



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

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Agenda

Thursday, October 1, 2020; 7:00 p.m.

A public meeting of the Howard County Historic Preservation Commission (HPC) will be conducted on Thursday, October 1, 2020 at 7:00 p.m. Due to the State of Emergency and to adhere to social distancing measures, this meeting will not take place at 3430 Court House Drive, Ellicott City, but will be conducted as a virtual web meeting/conference call where the public is invited to speak on the following agenda items. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Instructions on how to join the meeting are provided on the HPC webpage: www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission. Additional information may be obtained from the Department of Planning and Zoning by emailing preservation@howardcountymd.gov. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

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

PLANS FOR APPROVAL

Regular Agenda

1. HPC-20-69 – 3585 Church Road, Ellicott City
2. HPC-20-70 – 3748 Church Road (aka 3691 Sarah's Lane), Ellicott City, HO-59
3. HPC-20-71 – 3896 Old Columbia Pike, Ellicott City, HO-328
4. HPC-20-72 – 8396 Park Drive, Ellicott City
5. HPC-20-73 – 4824 Montgomery Road, Ellicott City, HO-422
6. HPC-20-74 – 8049, 8055, 8059, 8061 and 8069 Main Street, Vicinity/East of 3711 Maryland Avenue, Ellicott City

OTHER BUSINESS

1. Rules of Procedure Update – Vote on proposals to update Rules to specifically address virtual hearings.
2. Section 106 Review: 8360 Court Avenue, Ellicott City (Timber Relo for Wilkens Rogers collocation on a building with no ground disturbance) Review/Consultation.

REGULAR AGENDA

HPC-20-69 – 3585 Church Road, Ellicott City

Applicant: Kimberly Kepnes

Request: The Applicant, Kimberly Kepnes, requests a Certificate of Approval to install a fence at 3585 Church Road, 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 1865.

Scope of Work: The Applicant proposes to install a 42-inch high, four board, estate style (x-board) pressure treated wood fence along the property line at the street. The fence will be painted Snowball white to match the house. The fence will be painted once the wood has cured. The post caps on the fence will be black. The fence will be located approximately 3 to 5 feet from the property line.

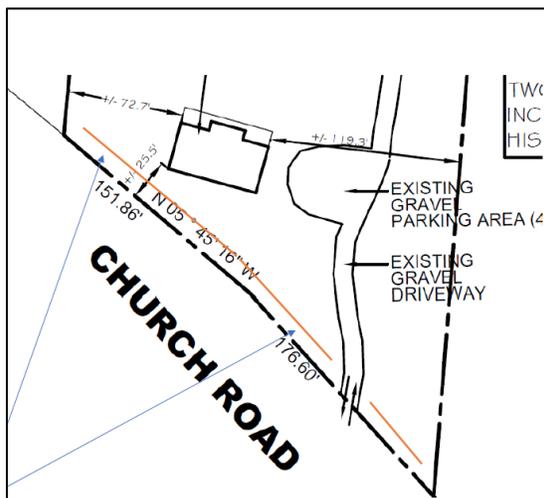


Figure 1 - Location of proposed fence shown with red line.



Figure 2 - Front of property where fence will be located.

HPC Review Criteria and Recommendations:

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

- 1) Chapter 9.D explains, "Split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive."
- 2) Chapter 9.D recommends, "Install open fencing, generally not more than five feet high, of wood or dark metal."



Figure 3 - Proposed fence style.

While the Guidelines state that split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, there are no other fences marking property lines in this

vicinity, except for the fence lower on Church Road around the Patapsco Female Institute. This would be the first fence in a front yard along upper Church Road.

The style of fencing complies with the Guidelines. The white color will match the siding on the house. Alternatively, a black fence would also match the house (which has black shutters, gutters and downspouts) and may blend into the environment more. Pressure treated posts would reduce the rot but paint does not adhere to treated wood as well as a good quality hardwood.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the application complies with the Guidelines and approve or deny accordingly.

HPC-20-70 – 3748 Church Road (aka 3691 Sarah’s Lane), Ellicott City, HO-59

Applicant: Kimberly Kepnes

Request: The Applicant, Kimberly Kepnes, requests a Certificate of Approval to make exterior alterations at 3748 Church Road, Ellicott City (also referred to as 3691 Sarah’s Lane).

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-59, Mt. Ida. The Inventory form explains:

The traditional date for the construction of "Mount Ida" is given as 1828, but documentary research calls this into question, suggesting that construction likely began c. 1831-1833. "Mount Ida" was certainly complete by 1836. The house was designed and the building of it supervised by Baltimore architect R. C. Long, but whether it was the father or the son depends on when construction commenced. The house is in the astylar idiom of neoclassicism, with a hint of influence from the Greek Revival. It is built of rubble stone and was roughcast from the beginning, which helped to give it monumentality. This monumentality is also reinforced by the use of immense pilasters at the comers of the house. The ashlar stonework of the foundation is exceptionally fine.

The Inventory form provides the following description of the northwest elevation:

The northwest elevation center bay has steps down to a doorway to the basement. The paired doors [basement] are new. The stairs have roughcast cheek walls topped with concrete copings. There is a one-story portico with roughcast piers set on the cheek walls. There is no porch deck to the portico, and the roof is a low hip. The first story has a doorway with a pair of three-panel doors like those on the southeast, but with no fillet on the panel moulds.

Scope of Work: The Applicant proposes to make the following alterations to the structure:

- 1) **Porch on the southeast elevation (facing Church Road):**
 - a. **Porch Railings** – Install straight, square, white picket railings on three sides of the second story porch. The railings will be pressure treated wood or a composite material. The railing height will be 36-inches, to code. The size and shape of the proposed railing will match the existing railing shown in the application (this existing temporary safety railing serves as a barrier on the northwest elevation for the first-floor door that would open to the void below where the porch floor is missing). The pickets will be 2 inches by 2 inches.
 - b. **Flooring** - Replace the existing second story painted wood porch floor with Ipe wood.
- 2) **Porch on the northwest elevation (facing Mt. Ida and Courthouse parking lots)**
 - a. **Flooring** – Construct a new first floor porch in the open area on the northeast elevation, off the door. The flooring will be Ipe wood. The porch will extend from the door to the columns and will be about 5 feet deep.
 - b. **Porch Railings** – The railings will be white. The material will be pressure treated wood or a composite.

- c. **Granite Steps and Railing** – Install granite steps to flank each side of the new porch. The granite steps and stair railing will match those on the door to the right of the proposed porch area. Refer to Figure 6 below for style of steps and railing. Refer to Figure 7 for location of steps.



Figure 4 - Southeast elevation facing Church Road



Figure 5 - Northwest elevation facing Mt. Ida and Courthouse parking lots



Figure 6 - Existing service entry steps and railing. To be matched on new steps and railing.



Figure 7 - Northwest elevation where first floor porch will be reconstructed. Note black square outlining area of porch. Granite stairs to flank each side of the porch.

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 missing features, such as missing supports or railings, with materials that are appropriate in scale, proportion and style."
- 3) Chapter 6.F recommends, "replace deteriorated features with new materials as similar as possible to the original in material, design and finish."

Railings – Southeast Porch overlooking Church Road

The porch on the southeast elevation, overlooking Church Road, was designed as the front of the building. Due to infill development in front of the building along Church Road, and the construction of the Mt. Ida parking lot, the front of the building is not easily seen anymore. Rather, many people view the northeast elevation of the house as the front of the building, while it was designed as the rear. Within this staff report, the different elevations will be referred to as southeast or northwest, to avoid confusion between the terms front and back.

The building has been without railings for much of its life, and the design of the original railings is unknown. Figure 8, below, shows an 1854 lithograph view of the building. While the artist rendering in Figure 8 shows the building without a railing, it most likely had one for safety reasons. Safety is also the reason for the request to add railings now. Chapter 6.F states that “altering a porch can dramatically alter the appearance of a building” and recommends that if a porch must be replaced, “even if simplified in detail, should reflect the visual weight of the original.” The original design is unknown so a simplified design, minimal in bulk and visual appearance, such as a white wood picket, would retain the character and avoid altering the appearance of the building.

Although page 4 of the application states wood, the materials proposed to be use is pressure treated wood or a composite wood. Quality hardwood that is primed and painted would be appropriate materials for a porch on a historic building. The proposed flooring is Ipe and would not be painted. Typically, a porch floor would be painted tongue and groove wood. However, due to the location of the second-floor porch, the flooring will only be visible to someone standing on the porch, and will not alter the overall appearance of the structure.



Figure 8 - Historic American Buildings Survey Detail, vignette from 'View of Ellicotts Mills from the Heights above Elizabeth Ellicott's Residence' Lithograph, E. Sachse & Co.,



Figure 9 – Northwest Elevation - Historic American Buildings Survey Detail from 'A Sketch from Rock Hill' Lithograph of Thomas Campbell, Baltimore, Drawn by R. C. Long, c. 1835 Howard County, MD

New First Floor Porch – Northwest elevation overlooking parking lots

The Applicant also proposes to construct a new first floor porch, since the feature is currently missing. Granite steps will be installed, flanking each side of the porch. Each set of steps will have one railing leading to the porch. The step railings would be dark green to match other stair railings on the property. Access to the basement will be maintained in the current configuration as the porch will only be around 5-feet deep, from the door to the columns. The flooring of the proposed porch is Ipe, but it would be more appropriate to see a painted tongue and groove porch floor. Likewise, rather than pressure

treated or composite railings, it would be more historically appropriate to use a non-pressure treated wood and avoid the use of composite railings.

The use of granite steps, to match those existing on the building complies with the Guideline recommendations, as granite is a material that is appropriate in scale, proportion and style and one of the most common building materials in Ellicott City.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the style of the proposed railings and flooring are appropriate for the historic structure. If so, staff recommends the HPC approve the application as submitted, contingent upon using a higher quality wood for the railings and tongue and groove painted flooring on the first floor porch. If the railings and Ipe flooring are determined to be inappropriate, staff recommends the HPC recommend the Applicant amend the application to Advisory Comments, and the HPC provide advice on the design, for a future submittal.

