HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELLICOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT
3430 Court House Drive ■ Ellicott City, Maryland 21043
Administered by the Department of Planning and Zoning
VOICE 410-313-2350
FAX 410-313-3042

August Minutes

Thursday, August 4, 2016; 7:00 p.m.

The seventh regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, August 4, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Mr. Allan Shad moved to approve the June 2, 2016 minutes. Ms. Eileen Tennor seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary

Members Absent: Erica Zoren, Bruno Reich

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, and Yvette Zhou

---

Please note the following comments and recommendations are from DPZ Staff and are recommendations for the Commission to consider, they do not represent a decision made by the Commission.

PLANS FOR APPROVAL

1. 10-28c – 3710 Washington Road, Glenwood, HO-120
2. 16-37 – 3740 Old Columbia Pike, HO-311, Ellicott City
3. 16-38 – 3733 Old Columbia Pike, Ellicott City (sign)
4. 16-39 – 3886 College Avenue, Ellicott City
5. 16-40 –8307 Main Street, Ellicott City, HO-572
6. 16-41 – 8360 Court Avenue, Ellicott City
7. 16-42 – Rear of 1 Emory Street/Court Place, Ellicott City
8. 16-23 – 6195 Lawyers Hill Road, Elkridge
9. 16-43 – Pathway between 8394 and 8390 Main Street/Parking Lot F, Ellicott City
10. 16-44 – 8289 Main Street, Ellicott City
11. 16-45 – 3411 Deanwood Avenue, Ellicott City
12. 16-46 – 3570 Sylvan Lane, Ellicott City
13. 16-47 –3713 Old Columbia Pike, Ellicott City
14. 16-48 –3733 Old Columbia Pike, Ellicott City, HO-360
15. 16-49 –8231 Main Street, Ellicott City (door)
16. 16-50 – 8231 Main Street, Ellicott City (signs)
17. 16-51 – 3736 Old Columbia Pike, Ellicott City
18. 16-52 –Rear 8125 Main Street also known as 3747 St. Paul Street, Ellicott City (Emergency Application)
19. 16-53 – 8526 Main Street, Ellicott City (Emergency Application)

CONSENT AGENDA

<u>10-28c – 3710 Washington Road, Glenwood, HO-120</u>
Final tax credit claim.
Applicant: Deborah A. Walk

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-120. The Applicant was pre-approved for tax credits in 2010. The Applicant has submitted documentation that $19,378.83 was spent on work. The Applicant seeks $1,937.88 in final tax credits.

Staff Comments: The application generally complies with the work pre-approved. However, there is a line item of $147.36 for a copper downspout, which was not a pre-approved item and was not referenced in the original application for pre-approval. Therefore Staff recommends that line item be removed from the total, which would be an amended total of $19,231.47 that qualifies as pre-approved work, for a 10% tax credit of $1,923.15. The receipts, cancelled checks and invoices add up to the amended amount.

Staff Recommendation: Staff recommends Approval of final tax credit in the amended amount of $1,923.15.

Testimony: There was no testimony.

Motion: Mr. Drew Roth moved to approve per Staff recommendations. Ms. Eileen Tennor seconded. The motion was unanimously approved for final tax credit

<u>16-37 – 3740 Old Columbia Pike, HO-311, Ellicott City</u>
Install signs.
Applicant: James Pallikal

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant seeks approval to install two signs on the building; one sign will be located on the side facing Old Columbia Pike and the other sign will be located on the side facing Parking Lot D. The signs will be made out of aluminum and will have a black background with white text and graphics. Each sign will have different dimensions, as shown below, but the sign design will be the same. Both signs will read on two lines:

Ghost Lounge
Hookah Bar

Figure 1 - Proposed sign

<u>Sign #1 – Projecting Sign facing Old Columbia Pike</u>
The projecting sign will be located on the front of the building, facing Old Columbia Pike. This sign will be 14 inches high by 36 inches wide for a total of 3.5 square feet. This sign will hang on a black iron

Figure 2 - Old Columbia Pike projecting sign

bracket, centered between the first floor door and window and second floor windows.

<u>Sign #2 – Flat Mounted Sign facing Parking Lot D</u>
The flat mounted sign will be located on the rear of the building, facing Parking Lot D/Hamilton Street. This sign will be 18 inches high by 48 inches wide, for a total of 6 square feet. This sign will be mounted centered above the ground floor window and door, but below the second floor windows.

Figure 3 - Parking Lot D flat mounted sign

Staff Comments: The Applicant first applied to the Commission for signs on this building in December 2013. At that time, the signs were significantly larger and contained more text. Staff was not in favor of the design of the signs at that time and recommended the signs be reduced in size to better fit within architectural features of the building. Additionally, the previous owner of this building also had replaced windows without approval. The Commission approved an amended application subject to Staff approval at that time, if the Applicant presented a plan for replacing the windows to conform with the building. The current application shows that the Applicant has looked into replacing the windows. However, as over two years have passed since this case was first heard, Staff is bringing the application back to the Commission for approval.

The Guidelines explain, “Signs need to be in scale with the particular building and therefore are not uniform in size throughout the Historic District. For example, the small shops of Tonge Row require smaller signs than a more massive structure such as the former Talbott Lumber Company building.” The proposed signs are now appropriately scaled, at 3.5 and 6 square feet, for this small Tonge Row building and comply with Chapter 11 recommendations, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign.” The Guidelines recommend against “two signs where one is sufficient to provide an easily visible identification of the business.” In this instance one sign would not provide easily visible identification of the business as the building has two different street frontages on the front and rear of the building.

The location of the proposed flat mounted sign complies with Chapter 11.B recommendations, “incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” The Guidelines recommend, “use only one projecting or hanging sign per building” and “limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.” This complies with the Guidelines as there will only be one 3.5 square foot projecting sign and it will be on the front of the building. Staff finds the application complies with the Guidelines, but reinforces that signs must be built and installed as shown in the images above, which shows the signs fitting between the windows of the building. In particular, the sign on the rear of the building should fit between the window openings and the width and height should not exceed beyond the edge of any window or door (as per the original application in 2013).

The Guidelines also state, “Sandwich boards and other signs that are placed on the sidewalk during the business day cannot meet the required setback from the public right-of-way and usually serve properties that have at least 40 feet of lot frontage. Therefore, these sidewalk signs are not allowed by the Sign Code and the Historic Preservation Commission has no power to approve them.” The sandwich board signs should be removed from the sidewalk along Old Columbia Pike.

Staff Recommendation: Staff recommends Approval as submitted, excluding the flat mounted sign on the front of the building, which was not being proposed but was shown in the application packet.

Testimony: There was no testimony.

Motion: Mr. Drew Roth moved to approve per Staff recommendations. Ms. Eileen Tennor seconded. The motion was unanimously approved.

<u>16-38 – 3733 Old Columbia Pike, Ellicott City</u>
Install sign.
Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks approval to install one projecting sign on the front of the building above the main entrance door. The projecting sign will be 43 inches high by 26 inches wide for a total of 7.88 square feet. The sign will have a cream background with black text and a green graphic of a hop flower. The sign will be a two inch thick double-sided sandblasted wood sign. The sign will have 6 inch long eyehooks sealed into the middle of the two sign faces. The sign will read on three lines:

MANOR
HILL
TAVERN

Figure 4 - Proposed projecting sign

Staff Comments: The application complies with Chapter 11 recommendations for signs. The proposed sign will be constructed out of wood, has one graphic and the text is limited to the name of the establishment. This complies with Chapter 11.A recommendations, “use simple, legible words and graphics” and “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The sign will also only have three colors, which complies with Chapter 11.A recommendations, “use a minimum number of colors, generally no more than three.”

The projecting sign complies with Chapter 11.B recommendations, “place projecting signs at a 90 degree angle to the building façade” and “use only one projecting or hanging sign per building.” The sign will be at a 90 degree angle and there is only one sign proposed for a building that is actually made up of a group of 5 attached buildings. The Guidelines recommend, “limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s

small, attached commercial buildings." As explained above, the overall building actually consists of five attached buildings. Therefore, Staff finds the slightly larger than recommended signage is appropriate as it is one sign for five building facades and finds the sign is in scale with the building.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Drew Roth moved to approve per Staff recommendations. Ms. Eileen Tennor seconded. The motion was unanimously approved.

