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
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August Minutes

Thursday, August 6, 2020; 7:00 p.m.

The August meeting of the Historic Preservation Commission was held on Thursday, August 6, 2020. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

Ms. Grace Kubofcik registered to testify on HPC 20-62 Ellicott City Watershed Master Plan. No one else registered or otherwise contacted the Commission about testifying for any of the following applications.

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

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

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

PLANS FOR APPROVAL

Consent Agenda

1. HPC-20-55 – 1485 Underwood Road, Sykesville
2. HPC-20-56 – 8512 Frederick Road, Ellicott City

Regular Agenda

3. HPC-20-57 – 3892 College Avenue, Ellicott City
4. HPC-20-58 – 8141 Main Street, Ellicott City
5. HPC-20-59 – 3630 Church Road, Ellicott City
6. HPC-20-60 – 3715 Old Columbia Pike, Ellicott City
7. HPC-20-61 – 8156 Main Street, Ellicott City
8. HPC-20-62 – Ellicott City Watershed Master Plan

CONSENT AGENDA

HPC-20-55 – 1485 Underwood Road, Sykesville, HO-1173
Applicant: Ann H. Jones

Request: The Applicant, Ann H. Jones, requests 20.112 and 20.113 tax credit pre-approval for the rehabilitation of the historic house at 1485 Underwood Road, Sykesville.

Background and Site Description: This property is listed on the Howard County Historic Sites Inventory as HO-1173, Bowling Green.

Scope of Work: The Applicant seeks tax credit pre-approval for the following work:

1) Septic – Install a septic system and connect it to the house, following Health Department Regulations.
2) Well – Drill a new well, as required by the Health Department, and install supply lines to the house.
3) Electricity – Run a grounded electrical service to the house, including a metered panel and rewire the house. The house was only wired at some point in time to run a radio and a light and is inadequate for modern needs and is not to code.
4) HVAC – Install an HVAC system to provide heating and cooling to the house. In order to minimize duct work, one air handler will handle the first floor and a second air handler will be installed in the attic knee wall to service the second floor and attic. Returns will be located in the existing changes adjacent to the chimneys on both sides of the house. The HVAC system will consist of: two heat pump systems, backup gas or electric furnace, ductwork and return vents as needed, dryer box, standard range dryer bath venting and fans, secondary drain pans with float switches under both indoor units, low voltage wiring of all components and high-density outdoor unit pads.

HPC Review Criteria and Recommendations:

Sec. 20.112. - Historically valuable, architecturally valuable, or architecturally compatible structures
(ii) Eligible work includes:

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

(iii) Eligible work does not include:

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

Sec. 20.113. - Restorations and rehabilitations of historic or heritage properties.
(b)(5) Qualified expenses means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.

Based on the above code criteria for the 20.112 tax credit, Items 1 and 2 (the septic and well) do not appear eligible for the 20.112 tax credit as they do not relate work that is needed to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing or relate to the

exterior repair of the structure. However, Items 3 and 4 (electricity and HVAC) do appear eligible as electricity and HVAC will assist in maintaining the physical integrity by controlling air temperature and moisture.

Based on the above code criteria for the 20.113 tax credit, Items 1-4 appear to be eligible for the 20.113 tax credit, as these improvements will assist in improvement, restoration and rehabilitation of the property, which is currently lacking all four requested items.

Staff Recommendation to the HPC: Staff recommends the HPC pre-approve 20.112 tax credits for Items 3 and 4 and 20.113 tax credits for Items 1-4.

Testimony: Ms. Jones was in attendance but no further information was given or discussed.

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

HPC-20-56 – 8512 Frederick Road, Ellicott City
Applicant: Robert Z. Hollenbeck, Howard County Department of Public Works

Request: The Applicant, Robert Z. Hollenbeck on the behalf of the Howard County Department of Public Works, requests a retroactive Certificate of Approval for exterior alteration at 8512 Frederick Road, Ellicott City.

Background and Site Description: 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.

Scope of Work: 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

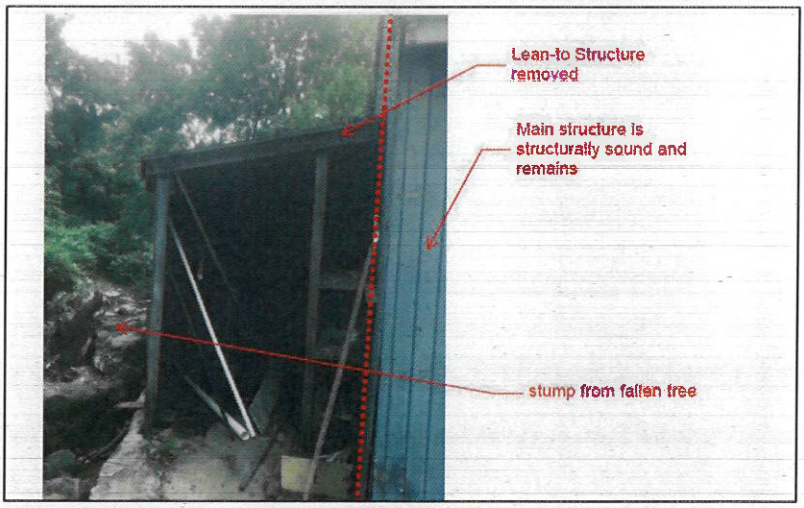

Figure 1 - View looking east at lean toward constructed on stream wall

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.

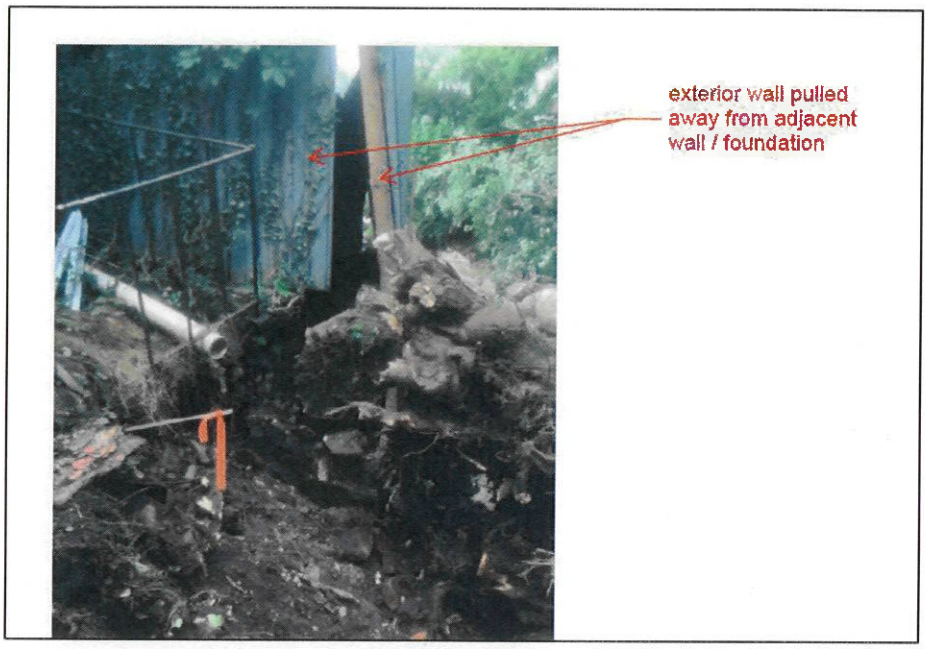

Figure 2 - View looking west at tree root and damage to lean-to

HPC Review Criteria and Recommendations:

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

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

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.

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

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

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

REGULAR AGENDA

HPC-20-57 – 3892 College Avenue, Ellicott City
Applicant: Matthew Wehland

Request: The Applicant, Matthew Wehland, requests a Certificate of Approval to construct a new outbuilding at 3892 College Avenue, Ellicott City.

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

Scope of Work: 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

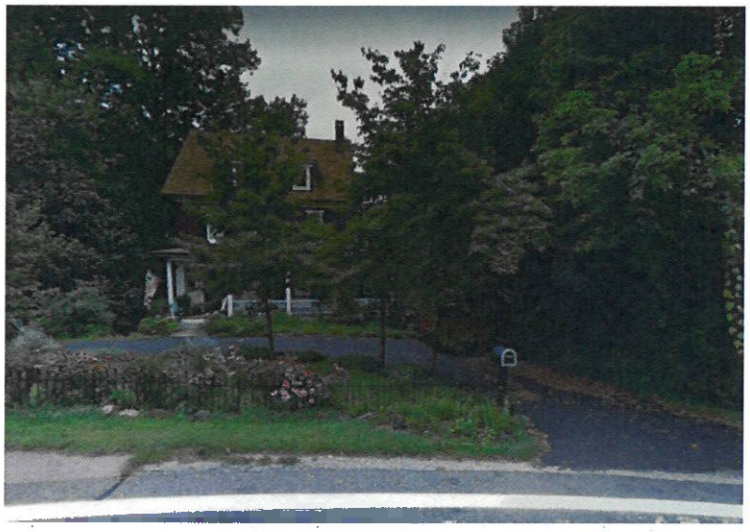

Figure 3 - Front view of house from College Avenue, Google Streetview. Garage to be located to the right of the house, 100 feet back from the street.

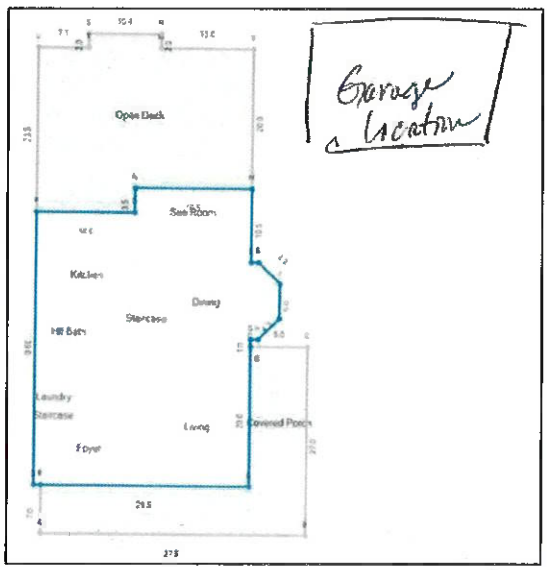

Figure 4 - Proposed location of garage

HPC Review Criteria and Recommendations:

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."*

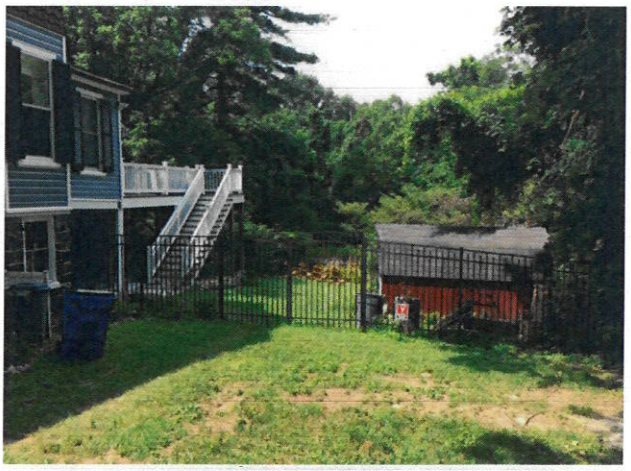

Figure 5 - View of garage location from side of house.

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.

Figure 6 - Elevation of property

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.

Figure 7 - Proposed kit garage

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, which the Applicant would then use. 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.

Staff Recommendation to the HPC: 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.

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 said in the past if a new structure was being built and not visible from the street the Commission has given some latitude on the windows. Ms. Tennor asked Ms. Holmes to confirm her statement to be true. Ms. Holmes said that without reviewing all case files she would not be able to know for sure but noted the Guidelines do offer some discretion for the Commission.

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. Tennor said

she can understand the constraints the Applicant may have from the manufacturer, and she would not veto vinyl windows.

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 applications 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 Staff approval of the garage.

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.

HPC-20-58 – 8141 Main Street, Ellicott City
Applicant: Mohammed Alanesi

Request: The Applicant, Mohammed Alanesi, requests a Certificate of Approval to install signs at 8141 Main Street, Ellicott City.

Background and Site Description: 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.

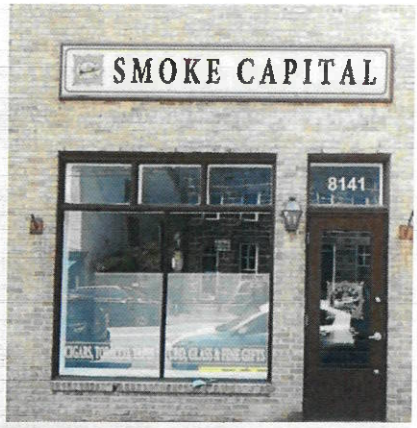

Figure 8 - Proposed signs

Scope of Work: 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

Figure 9 - Proposed door sign

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

Figure 10 - Proposed window sign

HPC Review Criteria and Recommendations:

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.

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

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,taking into account the street photograph of the building, 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.

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

HPC-20-59 – 3630 Church Road, Ellicott City
Applicant: Gary Segal

Request: The Applicant, Gary Segal, requests Tax Credit Pre-Approval to make roof repairs and Pre-Application Advice for the future treatment of the roof at 3630 Church Road, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1937.

The house has a Church Road address, but it does not front Church Road. It is located off of the road that leads to the Patapsco Female Institute. The house is set back significantly from Church Road.

Scope of Work: The Applicant proposes to make repairs to the slate roof to resolve the current leaking. The current repairs would consist of replacing damaged slates with new slate to match the existing, and replacing the underlayment in leak area. Other areas damaged as a result of the leak would also be repaired. Flaking paint is visible in the eave at the rear of the house. The application explains that water damage and slate particles have been found in the attic; slate dust has been found on attic insulation. The application explains that the roof is made of Pennsylvania slate and is 82 years old, at the end of its life expectancy.

The Applicant also seeks Pre-Application Advice from the Commission regarding the next steps for the roof, as a replacement is needed as the long-term solution. The Applicant has outlined three options:

1) Option 1 – This option is preferred by the Applicant and would consist of stripping the entire roof from the main portion of the house and replacing the slate with a contemporary roofing material.
2) Option 2 – This option would consist of making a temporary repair of leak using slate, then replacing the existing roof with a new slate roof, using either Vermont or Pennsylvania slate.
3) Option 3 – This option would consist of repairing the leaking area and letting the roof remain as-is until the next issue arises. The application explains this is what has happened since the last repairs were made in 2014.

Figure 11 - Aerial view of roof damage.

HPC Review Criteria and Recommendations:

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

1) *Chapter 6.E states that the following is Routine Maintenance, "Repairing roofs, including the replacement of small areas of roofing material, using material similar to the existing roofing in dimensions, shape, color and texture."*

The proposed in-kind repair of the slate roof and underlayment would be considered Routine Maintenance and is eligible for 20.112 tax credit pre-approval.

Some of the collateral damage items may also be eligible. However, as they are currently unknown, the Applicant should submit a new application, which may be considered for approval through the Minor Alteration/Executive Secretary Tax Credit Pre-Approval process.

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

2) *Chapter 6.E explains, "Historic roofing materials include wood shingles, metal and slate...Metal (including copper, terne metal and later, galvanized steel) and slate because common roofing materials in the mid-19th century. The original roof material has been replaced by asphalt shingles on many pre-1910 buildings. Wood shingle roofs are now rare in the historic district. TO retain the district's historic character, every effort should be made to repair and preserve historic wood, metal or slate roofing, particularly for roofs visible from public ways, and to replace historic roofing with similar material."*
3) *Chapter 6.E recommends, "replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original. If this is not possible, a different material characteristic of the building's style, construction methods and period may be used. (For example, replacing wood shingles with standing seam metal may be appropriate for some early 1800s buildings.)"*
4) *Chapter 6.E recommends, "replace historic roofing with asphalt shingles or other modern materials only if historically accurate materials cannot reasonably be used. Use asphalt shingles that are flat, uniform in color and texture and of a neutral color. A modern material similar in appearance to the original, such as a synthetic that reproduces the appearance of slate, may be used."*

The above Guidelines provide advice for the future Options 1-3 for the roof. While the Guidelines infer that a synthetic slate may be appropriate, a review of synthetic slate products has not yet revealed a

product that shares the same visual characteristic of real slate in terms of color variation, texture and dimension.

In-kind replacement of the slate roof with new slate would also be eligible for the County's 25% Historic Property Tax Credit (20.112 of the Code) and potentially the 20.113 Assessment Tax Credit (this is unknown until the structure is re-assessed). This work may also be eligible for the State's 20% Homeowner Tax Credit (income tax credit), administered by the Maryland Historical Trust. More information on the State's program can be found here: https://mht.maryland.gov/taxcredits_homeowner.shtml.

Staff Recommendation to the HPC: Staff recommends the HPC pre-approve 20.112 tax credits for the in-kind repair of the slate roof.

Staff recommends the HPC provide advice on Options 1-3 as described by the Applicant for the future of the slate roof.

Testimony: Mr. Shad swore in Gary Segal and asked if Mr. Segal had any comments on the staff report. Mr. Segal said he had no comments; the repair aspect of the discussion is straight forward, and pictures have been included in the presentation he submitted. Mr. Segal asked if the Commission had a print out of the PowerPoint presentation he had submitted. Mr. Shad said the Commission had copies of the presentation.

Mr. Segal said the slide titled "The Problem" showed what initially caused a problem, a tree above the house had dropped branches onto the roof causing puddling and started a leak. Mr. Segal said the leak has caused lots of discoloration and lots of delamination of the slate; the submission requests to replace the damaged slate. Mr. Segal said it is very difficult to match the slate as there is a lot of colors to match. Mr. Segal is not sure what the original color of the slate was. Mr. Segal said the initial solution is a temporary repair to the leaks as currently, he is collecting water with a pan when it rains. Mr. Shad said he did not think emergency repairs will be an issue.

Ms. Tennor asked if Mr. Segal was seeking permission to do temporary repairs and get advice from the Commission on long term solutions. Mr. Segal said he is treating the solutions as two separate items. He would like to do the repairs as fast as possible and then have a separate discussion on what he can do long term which may be more involved. Ms. Tennor asked if Mr. Segal had indicated tax credits for short term repairs. Ms. Holmes said short term repairs only require tax credit preapproval of 20.112. She said the 20.113 would be applicable potentially if the whole roof must be replaced in slate, it would depend on what Mr. Segal is seeking for long term repairs. Ms. Holmes explained that depending on the type of repair, either an entire new slate roof or patch and repair with asphalt, it is unknown if a new roof would trigger an increase in the assessment.

Ms. Tennor said the slide in the presentation "Comparing Thoughts" has an estimation for a new slate roof for $40,000. Ms. Tennor asked if the tax credits Mr. Segal included were accurate. Mr. Segal said the tax credit was 20% of the roof estimates. Ms. Holmes explained Mr. Segal was referencing the Maryland Historic Trust tax credit. Ms. Tennor asked what would happen if the tax credit is exhausted. Ms. Holmes said the homeowner's tax credit does not get exhausted. Mr. Segal said if the tax credit is available it would require the Maryland Historic Trust to deem the property historically significant. Mr. Segal said he has not gone through the Maryland Historic Trust before, so he is not sure if his house is a contributing structure to the character of the Historic District.

Ms. Tennor said Mr. Segal should do temporary repairs as soon as possible and get tax credits for the temporary repairs. She said the historic value of his structure will remain if he replaces with a slate roof. Mr. Segal said he evaluated his neighbors' houses on upper Church Road and there might be one slate roof, all of the other old houses, built in 1910 or before do not have slate roofs. His neighbor two houses down got an asphalt roof after claiming hardship. Mr. Segal said he wants fair consideration. Mr. Segal has done considerable research on slate roofs and talked to four different contractors with estimates ranging from $10,000 – $40,000. The details to install and replicate the roof built in 1937 leave a lot of issues to consider when selecting the right company. Mr. Segal is concerned about details such as the proper placement and number of snow guards and what would happen if an insufficient number of snow guards are placed the roof. Mr. Segal said he is afraid of what it will take to get a good slate roof installed on his house. Ms. Tennor said she was concerned with all of Mr. Segal's considerations and asked for Mr. Roth's input as he knows more about slate roofs.

Mr. Roth asked if Mr. Segal had any knowledge of slate other than Pennsylvania slate. Mr. Roth explained that Peach Bottom slate was quarried at Conowingo dam. It is a famously high-quality slate and some people sell salvaged and reconditioned peach bottom slate tiles. Mr. Segal said the existing roof is soft slate so either Bangor or Pennsylvania slate. Mr. Roth said that Peach Bottom slate is a hard slate. Mr. Segal said pieces that have been picked off the roof show porosity. Mr. Roth said it sounded like the roof was at the end of its life.

Mr. Reich said there are quite a few buildings around that have Bangor slate, it is a lower quality of slate and deteriorates more easily. A slate roof should last 100 years if installed correctly. Mr. Reich asked how big the roof was. Mr. Segal said the roof was about 1,200 square feet. Mr. Reich said at the estimate of $40,000 that would be about $350 a square. Mr. Segal said he has not tried to negotiate with anyone yet, but it seemed priced higher than it should be and one contractor does not have a firm price. Mr. Reich said a 50-year asphalt roof might cost Mr. Segal half of the slate roof estimates. Mr. Segal said he did get a quote for $8,700 for an asphalt roof. Mr. Reich told Mr. Segal to look at the life cycle of a slate roof as it will last 200 years. Mr. Reich had to source black slate from Vermont and said it would be a shame to go with an asphalt roof instead as there are nice copper finishings around the chimney.

Mr. Segal asked what color the slate should be if he replaced the existing slate roof. He said that the flat black roof holds a lot of heat in the summer and was not sure if a lighter slate would reduce the surface temperature. Mr. Reich said in keeping with the architecture, any color of slate would go with the house but Mr. Segal should be consistent with the historical design and period of the house, an emerald slate, or a multicolor would work. Mr. Reich said he would rather see the same material in a different color, than a different material like asphalt shingle. Mr. Segal said his biggest anxiety is if the reputable companies will be reputable enough.

Ms. Tennor suggested that Mr. Segal interview references from installers. Ms. Zoren said while there are not many slate roofs in Howard County, Mr. Segal could look at different areas of Baltimore City like Roland Park, where there are a lot of slate roofs. Ms. Zoren said Mr. Segal should stick with a slate roof, any muted historic style color will go well with his home and to look at life cycle cost, a 50-year shingle roof does not exist more than 15-20 years regardless of warranty. With a slate roof with 80 plus years, Mr. Segal will see a return on investment if he stays in the house and he will not have to replace it in his lifetime.

Motion: Ms. Tennor moved to approve the emergency repairs and the tax credits for the repairs. Mr. Reich seconded. The motion was unanimously approved.

HPC-20-60 – 3715 Old Columbia Pike, Ellicott City
Applicant: Charles Alexander

Request: The Applicant, Charles Alexander, requests a Certificate of Approval to construct an addition and make other exterior alterations at 3715 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According 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.

Scope of Work: 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.

Figure 12 - Red circle indicates location of side addition. Yellow box indicates area of rear alterations.

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.

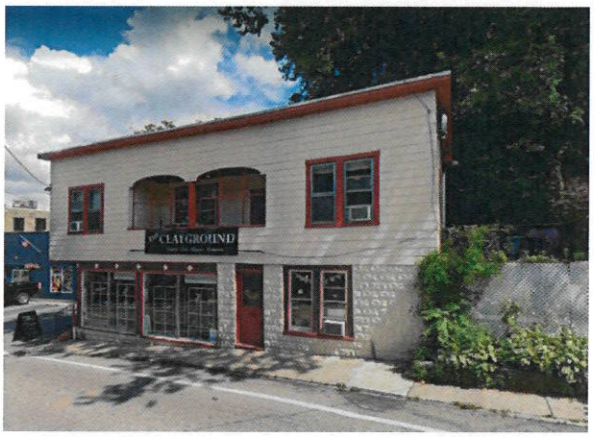

Figure 13 - Front facade along Old Columbia Pike.

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.

Figure 14 - Building view fronting Old Columbia Pike

Figure 15 - Side view of proposed addition from Old Columbia Pike

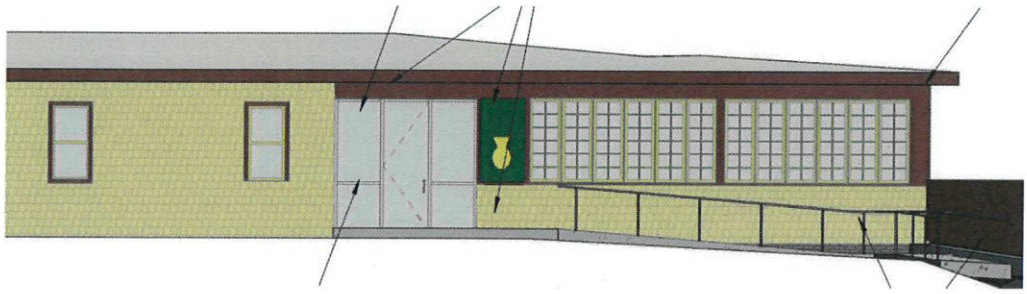

Figure 16 - Proposed rear alterations

Figure 17 - Existing rear view

Figure 18 - Existing rear conditions. View from driveway off Old Columbia Pike.

HPC Review Criteria and Recommendations:

<u>New Addition and Dormer</u>

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 of 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 are) are compatible with the existing structure. Use a roof design that echoes or complements the original roof line. Gable and shed roofs are common for additions in Ellicott City."*

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.

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

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.

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 for review. Mr. Reich seconded. The motion was unanimously approved.

HPC-20-61– 8156 Main Street, Ellicott City
Applicant: Donald R. Reuwer Jr.

Request: The Applicant, Donald R. Reuwer Jr., requests a Certificate of Approval to make exterior alterations at 8156 Main Street, Ellicott City.

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

Last month the Applicant was approved for the retroactive installation of a 42-inch high black aluminum fence (HPC-20-52) and a mural to cover the retaining wall and building foundation white parged wall (HPC-20-53).

Scope of Work: The Applicant requests approval to remove the small brick retaining walls on top of the existing patio area and construct a new stone wall, to be about 5 feet in height. The existing concrete foundation, from a previous building, will remain in place. The area inside the new 5-foot tall retaining wall will be filled in to be level a bluestone tiles will be installed to create a new patio area. A set of stairs made of stone will be constructed to lead to the new patio area. The proposed stone wall and stairs would be gray to match that is typically found in Ellicott City.

A 42-inch high black metal railing, to match that approved in HPC-20-52, is proposed to be installed on top of the new 5-foot high stone wall.

HPC Review Criteria and Recommendations:

Chapter 9.A: Landscape and Site Elements, Topography and Water Courses

1) *Chapter 9.A recommends:*
    a. *"Preserve the relationships of historic buildings to their sites."*
    b. *"Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development plans."*
    c. *"Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible. Provide walkways, sitting areas and casual stopping spots in parks, plazas, and other areas open to the public."*

It is unclear what the terrain in this location consists of, and whether it is part of the rock outcropping or mostly soil. The patio will create new sitting area (although it will not be open to the public in the manner of a park, as it will be part of the neighboring restaurant's outdoor seating).

The Guidelines recommend using appropriate designed retaining walls to create the minimum level area needed for a new use. The proposed 5-foot tall retaining wall, to be topped by a 3.5 foot tall fence, does not seem appropriately designed as it will create a large vertical surface that does not currently exist. A lower retaining wall, if possible, would create a more human scaled environment.

Figure 19 - Photo taken July 2020. Low brick retaining wall to be removed.

Figure 20 - Google Streetview 2019.

Figure 21 - Google Streetview 2018. Current landscaping did not exist then.

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

2) *Chapter 9.D explains, "The most appropriate design and materials for new walls, driveways and other features depends on the specific context. As a rule, they should be simple in design and require minimal changes to existing topography and natural features.*

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

3) *Chapter 9.D recommends, "Install open fencing, generally not more than five feet high, of wood or dark metal."*

The proposed black aluminum fence complies with the Guidelines. The new fence will match the one installed and approved in July 2020 (HPC-20-52) on the existing retaining wall adjacent to the sidewalk.

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

4) *Chapter 9.D recommends, "Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.*

At the July 2020 meeting, in case HPC-20-53, the Commission approved the faux painting of a granite wall scene on the existing parged retaining wall adjacent to the sidewalk. The current application for the construction of the 5-foot retaining wall states the wall will be gray to match that typically found in Ellicott City, but does not contain a sample of the actual color variations, stone size or mortar color. It is unknown what the proposed new wall would look like in conjunction with the approved faux granite painting on the existing wall. A stone sample board would be helpful to see what the rock courses would look like. This application should have been submitted along with the mural so that the HPC would have a full understanding of the desired changes for this area, rather than piecemeal applications.
The proposed bluestone tiles, which will not be visible from the street, comply with the Guidelines and will be compatible with the historic building and neighboring rock outcropping.

Figure 22 - Fence installed and approved in July 2020.

Figure 23 – Faux painting approved in July 2020.

Figure 24 - Mural sample provided for July 2020 meeting.

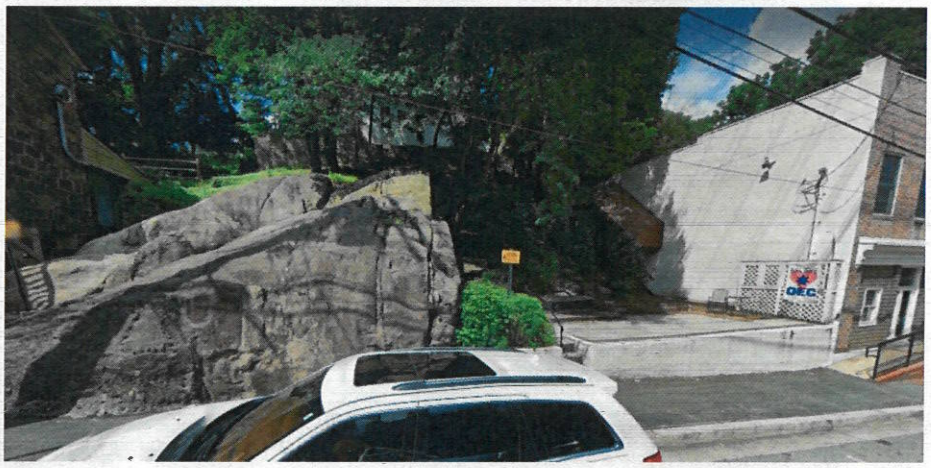

Figure 25 - Overall site view.

Additional Information and Requirements
According to the Department of Inspections, Licenses and Permits (DILP), since this wall is proposed at 5 feet in height, an engineer would need to certify that the existing foundation can support this additional load. DILP would need to have an engineered sealed drawing for this wall for their building permit review, if approved by the HPC. The Applicant should contact DILP for additional information.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the new wall and patio comply with the Guidelines and approve, deny or modify accordingly. If the wall is approved, Staff recommend the HPC approve the proposed fence, which complies with the Guidelines.

Testimony: Mr. Shad swore in Donald Reuwer Jr. Mr. Shad asked if Mr. Reuwer had any comments on the staff report. Mr. Reuwer said the previous owner of the property added mulch every year on the property and Mr. Reuwer had the mulch removed to see what was underneath. Due to the COVID situation, the outdoor dining for Syriana has been very popular. Mr. Reuwer said there was no longer dead space on the street, with a big empty rock and an office building. Along with the recently renovated building at 8156 Main Street, the outdoor seating created a continuation of retail and activity on the street. Mr. Reuwer would like to expand the outdoor seating and wanted to see if the size of the deck could be increased. He explained there was previously a building located in the currently unused space. Mr. Reuwer said he would like to build a stone wall that would step into the hillside to allocate more outdoor dining space. He said the wall would have to be 4.5 feet tall, and then there would be another three-foot wall for a second deck. Mr. Reuwer said what was submitted was not what he wanted to do at this point, based on recent discoveries. Mr. Reuwer asked if a tiered stone wall would be appropriate.

Ms. Burgess said she had conducted a site visit that day and Mr. Reuwer had been previously requesting a 5-foot wall, which is a structural wall and quite high. The property had a lot of mulch and dirt and it is unknown what the base soil type was. Ms. Burgess said after removing the mulch and dirt, it seemed that Mr. Reuwer could change the height of the request, but that would change the width, and having a tiered patio might be a better option. Ms. Burgess said Mr. Reuwer wanted to withdraw his application, but she had suggested Mr. Reuwer attend to get Advisory Comments on the tiered patio instead.

Mr. Shad asked if Mr. Reuwer was changing his application to Advisory Comments. Mr. Reuwer said he wanted Advisory Comments as he would need to get more details to the Commission than what was provided for the tiered patio request, but wanted to get their thoughts before he commissioned new drawings.

Ms. Tennor had some questions based on Mr. Reuwer's recent excavations. Ms. Tennor asked if the section drawing provided in the application is what the Commission should be referencing. Mr. Reuwer said they should not reference it, and that he would need to do some new measurements on the tiered patio. He said that it seems the first wall would not need to be as high because he does not want the patio sloping down and needs a level area to build on. Mr. Reuwer said that after removing the mulch and dirt, his team dug down until they got to rock they could not penetrate. The tiered patio would need to be about 4 feet to 4 and a half feet to prevent water running down and then the plan to make a second tier would require going back about 10 feet and then up another 3 feet.

Ms. Tennor asked if there would be three-level areas; the existing deck, a new patio, and then another patio above. Mr. Reuwer said yes and that it seems possible. Ms. Tennor asked if the levels would have stone retaining on the street façade of the patios. Mr. Reuwer said that was correct. Ms. Tennor asked if the patio would be accessed from the existing stair or if a new stair at the side of the building, shown in figure 20, would be used to access the patio. Mr. Reuwer said he could put a stair between level one to

level two and then level two to level three could be made out of stone. Ms. Tennor and Mr. Reuwer discussed the proposed stairs. Mr. Reuwer said he would need to get the Commission a new plan based on his tiered design.

Ms. Tennor asked if there would be a railing at the front edge of each patio. Mr. Reuwer said that anything over three feet in height would need a railing, but possibly not the top patio. Ms. Tennor asked what the depth of the top patio would be. Mr. Reuwer said 8 to 10 feet back. Ms. Tennor asked how many serving stations would those two added levels accommodate. Mr. Reuwer asked if the Commission was seeking the number of stations pre or post-COVID. Mr. Reuwer elaborated that with a required 6-foot separation there would be fewer serving stations but without the 6-foot separation, there could be quite a few. Ms. Tennor said she was trying to get an idea of what the patios would look like. Ms. Tennor asked if the existing landscaping will be gone. Mr. Reuwer said the landscaping was added at Christmas because the trees die every year as they sit directly on rock.

Ms. Tennor said at the top of the hill, there is a crest, that would be above the upper level of the patio and asked how many retaining walls are being requested. Mr. Reuwer said two. Ms. Tennor asked if there would be a retaining wall at the back of the top patio. Mr. Reuwer said that was probably not necessary because that area is all rock. Ms. Burgess said the original proposal was one five-foot wall with a 10 to 12 foot deep patio. Now the request had been updated to be two shorter tiered walls that fit within existing conditions.

Ms. Tennor said it was an intriguing proposal and would be a wonderful place post-pandemic. Ms. Tennor asked about the paving. Mr. Reuwer said the paving would be bluestone set in stone dust to be adjusted over time, the paving information had been included in the original submittal. Ms. Tennor said stone retaining walls would be a big improvement over brickwork.

Mr. Roth said the proposal was a tough sell given the Guidelines, and referenced Chapter 9. Mr. Roth read Ellicott City natural setting is essential to its character... "care should be taken to protect natural features". Mr. Roth said he had driven by the site today and the mulch is gone, and the area now shows natural bedrock. Mr. Roth said the staff report points out recommendations from Chapter 9.A of the Guidelines. Mr. Roth said the proposal would bury the natural feature of the rock outcropping under the retaining walls and patio and would be tough to reconcile with words in the Guidelines. Mr. Roth said Mr. Reuwer should approach this project cautiously and think hard before going down this path.

Mr. Reich said he had a different perspective on the tiered wall proposal. Mr. Reich said he thought the rock outcropping is to the left, and the subject area had been buried under mulch and vegetation. Mr. Reich noted there used to be a building there. Mr. Reich said if the proposal is done right, it would be a great enhancement to Main Street without covering any important natural features. Mr. Reich recommended Mr. Reuwer use indigenous stone. Ellicott City is moving more toward outdoor spaces and it would give more life to Main Street. Mr. Reich said he did not see this proposal as destroying natural features and noted the site had been a dead space for a long time. The stairs to the top of the 8156 Main Street building is the only life the space has gotten. Mr. Reich said if Mr. Reuwer submits detailed plans showing retaining walls, layout, materials to be used, it could sell the idea. Mr. Reich mentioned black railing fits in with about everything. Mr. Reich said Ellicott City granite is not as hard as most granite. Mr. Reich said it is possible to pour concrete to make levels that Mr. Reuwer was proposing.

Ms. Tennor said this proposal could help people interact with the dramatic stones and make it more accessible without infringing on them. Currently, the location is dead space and the rocks are an amazing feature on Main Street. The proposal would be a compliment. Mr. Reich said the huge rock that

outcrops right next to it, an iconic part of Main Street that was faded into the background with the vegetation around it.

Ms. Zoren said she is on board with the overall concept. She asked that when Mr. Reuwer return with a finalized plan, he include site sections including the steps, multiple scaling, dimensions showing steps, the height of the railings, how many railings, what is being done with the dirt at the back of the retaining wall. She asked if there will be planting; what are the plantings, and materials such as the stone walls and bluestone pavers. Ms. Zoren stated a couple of concerns with the multiple tiers and multiple levels of the railing, as she is afraid that it will look overwhelming with three rows of metal railing. She said the first black railing on the edge is good, but suggested a glass railing that blends on the other levels, so that only the primary edge of the railing is seen.

Ms. Zoren had a concern from the previous month's approval of the faux finish stone painting juxtaposing with real stone and was wondering how that will look. Ms. Zoren was afraid that the stone painting will cheapen the rock. Ms. Zoren urged Mr. Reuwer to face the front of the parged wall with stone or natural material, instead of painting the mural/faux finish and to take into context what he is trying to create and how it will look.

Ms. Tennor agreed with Ms. Zoren about the paintings with the elevation of natural stone behind it. Mr. Shad also agreed; he liked the plan overall as it had a good concept of the space and it could be an attractive addition between the buildings. Mr. Shad agreed with Erica's ideas on the railing and wall. Mr. Shad said Mr. Reuwer should reconsider painting the faux stone mural and apply a stone to the wall as it will be in keeping with new stone walls up and above that area. Mr. Shad said he was looking forward to seeing the new plan and concept.

Mr. Reuwer asked if he can face the area that was to be painted with a thin stone and apply it to the front of the wall, but still paint the brick on the adjacent building, 8156 Main. Mr. Shad said the adjacent building was a separate façade and he would be okay with that plan if the painted brick matched the sample Mr. Reuwer provided. Mr. Reuwer said that was what he would like to do; face the front parged retaining wall with a stone wall. Mr. Reuwer suggested an alternate fence style he had used in other projects, it is a contemporary thin wire post railing painted back. Ms. Holmes referenced the photo Mr. Reuwer submitted by the stairs. Ms. Burgess clarified Mr. Reuwer was referencing the black cable railing from the photo. Mr. Reuwer said he would make the railing as black wire instead of silver, as the photo showed silver. Mr. Shad asked if Mr. Reuwer was referring to the railing for the upper two terraces. Mr. Reuwer confirmed Mr. Shad to be correct. Ms. Tennor agreed it would have a less visual impact than three sets of metal railings. Ms. Zoren said Mr. Reuwer's suggestion would solve a lot of visibility issues with vertical picket and would make sense to do the cable railing. Mr. Reuwer said when he came back with the certificate of approval application, he could show the Commission both railings for them to decide.

Mr. Shad asked if the Commission had any other comments, the Commission had no more comments.

Motion: There was no motion as this was an Advisory Comments application.

HPC-20-62 – Ellicott City Watershed Master Plan
Applicant: Peter Conrad, Howard County Department of Planning and Zoning

Request: The Applicant, Peter Conrad from the Howard County Department of Planning and Zoning, requests Advisory Comments from the HPC on the Ellicott City Watershed Master Plan, pursuant to

Howard County Code §16.606(d)(2)(II), which allows the HPC to "review and provide advice to the Planning Board and County Council on other proposals affecting historic preservation, including County general plans and area master plans." Additionally, Code §16.606 (d)(1)(I) allows the HPC to "advise and assist in developing plans for the preservation of historic resources within Howard County upon the request of an Agency, Board or Commission of Howard County Government."

Background and Site Description: The Ellicott City Watershed Master Plan encompasses the area within the Tiber Branch Watershed, with contains a majority of the Ellicott City Historic District. The Master Plan is a long-range plan that creates a multi-objective vision for Ellicott City and the Tiber Branch Watershed. The application explains that the plan represents the culmination of a multi-year public outreach process that began in 2016 and builds upon the 2019 Ellicott City Safe and Sound plan. The application states, "the master plan establishes goals, desired outcomes and policies for the next twenty years. It also features conceptual illustration that can serve as inspiration should specific opportunities arise over time."

The Department of Planning and Zoning held a workshop with the HPC on the Master Plan in November 2019.

Likewise, the Department of Public Works has received Advisory Comments/Pre-Application Advice on the Ellicott City Safe and Sound Plan in case HPC-19-48 (October 2019).

Scope of Work: The plan is organized around five topic areas (watershed wide, which includes areas outside the Historic District), and seven geographic areas located within the Ellicott City Historic District.

The five topic areas are:

1) Character & Placemaking
2) Flood Mitigation
3) Economic Development
4) Environmental Stewardship
5) Transportation

The seven geographic areas are:

1) Streetscapes
2) Riverfront
3) Lower Main
4) Upper Main
5) Ellicott Mills Gateway
6) West End
7) Courthouse

HPC Review Criteria and Recommendations: While the application before the Commission is currently for Advisory Comments, much of the content could later result in applications for Certificate of Approval. The Commission could provide advice on items that may later come before them for approval. Per the Commission's Rules of Procedures, the Commission has adopted the following as general design guidelines, which they may use in their review of applications for Certificates of Approval:

1) The Secretary of the Interior's Standards for the Treatment of Historic Properties.
2) The Secretary of the Interior's Standards and Illustrated Guidelines for Rehabilitating Historic Buildings.
3) "Preservation Briefs" published by the National Park Service.
4) The Ellicott City Historic District Design Guidelines

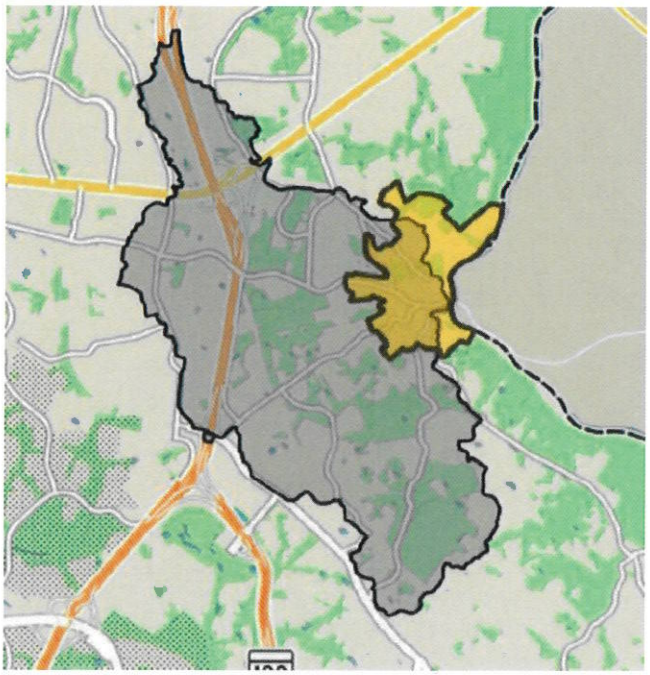

Figure 26 - Gray area shows the boundaries of the Tiber Branch Watershed for the Ellicott City Watershed Master Plan. Yellow area shows the boundaries of the Ellicott City Historic District.

The Code also provides standards for review for applications for Certificate of Approval:

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.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the Ellicott City Watershed Master Plan.

Testimony: Ms. Holmes posted the Applicant's presentation to the Commission's website for public access and Ms. Burgess was able to do a screen share so the presentation was visible to anyone viewing the HPC virtual meeting.

DPZ Presentation
Mr. Conrad introduced the plan and noted it was last before the Commission in November 2019. Mr. Conrad said tonight's presentation was to provide an overview of the draft plan for the Commission to develop Advisory Comments. He said the Plan has been made available to the public and DPZ was receiving comments. Mr. Conrad explained the next steps, stating the HPC's Advisory Comments would be provided to the Planning Board and County Council as they review the plan and adopt the plan as an amendment to the PlanHoward2030.

Mr. Conrad began his presentation providing background on the plan, Main Street, the Historic District, and the watershed surrounding the District. Mr. Conrad said it was a multi-objective process. Mr. Conrad detailed the numerous public workshops and events that had taken place prior to the meeting. He explained the planning process began in 2016, and explained that DPZ was nearing a release of the draft plan in 2018, when the second flood hit. He said the Master Planning effort was rebooted in 2019 to build upon the Ellicott City Safe and Sound Plan.

Mr. Conrad said the Master Plan team created a community-driven vision, which includes six goals with desired outcomes. Mr. Conrad walked the Commission through the six goals. first goal encompasses public safety aspects, the second goal focuses on water management quality and quantity, the third goal focuses on economic success for Main Street, the fourth goal is to enhance the Main Street experience, the fifth goal is to preserve and promote the identity of Ellicott City and the sixth goal is to organize for success for coordinated efforts to achieve the goals.

Mr. Conrad said the body of the plan is organized into twelve chapters that make up five topic and seven focus area components. Polices and implementation actions, as well as non-policy considerations, are included in the plan.

Commission Comments

Mr. Reich said he did not currently have questions, but said Mr. Conrad presented high-level goals and the Commission's problems have always been in the details. Mr. Reich said the details would be of concern to the Commission the most. He said in reviewing the whole draft master plan, the things the HPC would be most concerned about are the areas where there are ideas for proposed new development, such as the Courthouse area and the West End, parking lots and opening up the river basin. The Commission will have to figure out how to deal with those ideas and when and how will they develop Guidelines. He felt those were the items that would most concern the Commission. He said throughout this process, they have seen a lot of big ideas. Even though the history of Ellicott City has been stated as one of the driving factors of the Master Plan, it seems like the big ideas are overpowered compared to the character of the small scale of the historic district. He explained that most of the focus of the Commission has been preserving that Main Street experience. The plan seems like a giant watershed development idea, and somehow the Commission needs to bridge those issues as a Commission; it presents a lot of challenges for the Commission.

Mr. Conrad said the Master Plan is considered to be a 20-year plan and elements that are to be implemented from Safe and Sound will be the initial drivers, such as goals lowering flood levels either through conveyance or storage, which are largely engineering issues. The Master Plan will work in conjunction with the Safe and Sound Plan and provide the placemaking components, the way to enhance or achieve other objectives when the engineering work is taking place.

Ms. Tennor said the Commission does not focus on economic development, but was not antithetical or antagonistic to it. Ms. Tennor referred to Mr. Reich's comments for the expansive ideas for new amenities, and redevelopment of areas such as the Courthouse area, it is her hope as a Commissioner that Historic Main Street does not become economically irrelevant and overpowered by other development that is being considered in this area. The work needs to be done cohesively and not competitively.

Mr. Conrad agreed with that statement and said that is a challenge in approaching a planning process such as this, because there are so many influences, such as historic, but the plan is being driven by the focus to address flooding in order to retain the historic core. He explained that the Master Plan Team

looked at the Master Plan as an adaptive management plan. The plan is supposed to provide a framework or guidance for changes or opportunities that might arise, driven by engineering decisions. For example, if a flood mitigation project requires a loss in parking spaces in Parking Lot F, to counterbalance the spots lost, the plan could trigger a solution like a parking garage.

Mr. Shad said he was concerned with development up and above Ellicott City, as this has not been addressed, and as far as environmental stewardship that has to be vital ,as the new development will be tying into the Tiber Watershed, which is a key component in this whole process. Mr. Shad said it was his opinion that the development has led to the floods that have been seen in the last 40 years.

DPZ Presentation

Ms. Bolinger presented the five topics and seven focus areas that the Master Plan will focus on to provide policies and offer guidance. Ms. Bolinger presented the twelve chapters, the first being Community Character and Placemaking. This chapter introduced a range of topics such as preservation, property maintenance, development character, scenic roads, public realm, public art, green cultural trail and programming. Ms. Bolinger provided an example from each chapter.

The second chapter focused on flood mitigation. Ms. Bolinger said the Ellicott City Safe and Sound sets a foundation for flood mitigation in the watershed. Stream restoration and floodproofing were also discussed in the chapter. In regards to Mr. Shad's comment on development, she explained that it was not listed as a policy, but is described in the existing conditions, Ellicott City Today section. She said that the new stormwater management standards that were put in place last year are referenced, and that new development/redevelopment is required to manage the equivalent of the July 30, 2016 storm; 6 inches in 3.55 hours, as well as a few other requirements for water quality. Ms. Bolinger explained that the reason it is not listed as a policy is because the stormwater management requirement has already been adopted.

Ms. Bolinger presented the remainder of the chapters. The third chapter covered environmental stewardship in regards to forest management, conservation easements and stream daylighting. Ms. Bolinger noted the plan describes opportunities to daylight streams that are culverted and covered.

The fourth chapter, Economic Development, discussed the creation of creative spaces, community branding, tourism and marketing. Ms. Bolinger said the chapter calls for continuing to deploy and expand the old Ellicott brand developed by the Ellicott City Partnership.

The fifth chapter, Transportation and Parking, covers pedestrian accessibility, bicycling, parking management and wayfinding. With wayfinding, the plan calls for designing and executing a cohesive wayfinding system that would help visitors navigate on foot and by vehicle.

The next section addresses the the seven focus areas made up of the West End, Streetscapes, Ellicott Mills Gateway, Upper Main, Courthouse Area, Lower Main and Riverfront in the Historic District.

Ms. Bolinger provided an overview of each focus area. Ms. Bolinger explained that there were a number of options within the Master Plan for each area, since it is an adaptive management looking ahead for 20 years. The plan recognizes if there were to be a project in one of these areas, there could be a domino effect elsewhere, so the ideas is to document all of those options in the plan so the design consideration associated with them can be thought through.

Commission Comments

Mr. Roth said there are policies in place for what the Commission does. He said the parts of the watershed plan that are most relevant are the proposals to demolish structures on lower Main Street that contribute to the character of Ellicott City, which especially incudes the B&O turntable and the structures proposed for demolition. Mr. Roth quoted the Rules of Procedure "Before an application of demolition or relocation of a building, HPC shall determine if the structures are of unusual importance." Mr. Roth noted the B&O turntable is integral to the B&O Station warehouse, which is a designated National Historic Landmark, and the buildings on lower Main Street are part of the area included in the designated National Register Historic District for Ellicott City. He said it would be reasonable for those structures to be identified as of Unusual Importance. Mr. Roth quoted the Guidelines on demolition, where it states the Commission will consider approving demolition only after all possible alternatives to preserve the structure have been exhausted. Mr. Roth said the watershed plan basically says the buildings will be torn down. Mr. Roth explained that the Commission cannot issue a Certificate of Approval for demolition until a case has been made to them that all the alternatives have been examined or considered.

Mr. Roth noted the Maryland Avenue culvert is proposed to run underneath the turntable, but there has been no information shown on how the culvert will be constructed. The culvert has been used as the justification to tear down the lower Main Street buildings. Mr. Roth said he cannot find any information on the value that is added to the Maryland Avenue culvert and what effect it will have on flood mitigation. He could not find any information on it in the McCormick Taylor report. Mr. Roth said the access to the Maryland Avenue culvert will be lower than the former Phoenix building and he does not see how the Maryland Avenue culvert has any contribution to flood mitigation. He said that argument needs to be made.

In regards to the buildings proposed to be torn down, Mr. Roth said the Phoenix previous location looks like two buildings combined into one. He said the back half has a federal style roofline with American bond brickwork, which suggested the back of the building is from the first half of the 19th century, making the building particularly worth consideration of preservation. He said the building the used to contain Great Panes should also be given more consideration for preservation. He said the building that used to be Tea on the Tiber is being saved, but only 20 feet away from it, is a similar building made of granite, under stucco. Mr. Roth questioned why the one building is proposed to be torn down instead of preserved when they are so close in proximity.

Mr. Roth said one alternative that he has not heard explored is whether the degree of flooding can be reduced by creating more impervious surfaces in the watershed. Mr. Roth asked what specific benefits to flood mitigation result from the removal of the buildings on lower Main Street. He said that these comments need to be considered in making the watershed plan. Mr. Roth said if the Master Plan team does not have arguments in hand that enable the Commission to approve the demolition, then the team should think through if the watershed plan should talk about tearing buildings down.

Mr. Roth appreciated the citation on page 74 of the Master Plan; the 2018 NOAA climate assessment as opposed making to bald statements that climate change will produce more flooding. He appreciated having an actual cite to a real document. Mr. Roth referenced page 76 indicating the McCormick Taylor 2016 Hydrology & Hydraulics document that compares woods in good condition versus the conditions of 2016 measuring the water depth during the flood. Mr. Roth said he could not find that reference in the McCormick Taylor plan and asked if the Applicants know where that reference is in the plan. Ms. Bolinger said the reference Mr. Roth was referring to was presented at the kickoff meeting of the Master Plan, the dual kickoff to the Master Plan and the H&H Presentation.

Mr. Roth noted he found flow rates of woods in good condition compared to current conditions on page 10. Mr. Roth thinks that someone converted the McCormick Taylor statement about the difference in flow rates through the channel, to a statement about the depth of the water on Main Street. Mr. Roth said if that is what is going on, that is not sound reasoning and provided an explanation why. He said that Main Street is not the whole channel and the reference is misleading, because it understates the benefit that could be added by increasing the amount of pervious surface in the watershed. He said it keeps the question open as to whether or not decreasing the impervious surface in the watershed could provide enough benefit to keep from having to tear down historic structures.

Mr. Roth said the polices in the watershed should align with the policies that are currently guided by the Commission. Mr. Roth noted that adjusting the HPC Guidelines or the Watershed Plan could make that happen and cautioned it will cause problems if they are not aligned when the HPC has to make decisions.

Mr. Roth referenced pages 195-196, which references placing a parking garage in Parking Lot D, and he said the examples shown in the plan were inappropriate due to the overwhelming scale and context. Mr. Roth said of the implementation plan in Section Six, he cannot find the Maryland Avenue culvert.

Ms. Tennor that if it is possible to keep all the lower Main Street buildings together, having the buildings together is important for the context. Ms. Tennor agreed with Mr. Roth, that the Commission needs to be absolutely certain that demolition is the only option before those buildings are removed. Ms. Tennor was not optimistic about a four-story parking structure. She said there is nothing like a four-story parking structure on Main Street. Ms. Tennor hopes over the course of the next 20 years that the community will make a big effort to integrate the experience on Main Street with a good redevelopment program for the Rogers Wilkins Mill. Ms. Tennor understands there is a border between Baltimore and Howard County, but said there are lots of groups between those two communities to reach coordination. She said there is not a good connection between the historic parts of Baltimore County and the historic Main Street in Ellicott City. She said it could really help the economic development of the area where the two counties come together, if visitors to Main Street could experience Oella and other areas within walking distance. Ms. Tennor said she had other individual concerns but maybe she can address them in hand written form.

Mr. Reich said that other than the demolition of lower Main Street buildings, that most of the stormwater management and flood mitigation plans will not affect the Commission. The tunnel will be out of sight and the stream enhancements are good. Mr. Reich said he has never liked that visitors cannot experience the stream. He noted the stream and water was the beginning point of all development 300 years ago. The places in the plan where the channel is being opened up, other than where the buildings are being demolished, is a good idea and won't hurt the architectural heritage.

Mr. Reich said things that will create extra work in thinking about the Guidelines are ideas about the streetscape. Howard County has pushed to take out the brick sidewalk and put in concrete because it is felt to be more flood-proof. The document mentions mountable curbs, parking and landscaping the street that need to be addressed in the Guidelines. Mr. Reich doesn't want to be caught off guard with things the County may propose that are not addressed by the Guidelines. Mr. Reich said the major development ideas, such as the Courthouse area will create big areas of concern with not overpowering the historic nature. Mr. Reich said the Commission might need separate Guidelines for each of these focus areas in order to address everything in the plan.

Mr. Reich mentioned that he did not see ideas to create a 4-story building in Parking Lot D anymore, as it seems the idea has changed to opening up the channel and keeping it as a parking area to allow

people to see and enjoy the river in a gathering area. He said that would be much easier if development was not proposed there anymore.

Mr. Reich said the Master Plan Team has listed several other things in the Gateway Area, Thomas Isaac, Bernard Fort, Lot F &G and all of these areas will be separate areas of concern. Mr. Reich wondered how the Commission will develop Guidelines if the Commission is not sure what the ultimate plan for those areas is. Mr. Reich said he was concerned as the proposals come in the Commission will be blindsided because they have no point reference for which to consider the proposals.

Ms. Zoren agreed with the other Commissioners. She explained her biggest concern was that the plan seemed to focus on items such as wayfinding as much as it does on big changes that could have an impact on the character of the District. The next time DPZ presents to the HPC, Ms. Zoren would like to see more time spent on each area, explaining ideas more pertinent to the Commission like new construction, parking, and streetscape. Ms. Zoren said she wished the Commission had more time to go into depth with DPZ on those issues. Ms. Zoren said once these new construction elements are put in the Master Plan, the Master Plan Team has planted a seed and the ideas are never going to go away. She said the Commission does not have the ability to approve the Master Plan and the Guidelines and the Master Plan could be at odds. Ms. Zoren says there is a need to mesh the Guidelines and the Master Plan so that the Commission can approve plans that come to them legally per the Guidelines.

Ms. Zoren said she agreed with the Mr. Roth's earlier statement about exploring all other options and does not think the County has explored all other options other than demolition on lower Main Street. Ms. Zoren said demolishing the buildings might be the easier or less intrusive solution, but it will have a large impact. Ms. Zoren said she has not seen the County go through great lengths to improve things up the hill and upstream. Ms. Zoren said she has not seen what will happen when all the water is rushing down the culvert to the Patapsco River. She asked if this problem was being pushed downstream and what the implications of that are. She has not seen that addressed in the plan.

Mr. Shad said he had nothing to add to what has been said by the previous Commissioners, but wanted to echo concern with the lower Main Street demolitions. Mr. Shad noted how the Commission's Guidelines are connected to the Master Plan and that the Master Plan will help the Commission know what some of the focus in the Guidelines could be. Mr. Shad said the Commission is not going to be totally guided by all the proposals in the Master Plan, especially when it comes to resilient materials. Mr. Shad said he believes brick is just as resilient as concrete, if installed properly and when all the other mitigation measures are implemented.