HPC-20-71 – 3896 Old Columbia Pike, Ellicott City, HO-328

Applicant: Morris Vatz

Request: The Applicant, Morris Vatz, requests tax credit pre-approval for the repair or replacement of the front porch, at 3896 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-328, Kraft Cottage.

Scope of Work: The application states that the front porch foundation has considerable rot and the roof has some rot. The porch may need complete replacement or partial repairs.

Staff sent the Applicant a list of follow up questions on the existing conditions and repairs that will be needed and the Applicant has passed the questions along to his contractor and is awaiting a response.

The existing porch roof is a galvanized/white standing seam metal roof. It is currently unknown if the roof will need to be replaced. Staff requested more information on the existing conditions (such as the spacing of the panels between the seams and the seam height). In the event of replacement, Staff requested a spec sheet for a proposed replacement material to show the color and seam, since most modern metal roofs come in a variety of factory painted colors and have a variety of seam options (most of which are not historically appropriate). If the roof only requires repairs, Staff requested more information detail on the repair that would take place.

Staff asked what type of wood is proposed to be used in the event of replacement of the posts, soffits and flooring, explaining that pressure treated would not be appropriate, but did not receive a response. The Applicant said the current wood flooring is tongue and groove, painted grey, and any replacement would be as well. If the flooring does not need to be replaced, it will be pressure washed, sanded, primed and painted.

Staff asked what the foundation was constructed of and what repairs were needed, as the photos were hard to understand. The Applicant stated that the foundation is made of 6x6 pressure treated boards and he is unsure how many will need to be replaced until the boards are removed and the foundation is inspected. He said the joists seem to be stable at one end and the floor is not unstable at the other end but that end has not been opened for inspection.

Staff also requested additional photos taken a bit farther back so that it would be easier to understand, as the existing photos were zoomed in to only the areas of damage.



Figure 10 - Example of rot on porch.



Figure 11 - Google streetview image showing front facade of house, including metal porch roof and decorative brackets on porch columns.

HPC Review Criteria and Recommendations:

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;

The proposed repairs are eligible for tax credits, per Section 20.112 of the County Code. The potential replacements may also be eligible, but more information is needed on the existing conditions and proposed replacements to ensure that the work will be done in-kind. It would be beneficial to have a better understanding of the application right now, then to discover work was not done in-kind, and not be able to approve the final tax credit after the porch has been repaired/replaced and paid for.

Staff Recommendation to the HPC: Staff recommends the HPC pre-approve the porch repairs for Section 20.112 tax credits. Staff recommends that any items for replacement be re-submitted to the HPC for review through the Executive Secretary Tax Credit Pre-Approval process, if the information is not provided before the meeting date.

HPC-20-72 – 8396 Park Drive, Ellicott City

Applicant: Tarpley Long

Request: The Applicant, Tarpley Long, requests Advisory Comments/Pre-Application Advice for exterior alterations, at 8396 Park Drive.

Background and Site Description: This property is located in the Ellicott City Historic District. According to the SDAT, the building on the property dates to 1899. SDAT dates are not always accurate and the

building appears to look more like a 1940s Cape Cod, but the only way to determine the actual date would be to examine internal construction of the building.

Scope of Work: The Applicant seeks Advisory Comments/Pre-Application Advice on the demolition of the existing garage and the construction of a new garage with an elevator behind it. The existing garage is located adjacent to the lower level on the east side of the house. The Applicant thinks the garage most likely dates to the 1950s, and but reports that it is currently deteriorated.

The Applicant proposes the following alterations:

1. Demolish existing garage
2. Construct a new garage with a sunroom above, a small balcony behind, and exterior elevator.

The new addition would consist of the following, as explained in the application:

“Pour a new concrete floor, widen the garage from 10 feet to 12 feet and lengthen it from 18 to 22 feet. The new garage door will replicate the pattern approved in 2014 (carriage style doors). The sunroom will be 14 x 22 feet with a small balcony on the back next to the outdoor elevator. The roof will be lower than the original house but will have the same roofing material as that approved in 2014. The siding on the garage and sunroom will be cedar, like the rest of the original house. The south facing window will be the same as the ones approved on the front of the house in 2014. The windows on the east wall of the sunroom will be the pattern similar to the ones on the front of the house approved in 2014 with the added exception of a glass transom that incorporates a design element from the screened porch.”

The new structure will be built using the same cedar siding as the original house, and will reuse boards from the east side of the house. The Applicant proposes to paint the addition the same muted red, to match the main house. Sliding glass doors are proposed for the north side of the sunroom, but they will not be visible from the road. An exterior, weatherized elevator is also proposed to be constructed behind the addition, to open into the proposed sunroom above. The applicant states it would not be visible from the road.



Figure 13 - Proposed side elevation, northeast side of home. View from Park Drive.