<u>16-39 – 3886 College Avenue, Ellicott City</u>
Replace roof and gutters. Tax credit pre-approval.
Applicant: Yesim Clark

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1930. The Applicant proposes to replace the existing gray asphalt roof with new GAF Camelot II asphalt shingles in the color Royal Slate, which is gray. The proposed asphalt shingles are larger than a typical architectural shingle to mimic the size of slate. The existing asphalt shingles are a flat uniform shingle that does not mimic the size of slate. The Applicant also proposes to replace the existing 5-inch K-style gutters with a 6-inch K-style gutter. The gutters will remain white. The Applicant seeks tax credit pre-approval for the work.

Figure 5 - Proposed shingle

Staff Comments: The house was constructed in the Dutch Colonial style of architecture and has a gambrel roof. It would not be uncommon to see a real slate roof on this style of house, so the request to use an asphalt shingle that more so resembles slate than the existing asphalt shingle is not out of place. A house built in the same era across the street also has a real slate roof. It is not known for sure that this house ever had a slate roof, but the proposed asphalt shingles would comply with Chapter 6.E, "use asphalt shingles that are flat, uniform in color and texture and of a neutral color. A modern material similar in appearance to the original, such as a synthetic that reproduces the appearance of slate may be used." The house currently has an asphalt roof and will be replaced with an asphalt roof where the shingles are larger to resemble the size of slate tiles. The gutters comply with Chapter 6.E recommendations, "use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building's exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building." The gutters will be white to match the existing and are only being increased in size to better handle stormwater.

Figure 6 - Aerial of property

Staff finds the application is eligible for tax credits per Section 20.112 of the County Code.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work.

Testimony: There was no testimony.

Motion: Mr. Drew Roth moved to approve per Staff recommendations. Ms. Eileen Tennor seconded. The motion was unanimously approved.

<u>16-40 –8307 Main Street, Ellicott City, HO-572</u>
Exterior alterations.
Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks approval for the following work:

1) Remove existing timber retaining walls from landscape bed and replace with an 18 inch high stone retaining wall. New stone wall to match the existing shape and location of timber retaining wall.
2) Remove existing concrete block wall and replace with a matching 18 inch high stone wall.
3) The walls will both having a seat cap of limestone that is approximately 2 inches thick.
4) The stone will be similar to that shown in the application at Forest Green on Route 40.

Figure 7 - Concrete block wall to be removed

Figure 8 – Wood retaining wall to be removed

Staff Comments: Chapter 9.D explains, "retaining walls of granite, brick or timber may be appropriate depending on the context…new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City's typical stonework can be appropriate in visible locations." The proposed stone complies with Chapter 9.D recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way." The color and size of the stone used in the wall complements the historic stone found in Ellicott City. The existing timber retaining wall and concrete block walls are in poor condition, so this will be a nice improvement for the space.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Drew Roth moved to approve per Staff recommendations. Ms. Eileen Tennor seconded. The motion was unanimously approved.

<u>16-41 – 8360 Court Avenue, Ellicott City</u>
Install sign.
Ed Lilley for Howard County Historical Society

Background & Scope of Work: This building dates to 1843 and is located in the Ellicott City Historic District. The Applicant proposes to install a freestanding informational/historical sign in front of the original entrance to the Courthouse (referred to as Sign #4 in the application packet). The overall dimensions of the sign with supports are 26.5 inches long by 40.5 inches wide. The actual image on the sign will be 35 inches wide by 22.5 inches long. The sign pedestals/legs will be 46 inches high at the back, which is the highest point and 36 inches high at the front, which is the lowest point. The sign will be 5.47 square feet. The sign base and pedestals are made out of dark brown powder-coated aluminum and will match the existing Civil War Trail and National Road signs in Ellicott City. The image panels are made of 2 millimeter vinyl mounted to the back of 1/8 inch non-glare acrylic with optically clear adhesive. The image on the sign is shown to the right.

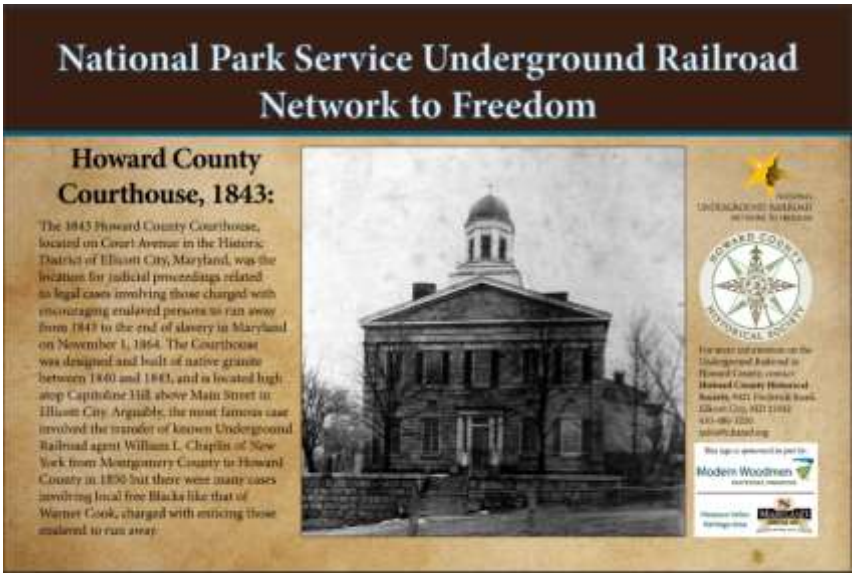

Figure 9 - Proposed sign

Staff Comments: The sign complies with Chapter 11 recommendations for freestanding signs, "to respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area." This sign will be just under 6 square feet, similar in size to the other historical signs found around Ellicott City. The sign also complies with Chapter 11.D recommendations, "design signs of a particular type with a consistent style, lettering, size, color and logo." This sign will be mounted on the same freestanding pedestals as the other historical signs in Ellicott City. Additionally, the graphic sign above has the same design and style as the other 'Network to Freedom's signs that are before the Commission for approval.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Mr. Ed Lilley. Ms. Tennor asked about the wording, which she found read like the narrative of a book rather than about a site. Ms. Tennor asked if a colon is required at the end of the headline. Mr. Lilley stated the signs were approve by the National Park Service before the Historic Preservation Commission. Ms. Tennor explained that the narrative does not provide a resolution on the cases brought against people for assisting runaway slaves. Mr. Lilley stated the person who did the research was not at the meeting and he was unable to answer on her behalf. Mr. Taylor stated the Commission should be focused on location, size, formatting and the material of the sign. He said that the specific text on the sign is not an element central to the Commission's decision making.

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

<u>16-42 – Rear of 1 Emory Street/Court Place, Ellicott City</u>
Install sign.
Ed Lilley for Howard County Historical Society

Background & Scope of Work: This old Howard County Jail dates to 1851 and is located in the Ellicott City Historic District. The Applicant proposes to install a freestanding informational/historical sign along Court Place, overlooking the rear of the jail. The overall dimensions of the sign with supports are 26.5 inches long by 40.5 inches wide. The actual image on the sign will be 35 inches wide by 22.5 inches long. The sign pedestals/legs will be 46 inches high at the back, which is the highest point and 36 inches high at the front, which is the lowest point. The sign will be 5.47 square feet. The sign base and pedestals are made out of dark brown powder-coated aluminum and will match the existing Civil War Trail and National Road signs in Ellicott City. The image on the sign will be:

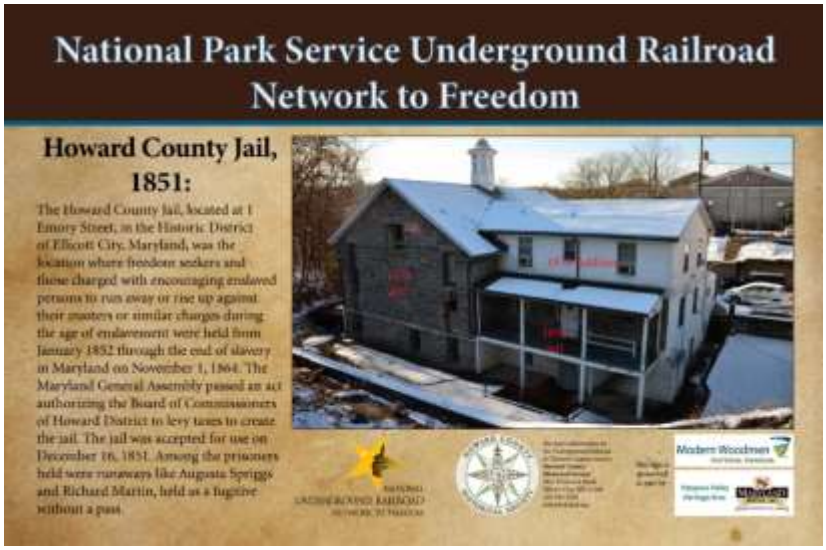

Figure 10 - Proposed sign

Staff Comments: The sign complies with Chapter 11 recommendations for freestanding signs, "to respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area." This sign will be just under 6 square feet, similar in size to the other historical signs found around Ellicott City. The sign also complies with Chapter 11.D recommendations, "design signs of a particular type with a consistent style, lettering, size, color and logo." This sign will be mounted on the same freestanding pedestals as the other historical signs in Ellicott City. Additionally, the graphic sign above has the same design and style as the other 'Network to Freedom's signs that are before the Commission for approval.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: This case was heard with case 16-41.

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

REGULAR AGENDA

<u>16-23 – 6195 Lawyers Hill Road, Elkridge</u> (Moved to August 16 Emergency Meeting)
Exterior alterations.
Applicant: David Errera

Background & Scope of Work: According to SDAT this house dates to 1932. This property is located in the Lawyers Hill Historic District. The Applicant originally proposed to remove the timber retaining walls and install a Belgard Belair segmental retaining wall system in the color Sable Blend, which is a dark gray color. The segmental retaining wall system is made of precast concrete block. The Applicant proposed to remove the front section of the existing retaining walls that run parallel to Lawyers Hill Road and construct the new walls about 6 to 10 feet back from the road to improve the line of sight for vehicles exiting the driveway.

The Commission found the proposed concrete retaining wall system was not appropriate for Lawyers Hill and asked the Applicant to identify alternative products. The Applicant now proposes to replace the existing timber retaining wall with stone retaining walls. Some of the soil will be removed from the existing landscape to bring down the grade of the land in order to build lower retaining walls. The stone retaining walls will have a maximum height of 35 inches and will generally follow the existing curvature of the driveway. The application states, "the soil behind the retaining walls will have a maximum slope 2 to 1 (horizontal to vertical). No tree removal will be required." The application also states that the wall will use the same materials that were used in the Claremont Overlook development on Lawyers Hill Road. The mailbox will be attached to a post in the ground on the west side of the driveway, in the general vicinity of the existing mailbox.

Figure 11 - Proposed stone

The Applicant will also install low voltage LED down lights in the trees along the driveway. A low voltage transformer will be installed on the east side exterior of the house. The transformer will be mounted in conformance with the manufacturer's recommendations. The power cables from the transformer to the lights will be buried underground. There will be approximately 8 lights, which will be solid cast brass and will be CAST, Volt or similar fixtures.

Figure 12 - Proposed lighting

Figure 13 - Existing driveway

Staff Comments: Chapter 9.D explains, "because homes in Lawyers Hill fit into the natural contours of the surrounding hills, the need for retaining walls has been minimized, and they occur infrequently within the District. Retaining walls in the District are generally low, brick or stone walls that have been built to form decorative structures such as a flower bed or water fountain. High timber retaining walls have been used at one driveway entrance to minimize the need to clear and grade the adjacent slopes. New retaining walls that will be visible from public roads or neighboring properties should be unobtrusive and constructed or faced with brick or stone." The Guidelines also recommend, "design new retaining walls to be low and constructed or faced with brick or stone." The current proposal now complies with the Guidelines as the retaining walls will be constructed out of stone.

The Guidelines also recommend, "where higher retaining walls are required, consider using a series of short, stepped walls with landscape plantings rather than one single high wall." The proposed wall will not be terraced, but will be smaller than the existing timber walls by removing soil.

The lights are small, will be located in the trees and in a color that will blend with the surroundings. Chapter 9.F explains that "historically, Lawyers Hill has had no street lights and minimal outdoor lighting. Outdoor lighting currently found in the Historic District includes fixtures attached to buildings and freestanding fixtures along driveways. The fixtures are generally unobtrusive and the level of lighting in the community is low." The proposed lights will be located along the driveway and mounted in the trees, creating a downlight on the driveway. The lights will also be low voltage and will not be overly bright.

Staff Recommendation: Staff recommends Approval of the stone retaining walls and exterior lights.

Testimony: There was no quorum for this case as Mr. Roth had previously recused himself. This case has been moved to an emergency hearing on August 16 at 7pm in the Ellicott Room of the George Howard Building.

<u>16-43 – Pathway between 8394 and 8390 Main Street/Parking Lot F, Ellicott City</u>
Install sign.
Ed Lilley for Howard County Historical Society

Background & Scope of Work: This location is within the Ellicott City Historic District ,next to historic structures. The Applicant proposes to install two freestanding informational/historical signs off the pathway leading from Main Street to the parking lot, next to the two existing historical signs. The overall dimensions of the sign with supports are 26.5 inches long by 40.5 inches wide. The actual image on the

sign will be 35 inches wide by 22.5 inches long. The sign pedestals/legs will be 46 inches high at the back, which is the highest point and 36 inches high at the front, which is the lowest point. The sign will be 5.47 square feet. The sign base and pedestals are made out of dark brown powder-coated aluminum and will match the existing Civil War Trail and National Road signs in Ellicott City.

Staff Comments: Staff is concerned about adding two more large signs next to the existing signs as they will be quite large all together, creating a "wall" along the pathway. However, given the content of Sign #2 which is a 'Network to Freedom – Underground Railroad' sign and shows an image of the Old Court House, Staff recommends placing the sign closer to the building, so that the perspective of the building while viewing the sign is the same as the perspective shown in the photo on the sign. That will help visitors better orient themselves since the entire street has been demolished. The sign complies with Chapter 11 recommendations for freestanding signs, "to respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area." This sign will be just under 6 square feet, similar in size to the other historical signs found around Ellicott City. The sign also complies with Chapter 11.D recommendations, "design signs of a particular type with a consistent style, lettering, size, color and logo." This sign will be mounted on the same freestanding pedestals as the other historical signs in Ellicott City. Additionally, the graphic sign above has the same design and style as the other 'Network to Freedom's signs that are before the Commission for approval. The image on the sign will be:

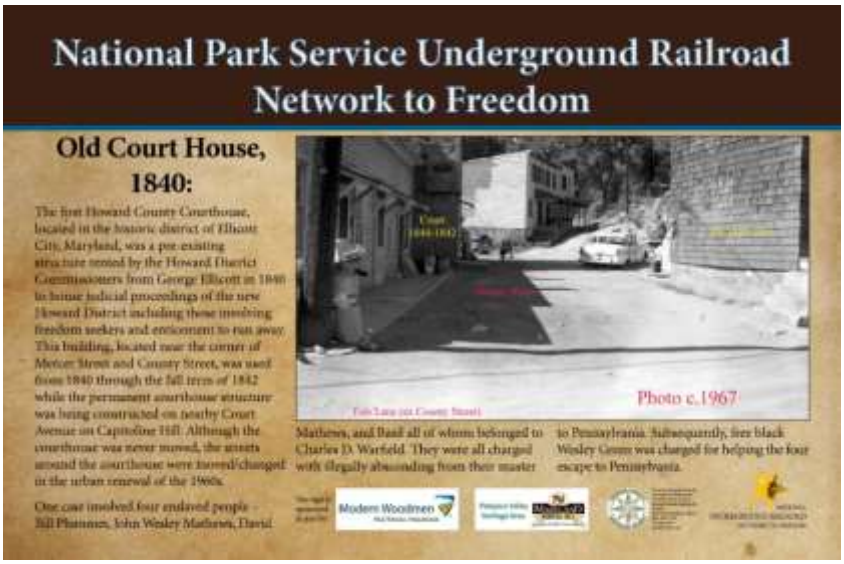

Figure 14 - Proposed sign

The application also references adding another sign, Sign #3, at this location pertaining to the Fells Lane/Hilltop Community. The Applicant does not yet have the image for that sign image yet and has withdrawn that request from this application.

Staff Recommendation: Staff recommends Approval of Sign #2 and recommends an alternate location closer to the Old Court House be used.

Testimony: Mr. Lilley stated the building will contain new Underground Railroad Network to Freedom exhibits and the alternate location next to the Old Court House makes more sense.

Motion: Mr. Drew Roth moved to approve per Staff recommendations. Ms. Eileen Tennor seconded. The motion was unanimously approved.

<u>16-44 – 8289 Main Street, Ellicott City</u>
Exterior alterations.
Applicant: Brennan + Company Architects

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1924. According to Joetta Cramm's book, *Historic Ellicott City*, the building was used as the Ellicott City Garage, a Ford agency. The Applicant proposes to restore the façade of the building to what it originally looked like when it operated as a car dealership and automotive garage. The windows on the building were shingled in prior to the creation of the Historic District. A few years ago the Commission approved for one of the windows to be opened back up again, but ultimately Staff has realized that was not the correct design. The County Architectural Historian has not been able to find any original images of this building in his research. Staff did find one photo that shows a small portion of the upper window, which shows several divided lites. The property owner researched other 1920s and 1930s era car dealership buildings, as recommended by Staff, which helped establish the proposed design.

Figure 15 - Photo showing upper level windows

The proposed design will remove the existing double hung windows and shingle siding and convert the previously opened window to a new design. The upper floor end windows will be 16 lite black aluminum windows to match the existing windows on the side and rear of the building. The center window on the second floor will consist of three windows: a 16 lite window, 6:1 window and another 16 lite window.

The first floor windows will have two 8:1 windows on each side and the center unit will be two 6:1 windows, a 12:1 window and a 6:1 door. The door will be a full lite aluminum door that will give the appearance of a window and provide the symmetry that would have existed on this façade. The windows will be EFCO black aluminum windows. The new front door will be an EFCO 1 ¾ inch standard black aluminum storefront door.

Four new period appropriate gooseneck lights will be installed across the front facade of the building. The lights will have anodized silver arms, black shields and frosted glass in keeping with the darker colors and to avoid light pollution and glare.

There is currently a concrete step that leads into the building. This will be replaced with a granite step.

The Applicant also proposes to remove the chain link fence around the rear perimeter of the property and replace it with a 42 inch tall cable rail fence. The new fence will have black painted steel posts spaced 5 inches on center with 4 inch stainless steel cable wire at 4 inches on center. The posts will be embedded in the existing stone wall. The application states that the existing stone wall will be repaired in-kind and leveled out for the new fence.

Figure 16 - Proposed restoration

Staff Comments: The Applicant is not applying for approval of the sign at this time. Any signage shown on the renderings is subject to a future application. The proposed façade design complies with Chapter 6 of the Guidelines. Chapter 6.H explains, "windows do much to establish the scale and character of a building. The arrangement, size and shape of windows, the details of window frames and sashes and the arrangement of glass panes all contribute to a building's personality." The architectural and historic integrity of this building has quite visibly been damaged over the years with the addition of shingle siding and vinyl 1:1 windows before the Historic District was created. The removal of these features, which are not historic, comply with Chapter 6.H, "replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, chose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building" and "restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance." Staff was only able to find one photo that shows a small part of this building's façade. However, due to the age of construction for this type of building, which was originally a Ford dealer, the Applicant was able to research and determine what the façade may have looked like. Staff agrees that this proposal is historically accurate and shares similar features, such as metal windows and doors, to the Taylor Department Store building farther down Main Street. Both buildings were constructed around the same time period. The Guidelines recommend against, "using metal or vinyl windows on historic buildings or in highly visible location, except for appropriate, metal-framed storefront windows." Through the research provided and knowledge of other buildings on Main Street, this building would qualify as an appropriate, metal-framed storefront window. The work also complies with Chapter 6.K recommendations, "preserve the form and details of existing historic storefront. Uncover or replace architectural detailing that has been obscured by later additions" and "where physical, photographic or other documentation exists for an earlier storefront...restore the earlier storefront design if the later renovation has not acquired historic significance of its own."

The use of black windows and doors is also consistent with Chapter 6.N of the guidelines, "use colors that were historically used on the building and use colors appropriate to the period and style of the building." The existing windows on the side and rear of the building are black metal.

The application does not contain specs on the granite to be used, but Staff recommends it match the granite found in Ellicott City.

The Applicant did not apply for tax credits for the restoration of the front façade, but Staff finds the work would be eligible and recommends approval.

The Applicant also proposes to remove the existing chain link fence, which would greatly improve the aesthetic of the rear of the building. However, the proposed cable rail fence is a very contemporary style of fence. The Guidelines explain, “historic metal fences found in the historic district include wrought iron fences, the ornate cast iron fences that became common in the 1840s, and the simple metal fencing found along the railroad line, known in Ellicott City as railroad fencing. New fences that emulate these older metal fences are appropriate for many areas of the historic district; especially for commercial and office area…There are many examples of simple, modern, dark metal railings, which blend unobtrusively with Ellicott City’s historic structure.” Staff finds the proposed fencing does not comply with the Guidelines. The application also states that existing stone wall will be repaired in-kind and leveled to install the new fence. Staff requires more information as to how the wall will be altered, as it was constructed at a slope. The wall also contains a variety of stone types and wood railroad ties.

The paved area within the fencing is not even and slopes away from the building. Depending on the proposed use, this area may require repaving or a new surface treatment. Staff recommends waiting until the plans for this building are further developed and addressing the rear of the building at one time. Staff finds it would be helpful to see more detailed plans, similar to those presented for the front of the building, at the time the rear of the building is ready to be applied for. If the Applicant wants to proceed with a new fence, Staff recommends using a black metal fence similar to those found in town, subject to approval from the Commission.

Figure 17 - Rear of building

Staff Recommendation: Staff recommends approval of the restoration of the front façade as proposed and tax credit pre-approval for the work. Staff recommends the fencing and wall work on the rear of the building be withdrawn and submitted at a later date when more information is available.

Testimony: Mr. Shad swore in Mr. Rob Brennan of Brennan Architects, who is representing the owner. Mr. Brennan said he agrees with the Staff report and explained that the effort at the rear of the property was to clean it up. Mr. Taylor asked if the work at the rear of the building was being withdrawn. Mr. Brennan stated yes. Mr. Taylor asked if the owner is seeking tax credit pre-approval. Mr. Brennan said the owner did not seek tax credits. Mr. Shad swore in Courtney Kehoe of Waverly Management. Ms. Kehoe stated her company is in the process of purchasing the building and will apply for tax credits when they finish purchasing the building.

Motion: Mr. Drew Roth moved to approve per Staff recommendations. Ms. Eileen Tennor seconded. The motion was unanimously approved.

<u>16-45 – 3411 Deanwood Avenue, Ellicott City</u>
Exterior alterations.
Applicant: Steve M. Park

Background & Scope of Work: This property is located in the Woods of Park Place subdivision on Upper Church Road inside the Ellicott City Historic District. The house was built in 2005 and is not historic. The Applicant proposes the following work:

1) Replace the existing composite front porch decking with Azek Arbor Collection decking in the color Morado (a medium brown color), to match the existing color used on the rear deck.
2) Replace wood front porch railings between existing columns with HB&G permaPorch Standard (colonial style) railing.
3) Paint all wood shutters on house Benjamin Moore Kendall Charcoal.
4) Paint front and side doors Benjamin Moore New London Burgundy. Doors are currently a medium dark blue.

The Applicant has received approval from the Woods of Park Place Homeowners Association to make the proposed changes.

Figure 19 - Porch floor

Staff Comments: The proposed painting of the shutters and doors comply with Chapter 6.N recommendations, "use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings…In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim." The proposed colors are muted shades and will not clash with the building or neighboring buildings. The house is not historic, but the paint colors are from Benjamin Moore's historic color palette and comply with Chapter 6.N, "use colors that were historically used on the building." It would be typical to see these colors on a historic building.

The Applicant proposes to replace the existing composite front porch with a new Azek product to match the color used on the rear deck. This color will be darker than what is currently on the front porch, which has aged to a pinkish brown. In reviewing the file for this building, it appears that the homes were supposed to be constructed with Mahogany wood front porch floors, but were instead constructed

with a composite floor. Conversely, Staff cannot find any reference to using wood porch railings, but sees that a composite product was approved for trim. After walking around the neighborhood, it appears that all of the homes were constructed with the same materials. Staff would need to perform deeper research to confirm that all of the homes were constructed with the wrong materials for the porches.

At this time, Staff recommends the porch floor and railing request be continued until more research can be done on this issue across the neighborhood. Approval of these materials at this time would set a precedent for any new construction that would take place in the neighborhood.

Staff Recommendation: Staff recommends Approval of painting.

Testimony: Mr. Shad swore in Steve Park. Mr. Park stated the existing decking is a composite material that is in kind with the proposed material. He explained that the UV light faded the existing decking material. The color sample is different from the existing, but the house is set back one hundred twenty feet from the street. He said that there are fifteen houses in the subdivision and thirteen have porches of the same material. The railing profile is an exact match, but the material is composite. He said that the existing wooden railing is rotting and hard to maintain.

Mr. Roth asked what impacts the subdivision will have if composite decking is not approved. Ms. Burgess stated that time is needed to further investigate. Mr. Dan Bennett explained the history of the development, stating that the contractor was approved to use real mahogany wood decking but the final material used was different and not mahogany. Mr. Taylor stated it was an existing zoning violation since the installed material was not the submitted approved materials. Ms. Tennor asked Mr. Park if the proposed material will not fade under UV. Mr. Park stated he is confident it will not fade. Mr. Shad asked Mr. Park if he considered using wood for the front porch. Mr. Parked stated no, because he wanted to match the rear deck and wanted less overall maintenance. Mr. Roth stated the railing could be a better quality of wood to be an in-kind material as the Guidelines calls for in kind replacement of existing wood material railings.

Public Testimony: Mr. Shad swore in Charles Kyler, who lives in the neighborhood adjoining Mr. Park's. When the new subdivision developed, Mr. Kyler was part of the effort driving design criteria to closely match Church Road for diversity of facades and colors. He explained that the idea was having individual porches to break up the look of similar homes. He said that two owners who had mahogany decks constructed had to have them replaced within 13 months because the material warped.

Motion: Mr. Roth moved to approve the painting as submitted, and approve the porch deck replacement with in-kind material as submitted. Mr. Roth moved to deny replacement of the wooden railings with artificial railings, but approve replacement of the railing with in-kind wooden materials. Ms. Tennor seconded. The motion was unanimously approved.

<u>16-46 – 3570 Sylvan Lane, Ellicott City</u>
Construct new garage.
Applicant: Charles Kyler

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1898. The Applicant proposes to construct a new detached garage to be located to the southeast side of the historic home. The garage will be built in the style of a carriage house.

The proposed garage will be 24 feet wide, with an additional 10 foot wide overhang, for a total of 34 feet in width. The garage will be 24 feet tall. There will be two garage doors on the front of the building with a green metal light above each door, as shown below:

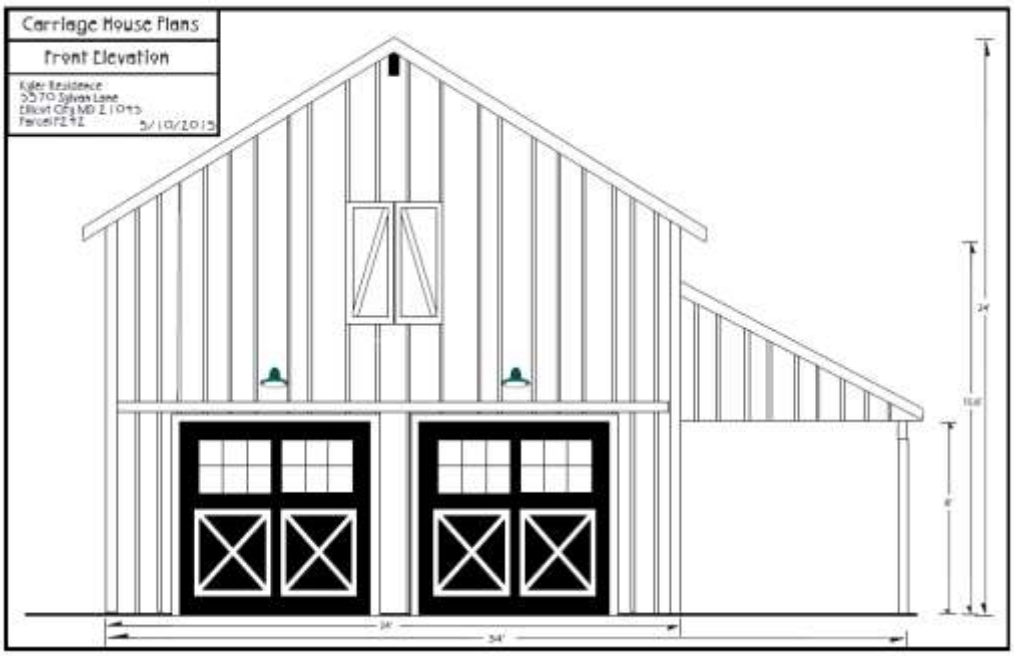

Figure 20 - Front elevation of proposed garage

The garage will consist of the following elements and materials:

1) Siding – HardiePlank cedarmill fiber cement board and batten style, painted white with black trim.
2) Roof – green metal.
3) Windows –Pella 450 series, aluminum clad wood casement windows, white. Double hung and casement. Drawings show 2:2 windows.
4) Shutters – Cedar paneled shutters painted black.
5) Doors – The drawings show a 1 lite or panel door over 1 panel on the left elevation. The drawings show a double door with no detail on the basement level on the rear of the building. The only spec sheet provided is for a 4 panel steel or fiberglass door. Staff requires more information regarding these doors.
6) Garage door – Spec sheet is for a Clopay Canyon Ridge carriage style aluminum doors to be painted white, 16 lite over 1 "X" panel on door. The Canyon Ridge door has a faux wood design, but the application states the door will be white. Garage doors will be 8 feet high by 8 feet wide.
7) Barn light, green metal – above side door and loft doors.
8) Foundation – walls supporting door opening to be built with natural stone, hillside to remain intact.

Staff Comments: The application generally complies with Chapter 7 recommendations for New Construction: Addition, Porches and Outbuildings. The garage will be detached from the house located in the side yard, which complies with Chapter 7.C recommendations, "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" and "do not place a new outbuilding where it obscures view of a historic building. Do not attach a new outbuilding to the principal building."

This will be a large garage, but will not be larger than the historic home, which has been added on to over the years. This complies with Chapter 7.C, “design outbuildings to be subordinate in size and detail to principal buildings in the immediate vicinity.”

The Guidelines recommend, “use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood.” While the historic house has German lap siding and the siding proposed for the addition is a HardiePlank board and batten, the two sidings will still be compatible. Board and batten is a historic type and the style is appropriate for the barn design of the garage. HardiePlank is a dense siding, similar to wood and complies with Chapter 7.A recommendations, “on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building.” The windows will be a 2:2 aluminum clad wood, to match the windows on the house, and comply with the Guidelines above.

Staff requires more information regarding the differences between the spec sheet of the garage doors and the elevation drawings which show 12 lite over 1 “X’ panel. The application says the door will be white, but the spec sheet is for a faux wood design door. The white garage door would be most appropriate so that it does not appear to be imitating real wood. For pedestrian doors, the drawings show a 1 lite over 1 panel door on the left elevation and a double door with no detail on the basement level on the rear of the building. The only spec sheet provided is for a 4 panel steel or fiberglass door. Staff requires more information regarding these doors. The application also says the door will be synthetic. Chapter 7.A recommends, “on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building.” Staff recommends all pedestrian entry doors be wood, which better complies with the Guidelines than a synthetic door, which tend to be less dense.

The stone foundation walls comply with Chapter 9.D, “retaining walls of granite, brick or timber may be appropriate depending on the context…new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The proposed stone complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone to be used in the wall complements the historic stone found in Ellicott City and on the subject property.

Staff Recommendation: Staff recommends Approval, contingent upon receiving a spec sheet for an appropriate style of wood door for the side and rear of the building and clarification on the garage door.

Testimony: Mr. Kyler was already sworn in from the previous case. Mr. Kyler stated there was a typo in the application and the proposed doors were supposed to say “black and white” doors not white doors. He explained that the Hardieplank board and batten are typically shaved down 3/8 inch thick during installation. Mr. Kyler proposed to use 1x1 real wood to give the extra dimension and the look of random width boards found on board and batten. He said the two doors on the back will not be seen unless walking to the back of the house. Mr. Kyler thinks the stone type is black basalt, which may not be native to the site. However, these stones were lining the original driveway and will be used in the proposed retaining wall. Ms. Holmes asked for clarification on the spec sheet of the door that was handed out by Mr. Kyler at the beginning of his case. Mr. Kyler said he would like to use fiberglass for the doors on the side and rear of the garage to avoid rot as the doors will not have awnings to protect them from the elements

Mr. Bennett asked Mr. Kyler why two levels were proposed. Mr. Kyler wants to emulate a carriage house and have a space for a wood shop. Mr. Kyler said the shutters will be functional on the front of

the building a window will be behind them. Ms. Tennor asked Staff if there were other examples of HardiePlank board and batten in the District. Ms. Holmes did not know of any other examples with HardiePlank. Ms. Tennor and Mr. Kyler discussed the construction with the HardiePlank. Ms. Tennor asked Mr. Kyler to address Staff's questions about the 16 or 12 lites on the garage door. Mr. Kyler said he drew the 12 lite version before he knew what was manufactured, so he will end up using a 16 lite, which was provided in the packet.

Motion: Ms. Tennor moved to approve per Staff recommendation; approve the proposed construction and details as submitted, per the spec sheet which shows 16 lite windows in the garage doors, black doors with white trim, the rest of barn to be painted white. Siding will have vertical Cedarmill HardiePlank boards and 1x1 wood battens on siding. Mr. Roth seconded. The motion was unanimously approved.

16-47 –3713 Old Columbia Pike, Ellicott City
Exterior alterations.
Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. The exact date of construction of this building is also unknown, but it shows up on the 1959 Sanborn maps. The Applicant was recently approved to make modifications to the building, but has decided to change plans. The Applicant now seeks approval to make the following alterations:

1) Paint brick on entire building Newburyport Blue (HC-155).
2) Add a metal canopy to the front of the building. The canopy will be painted white to match the window frames below.
3) Install vinyl (rough wrap) design of people and dogs on side and rear of building. This is applied with a heat gun and is removable. The vinyl would be in the color Shenandoah Taupe.

The Applicant was previously approved to stucco the entire building and paint it a similar shade of blue and approved to install a metal awning with wood supports. Staff has asked the Applicant for additional information on the material, design and dimensions of the current proposed metal canopy. Staff has also requested a color rendering of the new design of the building.

Staff Comments: The painting complies with Chapter 6.N recommendations, "use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim." A similar shade of blue was previously approved when the building was going to be covered in stucco. This building currently has painted brick as well.

Staff has requested additional information on the proposed canopy and requires this information before any recommendations can be made. Staff has asked for the overall width and thickness of the canopy, as well as how far it will extend away from the building. Staff also requested a color rendering of the building showing the proposed canopy in white as the rendering from the awning company shows it in black. As it is a metal canopy, Staff finds it would be more typical to see it painted black than white. The Applicant has provided a historical photo of this building that shows a canopy once existed on the front. This current design more so resembles the historic canopy than the previous awning, although it does not directly replicate the historic canopy/awning.

Regarding the proposed vinyl design/mural, the Guidelines state, "painting a sign directly on a wall or other structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the Sign Code. Well-executed artwork such as wall murals can make a positive contribution to the Historic District. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission." Staff finds the proposed design of people and dogs does not make a positive contribution to the Historic District and instead relates directly to a future business that may occupy a space. The findings for the Board of Appeals should also apply to a decision made by the Commission, regardless of this being considered a sign or not. Staff does not find the proposal would contribute to the historical, architectural or aesthetic character of the area.

Staff Recommendation: Staff recommends:

1) Approval of painting the brick blue. Staff recommends denial of the vinyl design.
2) Continuing the application until additional information is received regarding the proposed canopy.
3) Denial of the vinyl design.

Testimony: Ms. Kehoe had already been sworn in. Ms. Kehoe stated she understands the vinyl graphic of the dog being walked may not be liked. Ms. Kehoe would like to know if the Commission is open to the idea of the vinyl, which can be easily removed, as opposed to painting a mural. Ms. Kehoe explained the property owner would like guidance on creating a mural on the side or rear of the building, or if should be only the side or only the rear of the building. She said the side and rear of the building cannot be seen unless someone is in the parking lot for the building. Ms. Tennor stated the proposed wall mural breaks up the blank wall but does relate to historic Ellicott City. Ms. Tennor stated there is an opportunity for this building and it should be carefully thought out. Ms. Holmes asked the Commission to weigh in on the vinyl vs. paint. Mr. Shad asked if someone walking by could peel off the vinyl. Ms. Kehoe said it would require a heat gun. The Commission did not find the vinyl to be an appropriate material. Ms. Holmes summarized that the mural should relate to Ellicott City and that the appropriateness of a mural on the side and/or rear of the building would depend on what the mural was.

Ms. Kehoe explained they painted various swatches of the blue on the building to see how it would look. Ms. Burgess pointed out to the Commission that this color was previously approved to be on the building when stucco was proposed. Ms. Holmes explained the original blue was a stock color for the stucco and this is a close match.

Ms. Kehoe passed out a rendering of the building showing a white canopy as requested by Staff. Ms. Tennor stated the style as shown would look more appropriate black. The Commission recommends black as a more appropriate color for the canopy. Ms. Kehoe said black would be easier for them to maintain and keep clean. Mr. Bennett stated the proposed canopy is shown as forty-one foot six inches long with four supports about twelve feet apart. He said there was a twelve foot section with three supports shown on the drawing. Ms. Kehoe stated the drawing provides a visual representation of what the awning will look like and how it is connected to the building, but is not the actual specs for their awning. Ms. Bennett expressed concerns with stormwater drainage. Ms. Kehoe said the awning will connect to the building where there is an 'L'. Ms. Kehoe said she believed the top of the canopy was flat and the ridges are seen underneath. Mr. Shad asked if there was any consideration in using a couple of smaller awnings instead of the large single canopy. Ms. Kehoe stated the original gasoline station that occupied the property had the single large canopy and the idea was to mimic that historic element. Ms. Tennor asked if lettering would be applied to the canopy as shown in the historic photo. Ms. Kehoe said

there would be not be any lettering added. Ms. Holmes requested that Staff receive a copy of the shop drawings when this is submitted to DILP for permitting.

Motion: Ms. Tennor moved to approve the application for painting the brick blue. Ms. Tennor moved to deny the vinyl design, but was open to the Applicant coming back to the Commission with an alternate proposal for the wall mural. The applicant needs to submit the shop drawings to Staff for the canopy, with details of how it will be attached to and draining from the building. The Commission is open to a black or white canopy, but black is preferred. Mr. Roth seconded. The motion was unanimously approved.

16-48 –3733 Old Columbia Pike, Ellicott City, HO-360
Exterior alterations.
Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks approval for the following work:

1) Build a 30 inch high parapet wall to match the look of the building in order to hide the kitchen venting from the street view. Wall would be painted Amber Waves to match the existing siding on the building.
2) Remove the existing front porch/ramp and install a stone porch/ramp. The railing would be replaced with a simple black railing, similar to the one at the Visitor's Center.
3) Replace the existing fence on side of building with German lap siding fence and gate. The height of the new fence would be extended to the height of the side steps and deck. The siding would be painted Hasbrouck Brown to match the existing building color.

Staff Comments: Staff does not find the proposed parapet wall, as shown in the application, is in keeping with the building. Additionally, Staff does not find there is enough information in the application to approve the enclosure of the staircase. Staff recommends the Applicant withdraw the request for those items and provide elevation drawings in a future application that clearly show what the building will look like with the proposed changes for the parapet wall and enclosure. The Department of Inspections, Licenses and Permits may have additional requirements for the staircase enclosure due to fire safety.

Figure 21 - Existing front ramp and stairs

The replacement of the existing wood ramp and stairs with stone ramp and stairs will be a nice addition to the building. The stairs will need to meet Building Code and will need to have a gradual curvature to the stair instead of having the nosing of the run protruding beyond the rise. This issue will be worked through with the Department of Inspections, Licenses and Permits, but will slightly affect the appearance of the stairs. The Guidelines recommend against using porches of unpainted wood in areas visible from the public way. The removal of the unpainted wood ramp and stairs will comply with the Guidelines. Additionally the Guidelines state, "stoops and exterior stairways may be of poured concrete rather than wood if the location is unobtrusive or if masonry construction is

more appropriate because concrete or stone is used for similar features on neighboring historic buildings." This building has a granite stoop on one of the openings and granite edging for the landscape beds. The buildings directly across the street are constructed out of granite as well. The Guidelines (page 54) recommend, "use materials compatible with the existing building for the exposed masonry foundation or piers of a new porch." The Applicant proposes to use a bluestone paver. Staff recommends the Applicant consider a more gray stone, such as granite, that better matches the stone in the immediate vicinity. The proposed black metal railing is a historic style, will match other railings found in town and will be ADA compatible.

Staff Recommendation: Staff recommends Approval of Item #2, removing the existing front porch and ramp to be replaced with a stone porch and ramp and black metal railing. Staff recommends the other items be withdrawn and reapplied for when building elevations have been created that show how the building will look with the proposed changes.

Testimony: Ms. Kehoe had already been sworn in. Ms. Holmes asked if Ms. Kehoe wanted to withdraw the fence or parapet wall. Ms. Kehoe said they would like to withdraw the parapet wall and are working on getting better renderings. For the fence they would like any suggestions for what they could do to make that side more attractive. She explained that they chose German lap to blend in with the building. Ms. Burgess briefly explained the Staff concerns for the fencing.

Ms. Tennor confirmed the parapet wall is intended to screen the roof vent. Ms. Kehoe confirmed that was correct. Ms. Tennor suggested adding a cupola around the chimney vent. Ms. Holmes stated there is a cupola on another location on the building. Ms. Tennor said the parapet wall as drawn looks like it would need a roof, so it is not the best solution. Ms. Burgess suggested making it look like a chimney, as an alternative to a cupola. Mr. Shad asked if a different vent was looked into, as a new vent may have a lower profile and eliminate this issue. Ms. Holmes said that she asked the Department of Inspections, Licensing and Permits (DILP) about the possible obstruction of venting if it was screened and DILP did not have a problem. Mr. Bennett suggested the Applicant talk to a mechanical engineer. Ms. Holmes explained that Mr. Bennett was concerned that the screening would affect the ability of the vent to properly function.

Mr. Roth agreed with the Staff comments that granite would be more in-keeping with this building than bluestone because of the existing granite step and sills on the building. Mr. Roth discussed the architecture of the building and stated that a wood railing actually looks appropriate with this building. Mr. Roth said historically this building would not have had a railing as fancy as metal. Mr. Roth said that railings painted white to match the surrounding trim would be more appropriate. Ms. Kehoe stated most of the railings in Historic Ellicott City are black metal, so having a wooden railing may stand out from the rest. Ms. Holmes stated that the ramp and stairs will be subject to ADA, which will be handled with DILP. Ms. Tennor said that granite would be more in keeping with the surrounding buildings.

Mr. Roth said it seemed reasonable to replace the fencing with German lap siding. Ms. Kehoe explained where the siding would be located and it would follow the shape of the stair case. She said there is an AC unit under the stairs and the gate would be put back in the same location. Ms. Tennor asked what color the fence would be. Ms. Holmes said the fence would be painted to match the building as was approved the previous month to be Benjamin Moore Hasbrouck Brown. Ms. Tennor found it would be more fitting for the gate to have hinges and be made out of the siding material as to not be a separate door that would stand out.

Motion: Mr. Roth moved to approve Item 2, with the modification that a wood railing be used, painted to match the surrounding trim. The ramp should be granite to match the surrounding foundations and stoops. Approval of Item 3 as proposed. Ms. Tennor seconded.

<u>16-49 – 8231 Main Street, Ellicott City (</u>Withdrawn due to flood)
Replace door.
Applicant: Jennie Melvin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes the following work:

1) Replace the existing 6 panel wood front door with a full lite white fiberglass door painted Asparagus Green, a bright green.
2) Paint all windows of the front façade black. The windows are currently a brown color.
3) Replace the two existing exterior lights with a black metal lantern with clear beveled glass.

Staff Comments: The proposal to replace the existing 6 panel wood door with a full lite white fiberglass door painted Asparagus Green does not comply with the Guidelines. Chapter 6.G recommends against, "unnecessarily replacing original doors and entrance features on historic buildings." In reviewing the file Staff has found that the existing door can be seen on this building in photographs as early as the 1970s. The photographs and file also show that the original front windows on this building have been replaced without approval. Photographs from the 1970s to 1999 all show the building with 12 lite windows on the second floor (tilting or casement) and 16 lite windows on the first floor. The removal of the windows, without approval, has significantly altered the front façade of the building as the windows were a character defining element of this building. Staff finds the removal of the existing wood 6 panel front door will further degrade the architectural integrity of this building. Chapter 6.G of the Guidelines recommends, "maintain and repair original doors, frames, sills, lintels, side lights and transoms; weatherstrip doors to reduce air infiltration."

Figure 22 - Older photos of front facade

The proposed green paint color also does not comply with the Guidelines, which recommend “use colors that were historically used on the building” and “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors of a coordinated color scheme whenever possible. In general use calm or subdued colors, reserving bright colors for small important details such as doors or trim.” The Guidelines recommend against, “using primary colors, bright orange, bright purple or grass green. These are not historically appropriate and generally will not blend with the district’s architecture.” The proposed black color for the windows complies with the recommendations and can be seen as previously existing on the building. The door also appeared to have been painted black and could be painted black again, which is in keeping with the buildings color scheme. Aside from not being an appropriate color choice, the proposed green clashes with the color of the brick on the building.

Figure 23 - Proposed changes

The original exterior lights have already been removed on this building, which appears to have been an approved alteration, although more research of the file would need to be done to confirm this. The proposed lights more closely resemble the original lights as they are a dark, black metal, whereas the existing lights are a brass with colored glass. The proposed light complies with Chapter 9.E recommendations, “use dark metal or a similar material” and “place attached lighting fixtures in traditional locations next to or over a door.”

Figure 24 - Original light, existing light and proposed light

Staff Recommendation: Staff recommends:

1) Denial of replacement door and painting the door green.
2) Approval of painting the window trim black and painting the existing front door black.
3) Approval of replacement front lights.

Testimony: There was no testimony. This case was withdrawn as the building was damaged by the flood.

<u>16-50 –8231 Main Street, Ellicott City</u> (Withdrawn due to flood)
Install signs.
Applicant: Jennie Melvin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant has submitted two separate applications to install two signs on the building, but Staff is reviewing them together to look more cohesively at the building.
<u>Sign 1</u>
The first sign will be 25 inches high by 25 inches wide, for a total of 4.34 square feet. The sign will have a blue background with white and blue text. The sign will be made out of aluminum and will be flat mounted against the wall. The sign will in the shape of a square and located under the exterior light, to the right of the door. The sign will read on 5 lines:

Legends Title
Group
Closing, Title & Escrow
410.988.5714
EST 2000

<u>Sign 2</u>
The second sign will be 39.5 inches high by 20 inches wide for a total of 5.46 square feet. The sign will have a white and green background with green and black text and small graphics. The sign will be made out of aluminum and will be flat mounted against the wall. The sign will be in the shape of a rectangle with bracketed cut outs on the top and bottom and be located under the exterior light, to the left of the door. The sign will read on 8 lines:

J. Melvin
PREMIER
PROPERTIES
REAL
ESTATE
OFFICE
410.988.5714
EST 2009

Figure 25 - Proposed signs

Staff Comments: The Applicant has also installed a vinyl sign inside the front window, as shown in Figure 26.

Figure 26 - Existing facade

In reviewing this case file Staff found a letter from the Commission in 1988 to the property owner at the time. The letter discussed signage on this building, stating that they found there were too many signs on the building and expressed concern that they were being asked to approve more. The Commission set up requirements for a multi-tenant directory sign on this building, although it doesn't appear to have been followed. This Commission has recently had similar requests of installing too many signs on one building at a time. The Applicant proposes to install two signs on the exterior of the building, but the sign in the window also needs to be considered. In the past the Commission has been lenient with these signs; however, in this case the sign takes up the entire window and has more text than the proposed exterior signs. Chapter 11.B recommends against, "two signs where one is sufficient to provide an easily visible identification of the business" and against "more than two signs per business per façade." Staff finds the window sign qualifies as an existing sign for J. Melvin and recommends the either the window sign be removed and the exterior sign hung, or vice versa. Both signs should not be up at the same time.

Chapter 11 of the Guidelines recommends, "use simple, legible words and graphics" and "keep letters to a minimum and the message brief and to the point." The two proposed signs comply with this recommendation. However the Guidelines also recommend, "if more than one sign is used to identify a building's tenants, use signs that are similar in scale, harmonious in color, and located symmetrically or uniformly on the building." The proposed signs will be located symmetrically on the building, but are not similar or harmonious in scale, style or color. Each sign contains the colors specific to its business. The signs are also shaped quite differently. The sign for J. Melvin has a very traditional bracketed style and contains a border. However, the sign for Legend's Title Group is more contemporary as it as a square sign with no border. Staff recommends the signs be more similar in size and shape and that a border be added to the Legend's Title sign.

The size of the signs comply with Chapter 11.B, "in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign." Each sign will be less than eight square feet. The location of the proposed signs also complies with Chapter 11.B, "if there is more than one flat-mounted sign on a building facade, coordinate their locations. For example, signs may be placed in the same horizontal plane or in a column on the wall adjacent to the door." There will be one sign on either side of the door.

Staff Recommendation: Staff recommends:

1) Approval of the exterior sign for J. Melvin only if the window sign is removed.
2) The Legend's Title sign should be altered to better match the shape of J. Melvin sign (if it is to be used) and a border be added. This sign can be approved by Staff if the Commission decides, or it should return to the Commission for approval.

Testimony: There was no testimony. This case was withdrawn as the building was damaged by the flood.

<u>16-51 – 3736 Old Columbia, Ellicott City</u> (Withdrawn due to flood)

Retroactive approval to construct patio.
Applicant: Jeni Porter and Kimberly Kepnes

Figure 27 - View of patio from parking lot

Background & Scope of Work: This property is located along Tonge Row in the Ellicott City Historic District. According to SDAT the buildings along Tonge Row date to the early 1800s. The Applicant seeks retroactive approval for the installation of the patio that was constructed in late Spring 2015. The patio was constructed out of concrete brick pavers that have four 'bricks' per paver. The patio was constructed directly adjacent to the fence overlooking the Tiber River. The Applicant did try to seek retroactive approval sooner, but Staff needed to determine ownership of the property and the Department of Public Works had to survey the parking lot. The existing patio was constructed without approval from the Historic Preservation Commission and was constructed partially on County land, although at the time the Applicant believed the land to belong to the owner of 3736 Old Columbia Pike.

Figure 28 - Proposed site plan

The Applicant seeks retroactive approval to leave the patio in place, remove the portion on public property and then add that same square footage back on their land on the other side. The application also indicates the Applicant would like permission to leave the patio in its existing location, as-is.

Figure 29 - Settling of pavers

Staff Comments: The patio was not soundly constructed and has already settled unevenly. The brick style concrete pavers that were used do not match any of the existing hardscaping in the area, which consists of brick county sidewalks, flagstone pavers, and brick sidewalks within the businesses. The pavers do not comply with Chapter 9 recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way." The pavers stand out as a concrete product and not a true brick. The color of the patio is more pink than red. Chapter 9 of the Guidelines recommends, "construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone." The pavers used do not look like stone and do not resemble the real brick on site. The existing hardscaping consists of flagstone and brick that are compatible with each other, but this additional paving material stands out as fake and not compatible.

If this application had come to the Commission for approval prior to being installed Staff would have recommended an alternative material be used, similar to other cases recently before the Commission with regards to stone. Additionally Staff has concern about the use of pressure treated decking posts for the retaining wall for the patio. The ground was not leveled out and therefore the

Figure 31 – Nearby walkway/patio

Figure 30 – Nearby walkway

lumber was needed to hold the sand and pavers in place. Staff does not find the lumber posts are an appropriate material and that any retaining should be done in the same stone as the patio, as the use of wood introduces yet another material. The existing patio also has no relationship to the other walkways or patios. The other patios and walkways in this area are all connected.

Figure 32 - Subject patio

The ground was not leveled and properly compacted prior to the installation of the pavers, which are settling unevenly and the safety requirement of the height of the fence along the river has been compromised. The fence would have been 42 inches high, but with the addition of the pavers adjacent to the fence, it is only 36 inches high. The Building Code requires a fence/guardrail at least 42 inches high on top of a retaining wall.

Staff Recommendation: Staff recommends Denial as submitted.

Testimony: There was no testimony. This case was withdrawn as the patio was damaged by the flood.

16-52 –Rear 8125 Main Street also known as 3747 St. Paul Street, Ellicott City (Emergency Application)
Demolish garages
Applicant: Courtney Kehoe

Testimony: Due to time constraints, a written staff report was not prepared for this application. Ms. Holmes explained that the Applicant request permission to demolish the two garage buildings that front St. Paul Street. The application states that, "to restore Caplan's building along Main Street, these garages need to be removed and will be rebuilt at a later date, to look the same with slightly different features." Ms. Holmes confirmed that the Applicant had been emailing staff to rebuild the garages prior to the flood event. Ms. Holmes explained that the Commission approved prior demolition in 2010 (Case 10-06), they were not removed at that time and the approval expired.

Ms. Holmes stated that this was an emergency application and the property was posted 24 hours ago and the case posted on the HPC's website more than 24 hours ago. Mr. Taylor confirmed the demolition of the structures was also approved in 2006 in case 06-04. Mr. Taylor said that before approving the demolition tonight, the Commission needed to determine if these were structures of unusual importance.

Ms. Tennor said it was her understanding that in the previous case it was determined not to be of unusual importance. Ms. Roth asked why this case was before them now. Ms. Holmes stated the approval expired. Ms. Burgess explained that due to the flood, the Applicant found this area would provide access to repair 8125 Main Street. Mr. Taylor said that the Commission found the poor condition of the structure left little, if any, remaining historic value. The Commission found the existing structure was not a structure of unusual importance.

Motion: Mr. Roth moved to find the garages are of no historical importance and approve the demolition. Ms. Tennor seconded. The motion was unanimously approved.

16-53 – 8526 Main Street, Ellicott City (Emergency Application)
Tax credit pre-approval for in-kind repairs.
Applicant: Kevin Breeden

Testimony: Ms. Holmes said this application came in that day for building permits and is an emergency. Mr. Taylor stated this application is only for tax credit pre-approval for in-kind replacement. Ms. Holmes said it is for in-kind replacement for the foundation wall, where a large portion was destroyed by the flood. She explained there are no specifics yet, but they may not be able to find rusticated concrete block and would need to use a smooth concrete block.

Motion: Mr. Roth moved to pre-approve the historic tax credit. Ms. Tennor seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn. Mr. Shad seconded. The motion was unanimously approved and the meeting was adjourned at 9:17 pm.

OTHER BUSINESS
The Commission met in closed session for a discussion of flood damage to Historic Ellicott City and consideration of procedures for emergency applications for Certificate of Approval.

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

_____
Allan Shad, Chair

_____
Beth Burgess, Executive Secretary

_____
Samantha Holmes, Preservation Planner

_____
Yvette Zhou, Recording Secretary