Grace Kubofcik signed up to give testimony on the Master Plan. Ms. Kubofcik said the overall goals were good except she would add on goal number 4, the notion of cultural arts, which enhances the experience in the County and particularly on Main Street. Ms. Kubofcik said she was not a fan of demolition and does not know the status of Section 106 review. She was not a fan of what is proposed as the opening of a river park. She said the designs look wonderful, but she has seen the river in July and there is not much to see until there is a thunderstorm. Ms. Kubofcik said she was seeing the same ideas that were presented back in 2017 and was hoping to see something more. Ms. Kubofcik was a big fan of the river area, particularly the pedestrian bridge connectivity for pedestrians and bicycles. Ms. Kubofcik was hoping Parking Lot A would be a priority. She said that it has the most parking between Baltimore and Howard counties and when there is any kind of festival, Howard County has the opportunity to use that space, and thinks Baltimore County was supportive of it. Ms. Kubofcik said she sees it as a long-range alternative and it should be the first priority.

Ms. Kubofcik referenced flood mitigation on page 80, which had statements related to dry flood mitigation that was concnering. She said when there is talk about what is going to help the water quantity that will come up Main Street, the dry flood mitigation ponds will take 30% off of the street. She saidthe plan gave the project one small paragraph and it should have had a lot more than that. Ms. Kubofcik said she loved the stream bank restoration, all the comments on the restoration and the green infrastructure and connectivity.

Regarding property maintenance, Ms. Kubofcik said the Commission constantly deals with properties that are not being maintained through demolition by neglect, and she was hoping the Master Plan would address that issue as the Master Plan is supposed to be for the next 20 years and should mention properties that are neglected. Ms. Kubofcik noted a comment in the plan only addressed the West End and she clarified that property neglect happens everywhere. Ms. Kubofcik suggested the Master Plan be bold and say it is going to address the issue and says that ties into the Guidelines. Ms. Kubofcik said her comments were based on the thought that if were a Commission member and how she would want the plans to work together. She alluded to the Guidelines and Master Plan as being a chicken and egg situation and she was unsure of which comes first. The Guidelines have to be addressed and that falls on the Commission side.

Ms. Kubofcik provided two final comments. She liked what was being proposed in the Ellicott Mills Gateway area. It is one of the areas that opens up opportunities for better for engagement with the public and the upper part of Main Street and enhances environmental opportunities and public space amenities. Her other comment was that the implementation schedule cannot have stormwater management becoming a short and long term plan from 0-5 years and also 11-12 years. It will not give tourists or businesses any sense of safety; stormwater management needs to be completed in the next 5 years.

Mr. Conrad had a few follow up comments. He said a logistical question came up a number of times about Section 106 and noted that it has taken longer to get into gear. There is a hearing scheduled on September 9, so the process will be starting back up. Mr. Conrad said there would be more announcements in the coming weeks regarding the Section 106 process.

Mr. Conrad addressed the larger context that the Master Plan was started after the initial flood of 2016. He said the goal and objective of the Master Plan was to integrate a lot of goals and strategies and that it was hard to address all of the goals equally, as they all interweave and affect one another. After the second flood, Ellicott City Safe and Sound became the driver for engineering decisions. He explained that it was not seen that the Master Plan would make those decisions, particularly on the demolition of the lower Main Street buildings, but the Master Plan would move ahead and design with the consideration that those mitigations projects would continue, assuming the mitigations projects continued to go through the necessary public process, such as HPC and Section 106..

Mr. Reich said the Master Plan has received a lot of criticism, but noted this plan was a monumental effort and a fantastic thing the County has tried to pull together to preserve Ellicott City. Mr. Reich thanked the Master Plan Team for putting the plan together.

Mr. Conrad said he could understand as a Commission with a focus on Historic Preservation where a lot of their perspectives were coming from.

Mr. Shad moved to adjourn the meeting at 11:02 pm. Ms. Tennor seconded. The motion was unanimously approved.

Amended minutes for the Ellicott City Watershed Master Plan Advisory Comments submitted by Ms. Tennor on September 3, 2020.

Comments from the Perspective of Historic Preservation:

Curbs and gutters are under estimated elements of place setting.
The poured concrete mountable curbs suggested in the Watershed Master Plan are antithetical to the historic character of Main Street. It is evident that a good deal of thought and effort went into developing the various parking configurations on Main Street, as illustrated in the plan. And the goal of maximizing on-street parking to accommodate overflow traffic of events is valid, but in making the downtown as accessible as a suburban mall we risk erasure of the very character and feel of this historic place to which people are now drawn.

Though much of the granite curbing has been removed over the years, the impending rebuild of the streetscape is a GOLDEN opportunity to restore this critical historic element to the downtown streetscape. If, indeed, even Ellicott City cannot implement granite curbs, what then is the goal and definition of historic preservation in Howard County?

There are two other considerations which favor granite curbs: First, the scale and mass of granite curb stones makes them as flood resistant as the poured concrete alternative and second, life cycle cost analysis shows they are just as cost-effective as concrete over the life of the streetscape.

Parking in center of town (Lot D) versus at edges, including West End...
Large parking facilities, including the four level parking structure proposed for Lot D, are another suburban solution that is antithetical to Historic Downtown Ellicott City. Historically, the only facilities in town providing for transportation were the Tiber Alley stables, an area that is miniscule compared to the scale needed for modern transport, but large lots and structured parking should be restricted to the periphery of the downtown as much as possible. Ideally, the redevelopment of the Wilkins Rogers Mill could provide parking as well as the future redevelopment near the Courthouse.

Integration of Streams into Downtown
Daylighting of streams is problematic during dry seasons and still not convincingly rendered as aesthetically acceptable in Lot D and at the foot of Main in front the B&O Station. Could fountains be introduced in these areas to relieve some of the severe appearance of these vast concrete spaces? If such amenities cannot be made flood proof, perhaps they could be considered periodically replaceable focal points — visual amenities that complement the historic essentials like the B&O Station.

Tunnel North of Main
The massive new drain tunnel north of Main Street reminds me of the heroic public works projects undertaken in the nineteenth and twentieth centuries to deal with challenges of the modern age in cities like Boston (MTA), New York (the Brooklyn Bridge and the NYT) and Baltimore (the Jones Falls became the Jones Fall Expressway). Subways, tunnels and bridges allowed these cities to grow and prosper while protecting the public and public works. Reasonable concerns have been expressed for the outfall of this drain into the Patapsco River but this storm runoff will occur with or without the tunnel. I believe the tunnel will offer a better opportunity to manage that runoff while minimizing loss of life and property.

The Process of Rehabilitation of the Streetscape
Careful staging of the streetscape rehabbing process should be employed to minimize impact on merchants. Merchants need to be assured that visitors will have good access to their retail space during

reconstruction. Public outreach in the form of advertising should be used to make the process a positive experience for the public and the retailers.

Redevelopment of the Historic Courthouse Area
Care must be taken to ensure the correct balance between redevelopment around the Courthouse and support of Main Street so that the two retail centers will complement each other rather than compete.

Retain as much of the historic character near the Courthouse as possible. Again, minimize resemblance to a suburban mall environment.

Connecting Downtown with Its Surroundings
The proposed bridge for pedestrians and bikes on the existing bridge abutments would be a great plus, especially if it can mimic the old trolley bridge while meeting modern safety codes and permitting views of the river and surrounding landscape. Such a bridge would be the best explication and illustration of the origin of the massive stone abutments and the bygone days of the trolley connecting Ellicott City to Baltimore.

Connecting Main Street with historic sites and visitor destinations on the Baltimore County side of the river would be a catalyst to the economic and cultural vitality of the area. Oella is a natural extension of the Main Street experience, which the pedestrian bridge could facilitate. A secure bike parking area near the Trolley Trail might encourage bikers to continue up the steep hill on foot to Oella and Banneker Park.

Maintaining the Continuous Streetscape on Main Street
The care and skill so far invested in stabilization of flood-damaged buildings on Main is impressive, heartening and greatly appreciated. As one of the last intact vestiges of the historic National Road, this tiny strip of retail buildings is a national treasure. While the EC Safe and Sound program is essential for survival not only of people but also for retailers, the proposed removal of four buildings at foot of Main Street is a catastrophic remedy that is hoped may yet prove unnecessary. If this drastic action cannot be avoided, it might be killing the goose to save her from extinction.

Mr. Shad moved to adjourn the meeting at 11:02 pm. Ms. Tennor seconded. The motion was unanimously approved.

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

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Kaitlyn Harvey, Recording Secretary