Figure 14 - Existing front elevation



Figure 15 – Northeast side of house. Existing side elevation.



Figure 16 - Garage door style to be replicated. Photo circa 2018.



Figure 17 - Northeast side of house, proposed location of addition

HPC Review Criteria and Recommendations:

Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

- 1) *Section 302 states, “Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.*

Section 304 of the Rules of Procedure provide a process and standards for review for the demolition of structures within the historic district. The subject garage does not have any features that distinguish it as a historic structure, or one of any significance.

Chapter 7: New Construction: Additions, Porches and Outbuildings

1) 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 way.”*
- b. *“Design additions so that the form and integrity of the historic would be unimpaired if the addition were to be removed in the future.”*
- c. *“Design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building.”*
- d. *“Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.”*
- e. *“On any building, use 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 materials referenced so far appear to comply with the Guidelines and will match those on the existing structure.

The proposed single double hung window arrangement on the front façade matches the existing historic building. There is a significant amount of wall space remaining, and it seems the front wall could also accommodate a paired window, shown in Figure 18. Adding a paired window in this location would also match the windows shown on the side elevation of the new addition. The 6:1 windows will match those on the historic house.



Figure 18 - Mockup of paired window. Staff suggestion, not provided by Applicant.

The side elevation shows a set of paired windows centered on the wall, flanked by single double hung windows. The transom detail is intended to mimic a pattern shown on the rear porch, but is also reminiscent of 1980s sunrooms and beach houses. A more historically appropriate window arrangement would be more appropriate, such as adding a three light transom above each of the four double hung windows. Understanding the desire for additional natural light that would be provided by the transom, another double hung window, or potentially another paired window (space permitting), could be added in the area above the four windows, see Figure 19. The existing side elevation has a single double hung window in this location, refer to Figure 15.



Figure 19 - Mockup provided by Staff. Not provided by Applicant.

While not shown in the drawings, the HPC will also have to review and approve the rear elevations and exterior elevations, so this detail will be needed in the application for Certificate of Approval.

Staff Recommendation to the HPC: Staff recommends the HPC provide pre-application advice/advisory comments on the proposed removal of the existing garage, design of the new addition, and expectations for the architectural drawings that will be submitted in the application for Certificate of Approval.

HPC-20-73 – 4824 Montgomery Road, Ellicott City, HO-422

Applicant: Mildenberg, Boender and Associates, Inc.

Request: The Applicant, Mildenberg, Boender and Associates, Inc., requests Advisory Comments on the proposed subdivision of 4824 Montgomery Road, Ellicott City, HO-422.

Background and Site Description: The property, which consists of 5.355 acres, is listed on the Historic Sites Inventory as HO-422, Avoca. The property is zoned R-20.

The Inventory forms states that “the main block and the first story of the middle section of the ell were constructed first, in 1838, and the second story of the middle section and the rear of the ell were added, probably c. 1877-78.” The house was constructed by Dr. Michael Pue and sold upon his death in 1877 to Alfred V. Thomas, when it was enlarged.



Figure 20 - Front of the house, facing Montgomery Road

The Historic Sites Inventory form provides the following summary description of the house:

"Avoca" is a 2 ½-story, five-bay by two-bay structure of partially dressed and coursed rubble stone on the northeast and rubble on all other elevations. It has a gable roof with asphalt shingles and a northwest-southeast ridge. There is an interior brick chimney on each gable end. There is a rubble stone ell that is two stories and two bays by two bays, with a gable roof that has asphalt shingles and a northeast-southwest ridge. The ell has a brick chimney centered on the ridge. The first story has a center entrance with double doors, a four-light transom over the door only, with sidelights that run up alongside the transom. The first and second stories have two-over-two double-hung sash while the upper half story has short frieze windows with three-over-three double-hung sash. The first story has a center passage, single-pile plan with two rooms in the rear ell. Most of the rooms now contain marbleized slate mantels with round-arched openings. The ell southwest room has a secondary staircase to the second story. The second story plan matches that of the first story, but also has a small chamber over the entryway. Most of these chambers also have marbleized slate mantels with semicircular-arched openings. There is a line of stone outbuildings along the drive to the rear of the house, consisting of a stone smokehouse with ruins of another structure attached, a stone outbuilding of undetermined use, and two small stone sheds that likely sheltered livestock.

The Inventory form provides the following description of the existing setting:

"Avoca" is located at 4824 Montgomery Road, about two miles south of Ellicott City, in northeastern Howard County, Maryland. The house faces northeast toward the road and is set well back from the road, with a straight drive in along the northwest side of the house. The property is bounded on the northwest by Avoca Avenue and on the southwest by Knoll Glen Road. The lot is generally flat and is heavily wooded on the northeast half, with the house set in a clearing. There is a line of stone outbuildings along the drive to the rear of the house, consisting of a stone smokehouse with ruins of another structure attached, a stone outbuilding of undetermined use, and two small stone sheds that likely sheltered livestock."

