

There is a stone foundation on the existing rear porch. Staff inquired about this item at the December meeting, but did not receive any clarification. Staff recommends this stone be reused for the foundation for the new porch, which complies with Chapter 7.B recommendations, “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.”



Figure 39 - Existing stone foundation

The proposed stain and painting complies with Chapter 7.B recommendations, “on historic buildings construct porches of painted wood rather than poured concrete, metal or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and steps treads...on the rear of building in a location not facing or highly visible from a public way.” Staining would be appropriate for this porch as it will be visible, but the decking should not be highly visible over other features of the rear porch.

The proposed fence, if painted white, complies with Chapter 9.D recommendations, “a simple, painted picket fence is suitable for many of the district’s residences” and “install open fencing, generally not more than five feet high, of wood or dark metal.”

The proposed Allan Block retaining wall does not comply with the Guidelines (page 69), which state, “new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” Staff recommends the retaining wall be built to resemble other retaining walls recently constructed in town, which blend well with Ellicott City’s historic granite walls. This would comply with Chapter 9.D, 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.” The proposed black metal fence on top of the retaining wall complies with Chapter 9.D of the Guidelines, but does not match the informal style of the proposed white picket fence.

Staff Recommendation: Staff recommends Approval of the rear porch, contingent upon the existing granite foundation being reused, approval of the retaining wall if faced with real stone, and approval of the proposed picket fence if painted white.

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

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission