

IN THE MATTER OF	*	BEFORE THE
THE HOWARD COUNTY		
DEPARTMENT OF PUBLIC WORKS	*	HISTORIC PRESERVATION
FOR A RETROACTIVE CERTIFICATE	*	COMMISSION
OF APPROVAL FOR EXTERIOR		
ALTERATION AT 8512 FREDERICK	*	Case No. 20-56
ROAD, ELLICOTT CITY, MARYLAND		
* * * * *		

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on August 6, 2020 to hear and consider the application of Robert Z. Hollenbeck, on behalf of the Howard County Department of Public Works, (“Applicant” or “DPW”), for a retroactive Certificate of Approval for exterior alteration at 8512 Frederick Road, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Allan Shad, Eileen Tenor, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the August 6, 2020 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Samantha Holmes, Staff to the Commission, presented the application, identifying the work proposed by the Applicant for which approval is requested, and the Staff's recommendation and the basis for the recommendation. Copies of Staff's recommendation and the application were provided to each Commission member and reviewed with the Commission by Ms. Holmes. A representative of the Applicant testified in support of the application.

Findings of Fact

Based upon the evidence, the Commission makes the following findings of fact:

A. The Subject Property

This Property is located in the Ellicott City Historic District. According to SDAT, the primary structure on the property dates to 1960. However, this date is incorrect, as the primary structure is a historic building that the County Architectural Historian has dated the building to circa 1900-1910, with a possibility of circa 1895-1915. Regardless, the building subject to the retroactive approval is an outbuilding that is located behind the primary structure. The outbuilding may be historic, but this is not definitively known.

This Property fronts Frederick Road/Main Street and spans the Hudson Branch stream.

B. Proposed Improvements

The Application explains that on June 25, 2020, DPW was alerted that a large tree fell on the property. The stump of the tree pulled out of the hillside, causing the foundation and side/back wall of a lean-to on the side of the outbuilding to separate and become structurally compromised. On June 26, 2020 DPW removed the lean-to structure. The application explains

that the lean-to structure appeared to have been constructed using modern framing and contemporary framing anchors and did not appear to be part of the main structure of the outbuilding. DPW has since removed the fallen tree and repaired the damage to the stream wall that was caused by the tree. No other alterations are planned, and the outbuilding will remain in place.

C. Staff Report

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."*

Based on the physical evidence presented from DPW, the lean-to appears to be a modern addition tacked onto the side of an older outbuilding. The lean-to does not appear to be a Structure of Unusual Importance. The outbuilding itself does not advertently read as historic. The exterior architecture and building materials do not reference a specific time period or style. A review of aerial photography did not provide any additional clues to the potential age of the overall structure; the structure is visible in 1984 aerials, but the aerials that pre-date 1984 are not clear enough to determine if the structure was there.

Rules of Procedure, Section 304, Demolition and Relocation of Structures in Historic Districts; Demolition of Other Structures

- 2) *Section 304 of the Commission's Rules of Procedures state, "If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines."*

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.*

The lean-to appeared to be a modern addition, located on the edge of the building on the stream wall. The removal of the lean-to does not affect the overall integrity of the outbuilding or the main historic house, and in fact, may improve the overall site by removing a modern alteration.

D. Staff Recommendation

Staff recommends the HPC determine the lean-to structure is not one of Unusual Importance and approve the application as submitted.

E. Testimony

Mr. Hollenbeck was in attendance, but no further information was given or discussed.

F. Motion

Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

Conclusions of Law

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

A. Standards of Review

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

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

Section 16.607(c) of the Code further provides:

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

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

B. Application of Standards

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

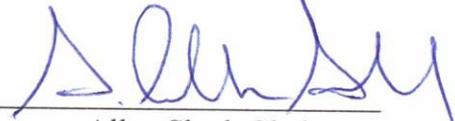
The Applicant seeks approval for the removal of a modern lean-to that was added to a historic shed. The lean-to was removed after a tree fell on it. The removal is in accord with Guideline recommendations to remove modern additions to historic structures. The removal restores a more historical appearance to the property. The lean-to is clearly not a Structure of Unusual Importance.

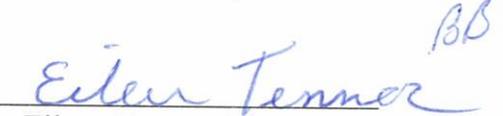
For these reasons, and for the reasons identified in the Staff Report, and the reasons stated by the Commission, the Commission concludes that the proposed work will not impair the historic and architectural value of the surrounding area. The application complies with the Guidelines and standards applicable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

ORDER AND CERTIFICATE OF APPROVAL

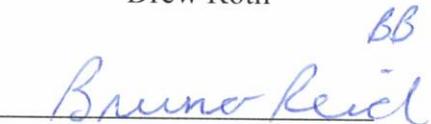
Based on the foregoing Findings of Fact and Conclusions of Law, by a vote of 5 to 0, it is this 3rd day of September, 2020, **ORDERED**, that the Applicant's request for a Certificate of Approval for exterior alteration at the Subject Property, is **APPROVED**.

**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**


Allan Shad, Chair


Eileen Tennor, Vice-Chair


Drew Roth


Bruno Reich


Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW


Lewis Taylor
Senior Assistant County Solicitor

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

IN THE MATTER OF
THE APPLICATION OF
MATTHEW WEHLAND

*

BEFORE THE

*

HOWARD COUNTY

FOR A CERTIFICATE OF APPROVAL
TO CONSTRUCT A NEW
OUTBUILDING AT
3892 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND

*

HISTORIC PRESERVATION

*

COMMISSION

*

Case No. 20-57

* * * * *

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on August 6, 2020 to hear and consider the application of Matthew Wehland, (“Applicant”), for a Certificate of Approval to construct a new outbuilding at 3892 College Avenue, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Allan Shad, Eileen Tenor, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the August 6, 2020 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Samantha Holmes, Staff to the Commission, presented the application, identifying the work proposed by the Applicant for which approval is requested, and the Staff's recommendation and the basis for the recommendation. Copies of Staff's recommendation and the application were provided to each Commission member and reviewed with the Commission by Ms. Holmes. The Applicant testified in support of the application.

Findings of Fact

Based upon the evidence, the Commission makes the following findings of fact:

A. The Subject Property

This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1900. The house fronts College Avenue and the property backs up to New Cut Road. Because of this location, there is a significant change in grade throughout the property. The street sits at approximately 264 feet in elevation, the house at 262-264, and the proposed garage at approximately 256 feet.

B. Proposed Improvements

The Applicant proposes to construct a 24-foot by 24-foot Amish kit garage. The garage will be one-story tall and two bays wide. The Applicant does not anticipate extending the existing driveway at this time. The concrete pad for the garage will be built to code on the existing gravel stone driveway (installed in 1967 by the Applicant's father). The application states that there will not be any grading or retaining walls needed. The garage will be set back about 100 feet from College Avenue and will be located toward the rear of the house, next to the rear deck.

The garage construction will consist of the following components:

- 1) Siding – LP SmartSide siding, an engineered wood product, painted Early American Blue. Walls will be 7 feet tall.
- 2) Roof – Gable roof with an overhang. Shingles to be asphalt architectural shingles in the color Earthtone Cedar
- 3) Trim – Wood painted white.
- 4) Side door– White wood board and batten style door with a 3-foot wide single transom.
- 5) Windows – 24”x36” Vinyl white, but Applicant will use wood if available from the builder.
- 6) Shutters – Wood board and batten style painted black.
- 7) Garage Doors – Two 9-foot by 7-foot Stockton arch raised panel doors.

C. Staff Report

Chapter 7.C: New Construction: Additions, Porches and Outbuildings; Construction of New Garages, Sheds and Other Outbuildings

- 1) *Chapter 7.C states, “New garages and sheds should follow the historic pattern of being detached from the main building, and if practical, located in a side or rear yard.”*
- 2) *Chapter 7.C recommends:*
 - a. *“If allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback.”*
 - b. *“Do not place a new outbuilding where it blocks or obscures views of a historic building.*
 - c. *“Design outbuildings to be subordinate in size and detail to principle buildings in the immediate vicinity.”*

The location of the proposed garage complies with the Guidelines, as it will be located the side of the historic house, at the rear of the house, next to the deck addition. The proposed garage will not block or obscure any details of the historic building and is unlikely to be visible

from the street. The proposed garage will only be one story tall, and two bays wide and will be subordinate to the main historic house, which is three stories tall on the front and almost four stories on the sides, with an exposed stone basement level.

Chapter 7.C: New Construction: Additions, Porches and Outbuildings; Construction of New Garages, Sheds and Other Outbuildings

- 3) *Chapter 7.C recommends, "Design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood."*

This outbuilding is unlikely to be visible from a public way due to the proposed location at the rear of the house and change in elevation. Overall, the proposed garage is compatible with the main historic building, although it does not match it in detailing. It will have a gable pitched roof, similar to the main historic house and will be a modest sized structure.

Chapter 7.C: New Construction: Additions, Porches and Outbuildings; Construction of New Garages, Sheds and Other Outbuildings

- 4) *Chapter 7.C recommends, "Use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood. (The guidelines for materials for building additional will usually apply.)"*

Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Materials

- 5) *Chapter 7.A recommends:*
- a. *"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."*
 - b. *"For frame construction, use wood siding or wood shingles similar in appearance to the siding or shingles on the existing building. Aluminum, vinyl or another substitute siding may be acceptable if already used on the building. A substitute siding material that is compatible in width, profile, shape, texture and finish to the wood siding on the existing building may be used for additions to nonhistoric buildings, or for additions to historic buildings if wood siding is not a viable option."*

- c. *“Roofing material may be similar to historic roofing material on the existing building or may be an unobtrusive modern material such as asphalt shingles. Asphalt shingles should be flat and uniform in color and texture.”*

The proposed garage will be blue similar in color to the main house, which recently was approved for a paint color change to a gray with blue tones. The siding of the garage will be wood, in a T1-11 style, unlike the lap siding and shingles found on the main historic house. However, this differing siding does avoid exact replication to make the garage appear older than it is.

The Guidelines do not directly address the materials of windows, which are currently proposed to be vinyl, unless the company makes a wood option. While wood is preferable in terms of compatibility, due to the lack of visibility of the proposed garage and the location of the proposed windows on the side of the garage, vinyl seems acceptable and unlikely to solely detract from the overall integrity of the historic property.

The proposed brown asphalt roof will be similar to that used on the historic house, which complies with the Guideline recommendations.

D. Staff Recommendation

Staff recommends the HPC approve the application as submitted for the construction of the garage building, with the preference to use wood windows, if available.

E. Testimony

Mr. Shad swore in Matthew Wehland. Mr. Shad asked if Mr. Wehland had any comments on the staff report. Mr. Wehland said he had nothing to add. Ms. Tennor said the submitted plan shows the footprint of the residence and the proposed garage location, but the existing driveway was not shown. Ms. Tennor also noted the existing shed where the proposed garage was sited was not indicated on the plan provided and asked if the existing shed will

remain on the property. Mr. Wehland said the existing shed will remain but will be moved further back in the yard. Ms. Tennor asked if the reason for the existing shed being relocated was that the new shed would be too close to the garage. Mr. Wehland confirmed the statement to be true. Ms. Tennor asked if the existing shed will be located behind the proposed structure. Mr. Wehland confirmed that the existing shed will be located behind the proposed garage.

Ms. Tennor asked if the garage comes with the siding finished in the blue gray color. Mr. Wehland said the finish was provided, and the buyer can choose from the color options. Ms. Tennor asked if the color chosen by the Applicant was the color that resembles the existing color of the house. Mr. Wehland said the color chosen for the shed is fairly consistent with the house, the color is not an exact match.

Ms. Tennor asked if the grade on the property slopes down so the new structure will not be visible from the street. Mr. Wehland said the property does slope down so the new garage would not be visible. Ms. Tennor said the summary and application explained the Applicant would consider using wood windows if they are available. Mr. Wehland said yes. Ms. Tennor said the standard window for the garage kit is vinyl. Mr. Wehland confirmed the vinyl windows were the standard.

Ms. Tennor asked if the Applicant knew if the garage manufacturer offered wood windows. Mr. Wehland said he is not sure if the garage manufacturer offers wood windows but if there are wood windows available, he will use them. Ms. Tennor asked Mr. Wehland if he was bound to use the windows from the garage manufacturer and if he would consider swapping out the manufacturer's windows for wood windows. Ms. Tennor said she would prefer wood windows as the rest of the structure is wood so if wood windows are an option, she thinks it would be preferable.

Ms. Holmes clarified that Mr. Wehland would need to submit an application for moving the location of the existing shed, it could possibly be a Minor Alteration application. Mr. Wehland said he would submit another application for the relocation of the existing shed. Ms. Tennor asked Mr. Wehland to include the driveway on the site plan of the new application.

Mr. Roth said the proposal was consistent with the Guidelines and he had no objection to the application.

Mr. Reich said he took issue with the application's documentation as the location of the proposed garage was shown on an out of scale sketch. Mr. Reich told Mr. Wehland he would have to submit an accurate site plan for permitting and he was trying to understand the plan from the photo submitted. Ms. Burgess referenced the Agenda, figure 5, siting the existing red shed and where the proposed garage will be located. Mr. Reich said the existing shed is much smaller than the proposed garage and the site plan shows about 5 or 6 feet space between the house and the garage but the photo makes it look like there is 20-25 feet spacing. Mr. Wehland explained the layout of his property and where the garage will be in reference to the stairwell, gate and property line; the garage would be behind the gate, between the deck stairwell and the northern property line.

Mr. Reich said he believes the garage location will not be visible from the front, follows the Guidelines, is small in scale and will have no view damage to the existing historic structure. Mr. Reich said he wished he could have a more accurate site plan. Mr. Wehland explained he built the garage online and chose the placement of the doors and windows. Mr. Reich said the garage looks to be 8-foot wide with a 3 to 12 roof pitch with overhang. Mr. Wehland said that was their standard pitch.

Mr. Taylor asked for the record if the black fence remains where it is, and Mr. Wehland confirmed that the fence will remain in place. Mr. Wehland said the shed is 10 feet from the fence. Mr. Taylor asked if the garage is going to sit on the shed footprint and asked how much closer the garage will be to the house. Mr. Wehland said the garage will be approximately 10 feet out from the deck staircase. Mr. Reich asked that to get to the garage one would have to walk through the gate of the fence. Mr. Wehland said yes, the fence and gates will stay where they are or be removed entirely though he likes where the gate's 10-foot opening is located.

Mr. Reich said in principal the request follows the Guidelines, but he does think the Applicant should submit the site plan drawings to the Commission that will be sent to Department of Inspection, Licenses and Permits.

Ms. Zoren said she agreed with Mr. Reich; the Commission needs a site plan showing the actual proposed conditions for the record. Ms. Zoren said she would like to see a side by side of the paint swatch of the proposed garage. Mr. Wehland said he could ask the builder if they have a sample color and referred to figure 3, noting the garage will not be seen from College Avenue so the only color comparison will be seen from the backyard.

Ms. Zoren said the packet mentions wood shutter colors but, in the rendering/3D drawing, there are no shutters shown. Mr. Wehland said the shutters will be black to match the house. Ms. Zoren said her last recommendation is to change the raised panel garage door to a less modern style. There are a lot of other garage style doors such as flat panel or carriage house style that would be more appropriate for this garage.

Mr. Shad said he agreed the garage will not be seen from College Avenue, however it would help to have a better site plan to see where the garage will sit in correlation with the

deck and the existing shed. Mr. Shad asked if the application could be extended in order to get a more accurate site plan.

Mr. Taylor said it appears the Commission has two issues, the color and the site plan. Mr. Taylor noted that in the past the Commission has approved certain things contingent on Staff approval. Staff approval could be that Commissioners do not have an objection or have the application come back through the Minor Alteration process. Mr. Taylor said the facts are known or the Commission could continue the case and have it on schedule for next month's meeting. Mr. Wehland said he would like to have Staff approval as the Commission has an idea of color and site plan.

Mr. Shad asked if the Applicant will be able to produce an accurate site plan to Staff. Mr. Wehland said he will have to. Ms. Zoren said she would be okay with final Staff approval.

F. Motion

Ms. Zoren moved to approve the application as submitted contingent on the Applicant providing a more accurate site plan for Staff approval as well as a garage color sample for Staff approval. Mr. Reich seconded. The motion was unanimously approved.

Conclusions of Law

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

A. Standards of Review

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

- (1) The historic, architectural, or archaeological value or significance of the structure and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area;

- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used; and
- (4) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Section 16.607(c) of the Code further provides:

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

Section 16.607(d) authorizes the Commission to adopt guidelines for its review of applications based on the standards set forth in the Code. Pursuant to this authority, the Commission has adopted the Ellicott City Historic District Design Guidelines. Chapter 7 sets forth the relevant recommendations for New Constructions: Additions, Porches and Outbuildings in the Historic District, as detailed in the Findings of Fact, part C.

B. Application of Standards

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

The Applicant proposes to construct a new garage in place of an existing shed, which will be relocated, although the relocation will be part of a future application and approval here is contingent on approval of that future application. The garage complies with Guideline recommendations. It will be located at the side/rear of the historic house, not readily visible from the public way. The precise siting of the garage must be demonstrated with an accurate

site plan approved by Staff. The design of the garage is subordinate to and compatible with the historic house. The garage will have a gable pitched roof, similar to the historic house and the brown asphalt shingle will also be similar, which complies with Guideline recommendations.

The proposed garage will be blue similar in color to the main house, which recently was approved for a paint color change to a gray with blue tones. The exact paint color is subject to final approval by Staff. The siding of the garage will be a historically appropriate wood, in a T1-11 style, which is distinct from the lap siding and shingles found on the main historic house. The difference in the siding style avoids exact replication of the historic siding, which abides by Guidelines recommendations to distinguish between historic and modern structures.

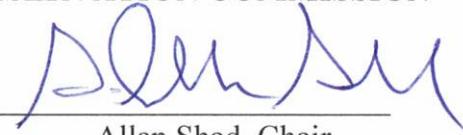
The Guideline recommendations on outbuildings do not directly address materials for windows, which are currently proposed to be wood if the kit-garage is available with a wood-window option, or vinyl if wood windows are not available. Wood is preferable, but due to the lack of visibility of the proposed garage and the location of the proposed windows on the side of the garage, vinyl is acceptable on a modern addition and will not unduly detract from the overall integrity of the historic property.

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

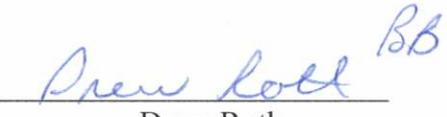
ORDER AND CERTIFICATE OF APPROVAL

Based on the foregoing Findings of Fact and Conclusions of Law, by a vote of 5 to 0, it is this 3rd day of September, 2020, **ORDERED**, that the Applicant's request for a Certificate of Approval to construct a new outbuilding at the Subject Property, is **APPROVED, subject to the conditions detailed herein.**

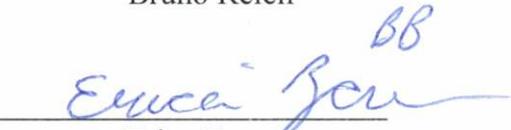
**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**


Allan Shad, Chair


Eileen Tennor, Vice-Chair ^{BB}


Drew Roth ^{BB}


Bruno Reich ^{BB}


Erica Zoren ^{BB}

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW



Lewis Taylor
Senior Assistant County Solicitor

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

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF	*	HOWARD COUNTY
MOHAMMED ALANESI		
FOR A CERTIFICATE OF APPROVAL	*	HISTORIC PRESERVATION
TO INSTALL SIGNS AT	*	COMMISSION
8141 MAIN STREET	*	Case No. 20-58
ELLCOTT CITY, MARYLAND	*	
* * * * *		

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on August 6, 2020 to hear and consider the application of Mohammed Alanesi (“Applicant”), for a Certificate of Approval to install signs at 8141 Main Street, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Allan Shad, Eileen Tenor, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the August 6, 2020 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Samantha Holmes, Staff to the Commission, presented the application, identifying the work proposed by the Applicant for which approval is requested, and the Staff's recommendation and the basis for the recommendation. Copies of Staff's recommendation and the application were provided to each Commission member and reviewed with the Commission by Ms. Holmes. The Applicant testified in support of the application.

Findings of Fact

Based upon the evidence, the Commission makes the following findings of fact:

A. The Subject Property

This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1987. This building was constructed after a fire resulted in the demolition of the previously existing historic building.

B. Proposed Improvements

The Applicant seeks approval to install three signs on the front façade of the building, to consist of one flat mounted sign, one window decal and one door decal. The Applicant initially proposed to install four total signs, the three mentioned above and a projecting sign, but worked with staff to reduce the number of signs. The proposed signs are:

Sign #1 – Flat Mounted Sign

This sign will be 22.5 inches high by 151 inches wide, for a total of 23.59 square feet. This sign will utilize the existing wood sign board applied to the front façade of the building. The sign will have a light beige background and dark brown text and graphics. The sign will be a decal that is adhered to the existing sign board. The sign will read on one line:

[logo] SMOKE CAPITAL

Sign #2 – Door Sign

This sign will be a vinyl decal sign applied to front door glass. The sign will be 20 inches high by 20 inches wide for a total of 2.7 square feet. The sign will contain the logo of the business and read on three lines:

SMOKE

[cigar image]

CAPITAL

Sign #3 – Window Signs

This sign will consist two vinyl decals applied to the window glass. Each decal will be 10 inches high by 47 inches. The total square footage for the two decals will be 6.53 square feet.

This sign will read on one line:

CIGARS, TOBACCO, VAPES, CBD, GLASS & FINE GIFTS

C. Staff Report

Chapter 11.A: Signs, General Guidelines

1) *Chapter 11.A 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 flat mounted sign complies with Chapter 11.A recommendations. The text will be clear and legible. The colors used in the sign are limited to two and will be coordinated with the colors in the building façade.

Chapter 11.A: Signs, General Guidelines

2) *Chapter 11.A recommends:*

- a. *“use historically appropriate material such as wood or iron for signs and supporting hardware.”*

The use of the existing wood sign board complies with the Guidelines, as it is a historically appropriate material.

Chapter 11.B: Signs, Commercial Buildings

3) *Chapter 11.B recommends against:*

- a. *“Two signs where one is sufficient to provide an easily visible identification of the business.”*
- b. *“More than two signs per business per façade.”*

Chapter 11.A: Signs, General Guidelines

4) *Chapter 11.A recommends, “Emphasize the identification of the establishment rather than an advertising message on the face of the sign.”*

The window decals serve as an advertising message across the face of the windows and do not comply with the Guideline recommendations. The door decal also serves as a sign, which seems unnecessary given that the building could have the large flat mounted sign and only has one entrance. The use of two signs, in addition to the flat mounted sign, does not comply with the Guidelines.

Chapter 11.B: Signs, Commercial Buildings

5) *Chapter 11.B recommends:*

- a. *“Incorporate signs into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.”*
- b. *“In most cases, limit the area of signage to one-half square footage of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these limits would result in signs that are ineffective or not in scale with the building.”*

The proposed flat mounted sign will be located on the existing sign board, which complies with the recommendation to utilize the lines, panels and other architectural details on the building for the placement of signs. Recent businesses have not used this sign board and it has remained a blank, brown rectangle on the front of the building. The Guidelines recommend that more sign area is appropriate for larger buildings along Main Street, and this building is one of the smaller buildings. However, if a smaller sign was placed in the sign board, it would result in an odd proportion that would not be in scale with the building and the sign board. The use of the sign board for a sign that fills it is more visually attractive than leaving the board vacant.

D. Staff Recommendation

Staff recommends the HPC approve Sign #1 and have the HPC determine if an additional sign is appropriate to this storefront.

E. Testimony

Mr. Shad swore in Mohammed Alanesi and asked if Mr. Alanesi had any comments on the staff report. Mr. Alanesi said he agreed with the recommendations to the Commission but was hoping the Commission would consider having a dual sign the logo of the business on the door itself.

Ms. Tennor agreed with Staff with the new graphic on the existing sign panel, the graphic is clear, and does not think window graphics are needed.

Mr. Roth said the sign on the façade is sufficient and per the Guidelines, additional signs are not compliant. Mr. Roth said the content of the applique in the windows could be done in a compliant way with placards inside the window frame.

Mr. Reich said the raised panel looks like part of the design of the façade as it is above the display window, but below a three-panel window and the colors are in coordination with the composition of the brown and cream of the building. Mr. Reich said the Guidelines state the sign limit is 8 square feet and questioned if this façade was allowed a larger sign because of the existing 23 square foot placard panel on the storefront. Ms. Burgess said signs in this location historically have been the size of the raised panel. Mr. Reich said if the Commission were to follow the Guidelines the sign approval should be for an 8 square foot sign within the area of the panel and does not necessarily fill up the entire square footage of the panel. Mr. Reich noted the approval of larger signs on wider buildings like 8307 Main and questioned how that applies to this smaller building. Mr. Reich said if the Applicant wanted to put up a sign in the panel area and filling the space to its entirety it would be within one of the Guidelines but not another. A 23 square foot sign would be visually distracting and the other two signs for approval would be over the top with what the Commission otherwise approves.

Ms. Zoren said there should only be one sign on the building, and the proposed 23 square foot sign matches nicely with the architectural features of the façade. However, the proposed sign is almost triple in size of the recommended in the Guidelines. Ms. Zoren noted the original application included a hanging sign that looks like it would be within Guideline recommendations. Ms. Zoren asked why the Applicant changed the request from a hanging

sign to a flat sign. Mr. Alanesi thought the flat sign looked much better than a projecting sign. When Mr. Alanesi worked on the sign design, he had considered the circle signs and thought the flat-mounted sign was a better fit than the hanging sign. Mr. Alanesi said he chose the colors to fit the building.

Ms. Zoren asked if Mr. Reich thought a hanging sign was more appropriate for the building. Mr. Reich said the drawing was convincing and did not understand why the Applicant would want a flat sign in lieu of a hanging sign. Ms. Tennor said she wondered if the sign of the size was reduced how the sign would relate to the existing panel. Ms. Tennor asked Mr. Reich for clarification on having the panel removed. Mr. Reich said the panel makes the whole composition. Ms. Tennor asked if the panel would remain and stay brown in color like the door and the windowpane like a large brown outline around the sign, but the graphics of the sign were reduced in size, how much smaller with the sign be.

Mr. Roth referenced page 83 of the Guidelines where the recommendation is to limit the size of signage to 8 square feet. Within that section, it is also recommended to incorporate the sign into the façade of the building, like the panel. Mr. Roth said if the Commission requires the sign complies with the façade recommendation that option fits nicely but if the Commission reduces the size of the sign, the sign will not fit within the façade recommendation.

Mr. Shad said he recommends shrinking the size of the sign and the panel would look like a brown frame around the sign. Mr. Shad said if the Commission approves the sign at 23 square feet in size, the approved sign will set a precedent of larger signs on smaller buildings.

Mr. Reich said if the colors of the sign were reversed with the background of the sign being a dark brown and the letters being an off-white color, the Applicant would be closer in

compliance. This effect would be similar to the ballroom, where the letters were attached directly to the brick and the Applicants were within the square footage. Mr. Reich suggested the lettering of the sign could be put on the panel.

Mr. Taylor said the Commission was doing a good job balancing the various aspects of the Guidelines and every situation, building and sign will have to be considered on a case by case basis. Mr. Taylor asked the Commission to consider what impact the color of the sign would have on the streetscape. Mr. Taylor asked Ms. Holmes for the size of the sign. Ms. Holmes referred to the staff report. Mr. Taylor said he is assuming the size in the Staff report is the size of the panel and the sign is not 23 square feet and reminds the Commission to balance the Guideline recommendations relative to the specific building and sign.

Mr. Reich said the photograph of the building is a light beige color and the Google Street View of the property has the brick looking darker with panel looking black. Mr. Reich said the drawing submitted is convincing. Mr. Alanesi said he wanted the sign to fit well with the building and be visible. A brown color is going to stick out and not be as clear which is why he chose the color of the sign background to match the brick instead. Mr. Alanesi said he thinks the color combination is the perfect match for the building.

Mr. Reich said the sign complies with all the Guidelines except for the 8 square foot rule. Mr. Reich said the Commission could make an exception for the size of the sign. Mr. Shad asked the Commissioners what they think of the other two signs proposed. Mr. Reich said the Commission should approve one sign. Mr. Roth said to approve the one sign on the existing panel. Mr. Reich said the Applicant could put displays in the windows and behind the door instead of using the other two signs.

Mr. Alanesi said he would not consider the other signs. Mr. Taylor asked if Mr. Alanesi was withdrawing the other proposed signs from the application. Mr. Alanesi said yes.

F. Motion

Mr. Roth moved to approve the first sign to fit the façade as submitted. Mr. Reich seconded. The motion was unanimously approved.

Conclusions of Law

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

A. Standards of Review

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

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

Section 16.607(c) of the Code further provides:

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

Section 16.607(d) authorizes the Commission to adopt guidelines for its review of applications based on the standards set forth in the Code. Pursuant to this authority, the Commission has adopted the Ellicott City Historic District Design Guidelines. Chapter 11

sets forth the relevant recommendations for Signs in the Historic District, as detailed in the Findings of Fact, part C.

B. Application of Standards

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

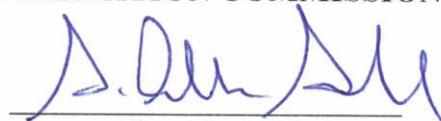
The Applicant proposed the installation of three signs, but during the course of the hearing withdrew the request for two of the signs in favor of the Sign #1, a flat mounted sign that will utilize the existing wood sign board applied to the front façade of the building. The sign will have a light beige background and dark brown text and graphics. The flat mounted sign complies with Guidelines recommendations to use simple text and three or fewer colors. There are only two colors and they will be coordinated with the colors in the building façade. Although the sign will be larger than Guideline recommendations, the sign will be located on the existing sign board, which complies with recommendations to utilize the lines, panels and other architectural details on the building for the placement of signs.

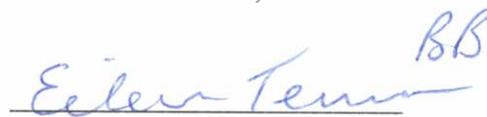
For these reasons, and for the reasons identified in the Staff Report, and the reasons stated by the Commission, the Commission concludes that the proposed work will not impair the historic and architectural value of the surrounding area. The application complies with the Guidelines and standards applicable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

ORDER AND CERTIFICATE OF APPROVAL

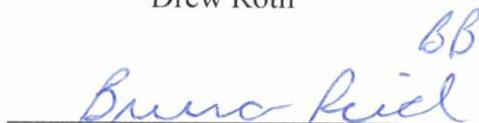
Based on the foregoing Findings of Fact and Conclusions of Law, by a vote of 5 to 0, it is this 3rd day of September, 2020, **ORDERED**, that the Applicant's request for a Certificate of Approval to install signs at the Subject Property, is **APPROVED**, as to Sign #1.

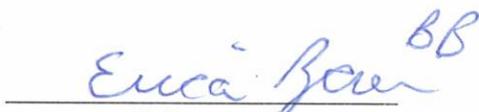
**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**


Allan Shad, Chair


Eileen Tennor, Vice-Chair


Drew Roth


Bruno Reich


Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW


Lewis Taylor
Senior Assistant County Solicitor

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

IN THE MATTER OF
THE APPLICATION OF
CHARLES ALEXANDER

* BEFORE THE
* HOWARD COUNTY

FOR A CERTIFICATE OF APPROVAL
TO CONSTRUCT AN ADDITION AND
MAKE OTHER EXTERIOR
ALTERATIONS AT
3715 OLD COLUMBIA PIKE
ELLICOTT CITY, MARYLAND

* HISTORIC PRESERVATION
* COMMISSION
* Case No. 20-60

* * * * *

DECISION AND ORDER

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on August 6, 2020 to hear and consider the application of Charles Alexander, (“Applicant”), for a Certificate of Approval to construct an addition and make other exterior alterations at 3715 Old Columbia Pike, Ellicott City, Maryland (the “Subject Property”). The Commission members present were Allan Shad, Eileen Tenor, Drew Roth, Bruno Reich, and Erica Zoren. The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission; (4) the Agenda for the August 6, 2020 Commission meeting; (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

Summary of Testimony

Ms. Samantha Holmes, Staff to the Commission, presented the application, identifying the work proposed by the Applicant for which approval is requested, and the Staff's recommendation and the basis for the recommendation. Copies of Staff's recommendation and the application were provided to each Commission member and reviewed with the Commission by Ms. Holmes. The Applicant testified in support of the application.

Findings of Fact

Based upon the evidence, the Commission makes the following findings of fact:

A. The Subject Property

This property is located in the Ellicott City Historic District. According to the SDAT the building on the property dates to 1900, although it appears to have been modified significantly over time. The Applicant has provided a history of the building, which includes that it was built as a car showroom with residential above. Previous uses include a florist, coffee shop and computer repair store.

The Application explains that the unique geometry of the building is due to the site constraints of the rear terrain. The application also mentions three unique features on the building; the double arches recessed second floor porch on the front façade, the decorative frieze that bends with retail wall to create angled corner entry, and the rear sleeping porch with a continuous ribbon of casement windows.

B. Proposed Improvements

The Applicant proposes to construct a side addition and make rear alterations to the structure. The application contains a few objectives for the alterations, the objectives most

applicable to the exterior alterations include “improve rear access to upper level” and “move kilns to attached addition for ventilation and safety.”

The proposed side addition would be located on the west side of the building, fronting Old Columbia Pike. The rear alterations would take place behind the building, not visible from Old Columbia Pike.

The addition would be 8 feet 2 ½ inches wide fronting Old Columbia Pike, and about 12 feet deep on the west end of the building. The front façade of the addition would have three windows, each an irregular size; one floor to ceiling, one ¾ height and one ¼ height. The addition would be constructed of a cementitious panel siding and trim; the siding painted green with a yellow design motif painted on below the trim and along the corner of the addition. The side of the addition will consist of 5 green panels with maroon trim. The trim would be painted a maroon color to match the existing building. The roof of the addition would be flat roof, angled in a slight shed style to match the existing building (in order to run parallel to the existing building). The roof would will be a TPO roof, to match the existing building. The new windows will be aluminum clad wood, painted to match the existing yellow window color. The rear of the addition will contain an exterior door, one light over 2 panels, to match the front door. This door will be steel or fiberglass, painted to match the front door.

The rear alterations will consist of a new accessible entrance, created where the existing 1970s windows are located. A ramp, made out of concrete, will be installed to lead to the new entrance. The ramp will contain black steel railing, mounted into the ground. There will be black aluminum linear LED lights installed in the soffits, as indicated on the drawings. A new door and window system will be installed, to consist of all glass windows and doors,

with aluminum frames. The existing door will be removed and filled in with a panel, to match the design motif on the new addition.

C. Staff Report

New Addition and Dormer

Chapter 4: Secretary of the Interior's Standards

- 1) *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

- 2) *Chapter 7 recommends:*
 - a. *"Design and fit additions to avoid damaging or obscuring key architectural features of a historic building."*
 - b. *"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."*

The proposed addition will be located on the side of the building and will not be highly visible when looking at the front entrance. Due to the unique shape of this building, which is triangular in form, there are two sides of the building that are always highly visible from the public right of way. The addition will be located on the end of the west side of the building. The proposed addition will not damage or obscure any key architectural features, as none are present on that side of the building. Additionally, the building has been altered significantly over the years, as evident by the rusticated concrete block foundation, asbestos siding, and possibly enclosed second story front porch.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 3) *Chapter 7 recommends:*
 - a. *"Design an addition to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen.*

- Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new.*
- 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 roofline. Gable and shed roofs are common for additions in Ellicott City.”*

The proposed addition complies with the above Guidelines and will be subordinate to the historic building; it will sit slightly lower than the historic building and will be recessed on the front corner where it attaches to the building. The roof design will run parallel to the historic building, echoing the shape of the original roofline as recommended. The window design on the front of the addition loosely mimics the shape and size of the storefront windows on the first floor.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 4) *Chapter 7 recommends, “Use doors and simple entrance design that are compatible with those on the existing building or similar buildings nearby.”*

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

- 5) *Chapter 6.G explains possible exception as, “Many historic buildings have secondary entrances not visible from streets or other properties. Where these entrances already have a modern replacement door, a new door does not necessarily need to be of a historically appropriate style.”*
- 6) *Chapter 6.G explains, “When a new door is needed, it should reflect the character of the original door. Simple paneled doors of wood or window and glass are usually best, but metal doors with an appropriate style and finish can convey a similar appearance.”*

Both new doors comply with Guidelines. The door on the rear addition will match the design of the front door with the light and panel arrangement. The new door will either be fiberglass or steel. While the material is modern, the Guideline above gives an exception for

secondary entrances located on historic buildings not needing to be of a historic style. In this case, the style will be historic, but the material modern.

The proposed rear door for the new accessible entrance will be modern but will not be visible from the public right of way.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 7) *Chapter 7 recommends, "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 materials on the addition will be made of modern, cementitious products, which are compatible, but distinguishable from the historic building. The historic building has been altered and is currently sided in asbestos siding, which is also a cementitious product.

In general, the paint colors to be used on the addition will match those on the existing building. There is a new design motif being introduced on the addition, and the Commission should determine if it is appropriate for the building.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 8) *Chapter 7 recommends, "Roofing material may be similar to historic roofing material on the existing building or may be an unobtrusive modern material such as asphalt shingles."*

The proposed roofing material is TPO, which is appropriate for a flat roof system and was recently approved and installed on the main historic structure.

D. Staff Recommendation

Staff recommends the HPC determine if the painted design motif is appropriate and otherwise recommends the HPC approve the application as submitted.

E. Testimony

Mr. Shad swore in Charles Alexander. Mr. Shad asked if Mr. Alexander had any comments to add to the Staff report. Mr. Alexander said he had no comments to add and concurred with everything the Staff had said.

Ms. Tennor asked how the Applicant decided that the addition would be completely distinct from the existing building and how did the design decision come about as the existing building is rather symmetrical. Mr. Alexander said he has done a number of additions on historic structures, and the plans concur with National Park Service recommendations that additions be completely distinct from the historic structure. Mr. Alexander said there are wonderful motifs in the frieze, and he wanted to pull from the architecture on the building already. The addition is hyphenated from the building, but it is located there for functionally for the kilns. Mr. Alexander said there is an existing wall and patio, so it was an ideal location for the addition. The full-height window forms a slot between the new addition and the existing and the other window recalls the proportions. The colors and frieze motifs are drawn from the details in the first-floor cornice.

Ms. Tennor asked if the existing wall where the addition will be constructed was a lattice wall. Mr. Alexander said the wall is a parged block wall and has been altered a lot and the lattice has been added to allow something to grow. Ms. Tennor asked if the wall will be required to provide any structural support to the addition. Mr. Alexander said behind the lattice is a 12-inch concrete wall. Ms. Tennor said she was not entirely persuaded that the graphic

and color of the addition are in-keeping with the rest of the building and said she would defer to the architects on the Commission.

Mr. Roth said he would like to hear deeper insights provided by the HPC architects.

Mr. Reich said for the most part the application complies with the Guidelines and the addition differentiates itself from the main building. Mr. Reich asked if the building is historic as a comment in the staff report says the main building has been modified several times and Mr. Reich thinks the building looks like a duplex. Mr. Alexander said the building started as a car dealership and had apartments above the dealership. The big double doors placed on an angle towards Main Street was how the cars were rolled into the showroom.

Mr. Reich said that a large part of the façade is historic, and Mr. Alexander did the right thing by making the addition look modern, not historic, and subservient to the larger historic structure by placing it back using a hyphen and lowering the roof. The fenestration looks compatible but different. Mr. Reich said the ADA accessibility was nice and would not be visible. Mr. Reich said the only question was the graphics, which are said to be derived from the building, but look like a painted-on frieze from an urn. Mr. Alexander said in the frieze there are wrap around diamonds and the real color is better than the printed graphics. Since this is a maker space for pottery the idea was to play off the design, though the Applicant is not 100% set on the pottery motif (possibly medallions on the lower level but also considering playing off the auto history).

Mr. Reich asked if the panels on the addition were raised, as they looked painted on. Mr. Alexander said the panels are cut out pieces and raised about half an inch. Mr. Reich asked for the material of the panels. Mr. Alexander said the panels were cementitious and were painted. Mr. Reich asked if the Commission had gotten samples or specifications on the

panels. Mr. Alexander said he included the information on the last page of the application, the panels are a flat panel made of larger batten pieces that have the same finish like wood. Hardie has a new product that is more wood like that is milled and routed to look like it was wood.

Mr. Reich clarified if the panel was made out of Hardie trim or a composite. Mr. Alexander said he is not stuck with that particular brand and there are better products made with fly-ash.

Mr. Reich asked if Mr. Alexander was decided on the motif. Mr. Alexander said the Applicant had a few ideas but was not decided on a specific design. Mr. Reich said he would defer to the other Commissioners. Mr. Reich the basic architecture of the addition complies with the Guidelines and suggested Mr. Alexander make a separate submittal for the motif as there was no final decision on the design. The motif rides the line between signage and architecture and the Commission has had a lot of problems pop up with murals. Mr. Reich said it is easy to approve architecture, but Mr. Alexander should make a separate submittal for graphics. Mr. Alexander agreed to Mr. Reich's approach.

Ms. Zoren agreed with Mr. Reich's suggestion about the motif being a separate submittal as the motif seems almost like additional signage advertising the function of the building. Ms. Zoren said the architecture was very interesting as it has a chamfered corner, but the corner does not look at anything. Ms. Zoren noted in figure 15 is a perfect place for the chamfered corner, the hill of Old Columbia Pike would allow for more of a view on that side. Ms. Zoren asked if the Applicant was thinking of following her suggestion. Mr. Alexander said it was not the number one reason for his design, but the owners are close enough to the property line that there can be no window on that side of the building. Mr. Alexander wants the building to be seen. When one walks up Main Street the building is

obliquely seen, which is the view one would have. The proposed addition wraps around the primary kiln and allows it to be visible, which is why the addition faces the direction it does. Ms. Zoren asked if Mr. Alexander was building up to the property line. Mr. Alexander clarified the addition is not at the property line but with the angular property line wedging along at an angle, the building varies from 2-foot to 5-foot to the property line. There is a tree in a tree planter and well at the end of the addition.

Ms. Zoren referenced figure 14 in the Agenda, the figure shows a chamfered corner with two window types, a full glass panel and then a horizontal window facing straight out towards Main Street. Ms. Zoren asked if the windows could be one type or the other. Mr. Alexander said the tall one was the hyphen window and the other window recalls the sill and the proportion of the double-hung windows and he wanted to pull the porch and double-hung windows across into the façade and reference that horizontal line. Ms. Zoren said she was concerned with how having two different styles of windows next to each other will read. She suggested the Applicant choose one or the other and asked for the other Commissioner's input. Ms. Zoren referenced figure 15 and asked what the height of the green panels was and how the seam was being treated. Mr. Alexander said the panels are 10-foot-high and would be seamless; the max height would be 9'4".

Mr. Shad agreed that the windows should be one of the styles, not both, and suggested to eliminate the horizontal piece. Ms. Zoren said she could go either way with the window type, but the windows should be consistent in such a small area.

Mr. Shad asked if Mr. Alexander would be doing anything with the existing parged retaining wall. Mr. Alexander said he was not going to alter the wall. Mr. Shad asked if the Applicant did not want to make the retaining wall blend into the wall. Mr. Alexander said the

retaining wall was finished different with false ashlar block and then it goes to this lump concrete. Mr. Alexander said it would be better not to rip off vines and plantings. Mr. Shad said that 50% of the wall would not be seen either.

F. Motion

Ms. Zoren moved to approve the application as submitted with the exception that the two windows of the addition be the same style and type and the motif graphic be submitted at a later date. Mr. Reich seconded. The motion was unanimously approved.

Conclusions of Law

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

A. Standards of Review

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

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

Section 16.607(c) of the Code further provides:

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

Section 16.607(d) authorizes the Commission to adopt guidelines for its review of applications based on the standards set forth in the Code. Pursuant to this authority, the

Commission has adopted the Ellicott City Historic District Design Guidelines. Chapter 4 sets forth the relevant recommendations for the Secretary of the Interior's Standards; Chapter 6 sets forth the relevant recommendations for Rehabilitation and Maintenance of Existing Buildings; and Chapter 7 sets forth the relevant recommendations for New Construction: Additions, Porches and Outbuildings in the Historic District, as detailed in the Findings of Fact, part C.

B. Application of Standards

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

The Application proposes an addition to a historic building that has been significantly altered over the years and a new accessible entrance at the rear of the building. The addition complies with Guideline recommendations to make additions that are distinct from the original historic structure and do not obscure important architectural features. The addition is not highly visible when looking at the front entrance. The proposed addition will be subordinate to the historic building; it will sit slightly lower than the historic building and will be recessed on the front corner where it attaches to the building.

The addition will be made of modern, cementitious products, which are compatible, but distinguishable from the historic building. The historic building has been altered and is currently sided in asbestos siding, which is also a cementitious product. The roof and window design are compatible with the existing structure. The roof will run parallel to the historic

building, echoing the shape of the original roofline and the windows on the front of the addition loosely mimic the shape and size of the storefront windows on the first floor. There are two windows proposed on the front of the addition, both a different type. The window on the angled wall was full height glass, while the other window, placed parallel to the road, was the same overall height with a horizontal break. The Commission is requiring that the two windows match and be of the same size and type in order to provide less disruption to the façade. Both new doors comply with Guidelines. The door on the addition will match the design of the front door with the same light and panel arrangement. The style of the new door is historically appropriate, and although constructed of modern materials, the Guidelines provide an exception for secondary entrances located on historic buildings. The paint colors to be used on the addition will match or are otherwise compatible with those on the existing building.

The new accessible entrance at the rear of the building will not be highly visible from the public way. It will be installed where existing 1970s windows are located. A concrete ramp with a black metal railing and black metal lighting will lead to the new entrance. A new glass door and window system will be installed. The existing door will be removed and filled in with a panel, to match the design motif on the new addition.

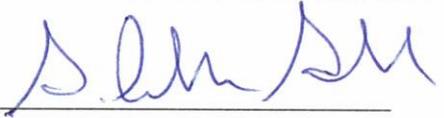
The proposed motif to be located on the addition was withdrawn and will be submitted for approval at a later date when the details are finalized.

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

ORDER AND CERTIFICATE OF APPROVAL

Based on the foregoing Findings of Fact and Conclusions of Law, by a vote of 5 to 0, it is this 3rd day of September, 2020, **ORDERED**, that the Applicant's request for a Certificate of Approval to construct an addition and make other exterior alterations at the Subject Property, is **APPROVED, with the exception of the design motif, as amended herein.**

**HOWARD COUNTY HISTORIC
PRESERVATION COMMISSION**



Allan Shad, Chair

 BB

Eileen Tennor, Vice-Chair

 BB

Drew Roth

 BB

Bruno Reich

 BB

Erica Zoren

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW



Lewis Taylor
Senior Assistant County Solicitor

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