Over the course of the last several months, the engineer has sent different versions of the subdivision plan to DPZ Staff, in order to obtain feedback and make adjustments to the plan, prior to submitting to the HPC.

Scope of Work: The subdivision plan proposes to subdivide the 5.355-acre property into 8 buildable lots (7 new lots and 1 lot for the existing house). There are currently a total of 9 structures on the property, 5 are proposed to be retained and 4 are proposed to be demolished. The historic house and 4

outbuildings are proposed to be retained on, or will be relocated to the new Lot 1, which will consist of 3.11 acres. Lot 1 will be deed restricted to prevent further subdivision. Overall, the historic structures that will be retained are as follows:

- 1) The main house, to be retained in its existing location on proposed Lot 1.
- 2) An outbuilding, to be retained in its existing location on proposed Lot 1.
- 3) Three outbuildings, to be relocated from their existing locations (currently on proposed Lot 3) to proposed Lot 1.

The structures to be demolished consist of:

- 1) Four partial foundations to be removed (currently located on rear of the property, where Lot 3 will be located), the stone will be used to repair the other structures.

The application states that the outbuildings to be relocated and retained are “currently in a rapidly deteriorating condition, probably due to a combination of neglect and well-meaning, but inappropriate maintenance. The relocation process will result in a stabilized structure, which will last significantly longer than they would in the current condition.” The application also states that Lot 1 will include “the long existing driveway to Montgomery Road, the wetlands, and the intermittent stream. The Lot 1 area is proposed to be 3.11 acres. Lot 1 will be restricted by deed from further subdivision. Vegetation (trees and screening shrubs) will be used to screen the developed lots from Lot 1.” According to the Applicant, there are currently no plans for restoration and no clear details for relocation, but the property owner intends to retain these structures and relocate them on Lot 1. As shown on the site plan, new lot 5, 6, 7 and 8 will be located along Avoca Avenue and will have driveway entrances onto Avoca Avenue, similar to the existing houses that are located across the street on Avoca Avenue.

New lots 2, 3 and 4 will be located along Knoll Glen Road and will have driveway access onto this road. The new lots will range in size from .28 acres (12,032.14square feet) to .38 acres (16,337.88 square feet). A vegetated buffer is shown on the rear of the new lots to buffer historic Avoca from the new construction.

The rear driveway entrance, which is the current access to the property, will be removed with the creation of Lot 3. The original driveway entrance from Montgomery Road will be re-established as the entrance to the historic house.

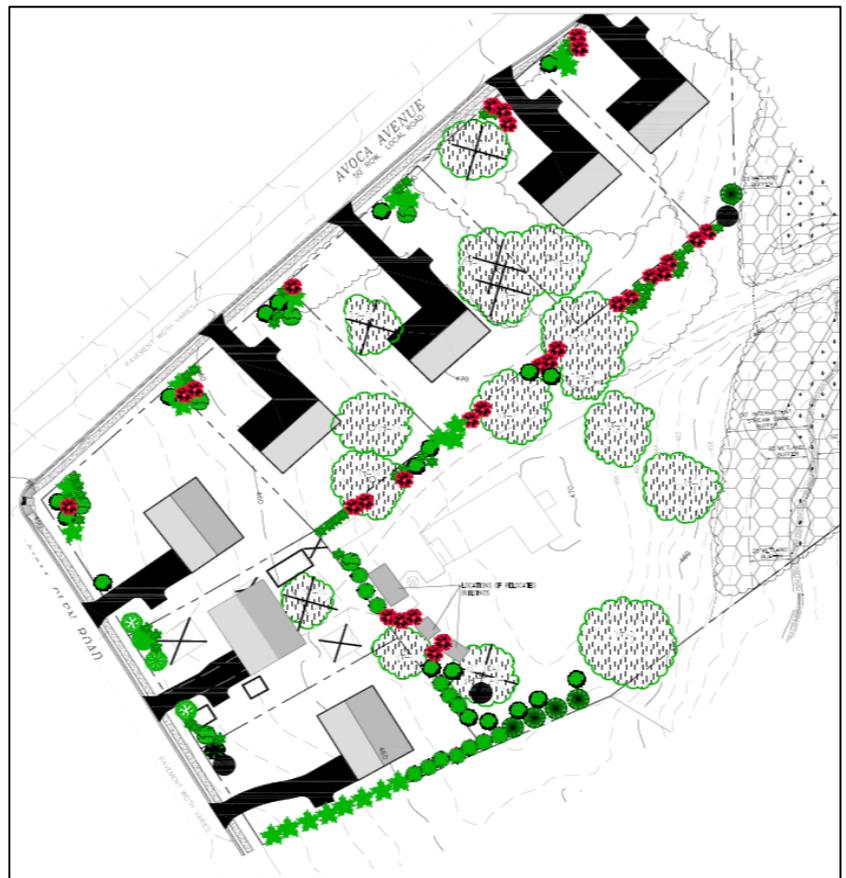


Figure 21 - Proposed site plan.



Figure 22 - Rear of house, facing Knoll Glen Drive.



Figure 23 - Existing driveway to Montgomery Road to be maintained.

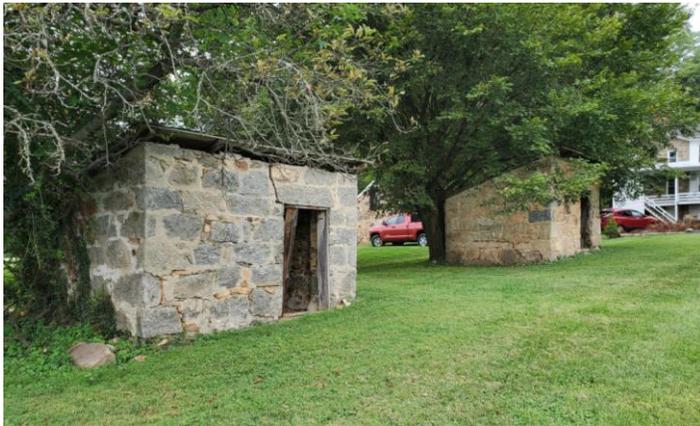


Figure 24 - Historic outbuildings facing Knoll Glen Drive to be relocated. Currently located on proposed Lot 3.



Figure 25 - Additional historic outbuildings facing Knoll Glen Drive to be relocated. Currently located on proposed Lot 3. Ruins between the two structures to be removed and not relocated.



Figure 26 - Grove of walnut trees on side of house, along Avoca Avenue.



Figure 27 - Picture is taken from the side of the house looking at Avoca Avenue. Person in yellow represents the location of the back of the proposed house on Lot 6.

HPC Review Criteria and Recommendations:

Sec. 16.118. - Protection of historic resources

- (b) *Guidelines. The following guidelines suggest ways to improve project design and do not prohibit either demolition of historic structures or relocation of burial grounds in accordance with State law. This section applies upon adoption of a list of historic sites and criteria for nomination adopted by council resolution.*
- (1) *Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.)*
 - (2) *Whenever possible, historic resources should be integrated into the design of the subdivision or site plan. If compatible, new and historic structures may be juxtaposed. Alternately, open space may be used to buffer the historic resources from new development.*
 - (3) *Access to the historic property should be via its existing driveway, wherever possible.*
 - (4) *The new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary facade.*
 - (5) *Grading, construction and landscaping on the adjacent lots should enhance views to and from the historic property, while buffering views of new development.*
 - (6) *Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.*

Guidelines 1, 2 and 6: This structure is listed on the Historic Sites Inventory as HO-422, and as such the guidelines for the protection of historic resources, from Section 16.118 of the County Code is applicable to this subdivision project. The main historic building and four historic outbuildings will be retained on Lot 1, which will be 3.11 acres and significantly larger than the other proposed new lots. Three of the outbuildings will be moved from their original/existing location (on proposed Lot 3) and will be moved to Lot 1.

While the lot with the historic house will contain open space, the open space will not buffer the historic house from the new development. Instead, the historic house is proposed to be screened from the new development by a vegetated buffer on the lot with the historic house. Of the seven new homes proposed, three (Lots 2, 4 and 6) abut the 30' building restriction lines (BRL) found to the rear of the homes, all of which are adjacent to Lot 1. The HPC should consider whether the buffer is appropriate or if additional buffering is needed.

Guideline 3: *Access to the historic property should be via its existing driveway, wherever possible.*

The original driveway from Montgomery Road is proposed to be maintained. The current rear access will be lost, as Lot 3 will be placed there. Retaining the existing driveway complies with the Guideline recommendations and will preserve the setting. However, according to the Department's Division of Land Development, because the original driveway is off Route 103, a minor arterial road, access is restricted and would be required to be off a lower classified road.

Guidelines 6: *Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.*

It is unknown if the property is being developed to its maximum density, however the removal or relocation of historic outbuildings located on Lot 3 will have an adverse effect on historic resources. The establishment of Lot 3 will also impact the ingress and egress for Lot 1. Should the existing rear driveway for Lot 1 be retained, the existing outbuildings would provide a more appropriate buffer from Lots 4 and 2 than an added vegetated buffer. Due to the condition of the historic outbuildings, they will

require extensive repair in the stonework before they can be moved. There is significant deterioration of mortar on all of the buildings, and it is unlikely they can be moved unharmed in their current condition.

Guideline 1: *Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.):*

Proposed Lot 1 has various features that need to be protected, including environmental and historic resources. As previously stated, Lot 1 will include the main historic house and a total of five outbuildings, four of which will be relocated to Lot 1. The Applicant proposes to protect historic resources through a deed restriction on Lot 1 to preserve the character and prohibit any future additional subdivision. However, deed restrictions may not constitute the strongest legal instrument to ensure permanent protection.

The eastern portion of the property contains wetlands and the Applicant is considering a forest conservation easement for this portion of the property. While the forest conservation easement will protect the wetlands on the proposed Lot 1, it will not protect the entirety of Lot 1.

In addition to a deed restriction, another possible way to preserve the character of Lot 1 is to create a Single Site Historic District. Creation of a Single Site Historic District would preserve the historic structures and remaining landscape setting by instituting the same requirements that properties in the Ellicott City Historic District and Lawyers Hill Historic District abide by; approval of alterations to any structure and site changes are required prior to the alteration taking place. This will ensure preservation of the structure, outbuildings and trees, which otherwise could be demolished without any review. It is also worth noting that this building is most likely eligible for inclusion on the National Register of Historic Places, and retention of the setting, in addition to the structures, is of utmost importance. Inclusion on the National Register however, does not prohibit demolition of any structures, but it would provide the benefit of State historic tax credits (20% homeowner income tax credit based on eligible pre-approved rehabilitation expenses) to the historic buildings on the site, which would include the principal historic structures and historic outbuildings. Since this property is already listed on the Historic Sites Inventory, it is eligible to apply for both County Historic Property Tax Credits for needed repairs and rehabilitation.

Guideline 4: *The new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary facade.*

A previous version of this subdivision plan had an internal shared drive that would have drastically encroached on the historic property. The current plan removes the internal shared driveway, and will need an Alternative Compliance as an infill subdivision, to place driveways on Avoca Avenue, similar to the existing neighborhood. This results in a better layout around the historic house, as there will be less grading around specimen trees and less impact to the historic house. This change also results in a more integrated subdivision that will fit with the character and design of the existing neighborhood. The fronts of the new houses and driveways will face the public road, just as the existing houses do.

Guideline 5: *Grading, construction and landscaping on the adjacent lots should enhance views to and from the historic property, while buffering views of new development.*

On the black and white site plan, the vegetated buffer is shown on each new lot. The engineers clarified that the buffer has been shifted to Lot 1, which will keep individual homeowners from removing the buffer. The current plan shows the tree and shrub buffer will be under the canopies of the Beech and Kentucky coffee-bean specimen trees. Digging large planting holes throughout the understory of the

trees will cause stress and potential harm to the historic trees, namely ST- 5, ST-6 and ST-7. An appropriate fence screening maybe be less disruptive in this area under the canopy closures.



Figure 28 - Fence screening suggestions.



Figure 29 - Fence screening suggestions.

Sec. 16.603A. - Review of development plans.

Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.

Section 16.606 (d)(II)(III):

(II) Advise and assist the Department of Planning and Zoning in identifying historic resources on property that requires subdivision or site development plan approval and is located in a historic district established under this subtitle or contains an historic structure. Such advice shall be given prior to the initial plan submittal for either subdivision or site development plans.

(III) Advise an applicant for subdivision or site development plan approval for a site located in a historic district established under this subtitle, Adjoining a Multi-Site Historic District or that contains a historic structure. Such advice shall be provided prior to the initial submittal for a subdivision or site development plan...

Regarding the design of the development, there are many possible architectural styles that could be built. Regardless of the style, due to the proposed orientation of lots, the proposed homes should be compatible with the scale, proportion and massing of the existing homes on Avoca Avenue and Knoll Glen Road, most of which were built between the 1950s and 1980s. There is one relatively newly constructed home on Avoca Avenue in the vicinity of the subject property and it stands out from the existing established neighborhood, as the scale is significantly larger than the existing houses in the vicinity. There is a nearby, similarly designed neighborhood dating to the 1960s, which has a good example of new construction circa 2017 that is compatible with the existing 1960s structures, as shown in Figure 30. The new structure was designed with Craftsman architectural influences, which are otherwise not found in that neighborhood. However, due to the compatible scale and massing of the new building, at 1.5 stories, the new structure does not adversely stand out, even though it is a different architectural style.



Figure 30 - The house on the far left was constructed within the last 5 years. Although it is a different architectural style, it is compatible with the massing and scale of the existing neighborhood.

This site contains many specimen trees. Only one specimen tree, T-12, is proposed to be removed. This tree is a Black Walnut with a DBH (diameter at breast height) of 34 inches. There is no information in the tree chart for the condition of the tree.

There is an existing Bald Cypress, ST-15, to be removed on Lot 3. The tree appears in great condition and is a fine example of a specimen tree, with a DBH of 43-inches. The critical root zone for this tree is listed at 64.5 feet, which the house on Lot 3 will greatly encroach upon. Due to the size and location next to the historic house, it appears to be a historic tree. However, the Commission should advise as to whether this tree “is part of a historic site or associated with a historic structure” (Section 16.1205(a)2). If determined to meet this definition, then alternative compliance will be required to remove it.



Figure 31 - Bald Cypress, ST-15, 43-inch DBH. Currently located on proposed Lot 3.



Figure 32 -Bald Cypress and rear of house facing Knoll Glen Drive.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the design of the subdivision, in order to best protect the integrity of the historic house, historic outbuildings, and the setting, to include specimen trees.

HPC-20-74 – 8049, 8055, 8059, 8061 and 8069 Main Street, Vicinity/East of 3711 Maryland Avenue, Ellicott City

Applicant: Robert Z. Hollenbeck, Department of Public Works

Request: The Applicant, Howard County Department of Public Works, requests Advisory Comments/Pre-Application Advice on the Maryland Avenue Culvert Project (including the removal of four buildings), at 8049, 8055, 8059, 8061 and 8069 Main Street, Vicinity/East of 3711 Maryland Avenue, Ellicott City, associated with the Ellicott City Safe and Sound plan.

Background and Site Description: These properties are all located in the Ellicott City Historic District. The buildings have the following dates of construction:

- 1) 8049 Main Street (Phoenix) – brick building circa 1851, frame building circa 1870s
- 2) 8055 Main Street (Discoveries) – block building circa 1920s-30s
- 3) 8059 Main Street (Easton and Sons/Bean Hollow) – stone and frame building circa 1930s
- 4) 8069 Main Street (Great Panes) – stone building circa 1841, brick rebuilding potentially circa 1885-1910

- 5) 3711 Maryland Avenue (B&O Railroad Station) – stone building circa 1830. Listed on the Historic Sites Inventory as HO-71, also individually listed as National Historic Landmark, and contains a Maryland Historical Trust Easement.

Scope of Work: As stated in the application, the Department of Public Works is “requesting Advisory Comments related to the planned construction of a project to improve the stream channel and install an underground culvert in the vicinity of Main Street and Maryland Avenue” and requests “the Commission provide advisory comments on the built and visible exterior changes of the proposed project” and a list of topics outlined on pages 2-3 in the narrative portion of the application. The application also explains the project will be referenced as the “Maryland Avenue Culvert.” The application contains some background on the plan, recent flash floods, and Option 3G7.0, which was selected as the option to proceed with in terms of flood mitigation. The application states that notable differences from the previous plan in the last administration to this one include “the preservation of six buildings originally slated to be demolished as well as inclusion of the North Tunnel, intended to divert flood waters from the western end of Main Street, directly to the Patapsco River.”

The application also explains that the flood mitigation projects work together as a system to collectively mitigate flash flooding, and that “in order to be most effectively implemented, significant constrictions in the conveyance system need to be alleviated. The Maryland Avenue Culvert project will provide significant additional stormwater conveyance from the Tiber/Hudson Branch to the Patapsco River, while mitigating a significant constriction to water flow.” The application states that “along with two other upstream water retention projects, the Maryland Avenue Culvert project is fully funded and slated to start construction upon receipt of all local, state and federal approvals.”

Regarding the proposed demolition of the four lower Main Street buildings, the application explains that DPW reviewed and evaluated many individual and collective project to mitigate flooding, and said that the US Army Corps of Engineers has peer reviewed the plans. The application provides the following statement on the proposed demolition of the four buildings:

This project includes the demolition of four buildings, located at 8049, 8055, 8059 and 8069 Main Street. The decision to remove these buildings is necessary to implement the water conveyance improvements. The construction of these structures likely contributed to the conveyance constrictions inhibiting the flow of stormwater to the Patapsco. The Maryland Avenue Culvert project will make an appreciable improvement by facilitating conveyance of flood water to the Patapsco.

HPC Review Criteria and Recommendations:

Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

- 1) *Section 302 states, “Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.*

Sec. 16.607. - Standards for Review.

(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:

- (1) The historic, architectural, or archeological value or significance of the structure and its relationship to 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.*
- (4) Whether the requested action is necessary to protect against threats to public safety.*
- (5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

Section 300 of the Commission's Rules of Procedure provide information on the process for reviewing applications for demolitions in the historic district. The entire section is relevant to this Advisory application, and is incorporated by reference, rather than copying and pasting three pages of procedures. This section also references 16.607, the Standards for Review, which is shown above.

The Commission will need additional information to be supplied for any requests for a Certificate of Approval for demolition. In addition to the information requested within the Rules of Procedure, examples of other pertinent information that would be beneficial for the Commission to review includes:

- 1) Interior photographs of each structure, showing the current condition and remaining building material.
- 2) An itemized list of any historic elements remaining in each building.
- 3) A detailed history on each building.
- 4) Information on relocating the historic structures or salvaging important architectural features.
- 5) Information showing that DPW explored all other options for mitigation before deciding on demolition.

Additionally, information on the Section 106 process, and its findings would be beneficial for the Commission. For example, if the National Register nomination form for the Ellicott City Historic District is updated as a mitigation effort, the Commission should have that updated information. Any other relevant documentation related to the history of Ellicott City, the buildings, architectural drawings, current conditions and structural reports, should be provided to the Commission.

Staff Recommendation to the HPC: Staff recommends the HPC provide advisory comments as requested, on the proposed Maryland Avenue Culvert project, the proposed demolition of four historic structures, and the proposed treatment of the site if demolition was to be approved.

OTHER BUSINESS

1. Rules of Procedure Update – Vote on proposals to update Rules to specifically address virtual hearings.
2. Section 106 Review: 8360 Court Avenue, Ellicott City (Timber Relo for Wilkens Rogers collocation on a building with no ground disturbance) Review/Consultation.

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

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission