

IN THE MATTER OF
THE APPLICATION OF
RICHARD BLOOD

* BEFORE THE
* HOWARD COUNTY

FOR A CERTIFICATE OF APPROVAL
TO INSTALL A SIGN
AT 3799 CHURCH ROAD
ELLICOTT CITY, MARYLAND

* HISTORIC PRESERVATION
* COMMISSION
* Case No. 19-49

* * * * *

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on October 3, 2019 to hear and consider the application of Richard Blood (“Applicant”), for a Certificate of Approval to Install a Sign at 3799 Church Road, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Eileen Tennor, Allan Shad, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the October 3, 2019 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Samantha Holmes, 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. Holmes. 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 church building at 3799 Church Road dates to 1900.

B. Proposed Improvements

The applicant proposes to install a new double-sided wood sign. The sign will be located in the front yard of the church, next to the small wood retaining wall, as depicted in the provided plot plan. The application provides the follow description of the sign:

The sign will be rectangular in shape, supported by two cedar posts (painted white) with a closed pediment top to match the church doorways. The red Methodist flame and black cross will be centered in the pediment area. The sign structure will be white in color. The top sign board will be a white background with the church name, worship time and minister's name in 3" tall black (changeable) letters. The lower informational signboard will be a black background with 2" tall white (changeable letters).

The dimensions will be 6' tall by 4'-8" wide with a 2'x 4' open area below the sign. The sign letter area will be approximately 3' tall by 4' wide, containing 4" black letters for the name, 3" black letters for the worship time and 2" white letters for community information and 3" white letters for the theme.

The lower informational sign board will be an enclosed bulletin board, which is for outdoor use and is built with a seal tight rubber gasket.

C. Staff Report

Chapter 11: Signs

1) *Chapter 11 recommends:*

- a. *"Use simple, legible words and graphics."*
- b. *"Keep letters to a minimum and the message brief and to the point."*
- c. *"Emphasize the identification of the establishment rather than an advertising message on the face of the sign."*

The proposed text will use simple legible words and graphics. However, the sign will contain more information than typical, such as showcasing various Church and/or community events.

2) *Chapter 11 recommends, "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."*

The sign will consist of three colors and will be predominately black and white. The graphic of the Methodist flame will contain red, the third color.

3) *Chapter 11 recommends, "Use historically appropriate materials such as wood or iron for signs and supporting hardware."*

The material of the sign generally complies with this Guideline, as the sign posts and pediment will be constructed from wood and will be compatible with the materials and design of the pediments on the church doors. The lower informational sign board (the bulletin board area) is the only modern material in the sign. Staff has not found any other example that this type of sign has been approved in the historic district. The Guidelines do not address this type of sign panel.

4) *Chapter 11 recommends:*

- a. *“To respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area.”*
- b. *“Where they are permitted, limit a freestanding sign to a height below the window sill of the second story of the building with which it is associated.”*

The proposed sign will be larger than the recommended four to six square feet for freestanding signs at over 12 square feet (bulletin board area, church name board and top pediment). The linear frontage of the property along Church Road is approximately 250 feet (according to the Howard County GIS property layer) and the building is approximately 53 feet wide.

D. Staff Recommendation

Staff recommends the HPC determine if the larger size sign can be justified. If so, Staff recommends the HPC approve the application as submitted.

E. Testimony

Mr. Shad swore in Richard Blood who filed the application on behalf of Emory United Methodist Church. Mr. Blood explained that the Church was looking to attract more members and appear vibrant to the community, hence the request for an updated sign. Mr. Blood

summarized several improvements the Church has made over the years and some additional future requests he hopes to submit to the Commission. Mr. Blood said the only manufactured part of the proposed sign is the sign board itself, everything else will be wood. The sign will be weather tight and lockable to prevent nuisances from changing the sign. The Korean Church that shares space with Emory will be allowed to add information for their services as well. Mr. Blood said by allowing for the bigger sign, the new sign will be seen by vehicular passengers.

Ms. Tennor said the application in one area says the changeable message board will have a black background but somewhere else white is cited. Mr. Blood said the frame will be a white aluminum powder coated frame to blend in with the white wood trim and the sign board will be black with white letters. Ms. Tennor confirmed the hinge will be at the top of the sign. Ms. Tennor said that when an object is taken outside it always looks smaller and she felt the size request was appropriate and the submittal showing the photographs of the sign board in the proposed location was very helpful.

Ms. Zoren said the Guidelines reference signs being 6 square feet in total and the signage request is for 12 square feet. Mr. Blood said the sign is 12 square feet because the sign itself is 3' x 4'. Ms. Tennor said it is hard to reduce the sign and use changeable letters. Ms. Tennor said it is a reasonable request to use a changeable message board for activities. Mr. Reich said it would be expected in front of a church and the details are nice with the pediment on top. Mr. Shad asked if the sign would be two sided, meaning the sign would be the same on both sides. Mr. Blood said that it would be a two-sided sign with no lighting proposed.

F. Motion

Ms. Tennor moved to approve the application as submitted per staff recommendations. Mr. Reich 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 11 sets forth the relevant recommendations for installation of signs, as detailed in the Findings of Fact, part C.

B. Application of Standards

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

The Applicant proposes a freestanding stand for a church to inform the community of its events and activities. The sign, designed to be compatible with compatible with the materials and design of the pediments on the church door, will be constructed primarily of wood except for the sign board itself which will utilize a changeable message board with a black background and white letters. As a community message board, that will also advertise services of a Korean church that uses Emory's space, the sign is different from a business sign. The sign is also different from a business sign in that it identifies a place of worship rather than a tenant in a commercial building. Accordingly, the information on the sign will change periodically to reflect current events and programs.

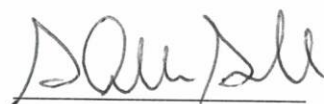
The sign is in accord with the Guidelines. It will use a minimum number of colors, is constructed of appropriate materials, and is of a design and scale that it appropriate to its location.

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

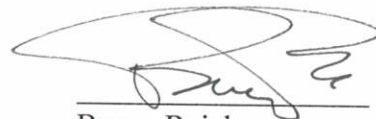
ORDER AND CERTIFICATE OF APPROVAL

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

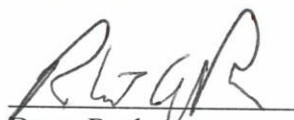
HOWARD COUNTY HISTORIC PRESERVATION COMMISSION



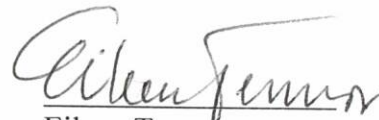
Allan Shad, Chair



Bruno Reich



Drew Roth




Eileen Tennor



Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW



Lewis Taylor
Senior Assistant County Solicitor

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

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF	*	HOWARD COUNTY
KIM HENRY, ESQUIRE		
FOR A CERTIFICATE OF APPROVAL	*	HISTORIC PRESERVATION
FOR EXTERIOR ALTERATIONS	*	COMMISSION
AT 8429-8433 MAIN STREET	*	Case No. 19-50
ELLCOTT CITY, MARYLAND		

* * * * *

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on October 3, 2019 to hear and consider the application of Kim Henry, Esquire (“Applicant”), for a Certificate of Approval for exterior alterations at 8429-8433 Main Street, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Eileen Tennor, Allan Shad, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the October 3, 2019 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Samantha Holmes, 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. Holmes. 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 at 8429-8433 Main Street dates to 1900. This date from SDAT refers to the brick structure, which is the historic building. The brick building has a modern rear addition that was approved for construction in September 1978 in case HDC-78-20. The white wood building, which is currently proposed for repairs and alterations, is not historic and was approved for construction by the Historic District Commission in December 1983 in case HDC-83-33.

B. Proposed Improvements

The applicant proposes to make the following alterations to the white wood building:

- 1) Remove wood siding (which is rotting) and replace with white fiber cement HardiePlank siding in a smooth finish. The current exposed width of the wood siding is 6-inches and the proposed exposure will be 7 inches.

- 2) Replace existing aluminum white k-style gutters and downspouts with new aluminum white K-style gutters downspouts. The gutters will remain a 5-inch K-style gutter and the downspouts will be enlarged to 3x4 inches.
- 3) Replace existing wood trim (fascia, frieze, soffits, windows and doors) with white PVC trim.
- 4) Replace existing louvered vent with an aluminum or steel vent. The current vent may be aluminum or steel, but the exact material is not known.

C. Staff Report

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

- 1) *Chapter 6.D recommends, “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim.”*
- 2) *Chapter 6.D recommends, “maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding, wood shingles or log construction.*
- 3) *Chapter 6.D recommends against “using vinyl, aluminum artificial stone, artificial brick or other substitute materials on historic buildings or additions to historic buildings, or on nonhistoric buildings in locations visible from a public way.”*
- 4) *Chapter 6.D states the following is a possible exception: “Composite siding materials may be used to replace wood siding on nonhistoric buildings if the particular material proposed is compatible in appearance with wood siding used on nearby historic buildings.”*

5) *Chapter 6.D states the following is a possible exception: “If wood siding must be replaced on a historic building, a composite siding material may be considered, if wood is not a viable option, the composite siding conveys the appearance of the historic material, and the application of the substitute material does not damage or obscure historic features. The texture, width, shape, profile and finish of the substitute siding material should be similar to the wood siding it replaces.”*

The proposed removal of the existing wood siding and replacement with HardiePlank siding may be considered a possible exception to the Guidelines as noted above in #4 and #5. The Commission should determine if the proposed siding is compatible in appearance with wood siding used on nearby historic buildings. The initial approval of the building was based on a wood sided building with a 6-inch exposure. There are two nearby wood historic buildings, one that has a German lap siding and one lap sided building with very narrow boards.

The proposed use of PVC trim (which is a type of vinyl), rather than wood does not comply with the Guideline recommendation #3 above. If the Commission determines that HardiePlank is an acceptable siding material, there are comparable trim products available that more closely resemble wood and would comply with the Guidelines, such as Boral TruExterior trim, HardieTrim or HardieSoffit products.

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

1) *Chapter 6.E recommends, “Use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls*

or trim. Locate downspouts along natural vertical lines and corners of the building.”

- 2) *Chapter 6.E states the following is Routine Maintenance, “Maintaining gutters and downspouts and installing replacements of a similar size, location and finish, in the same color as existing gutters and downspouts or a color consistent with the exterior building wall.”*

The in-kind replacement of the gutters complies with the guidelines. The downspouts will be slightly larger, but comply with the qualification of Routine Maintenance, as they will be similar in size. The continued use of a K-style gutter would be considered Routine Maintenance, but the use of a half round gutter is more historically and architecturally appropriate for the historic district and the applicant should consider this option as well.

D. Staff Recommendation

Staff recommends the HPC approve the replacement gutters and downspouts as submitted, with the option to use a half round gutter and round downspout.

Staff also recommends the HPC consider:

- 1) If the proposed siding would be considered a possible exception to the rule of replacing in-kind with wood. If determined to be a possible exception, Staff recommends the HPC approve the replacement siding, contingent upon maintaining the original 6-inch exposure.
- 2) The use of more historically appropriate trim products, to comply with the Guidelines.

E. Testimony

Mr. Shad asked if there was anyone in the audience that wanted give testimony or was opposed to the application. No one in the audience wished to speak. Mr. Shad swore in Kim

Henry. Ms. Henry asked the Commission to consider the building location. She explained that the building is located at the back of the lot, very close to the rock hill and is shaded by trees. The building does not get a lot of sun, which over time, has caused the siding to rot. Ms. Henry said rather than replace the wood siding with more wood siding, it makes more sense to use a material that will last a longer period of time. Ms. Henry's proposal is to use HardiePlank that would look the same as the wood.

Ms. Henry noted the siding on the building currently has an exposure of 6 inches, but said that HardiePlank did not come pre-painted with a 6-inch exposure and that she wanted to use a pre-painted product for longevity. The HardiePlank siding she proposed to use will have a 6.75 inch exposure.

Ms. Henry said the trim on the corners of the building are already proposed to be HardieTrim on the side, it was only the windows that were proposed to be PVC. Ms. Henry talked to her contractor who said the trim by the windows can be replaced with something that more resembles wood as suggested by Ms. Holmes.

Ms. Henry said PVC would be used at the soffits and fascia behind the gutters and would not be visible from the street, but would protect the building. The PVC is wrapped aluminum. According to her contractor, 95% of the proposed material is HardiePlank trim and not PVC.

Mr. Reich asked if the applicant will be using HardiePlank everywhere except for a few places where PVC trim will be used. Ms. Tennor asked if the adjacent building will have the white trim. Ms. Henry said that the adjacent building will not have the trim and the main structure would use white HardiePlank Trim everywhere except the few areas that would be PVC.

Ms. Zoren said the application was a reasonable request because it is a modern addition and the product is high quality. Ms. Zoren said her concern was with approving both types of trim and having a mix of PVC and HardiePlank. Ms. Zoren said the Commission has generally taken a hard stance of not allowing PVC, especially on Main Street. Mr. Reich asked what the problem was using HardieTrim and HardiePlank everywhere. Ms. Henry said the cost of the HardiePlank is more expensive than the PVC and the PVC will not be seen from Main Street. Ms. Henry said her contractor said that he could use HardiPlank Trim.

Mr. Taylor asked Ms. Henry if she would amend her application to use the HardiePlank trim rather than PVC. Ms. Henry said she would amend her application. Ms. Tennor asked if Ms. Henry would use half round gutter and downspouts. Ms. Henry said she had no objection to the type of gutter and downspouts.

F. Motion

Ms. Tennor moved to approve the application to use the HardiePlank product for siding, in the larger 7-inch exposure with the integral finish that will not need painting. Approve the amended application that will use the HardieTrim products rather than the PVC products and use of half round gutters and downspouts. Mr. Reich seconded. The motion was unanimously approved.

Conclusions Of Law

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

A. Standards of Review

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

- (1) The historic, architectural, or archaeological value or significance of the structure and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area;
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used; and
- (4) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Section 16.607(c) of the Code further provides:

It is the intent of this subtitle that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of this subtitle that the Commission shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area.

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

B. Application of Standards

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

The Applicant proposes work on a modern addition to a historic building. Specifically, the Applicant wishes to replace existing damaged wood siding with a Hardieplank product. The Applicant explained that the location of the structure means it is more susceptible to

deterioration due to moisture. Based on this, the fact that the building is not a historic structure, and that the proposed material will not greatly vary in appearance or detract from the historic structure, it meets the criteria for an exception to the general rule that wood should be replaced with wood. The Applicant will also use the Hardieplank for all trim.

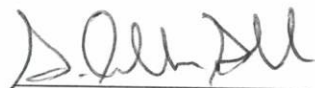
The Applicant will replace existing white metal k-style gutters and downspouts with white metal half-round gutters and downspouts, which are more historically and architecturally appropriate to the overall structure. The vent replacement is approved routine maintenance.

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

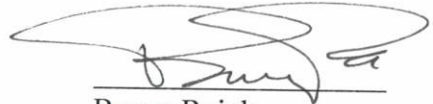
ORDER AND CERTIFICATE OF APPROVAL

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

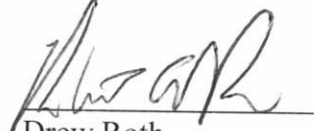
**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**



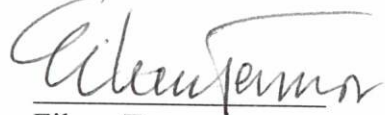
Allan Shad, Chair



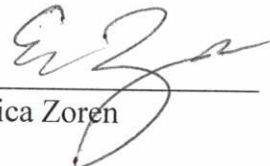
Bruno Reich



Drew Roth



Eileen Tennor



Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW



Lewis Taylor

Senior Assistant County Solicitor

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

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF	*	HOWARD COUNTY
CRAIG STEWART		
FOR A CERTIFICATE OF APPROVAL	*	HISTORIC PRESERVATION
TO MAKE EXTERIOR ALTERATIONS	*	COMMISSION
AT 3820 OLD COLUMBIA PIKE	*	
ELLICOTT CITY, MARYLAND	*	Case No. 19-51

* * * * *

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on October 3, 2019 to hear and consider the application of Craig Stewart (“Applicant”), for a Certificate of Approval to make exterior alterations at 3820 Old Columbia Pike, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Eileen Tennor, Allan Shad, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the October 3, 2019 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Samantha Holmes, 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. Holmes. 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 and is also listed on the Historic Sites Inventory as HO-302, the Charles Ringley House #1. According to SDAT the house dates to 1899. The building was inventoried in 1972 and the form only provides a brief architectural description of the structure and does not indicate a date of construction. The Inventory form states that the house is log construction, covered with shingles.

B. Proposed Improvements

The applicant proposes to make the following alterations to the house:

- 1) Remove existing vinyl siding and install HardiePlank Cedarmill siding (wood grain) with a 6-inch exposure. The applicant seeks tax credit pre-approval for the siding replacement.
- 2) Remove aluminum wrapped rake and fascia and install Boral TruExterior poly-ash smooth trim, painted snow white. The applicant seeks tax credit pre-approval for the replacement trim and painting.

- 3) Remove existing 1:1 vinyl windows and install new Pella aluminum clad wood windows with aluminum brick molding. The windows will be double hung, 6:1 with an external simulated divided light. The applicant seeks tax credit pre-approval for the replacement windows.
- 4) Remove existing porch decking and install IPE decking on porch. Remove existing metal railings and columns and install wood posts and railings painted white. The posts will be 4"x4" cedar posts with 3/4" chamfered corners. All details as specified on the section drawing provided in the application. Install 3/4" thick bluestone treads on existing concrete steps. Install Azek board on the risers. The applicant seeks tax credit pre-approval for the renovation of the porch.

C. Staff Report

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

- 1) *Chapter 6.D states the following is a possible exception: "If wood siding must be replaced on a historic building, a composite siding material may be considered, if wood is not a viable option, the composite siding conveys the appearance of the historic material, and the application of the substitute material does not damage or obscure historic features. The texture, width, shape, profile and finish of the substitute siding material should be similar to the wood siding it replaces."*

The historic building does not currently have wood siding, it is sided in vinyl. The inventory form from the 1970s shows the building may have had asbestos shingle at that time and that historically it may be a log constructed building. As such the proposed use of HardiePlank would not obscure any historic features. The HardiePlank Cedarmill product would be consistent with the siding material used on the addition, although typically the HPC prefers the smooth siding, because it more closely resembles wood siding which does not have a dramatic wood grain texture.

The proposed Boral poly-ash trim is very similar to wood in texture, density and dimension.

Chapter 6.H: Rehabilitation and Maintenance of Existing Buildings; Windows

- 2) *Chapter 6.H states that a 6:1 pattern would be appropriate for buildings constructed circa 1880-1930.*
- 3) *Chapter 6.H recommends, "Replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original window is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building."*

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 4) *Chapter 6.F recommends, "maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building's historic development."*

5) *Chapter 6.F recommends against, “removing a porch or balcony that is original or that reflects the building’s historic development.”*

It is unknown if the porch is original to the house, or if it was a later addition dating to the mid-20th century. The shed style roof on the porch, or stoop, as well as the concrete steps and twisted metal railings are similar to those found on the 1946 Cape Cod houses found on Orchard Drive, a post-World War II subdivision (some of these houses are listed on the Inventory under HO-860, see Figure 5).

If the current porch/stoop dates to the mid-20th century, the Commission should determine if its features are now considered historic. If it is not considered a historic porch, tax credits would not be applicable because it would be recent construction and not a historic contributing architectural feature. If the porch is determined to be historic, then the Commission must determine if the proposed renovation can be approved. If it is historic and the renovation is approved, tax credits would not be applicable because the alteration is not in-kind.

D. Staff Recommendation

Staff recommends the HPC:

- 1) Approve the replacement HardiePlank siding and Boral TruExterior trim.
- 2) Pre-approve tax credits for the Boral TruExterior trim and painting.
- 3) Approve the Pella 6:1 aluminum clad wood windows and tax credit pre-approval.
- 4) Determine if the porch/stoop is historic. If it is not historic, Staff recommends the proposed renovation be approved., but without the use of tax credits.

E. Testimony

Mr. Stewart was sworn in. Mr. Shad asked if Mr. Stewart had any comments to add to the staff report. Mr. Stewart said he would like to amend his application as he had done some exploration on the porch and he believes that the porch is historic and built in the 1950s. He said that he intends to restore the porch to the 1950s condition. Mr. Stewart described the current conditions: the steel railing was rusting away, the handrail had twisted apart and the concrete steps are falling apart; all of which he believed could be restored. Mr. Stewart removed the siding on the inside of the sides of the porch roof and found German lap siding under the vinyl. Mr. Stewart wants to strip the vinyl and aluminum siding, remove all the lead paint with a chemical treatment and have the steel railings and handrails restored. Instead of using twisted steel to match the existing, Mr. Stewart wanted to use half inch squared steel bar and reconstruct the railing to match the handrail on the steps. He said the vinyl composite decking dates to the 2000s.

Mr. Stewart would like use HardiePlank siding, and if he cannot achieve a 2-inch lap, he will cut the boards down to maintain a 6-inch exposure. He said it differentiates the historic portion of the home from the other addition.

Mr. Stewart took apart the windows on the inside and said it contained the original window frames from the original construction. The old sash is torn out, but the frames remain. The old frames have no moulding. Mr. Stewart said there was 2-inch lumber projected to the outside, but he is not completely sure. Mr. Stewart amended the application to include brickmould around the window. Mr. Stewart said the house used to belong to Thomas Isaac and there is an old quarry at the bottom of the hill, part of the original property.

Mr. Reich asked if the front porch is historic. Mr. Stewart thinks the porch is historic dating to the 1950s. Mr. Stewart said he originally thought it was part of the original structure, but it is not.

Ms. Tennor asked if the porch is treated as historic what are the implications for tax credits. Mr. Roth said the staff recommendations suggest the Commission determine if the porch is historic. Mr. Taylor explained that if the Commission determines the porch is historic then the work is eligible for tax credits. Mr. Roth said the porch is a structure, the Commission can declare it to be historic and the decking is a later addition.

Mr. Roth asked for Mr. Stewart to simply and plainly state what he would like approved. Mr. Stewart said he would restore the deck flooring to tongue and groove white or yellow cedar.

The Commission, Staff and Mr. Stewart discussed overall scope of work: the in-kind replacement of the steps using precast concrete steps, restoring the railings, and striping the lead paint, the landing balusters to be replaced with ½” square balusters, siding on the porch shed roof and removal of the vinyl siding to expose the German siding.

F. Motion

Mr. Reich moved to approve the restoration of the porch per the amendments:

1. Repair precast concrete steps.
2. Remove lead paint and restore handrails to be painted black.
3. Replace balusters with ½” square metal balusters to be painted black.
4. Replace the siding on the shed roof.
5. Remove the vinyl siding and expose and restore the German lap siding, repaint the siding white.

6. Remove the composite decking and replace with white or yellow Cedar tongue and groove decking instead of Ipe.
7. Replace the siding and windows per application.

Mr. Roth seconded. The motion was unanimously approved.

Mr. Reich moved to approve all items for tax credit pre-approval except for the HardiePlank. Mr. Roth seconded. The motion was unanimously approved.

Conclusions Of Law

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

A. Standards of Review

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

- (1) The historic, architectural, or archaeological value or significance of the structure and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area;
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used; and
- (4) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Section 16.607(c) of the Code further provides:

It is the intent of this subtitle that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of this subtitle that the Commission shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area.

Section 16.607(d) authorizes the Commission to adopt guidelines for its review of applications based on the standards set forth in the Code. Pursuant to this authority, the Commission has adopted the Ellicott City Historic District Design Guidelines. Chapter 6

sets forth the relevant recommendations for Rehabilitation and Maintenance of Existing Buildings, as detailed in the Findings of Fact, part C.

B. Application of Standards

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

The Applicant proposes restoration work on a historic home. The Applicant will remove existing vinyl siding and replace with Hardieplank siding and remove aluminum wrapped rake and fascia and install Boral TruExterior poly-ash smooth trim, which is indistinguishable from wood, painted snow white. This is in accord with the Guidelines. Although the Hardiplank is not wood, it is much more appropriate to the structure in appearance than vinyl siding. Likewise, the poly-ash trim, which appears as wood, is more appropriate than aluminum. Similarly, the replacement of 1:1 vinyl windows with 6:1 wood windows with divided lites, is more historically appropriate for the building, and more compatible with its overall appearance.

The Applicant also plans to restore a front porch that is not original to the house, but is historic and typical of the homes mid-century appearance. In general, the porch will simply be restored, but the Applicant will remove existing vinyl siding on the porch roof to reveal the original wood lap siding. Replace existing composite decking with wood, and will use a square metal railing instead of twisted railing. Other than the existing railing which is not

distinctive, the work will replace existing modern materials with more appropriate historic materials, enhancing the historic character of the house.

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

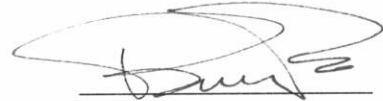
ORDER AND CERTIFICATE OF APPROVAL

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

**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**



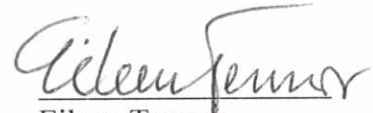
Allan Shad, Chair



Bruno Reich



Drew Roth




Eileen Tennor



Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW



Lewis Taylor
Senior Assistant County Solicitor

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.