



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

July Minutes

Thursday, July 9, 2020; 7:00 p.m.

The July meeting of the Historic Preservation Commission was held on Thursday, July 9, 2020. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

No one registered or otherwise contacted the Commission about testifying for any of the following applications.

Ms. Tennor moved to approve the June minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Regular Agenda

1. HPC-20-50 – 8185 Main Street, Ellicott City
2. HPC-20-51 – 8180 Main Street, Ellicott City
3. HPC-20-52 – 8156 Main Street, Ellicott City
4. HPC-20-53 – 8156 Main Street, Ellicott City
5. HPC-20-54 – 3801 Old Columbia Pike, Ellicott City

REGULAR AGENDA

HPC-20-50 – 8185 Main Street, Ellicott City

Applicant: Heather Davis

Request: The Applicant, Heather Davis, requests a Certificate of Approval for the installation of two signs at 8185 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1890.

Scope of Work: The Applicant proposes to install two signs on the exterior of 8185 Main Street. The first sign will be a projecting sign that will be located on the front of the building above the storefront windows. The sign will be 18 inches high by 24 inches wide for a total of 3 square feet. The background of the sign will be Opaque Slate #201 Metallic with two accents colors, white and Gerber 220 Metallic Light Gold. The sign will be a double-sided, aluminum sign that is 1/8" thick. The sign will read on three lines:

Ash
Interiors and Design
2nd floor

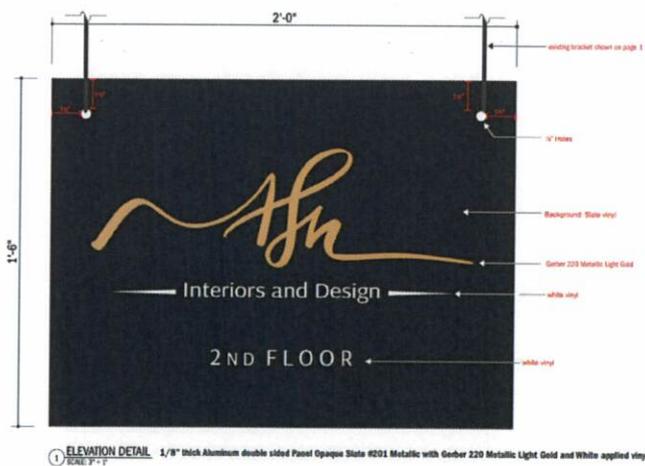


Figure 1 - Proposed projecting sign

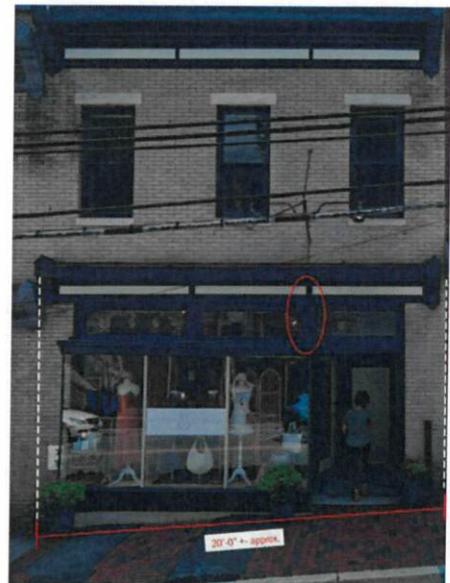


Figure 2 – Proposed location on existing bracket

The second sign will be located on the door in the recessed entry area. The sign will be drilled into the door, below the top two panels and will partially cover the middle panel. This door leads to the second floor. The sign will be 1-foot 2-inches high by 1-foot 6-inches wide, for a total of 1.75 square feet. The sign will read on three lines:

Ash
Interiors and Design
410-696-1880



Figure 3 - Proposed flat mounted door sign



Figure 4 - Location of proposed flat mounted sign

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs; General Guidelines

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. "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."

The signs comply with the general guidelines. The first sign will only contain the name of the business and a reference to business location on the second floor of the building. The second sign also contains limited text and will only contain the business name and phone number. There are only three colors used in each sign, and they will use the same color scheme.

- 2) Chapter 11.A recommends, "use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy not excessively bulky."

The first sign will be hung from an existing metal bracket and complies with the Guideline recommendations. The signs will both be aluminum. While not as evident on a flat mounted sign, the modern material is evident on a projecting sign as it lacks the traditional depth found in a wood sign, MDO sign or HDU sign.

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

- 3) Chapter 6.G recommends, "Maintain and repair original doors, frames, sills, lintels, side lights and transoms."

Chapter 11.B: Signs; General Guidelines and Commercial Buildings

- 4) Chapter 11.B recommends, "Incorporate the sign into the façade of the building. Sign should fit within the lines and panels of the façade as defined by the building frame and architectural details."

While it is unknown if the door is original, it is a wood door of a historically appropriate style and drilling into the door should be avoided in order to best maintain the condition of door.

The door sign does not fit within the panel, rails and stiles on the door and overlaps the various elements. However, an alternative style of sign, such as a simple vinyl lettering sign, could be applied directly to the door and more properly fit within the architectural details of the building. The font size of the phone number appears large in comparison to the business name, and could easily be reduced in size and still legible to someone standing in front of the sign. A vinyl sign would also negate the need to drill into the door.

Chapter 11.B: Signs; Commercial Buildings

- 5) Chapter 11.B recommends against, "Two signs where one is sufficient to provide an easily visible identification of the business."

In this scenario, the use of two signs will assist in providing easy identification of the business, as it is located on the second floor. There are two doors in the vestibule entryway of the building, one door (the full light glass door) leads to the ground floor business and the solid paneled door leads to the second-floor business. Having a sign on this solid paneled door will assist patrons in locating the business.

Chapter 11.B: Signs; Commercial Buildings

- 6) For projecting signs, Chapter 11.B recommends, "Limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City's small, attached commercial buildings."
7) For flat mounted signs, Chapter 11.B recommends, "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."

The signs comply with the size recommendations; the projecting sign will be 3 square feet and the flat mounted sign will be 1.75 square feet.

Staff Recommendation to the HPC: Staff recommends the HPC approve sign #1 as submitted. Staff recommends the HPC provide advice on the design of Sign #2, the door sign; or approve if the HPC finds the sign complies with the Guideline recommendations.

Testimony: Mr. Shad swore in Andrea Hysmith and Eric Crowe. Mr. Shad asked if the Applicants had any comments on the staff report or had any information to add or clarify. Ms. Hysmith said she had the signage and presented it to the Commission so they were able to see what the signage would look like in person. Ms. Hysmith said the purpose of having the projected sign located on the second floor was due to the vestibule obstructing the view of the door sign.

Ms. Tennor said she completely agreed with the Applicant and the staff comments that this location needs two signs, a projecting sign and one in the vestibule area because of the recessed entrance. Ms. Tennor said that 6-panel doors are difficult to put graphics on and she did not have a better suggestion for how to get the message across, other than applying a panel to the door. The information on the sign

is the minimum that a person looking for the business needs and having it on one panel of the door seems reasonable, even through the door doesn't lend itself to having a panel applied.

Mr. Roth said he concurred with the staff comments concerning the sign on the door. The door is recessed and the sign on the door tells someone this is the door you want to go in. Mr. Roth suggested the sign could have the name of the business printed smaller, as the point of the door sign is to let people know they are entering the right place. Mr. Roth recommended making a sign that fits a panel or a space between a panel. He said that people will be on foot, so they can step outside to find the phone number to make sure they have the right location. Mr. Roth concluded that the door sign should be scaled down to include the business name and logo.

Mr. Reich said he did not have a problem with either of the signs as they both comply with the Guidelines; they are the right size and include the correct number of colors. Mr. Reich said he is not worried about the sign on the door as it is set back and recessed. The door sign does not look out of place to him. Mr. Reich said it would be nice if the sign could fit within one of the cross members on the panels but finds both signs to be nice as they coordinate. Mr. Reich said he was okay with the proposal.

Ms. Zoren agreed with the other Commissioner's comments and thought the two-sign concept was valid for this location because of the door situation. Ms. Zoren suggested shifting the door sign down about 4-inches, which would place the top of the sign at the top of the center two panels on the door. The sign would be crossing less architecture of the door this way.

Mr. Shad agreed that both signs are fine and look appropriate and he did not have a problem with the signs or the locations of the signs.

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

HPC-20-51 – 8180 Main Street, Ellicott City

Applicant: Majd Alghatrif

Request: The Applicant, Majd Alghatrif, requests a Certificate of Approval to make exterior alterations to the building at 8180 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-69, the Walker-Kinsey House. According to the Inventory form, the building on the property was constructed between 1833 and 1839.

This proposal to alter the front porch has been submitted to the Commission previously, in cases HPC-17-74 in October 2017, HPC-19-24 in May 2019 and HPC-20-29 in May 2020. In these cases, the application was lacking needed details and the Applicant withdrew in order to research the historic porch and provide more information. The existing porch is modern and consists of pressure treated flooring boards. The Applicant has also indicated in the past that there are structural issues with the footers as a result of the two floods.

Scope of Work: The Applicant proposes to rebuild the front porch in order to achieve a wider depth and to fix the current structural issues. The work will consist of the following:

1. Extend the depth of the porch by 2 feet, for a total of 6 feet deep, to match the 2:3 ratio shown in the photo of the historic porch.

2. Replace the existing structural support 4"x4" posts with 6"x6" posts.
3. Increase the number of structural support posts along the street from 5 posts to 9.
4. Increase the railing height to 42-inches to meet code requirements.
5. Widen the baseboard to 6-inches.
6. Construct the new railing with wood Douglas Fir rail caps, Pine balusters and Mahogany tongue and groove porch flooring. All railings and posts to painted beige/tan to match the existing.
7. Install wood beadboard ceiling for the first-floor porch ceiling.



Figure 5 - Front elevation - close up of porch



Figure 6 - Existing side view looking west

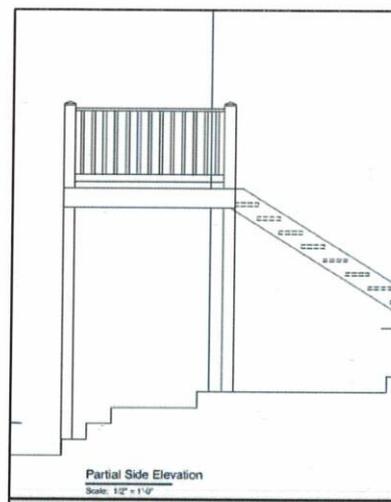


Figure 7 - Proposed partial side elevation looking west

HPC Review Criteria and Recommendations:

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

- 1) Chapter 6.F explains, “Porches and balconies are important to a building’s sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building. If a porch must be replaced, the replacement porch, even if simplified in detail, should reflect the visual weight of the original.”
- 2) Chapter 6.F recommends, “replace deteriorated features with new materials as similar as possible to the original in material, design and finish.”
- 3) Chapter 6.F recommends, “replace missing features, such as missing supports or railings, with materials that are appropriate in scale, proportion and style.”



Figure 8 - View looking east

The Applicant now proposes to use historically appropriate wood types, such as Douglas Fir rail caps, Pine balusters and Mahogany tongue and groove porch flooring; rather than pressure treated wood. The proposed wood complies with the Guidelines. There are no new railing or trim profiles proposed, all profiles will remain the same as the existing, which is appropriate given the historic details are not clearly visible in the historic photos. The extension of the overall depth of the porch also complies with the Guidelines, as the porch will better reflect the visual weight of the original, as recommended. The increase in the number of support posts is a safety issue; the porch currently has structural issues due to an inadequate number of structural posts, which have also been damaged in the floods. The increase in support posts will allow the porch to be functional again.

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

Testimony: Mr. Shad swore in Majd Alghatrif and asked if Mr. Alghatrif had any comments on the staff report or application or had anything to add. Mr. Alghatrif said he had nothing to add.

Ms. Tennor asked if Mr. Shad would start with Mr. Reich or Ms. Zoren for comments on the application.

Mr. Reich said he was confused by the details and asked if the Commission should be using the May application request in conjunction to the July request to understand the full scope of the request and details of materials and schematics. Ms. Burgess clarified that the Commission is looking for the same details that are present with both applications. Mr. Alghatrif explained that the porch would remain the same detail wise, the proposal would include mahogany flooring, fir railing, color to match that was provided to the Commission. The gutter would match existing and the trim pieces were previously proposed as jigsaw but have been removed.

Mr. Reich showed a picture of the existing conditions of the porch from the staff report and confirmed that each element was remaining the same. Mr. Alghatrif said the only exception would be a wider baseboard scenario and stated the types of wood that would be used, such as Douglas Fir, Pine and tongue and groove Mahogany flooring finished with teak oil. Mr. Reich asked if everything will match the same size of the fascia, same size of trim on the edge of the decking, design of the rail. Mr. Alghatrif said that was correct, but he will be using a 6-inch wide baseboard, which is reflected in the plans, and

instead of a 2x4, it would be a 2x6 and said that is all that is changing in the railing design. Mr. Reich said there was a 6x6 post and asked if that continued to the railing, or if the railing post becomes a 4x4. Mr. Alghatrif said it would become a 4x4. Mr. Reich said that Mr. Alghatrif would be matching all of the railing details, and all of the details around the edge of the deck, except for the 1x6 instead a 4x4 post and change the posts to 6x6 posts and extend the entire porch 2 feet out. Mr. Reich asked what material the soffit would be and said he saw light fixtures. Mr. Alghatrif said the soffit will match the wood beadboard and the porch will have recessed lights that would be generic, 3-inch, matching what they have now and painted to match the color submitted. Mr. Reich asked for clarification on where the additional submission materials containing this info were found. Mr. Alghatrif said the material was put in a table in the submission. Mr. Reich asked if he was supposed to combine this was the previous months paperwork. Ms. Burgess said that the May and July materials needed to be combined.

Mr. Reich said he had no further comments and did not see a problem with the application as it was following the existing design and just making some minor changes.

Ms. Zoren said she agreed with Mr. Reich as far as the materials and wanted Mr. Reich's opinion on the column spacing as the Applicant has changed the spacing. The proposal shows paired columns with a single column on the end. Ms. Zoren said that all other porches on Main Street have very regular column spacing and the way the application had the columns paired, they were not close enough to be considered a pair. Mr. Alghatrif said he spaced the columns as they were in order to highlight the windows on the façade of the building façade and not block them, but could change the columns.

Ms. Tennor said she agrees with the Applicant, it makes sense to have the columns arranged for the window spacing. When she reviewed the application originally, there was concern that the increase of the depth of the porch by two feet would change the streetscape. Ms. Tennor said she no longer has the concerns with the expansion and said the historical photo submitted with the application strengthens the Applicant's case for his request. Ms. Tennor said she liked how the way the stair was handled and that the design has come a long way. Ms. Tennor said she appreciated the inclusion of information that was submitted with the new application.

Mr. Roth had nothing to add and thought the proposal looked good.

Mr. Shad said he concurred, the new request was simple, clean and looked better than the previous request.

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

HPC-20-52– 8156 Main Street, Ellicott City

Applicant: Donald R. Reuwer, Jr.

Request: The Applicant, Donald R. Reuwer Jr., requests a retroactive Certificate of Approval for the installation of a railing at 8156 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1890.

Scope of Work: The Applicant installed a fence railing along the outdoor terrace/patio next to the building. The railing was needed to allow the neighboring business to utilize the patio for outdoor dining

(as part of the Phase II reopening due to Covid-19, due to the drop to the sidewalk below). The railing is a 42-inch tall black, aluminum fence railing.



Figure 9 - Before fence was installed.



Figure 10 - After fence was installed.

HPC Review Criteria and Recommendations:

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 1) Chapter 9.D explains, "Historic metal fences found in the 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, known as Ellicott City as railroad fencing. 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."
- 2) Chapter 9.D recommends:
 - a. "Construct new site features using materials compatible with the historic setting and with nearby historic structures, particularly for features visible from a public way."
 - b. "Install open fencing, generally not more than five feet high, of wood or dark metal."

The application complies with the Guideline recommendations. The use of the black, aluminum fence is consistent with other fence styles found in the historic district.

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

Testimony: Mr. Alghatrif was previously sworn in and would be representing the case as the tenant. Mr. Shad asked if Mr. Alghatrif had anything to add to the comments from the staff report. Mr. Alghatrif clarified that the railing was placed in light of local authorities allowing outdoor seating for restaurants.

Ms. Tennor did not have any questions and assumed the railing would have been required by code on the edge of the retaining wall.

Mr. Roth said the submittal looked good and had no other comments.

Mr. Reich said the submittal followed the Guidelines and was the right height and picket. Mr. Reich said the submittal looks good.

Ms. Zoren said she the submittal looked good and fits in with the other styles in the historic district.

Mr. Shad said he is in agreement that the submittal looks good. Mr. Shad said his only issue with the request was that it was a retroactive approval. Mr. Shad asked if Mr. Alghatrif knew the fence was going to be installed before it was approved. Mr. Alghatrif said the fence was a nice surprise to find it located there and was happy he was able to open the business with outdoor seating after being closed.

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

HPC-20-53 – 8156 Main Street, Ellicott City

Applicant: Kim Egan

Request: The Applicant, Kim Egan, requests a Certificate of Approval for the installation of a mural at 8156 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1890. The Applicant was approved in February 2019 in case HPC-19-03 to remove the filled in, shingled window openings and restore the front façade of the building to its most likely original design.

This application was originally posted as a Minor Alteration (MA-20-28), but was removed due to an objection.

Scope of Work: In an effort to camouflage the modern white parged wall, the Applicant proposes to paint the existing retaining wall adjacent to the rock outcropping, to look like a stone wall. The Applicant also proposes to paint the lower part of the building wall on 8156 Main Street (also white, parged or similar) to mimic the brickwork found on the building. Within the walls, the Applicant proposes to place 10 insects and 10 reptiles "hidden" for visitors to attempt to locate. The insects and reptiles will be done to scale and painted at their size found in nature (they will not be larger than 6-inches by 6-inches). The mural artist will be Antonia Ramis Miguel, who painted the mural on the side of Sweet Elizabeth Jane.

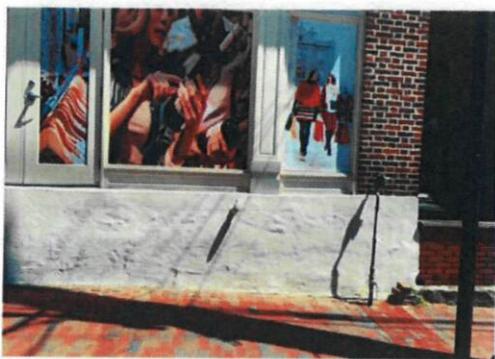


Figure 11 - Existing conditions



Figure 12 - Proposed mural



Figure 13 - Existing conditions



Figure 14 - Proposed mural

HPC Review Criteria and Recommendations:

Chapter 11.B.9: Signs; Commercial Buildings; Wall Murals

- 1) Chapter 11.B states, "Painting a sign directly on a wall or other structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify of area is not a sign and is not regulated by the Sign Code. Well-executed artwork such as wall murals can make a positive contribution to the historic district."

The Guidelines do not provide recommendations for murals, other than to explain when a mural might be considered a sign and explains the criteria the Board of Appeal will use in those instances. The Guidelines do state that well-executed art work can be make a positive contribution to the historic district.

Chapter 6.N: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting

- 2) Use colors that were historically used on the building.
- 3) Use colors appropriate to the period and style of the building.
- 4) Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible.

The mural complies with the recommendations for paint colors, as the proposed colors to be used would be those to mimic the original stone and brickwork found in Ellicott City and on the building. The colors would be compatible with the building and surrounding area.

Chapter 4: The Secretary of the Interior's Standards

- 5) Standard 9 states, "New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment."
- 6) Standard 10 states, "New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The Secretary of the Interior's Standards explain new additions or new construction shall be done in manner that they can be removed in the future without damaging or affecting the integrity of the

historic structure. In this particular instance, the existing wall is a parged wall, painted white. Removal of the mural in the future would be easily accomplished by painting over it, which would not damage or affect the integrity of the historic building. The mural will be differentiated from its historic counterparts as it will be paint and not stone or brick, but it would be compatible, as evident by the previous painted brick on the mural at 8289 Main Street but this same artist. The creation of the mural/alteration of the space, will only utilize paint on a blank white wall and will not destroy historical materials or features.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the proposed mural complies with the Guidelines, and approved, deny or modify accordingly. If the HPC approves the mural, Staff recommends the HPC consider a maintenance plan as part of the approval.

Testimony: Mr. Shad swore in Kim Egan. Mr. Shad asked if Ms. Egan had anything to add or comment on the staff report. Ms. Egan said the important historic characteristics of Ellicott City was that it was a driving commercial center. The idea behind the insects in the mural was to bring people to the town and give them something to do, in spirit of which the murals were proposed.

Ms. Tennor said the concept was great, but the execution is critical due to the location and scale of the two areas for the mural. Ms. Tennor said the samples that were submitted to the Commission do not match very well to the photoshop examples that were submitted. Ms. Tennor asked if the stone work will look like the sample submitted, which is more rusticated. Ms. Tennor said she did not feel they achieved the trompe l'oeil appearance. Ms. Tennor said that when people are close to the elevations of the wall, being more convincing would help and enhance their effectiveness. Ms. Tennor said the idea of putting little creatures to be found was a great idea and that the execution will need to be all that more convincing and detailed.

Ms. Tennor added for the brick work, the mortar on the sample seemed way too white, with the intent to match the existing brick work. Ms. Egan said the muralist is the same artist who did the brick work on the side of Sweet Elizabeth Jane and intends for the brick work to match the building.

Ms. Tennor said the proposal could be a nice addition to Ellicott City, but the execution is critical. The visitor will have a more intimate relationship with these two walls than other murals where people may stand back to view. Ms. Egan asked if the Commission would like her to provide better samples to staff. Ms. Tennor said she would like to see better examples than what was submitted.

Mr. Roth said he did not object to the case when it came through the Minor Alterations process, and still thought he is okay with it. Mr. Roth said he had to put some thought into the application. He said it was being presented as a mural, but he thought it was really a faux finish, because of the brickwork. Mr. Roth found a lot of examples of historical faux finishes and went through the Guidelines seeking guidance and did not really find any. Mr. Roth said the proposal is okay and that it is an interesting application.

Mr. Reich thought the request was a great idea. He said the walls are boring, stuccoed over and do not have the original finish. Mr. Reich said he agreed with Ms. Tennor that the execution was very important. He agreed with Mr. Roth and said the request should be called a faux finish due to the past few meetings about murals. Mr. Reich said the request will be a great improvement over the white walls, which stick out like a sore thumb.

Ms. Zoren said she objected to the application when it went through the Minor Alterations process because it was more of a faux finish than a mural. Ms. Zoren said she thought the concept was charming, but also a juxtaposition in the only place that has truly natural elements, which could end up

being a very cartoony application. Ms. Zoren looked through the Guidelines and did not find anything allowing this request as the Guidelines do not recommend substitute materials such as fake stone, fake brick, etc. Ms. Zoren did not think she could approve it.

Ms. Egan said the faux finish would be quite consistent with the existing finishes on the street and more consistent than the current paving. Ms. Zoren said she disagreed and painting bonded brick style under actual brick will always stick out. When looking at the painted bond brick next to actual brick, visitors will be able to tell the difference. Ms. Egan said the muralist will use the same technique she used on Sweet Elizabeth Jane, which from afar looks like part of the building but close up the viewer can see where the mural stops and starts.

Ms. Zoren said she had no further comments.

Mr. Shad said it was very important to make the mural look as authentic as possible. Mr. Shad asked how long this surface will be maintained and if the mural will fade and go away. Ms. Egan said she did not have that information, but the muralist will use the same paints that were used on Sweet Elizabeth Jane which are very weather resistant and can be touched and cleaned.

Mr. Shad had no other comments.

Motion: Ms. Tennor moved to approve the application with additional artwork samples submitted to staff to look at. Mr. Reich seconded. The motion was passed 4-1, with Ms. Zoren opposed.

HPC-20-54 – 3801 Old Columbia Pike, Ellicott City

Applicant: Lili Mundroff, brennan + company architects

Request: The Applicant, Lili Mundroff from brennan + company architects, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior alterations and repairs at 3801 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-305, Esther Rettger's Two-Part House. According to SDAT, the building on the property dates to 1800. The application explains that the west part of the structure consists of the original ground stone level and log timber with chinking first floor level and attic above. The application states that a 2-story wood-frame hyphen was constructed at a later date between the west side house and the east stone house (a separate building, 3799 Old Columbia Pike). An original 2-bay, 2-story wood frame porch was modified after 1936 to include part of the hyphen, changing the character of the front elevation.



Figure 15 - Photo circa 1936, Historic American Buildings Survey, Library of Congress



Figure 16 - Existing front facade view from Old Columbia Pike. Three-bay wide stone house to the left is a separate residence.

Scope of Work: The Applicant proposes the following alterations and repairs and restoration work and seeks tax credit pre-approval for some of the work. The scope of work for each item will be explained in more detail below, organized by the façade that the alterations/repairs will take place on.

General Repairs and Alterations

General repairs affecting the overall structure will consist of:

- 1) **Roof** – Replace existing non-historic asphalt shingle roof with 50-year CertainTeed Landmark Designer Series in Charcoal Black; tab size and alignment to match existing. Include continuous roof ridge vent.
- 2) **Chimney** – Repoint and repair existing brick chimney as required. Remove loose mortar and infill new mortar to match existing in material consistency, color and tooling.
- 3) **Gutters** - Repair existing 1/2 round aluminum gutters and round downspouts as required; install new gutters and downspouts to match existing as indicated on the roof plan and elevations; size appropriately. Provide pre-cast concrete splash blocks to all above grade downspouts. The new gutters and downspouts will be white to match the existing.
- 4) **Stone Walls (building)** - Repair existing stone walls as required. Remove loose mortar and infill new mortar to match existing in material consistency, color and tooling. Reconstruct front porch NE pier to match existing.
- 5) **Log walls** - Stabilize and repair existing log members as required. Where small areas of wood are decayed, epoxy consolidation techniques and repair can be utilized following decay removal. For larger areas where wood splicing is required, newly installed splices shall be seasoned wood, carved and match existing in species, pattern and wood grain direction. Chinking repair to follow structural stabilization and daubing analysis for material composition to match existing daubing.
- 6) **Cedar Wood Siding** - Protect existing cedar shingles during construction. Clean, repair and replace as required using manual, non-abrasive methods. Any infill replacement shingles should match existing in wood species, coursing, thickness and exposure. Stain to match existing, Minwax 1086 Onyx.
- 7) **Flashing** - Replace and provide new step copper flashing at chimney and all roof/wall transitions to match existing. Inspect existing valleys and ridges and provide copper flashing including all window headers and sills as required.

- 8) **Windows and Trim** – All windows and trim will be historic bright white, to match the existing. Repair all existing historic windows as indicated in application, with the exception of those to be replaced. Add new aluminum storm windows as needed, to match the existing window proportions.
- 9) **Exterior lighting** – Install new exterior lights. One porch ceiling lighting fixture will be installed in the center of the 1st floor porch ceiling (Z-Lite 10-inch flush mount, black finish with seedy glass). Install one aged zinc colored Hinkley Outdoor Wall Sconce with Clear Seedy Shade from the Cape Cod collection at the ground floor front door and two rear doors. Install one bronze LED outdoor security light on the southwest corner of the roof eave to illuminate the stair and walkway to the rear yard.
- 10) **Insulation** – Provide attic insulation at main house and hyphen. Provide rigid insulation at all new work.
- 11) **Wood Floor** – Interior floor to be patched to match existing.

Front Façade Repairs and Alterations

The work to the front (North) façade will consist of the following:

- 12) Antenna – Removal of an existing antenna on the roof.
- 13) Porch Alterations/Restoration – Remove the porch extension over the door/the third bay of the porch. Remove non-historic north-east extension of porch railing; salvage removed unit segment for reinstall on east side of porch.
- 14) Shed Awning/Overhang – Install shed awning/overhang over front door. Material to be Double Lock 1" standing seam metal roof by Riverside Sheet Metal; color 'UNDAR' Midnight Bronze; 18" wide panels.
- 15) Porch Rails – Refurbish all porch rails as required using hand tools. Where wood is deteriorated, epoxy patching compound should be used to build up decayed wood. Secure existing bottom rail, rail posts and top rail with stainless steel countersunk screws to existing wood posts; fill, prep and paint. Add new 1 3/4" x 1 5/8" W-5203 cedar handrail by Brunswell Lumber and Millwork at 36" above finish floor to meet railing requirements. Secure new handrail to existing wood posts as shown; prep and paint.
- 16) Porch posts - Protect existing wood porch posts during construction; refurbish using hand tools. Prep and paint. Repair or replace trim as needed, replacement using western red cedar to match in dimension, profile, texture and detail.
- 17) Porch decking - Protect existing wood decking during construction. Refurbish and replace in kind any boards deteriorated beyond repair. New boards to match existing in size, thickness, wood species, grain orientation and profile; re-use of salvaged decking boards from removed eastern portion of porch is preferred. Prep and paint.
- 18) Porch ceiling – Protect existing tongue and groove ceiling during construction. Refurbish and replace in-kind any ceiling deteriorated beyond repair. New boards to match existing in size, thickness, wood species, grain orientation and profile; re-use of salvaged ceiling from removed eastern portion of porch is preferred. Prep and paint.
- 19) Front Door – Remove the ground floor horizontal 5-panel door and replace with 9 light over 2 panel Marvin wood door with an aluminum storm/screen door. Doors to be painted Sherwin William Powder Blue.
- 20) First Floor Porch Door – On the first-floor porch, replace the existing 15-light French door and install a new 15 light Marvin wood French door with an aluminum storm/screen door.
- 21) Ground Floor Windows – Remove the two modern 1/1 fiberglass windows on the ground floor and replace with Marvin wood 9/6 double hung window.



Figure 17 - Existing front (North) elevation, Sheet A3.



Figure 18 - Proposed front (North) elevation, Sheet A6.

Rear (South) Façade Repairs and Alterations

The work to the existing rear (South) façade will consist of the following:

- 22) Skylight – Remove the existing skylight on the original portion of the building (SW side) and install a new Velux skylight (referenced on the drawings as S1). Install a new skylight on the SE side/1880s addition (referenced on the drawings as S2).
- 23) New Rear Addition – Remove the existing windows as shown on the drawings (1/1, 6/6 and 6/6). Construct a new addition in this location. The addition will have a stone foundation, 15-light Marvin wood French door, painted Benjamin Moore, HC-181 Heritage Red, and a metal standing seam roof. The stone foundation will consist of a 4" stone veneer on CMU block base from reclaimed granite onsite or equal; size, coursing, layout pattern, mortar color, texture and tooling to be compatible with existing stone wall: new work to be consistent with the historic stone wall.
- 24) Roofing to be new Double Lock 1" standing seam metal roof by Riverside Sheet Metal; color 'UNDAR' Midnight Bronze; 18" wide panels. There will be four 9-light casement windows, each with a three light transom above. All trim to be Western Red Cedar, painted white.
- 25) Dormer Alteration – Remove existing modern dormer. Construct a shed dormer, using a standing seam metal roof and three 4-light casement windows. Roofing to be new Double Lock 1" standing seam metal roof by Riverside Sheet Metal; color 'UNDAR' Midnight Bronze; 18" wide panels.



Figure 19 - Existing rear facade.

- 26) Existing Door – Remove the rear modern 9-light over 2-panel door. Replace with a 15 light French door painted Benjamin Moore, HC-181 Heritage Red.
- 27) AC Condenser – Remove the existing AC condenser. Relocate condenser to the west side of the building (closer to the rear). Install new multizone mini-split condenser. Construct new screening to match building stone foundation and cedar shingle wall as shown on Sheet A7, West Elevation.
- 28) New HDTV Antenna – Install new HDTV antenna on roof.

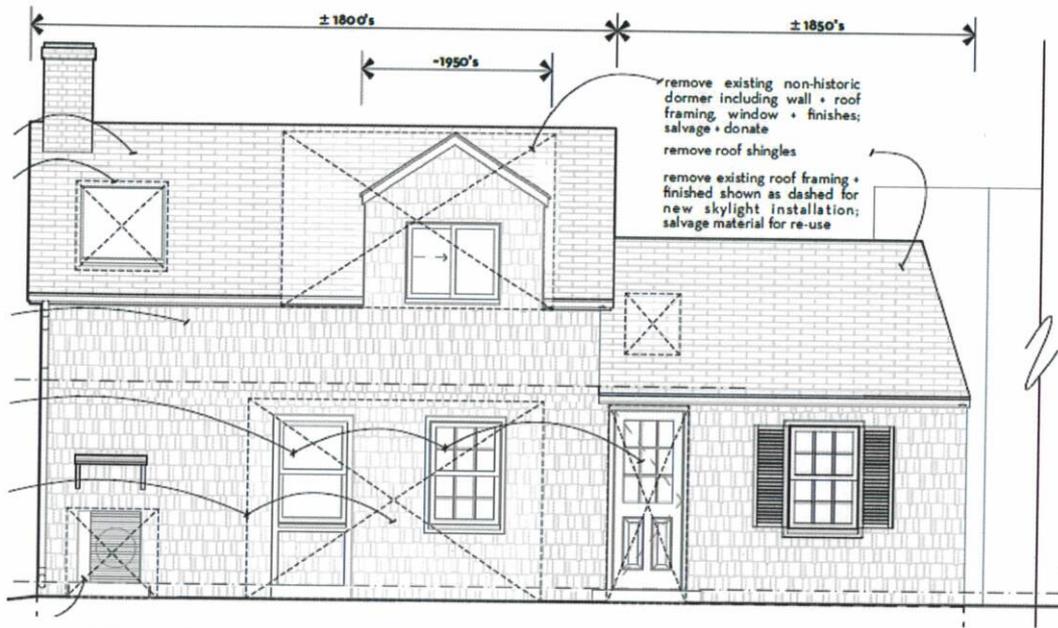


Figure 20 – Existing rear (South) elevation, Sheet A3.

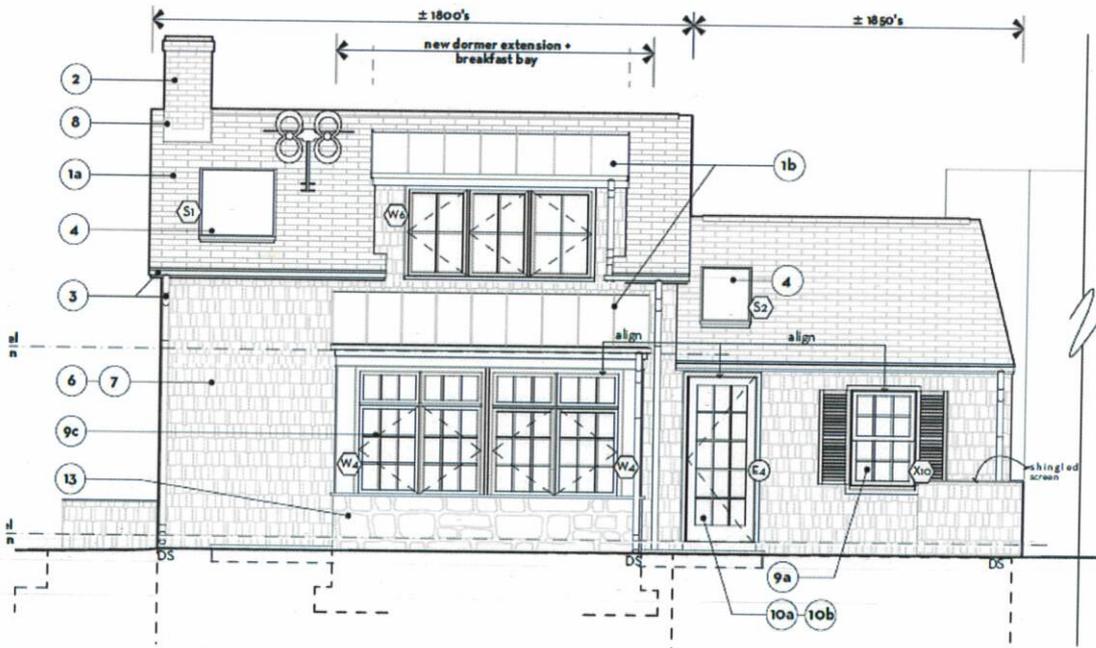


Figure 21 – Proposed rear (South) elevation, Sheet A6.

Exterior Site Alterations

- 29) Two new brick stoops will be installed, one either side of the rear addition, in the location of the exterior doors. The stoops will each be 5-feet 5-inches deep by 5 feet wide.
- 30) There is an existing stone wall ruin, which the Applicant proposes to rebuild. It will be five feet above grade. The existing wall runs 6-feet 6-inches in length and then turns for another 3 feet. The Applicant proposes to add a 24" high and 10-12' long extension, also to be built in stone. Details on the new portion are not available yet.
- 31) Construct a new brick patio behind the SW/1880s portion of the house.

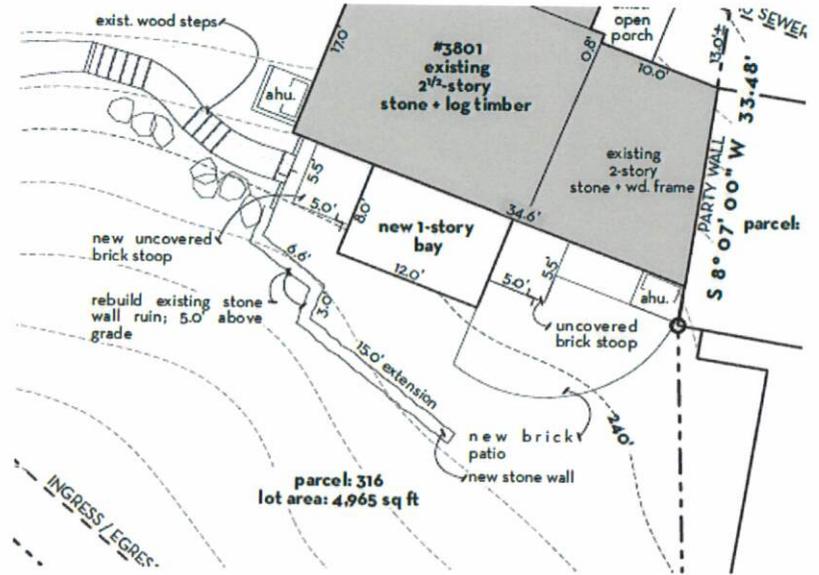


Figure 22 - Rear site alterations and repairs



Figure 23 - Rear panoramic view

The application explains that restoration of the historic architectural details, including the window and door repair, exterior wood trim features, front porch railing etc., will follow the design guidelines for repair and maintenance, will use hand tools and gentle methods to avoid loss of detail. The application also explains that where features are damaged beyond repair, new infill replacement shall match the existing in material, texture and finish for compatibility. The application explains that the new construction, including the dormer and rear bay addition will be subsidiary to the original historic volume of the house in size and details as to not create a false history.

Additional Tax Credit Pre-Approval Work per addendum dated 29 June 2020

The Applicant also seeks tax credit pre-approval for the following work structural, HVAC, plumbing and electrical work:

Structural Work – all work described in more detail in the application addendum dated 29 June 2020.

- 32) Items 1a and 1b – Level and stiffen the existing second floor, which has sagging timber framing.
- 33) Items 2a and 2b – Create headroom at the rebuilt non-historic stair to the second floor.
- 34) Items 3a and 3b – Stiffen kitchen attic space framing.
- 35) Item 4a – Create headroom at the basement stair/kitchen floor.
- 36) Item 5 – The existing non-historic dormer has a poor structural condition that requires reframing, and due to the work needed to repair, has triggered the redesigned dormer.

HVAC Work – all work described in more detail in the application addendum dated 29 June 2020.

- 37) Items 1, 2, 3 and 5 as described in the addendum, including removal of the forced air ducted heating and cooling system, repairing flooring and wall register openings, installing two ducted multi-zone heating and air conditioning systems, and venting the kitchen hoods and bathrooms to the exterior.
- 38) Item 4 – Screen exterior condenser units with cedar shingled wood framed screen.

Plumbing Work – all work described in more detail in the application addendum dated 29 June 2020

- 39) Item 1 – Re-plumb existing supply, waste and vent piping to/from existing bathroom locations as required to meet code.

Electrical Work – all work described in more detail in the application addendum dated 29 June 2020

- 40) Item 1 – Upgrade existing electrical service and rewire existing as required to meet code.

HPC Review Criteria and Recommendations:

General Repairs and Alterations

Chapter 4: Secretary of the Interior's Standards

- 1) *Standard 2 states, "The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property shall be avoided."*
- 2) *Standard 3 states, "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken."*
- 3) *Standard 6 states, "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new features shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence."*

The application complies with the Secretary of the Interior Standards stated above. The application is generally for a restoration of the building and front porch. The new addition will be located on the rear and does not compromise any distinctive features.

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings, Masonry

- 4) *Chapter 6.C recommends, "repair, rather than replace masonry walls, through repointing and limited replacement of masonry with units that match the size, color and texture of damaged or missing units."*
- 5) *Chapter 6.C recommends, "use mortar mixes that are compatible with early stone and brick."*

The repointing of the stone building walls, using a mortar to match the existing, complies with the Guideline recommendations. This work is eligible for tax credit per Section 20.112 and 20.113 of the County Code.

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

6) Chapter 6.D recommends:

- a. *“Maintain, repair and protect wood siding, wood shingles or log construction.”*
- b. *“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.”*

The in-kind repair of the log construction, including the repair of the chinking, complies with Chapter 6. C recommendations. The repair and in-kind replacement of the wood shingles also complies with the recommendations to repair wood shingles and replace the deteriorated shingles with new shingles to match the existing. This work is eligible for tax credit per Section 20.112 and 20.113 of the County Code.

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

7) Chapter 6.E recommends:

- a. *“Replace historic roofing with asphalt shingles or other modern materials only if historically accurate materials cannot reasonably be used. Use asphalt shingles that are flat, uniform in color and texture, and of a neutral color.”*
- b. *“Add new dormers only if they are compatible with the architectural style of the building, preserve the balance and massing of the building and match the proportions, shape and materials of the existing dormer.”*
- c. *“Add skylight or roof vents only on roof surfaces not visible from a public way.”*
- d. *“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.”*

The proposed alterations and repairs to the roof, gutter, rear dormers and skylights comply with the Guideline recommendations. The roof on the historic house is currently asphalt, and it will be replaced in-kind with new asphalt. Historically, the HABS photo in Figure 15, shows the roof was wood shingle, which is not as practical to use today. The new shed awning/overhang over the front door, bay addition and new dormer will have a standing seam metal roof, which is a historic building material. The new dormer complies with the Guideline recommendations and will preserve the balance and massing of the building and will match the proportions of the existing building. The existing dormer does not preserve the massing of the structure. The new shed dormer will also balance the shape of the new bay addition. The replacement asphalt shingle roof is eligible for tax credit per Section 20.112 and 20.113 of the County Code. The new metal roofs, while historically appropriate, are for modern additions and are not eligible for tax credits.

The replacement of the existing skylight is an in-kind replacement. The addition of the new skylight is on the rear of the building and will not be visible from the public right-of-way and complies with the Guideline recommendations. The skylights are a modern alteration and are not eligible for tax credits.

The gutters and downspouts will be replaced with white, aluminum half round gutters and round downspouts to match the existing. The replacements comply with the Guidelines. This work is eligible for tax credit per Section 20.112 and 20.113 of the County Code.

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

8) Chapter 6.F recommends:

- a. *“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.”*
- b. *“Replace deteriorated features with new materials as similar as possible to the original in material, design and finish.”*
- c. *“Not Recommended – Adding or replacing porch features using materials not appropriate to the building’s style. Material generally not appropriate for historic porch replacements include unpainted pressure treated wood, poured concrete and metal. Examples of inappropriate alterations include replacing tongue and groove flooring with pressure treated decking or poured concrete, or replacing wood steps with concrete or brick.”*

The removal of the modern porch extension complies with the Guideline recommendations to maintain items that are original or reflect the building’s historic development. Removal of the modern addition will restore the historical accuracy of the porch design.

The addition of the shed awning/overhang detail will not detract from the historic integrity, but will provide practical protection from the elements as needed. The materials (wood, standing seam metal roof) and design proposed will complement the historic building.

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

9) Chapter 6.G recommends:

- a. *“Replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.”*
- b. *“On historic building, use narrow-framed wooden screen or storm doors. If the entrance is not visible from a public way, simple, narrow-framed screen or storm doors of painted or enameled metal may be used. The paint or enamel should match that of the primary door it covers.”*

The replacement doors will be wood doors, of an historically appropriate style, replacing modern doors. These replacements comply with the Guideline recommendations to use a door appropriate to the period and style of the building.

The proposed storm doors will be aluminum storm doors, painted to match the colors of the doors. This building is located on a sharp curve on Old Columbia Pike and sits above the street level. Due to these conditions the material of any storm door should not be evident.

The other storm doors are proposed to be located on the two rear and will be custom sized wood screen doors. These doors will not be visible, but the use of wood complies with the Guidelines.

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

10) Chapter 6.H recommends:

- a. *“Maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition.”*
- b. *“Replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar*

to the original. Otherwise, select windows appropriate to the period and style of the building."

The proposed replacement windows on the front façade comply with the Guideline recommendations, as the existing 9/6 window pattern will be used to replace the modern 1/1 windows. The other existing windows on the building will be repaired as needed. New aluminum storm windows to match the existing window proportion will be added as needed.

Chapter 9.E: Landscape and Site Elements; Outdoor Lighting Fixtures

11) Chapter 9.E recommends:

- a. *"Choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material."*
- b. *"Place attached lighting fixtures in traditional locations next to or over a door."*
- c. *"To the extent possible, direct or shield lighting so that it does not create glare or spill onto neighboring properties. Design lighting to provide a reasonable level of brightness for the intended purpose."*

The proposed lighting fixtures comply with the Guidelines. Three lights will be mounted next to door, as recommended. One light will be installed centered on the porch ceiling, which is a traditional location for lighting. The outdoor security light will be motion activated and will directed on the staircase and walkways through the steep wooded side yard parking area, to the rear yard. All lighting fixtures will be a dark metal, as recommended.

New Addition and Dormer

Chapter 4: Secretary of the Interior's Standards

- 12) Standard 9 states, *"New additions, exterior alterations or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."*

Chapter 7: New Construction: Additions, Porches and Outbuildings

13) Chapter 7 recommends:

- a. *"Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways."*
- b. *"For any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids (wall area) to void (window area) are compatible with the existing structure. Use a roof design that echoes or complements the original roof line. Gable and shed roofs are common for additions in Ellicott City."*
- c. *"Use doors and simple entrance design that are compatible with those on the existing building or similar buildings nearby."*
- d. *"On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building."*

The proposed addition and new shed dormer comply with Chapter 7 recommends, specifically those referenced above. The doors and windows will be similar and compatible to those found on the existing

historic building. The windows will have a simplified muntin pattern, but will still have divided lights. The new addition and dormer will have a shed roof, which is more compatible with the building than the existing gable roof. Each roof will also be standing seam metal, a historic building material. The doors and windows will be wood, the trim wood, and the new foundation a stone veneer; all materials that are similar to and compatible with the existing historic building.

Additional Tax Credit Pre-Approval Work

Sec. 20.112. - Historically valuable, architecturally valuable, or architecturally compatible structures

(ii) Eligible work includes:

- a. The repair or replacement of exterior features of the structure;
- b. Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;
- c. Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code;

(iii) Eligible work does not include:

- a. New construction;
- b. Interior finish work that is not necessary to maintain the structural integrity of the building.

Sec. 20.113. - Restorations and rehabilitations of historic or heritage properties.

(b)(5) Qualified expenses means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.

Structural Items 1a, 2b, 3a, 3b; HVAC Items 1-5; and Electrical Item 1 comply with the Code requirements for the 20.112 tax credit, as the work seems necessary to maintain the physical integrity of the structure with regard to safety, durability and weatherproofing.

The Commission should determine if Structural Item 2, 4, 5 and Plumbing Item 1 complies with the 20.112 Code requirements to be considered eligible work.

For the 20.113 tax credit, all of the additional tax credit pre-approval work (all structural, HVAC, plumbing and electrical work) appears eligible, based on the criteria to improve or rehabilitate the property.

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

Staff recommends the HPC pre-approve 20.112 and 20.113 tax credits for: Item 1 (asphalt shingle roof); Item 2 (chimney), Item 3 (gutters, historic only, not new addition); Item 4 (building stone walls); Item 5 (log walls); Item 6 (cedar siding shingles); Item 7 (flashing); Items 8 (painting window trim, repairing historic windows, new storm windows, historic structure only, not addition); Item 9 (new exterior lights); Item 10 (mechanical system/new ac/heat – need more info); Item 11 (insulation); Item 12 (repair interior wood floors, applies to 20.113 only); Item 14 (front porch restoration); Item 16 (porch rails); Item 17 (porch posts); Item 18 (porch decking); Item 19 (porch ceiling); Item 20 (front door); Item 21 (first floor porch door); Item 22 (ground floor windows); Item 27 (existing rear door); Item 28 (AC condenser); Item 31 (rebuilding rear stone wall, applies to 20.112 only).

For the additional tax credit pre-approval items, Staff recommends the HPC pre-approve 20.112 and 20.113 tax credits for Structural Items 1a, 2b, 3a, 3b; HVAC Items 1-5; and Electrical Item 1.

Staff recommends the HPC determine if Structural Item 2, 4, 5 and Plumbing Item 1 are eligible for the 20.112 tax credit and approve or deny accordingly.

Staff recommends the HPC pre-approve all of the additional tax credit pre-approval work (all structural, HVAC, plumbing and electrical work) for the 20.113 tax credit if they determine it meets the Code requirements.

Testimony: Ms. Holmes clarified the staff report reference to the July 2020 addendum was incorrectly labeled, and should have said June 2020. Additionally, Ms. Holmes said there were a few numbers for the staff recommendation section that were incorrect - Item 10 is for insulation and Item 11 is to repair the wood floors and applies to tax credit 20.113 only.

Mr. Shad swore in Lili Mundroff, James Stewart II and Rob Brennan. Mr. Shad asked the applicants to inform the Commission if they had anything to change, add or clarify of the staff report and to give the Commission a run down on the application.

Ms. Mundroff asked if the Commission wanted the applicants to discuss the submitted list of clarifications verbally. Mr. Shad said he did not need to hear the clarifications again.

Mr. Reich said the addition was very well thought out and thanked the applicants for all the detail and information provided with the application. He said he had a hard time finding fault with any of the requests and the house needs a facelift. Mr. Reich said the addition on the back is much better than what is currently there, as it will look like part of the context. Mr. Reich said he was trying to understand the Structural Elements 2, 4, 5 and the Plumbing Element 1.

Ms. Holmes said that the elements Mr. Reich is referring to are listed on page 16 of the agenda and each element is explained. Mr. Reich said he thought Ms. Holmes referenced 2a and 2b creating more headroom with the rebuilding of the historic stair and asked how that would be eligible for tax credits. Ms. Holmes said the additional headroom is a result of the dormer, the existing dormer is in bad condition which is triggering the new work. The existing roof has been altered and the condition could affect the entire structure if there is no repair work done. Ms. Mundroff explained that leaving the dormer as-is, is not an option and that it makes more sense to have a shed dormer and reframe the roof, so it does not collapse.

Ms. Tennor asked if a lot of the work requested has to be done for structural support. Ms. Mundroff confirmed the work had to be done for structural support. Ms. Tennor said the Commission always endorses preserving the structural integrity of a building, but in this case by preserving the structural integrity, the Applicants will be changing the exterior design of the building. Ms. Mundroff said the current dormer does not reflect the eave depth and the window installed there. The house is all disproportionally ruined. Ms. Mundroff said the Applicant's goal is to mimic the roof with the shed dormer.

Mr. Reich asked about the headroom with regards to the stair. Ms. Mundroff said on the first-floor level, the existing stair is poorly constructed with not enough clearance when walking up the stairs. Some of the treads are 6 inches or less at an angle, making it treacherous. It is all connected with the overall dislevel of the floor, which has shifted over time about 4 inches or so, maybe around the time the wall for the bathroom was built. The idea is to do a new stair in the existing configuration and reframe it correctly so that it is user friendly and connects to the stabilization of the floor. The other stair goes from the ground floor level to the kitchen. There is not enough clearance, 6 feet or less going down the stairs. There is enough room to extend the headroom for better access down the stairs and tied to the

reframing of the kitchen floor, which at the center of the floor has buckled about 4 inches or so and there is no subfloor.

Mr. Reich said the process described by the Applicant is part of overall roofing of the house and it would be splitting hairs trying to take out those three items for tax credits. Completing the work would be necessary to bringing the structure up to date. Mr. Reich said the Commission should include Structural Items 2, 4 and 5 in the tax credits. Mr. Reich said the only other question is Plumbing Item 1. Ms. Holmes asked if Mr. Reich can clarify which tax credit to include the structural elements. Mr. Reich said to apply the structural elements to both tax credits 20.112 and 20.113. Mr. Reich asked for clarification on Plumbing Item 1. Ms. Holmes said it could be eligible under 20.113 for improving the quality of the property. Mr. Reich said he agreed with the assessment tax credit for Plumbing Item 1.

Ms. Zoren agreed with Mr. Reich, and said there was always a good reason to hire an architect as they put together a thought-out application. Ms. Zoren said she liked the porch reductions as it will highlight the original buildings and the different masses. Ms. Zoren said the new construction made sense and agreed that the structural items discussed should be considered for tax credits.

Ms. Tennor said she thought the application was a great project and was grateful to the Applicants for putting tender love and care into the historic structure. Ms. Tennor agreed with Ms. Zoren and Mr. Reich in reorganizing of the exterior of the building and everything being done to improve the structural integrity of the building is very important.

Mr. Roth said it was a terrific application and concurred with the other Commission members about applying the tax credits broadly.

Mr. Shad agreed with all other previous comments and felt the application was very thorough and complete.

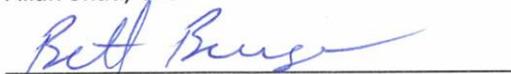
Motion: Mr. Reich moved to approve the application as submitted and pre-approve 20.112 and 20.113 for all items that staff listed, including Structural Items 2, 4 and 5 and Plumbing Item 1 for the 20.113 tax credit. Mr. Roth seconded. The motion was unanimously approved.

Ms. Tennor moved to adjourn the meeting at 8:21 pm. Mr. Roth seconded. The motion was unanimously approved.

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



Allan Shad, Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary