



February Minutes

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

The February meeting of the Historic Preservation Commission was held on Thursday, February 6, 2020 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the December 2019 minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. MA-19-29c – 8345 Main Street, Ellicott City
2. MA-19-51c – 4341 Stonecrest Drive, Ellicott City
3. MA-19-05c – 3727 Church Road, Ellicott City
4. MA-19-42c – 3821 Old Columbia Pike, Ellicott City

Regular Agenda

5. HPC-18-56c – 8484-8494 Main Street, Ellicott City
6. HPC-20-01 – 3740 Old Columbia Pike, Ellicott City
7. HPC-20-02 – 8125 Main Street, Ellicott City
8. HPC-20-03 – 3711 Maryland Avenue, Parking Lot C and 8267 Main Street, Parking Lot D, Ellicott City

CONSENT AGENDA

MA-19-29c – 8345 Main Street, Ellicott City

Final tax credit approval.

Applicant: Charles Nemphos

Request: The applicant, Charles Nemphos, requests final tax credit approval for work that was pre-approved in case MA-19-29c for 8345 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 1920. The applicant was pre-approved through the Executive Secretary Pre-Approval process and Minor Alterations process to repair the front steps with stone.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$2,500.00 was spent on eligible, pre-approved work and seeks \$625.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for \$625.00 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who had anything to add or correct to the case or anyone that wanted to testify against the case. There was no one in the audience who wanted to testify.

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

MA-19-51c – 4341 Stonecrest Drive, Ellicott City

Final tax credit approval.

Applicant: Lisa Orenstein

Request: The applicant, Lisa Orenstein, requests final tax credit approval for work that was pre-approved in case MA-19-51 for 4341 Stonecrest Drive, Ellicott City.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-90; it is not located in a local historic district. According to SDAT, the building dates to 1870. The applicant was pre-approved through the Executive Secretary Pre-Approval process and Minor Alterations process to make repairs to the chimney.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$3,200.00 was spent on eligible, pre-approved work and seeks \$800.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for \$800.00 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who had anything to add or correct to the case or anyone that wanted to testify against the case. There was no one in the audience who wanted to testify.

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

MA-19-05c – 3727 Church Road, Ellicott City

Final tax credit approval.

Applicant: Virginia Schad

Request: The applicant, Virginia Schad, requests final tax credit approval for work that was pre-approved in case MA-19-05 for 3727 Church Road, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1880. The applicant was pre-approved through the Executive Secretary Pre-Approval process and Minor Alterations process to make repairs to a stone wall.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$9,178.75 was spent on eligible, pre-approved work and seeks \$2,294.69 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for \$2,294.69 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who had anything to add or correct to the case or anyone that wanted to testify against the case. There was no one in the audience who wanted to testify.

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

MA-19-42c – 3821 Old Columbia Pike, Ellicott City

Final tax credit approval.

Applicant: Joshua Anderson

Request: The applicant, Joshua Anderson, requests final tax credit approval for work that was pre-approved in case MA-19-42 for 3821 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1830. The applicant was pre-approved through the Executive Secretary Pre-Approval process to prep and paint the exterior of the building and replace wood as needed.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$2,800.00 was spent on eligible, pre-approved work and seeks \$700.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for \$700.00 in final tax credits.

Testimony: Mr. Shad asked if there was anyone in the audience who had anything to add or correct to the case or anyone that wanted to testify against the case. There was no one in the audience who wanted to testify.

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

REGULAR AGENDA

HPC-18-56c/MA-18-42 – 8484-8494 Main Street, Ellicott City

Final tax credit claim.

Applicant: ECP Properties, LLC

Request: The applicant, Kevin Breeden, requests final tax credit approval for work that was pre-approved in case HPC-18-56 and MA-18-42 for 8484-8494 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the buildings date to 1920, but research revealed they most likely date to the last quarter of the 19th century. The applicant was pre-approved to repair the foundation and repair and replace the porches and associated components.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$221,618.00 was spent on eligible, pre-approved work, but through the financial arrangement used to fund the repairs, the applicant has submitted evidence that he has paid for \$185,450.00 of the work. The applicant seeks \$46,362.00 in final tax credits. The completed work complies with the pre-approved scope.

Barbara Schulte issued the original loan for the purchase of the property to Mr. Breeden. The applicant, Mr. Breeden, submitted cancelled checks that were paid from Ms. Schulte to the contractor. Mr. Breeden repaid the loan from Ms. Schulte through a refinance of the original loan and explained that he has submitted a copy of the deed of trust with affidavit showing existing loan balance and new loan balance, which accounts for \$175,000 worth of work.

There was one cash payment made in the amount of \$3,600.00, and the applicant has provided the bank withdrawal information, in lieu of having a cancelled check or credit card receipt. The bank withdrawal information correlates to an estimate for that work, and the documentation has been annotated to indicate two separate cash payments.

The cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: If the HPC finds the supplemental information submitted is sufficient, staff recommends the HPC approve the final tax credit in the amount of \$46,362.00.

Testimony: Mr. Shad swore in Kevin Breeden. Mr. Shad asked if Mr. Breeden had any comments on the staff report. Mr. Breeden said he did not have any comments on the staff report. Mr. Taylor asked for

Mr. Breeden to explain the additional information he had provided to the Commission and asked if he was submitting the additional information as new documentation to the Commission. Mr. Breeden said that Ms. Holmes had questions about how the money flowed on his project. Mr. Breeden explained that he had bought multiple properties from Barbara Schulte and at the time of purchase, he signed a purchase money mortgage for the entire purchase price of all the properties, including the property in question. Mr. Breeden paid down the mortgages of the properties over a series of years. Due to damage on the property in question from the 2016 and 2018 floods, Ms. Schulte agreed to finance the improvements to the properties. Mr. Breeden reimbursed Ms. Schulte for the improvements by having his outstanding mortgage balances increased to include the improvement balances.

When Mr. Breeden submitted the original application to the Commission for consideration, he included the entire amount of his repair expenses, Ms. Holmes questioned why the money went from Ms. Schulte directly to the contractor and asked Mr. Breeden to document that information. Mr. Breeden said it a construction loan, as it was easier for Ms. Schulte to make payments directly to the contractor and was considered an advance for Mr. Breeden, which he then would pay back to Ms. Schulte from the increase to the mortgage balance. Mr. Breeden said Ms. Schulte wanted to ensure that the money she was paying was going directly to the improvements that were going to be completed. Mr. Breeden submitted an amended application reflecting the money that he spent directly on improvements. Mr. Breeden said he is okay with amending the application to the reduced tax credit amount even though he will end up owing Ms. Schulte more money because the tax credit will expire before he can utilize all of the credit.

Mr. Breeden reiterated the money from Ms. Schulte was a construction loan repayable by execution by a new note and mortgage increasing the outstanding balance by \$175,000. Mr. Breeden gave Ms. Holmes a copy of the new Deed of Trust and in the Deed of Trust there is an affidavit that attests to the outstanding mortgage balance was previous \$1,302,000 and now it is \$1,477,000, an increase of \$175,000 for the improvements made to the property.

Ms. Tennor asked if Mr. Breeden was reviewing the invoices during the improvement processes. Mr. Breeden said he was working directly with the contractor and the contractor was to do certain work on the contract and draw against said contract. Mr. Taylor asked if the applicant was submitting an amended application. The applicant confirmed he was submitting and updated application. Mr. Taylor asked if the submitted Deed of Trust was part of that amended application. Mr. Breeden confirmed this to be true. Mr. Breeden said that he supplied the Commission with the first and last pages of the Deed of Trust and Ms. Holmes said she has the entire copy of the Deed of Trust.

Mr. Taylor asked if the amended application is a tax credit claim only for what Mr. Breeden spent out of pocket directly. Mr. Breeden said that he spent directly and paid to the contractor or that he would pay through the increase in the mortgage balance. Mr. Taylor explained to the Commission that this pass-through mechanism of payment is not typical in the tax credit claims previously reviewed by the Commission.

Mr. Roth asked what the total cost of the mortgage for this specific property was. Mr. Breeden said the total cost was \$221,000 and the total project cost was \$211,168. Ms. Schulte had paid \$211,168 and Mr. Breeden has reimbursed Ms. Schulte \$175,000.

Mr. Shad said the Commission would accept the amended application and documentation. Mr. Reich confirmed the contractor name with the applicant and said that the since the tax credits would be going to the work on the exterior of the building and will be paid by Mr. Breeden that is all the Commission should be concerned with.

Mr. Shad asked if there was a break down of the \$10,450 Mr. Breeden paid directly and asked how Mr. Breeden came up with that total. Mr. Breeden said the attached excel spreadsheet had a column titled payor on the right-hand side, any mention of EC Properties or Mr. Breeden's name was paid by Mr. Breeden. Mr. Shad asked if the items totaled up to \$10,450. Mr. Breeden confirmed the items totaled up to \$10,450.

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

HPC-20-01 – 3740 Old Columbia Pike, Ellicott City

Certificate of Approval to install signs.

Applicant: Cheryl Salary

Request: The applicant, Cheryl Salary, requests a Certificate of Approval to install signs at 3740 Old Columbia Pike, Ellicott City.

Background and Site Description: This building is located in the Ellicott City Historic District and is part of Tonge Row. According to SDAT the building dates to 1890. In previous applications, HPC-13-59 and HPC-16-37, the Commission provided advice and subsequently approved sign applications for a previous business.

Scope of Work: The applicant proposes to install two signs on the building. The signs will be made out of MDO covered in digitally printed vinyl graphics.

The first sign will be located on the rear of the building, facing Hamilton Street/Parking Lot D. This rear façade is the primary commercial entrance. The sign will be located on the basement level on the rear of the building, to the right of the front door (when facing the building). The sign will be hung from a black steel hook and black chain, flat against the building. The sign will be 36 inches high by 24 inches wide for a total of 6 square feet. The background of the sign will be black, and all text will be white. There will be a graphic above the text, with a black human silhouette and a multi-color, color wheel behind the silhouette. The sign will be a ½ inch thick MDO board, framed in a ½ inch MDO black frame, to match the design at Park Ridge Creamery two buildings away. The sign will read on six lines:

Reset Now
Wellness
Services & Products
To Improve Your Health
410-397-7750
www.resetnowonline.com



Figure 1 - Sign #1, flat mounted facing Hamilton Street/Parking Lot D

The second sign will be installed on the front of the building, facing Old Columbia Pike. The applicant proposes to install one projecting sign on this façade, to the right of the door, between the door and the window. The sign will be double sided ¾ inch MDO board, with the sides of the sign painted black. The sign will be hung from a black steel scroll bracket with steel “S” and eye hooks. This sign will be 28 inches high by 33 inches wide, for a total of 6.4 square feet. The bracket will be 14 inches high by 38 inches wide. The bracket does not currently exist on the building, it will be installed as per the design shown on the sign proof. The sign will read on four lines:

Reset Now
Wellness
410-397-7750
www.resetnowonline.com



Figure 2 - Sign #2, projecting sign facing Old Columbia Pike

HPC Review Criteria and Recommendations:

Signs #1 and #2 – General

Chapter 11: Signs

- 1) Chapter 11.A.1 recommends:
 - a. *“Use simple, legible words and graphics.”*

The font used, a sans serif, makes the text simple and legible. The graphic is simple as well, even though it utilizes several colors.

Chapter 11: Signs

- 2) Chapter 11.A.1 recommends:
 - a. *“Use a minimum of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”*

Both signs contain more colors than recommended, and have 18 different shades of colors in the color spectrum wheel. This is the only color on the signs, as the remainder of the sign is black and white. The original version of the signs (which was submitted to staff for feedback) had a red drop shadow on all text. The graphic designer removed the red drop shadow on the recommendation of staff to simplify the colors used in the sign.

Sign #1 – Facing Parking Lot D/Hamilton Street

Chapter 11: Signs

- 3) Chapter 11.A.1 recommends:
 - a. *“Use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy nor excessively bulky.”*
 - b. *“On masonry walls, drill into the mortar joints rather than into the stone or brick to attach fasteners for the brackets supporting the sign.”*

The hardware proposed to be used on Sign #1 on the Parking Lot D/Hamilton Street facade, will be black metal chain and hooks, which will match that used on nearby buildings and also blend with the style of the sign.

The application does not specify how the hook will be installed, but the hardware should only be installed in the mortar, which can be repaired upon removal. Hardware should not be installed in the granite, which would make a permanent alteration to the stone.

Chapter 11: Signs

4) Chapter 11.A.1 recommends:

- a. *“Keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used.”*
- b. *“Emphasize the identification of the establishment rather than an advertising message on the face of the sign.”*

Sign #1, the sign facing Parking Lot D, has six lines of text. The use of the slogan “Services and Products To Improve Your Health” is an advertising message and does not comply with the Guideline recommendations. However, the text used is small and may not be highly visible on the sign from a distance.

Chapter 11: Signs

2) Chapter 11.B.2 recommends:

- a. *“Incorporate the sign into the façade of the buildings. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.”*
- b. *“On most buildings, place signs no higher than the window sill of the second story.”*

Because this retail space is the basement level of a granite building, there are not many architectural details for signs to fit within (such as lintels and panels), other than voids on the building. As such, Sign #1 (facing Parking Lot D/Hamilton Street) will be between the entry door and the edge of the building, complying with the Guideline recommendations.

Sign #2 – Facing Old Columbia Pike

Chapter 11: Signs

1) Chapter 11.A.1 recommends:

- a. *“Keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used.”*
- b. *“Emphasize the identification of the establishment rather than an advertising message on the face of the sign.”*

The text on Sign #2, facing Old Columbia Pike, is minimal as it contains the business name, a website and phone number.

Chapter 11: Signs

- 5) Chapter 11.B states, *“Signs need to be in scale with the particular building and therefore are not uniform in size throughout the historic district. For example, the small shops of Tonge Row require smaller signs than a more massive structure such as the former Talbott Lumber Company building.”*
- 6) Chapter 11.B.3 states, *“The county Sign Code requires that projecting signs have a minimum clearance of 10 feet above a sidewalk, be set back at least three feet from the curb line and extend no more than 42 inches from the wall of the building.”*
- 7) Chapter 11.B.3 recommends:

- c. *“Limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.”*

The proposed projecting sign (Sign #2) is not shown with a clearance of 10 feet above the sidewalk (as shown in Figure 3). In order for this clearance to be met, the sign would need to be raised higher on the building façade, to the second story level. Alternatively, a flat mounted sign, reduced in size, could fit in the space between the door and window.

The size of the projecting sign, at 6.4 square feet, is just outside of the recommended range (and even at 6 feet, is at the larger end of the recommended range). This building is one of the shortest buildings located on Tonge Row, facing Old Columbia Pike, and does not have a full second floor. The use of a smaller sign for this smaller building would better comply with the Guidelines.

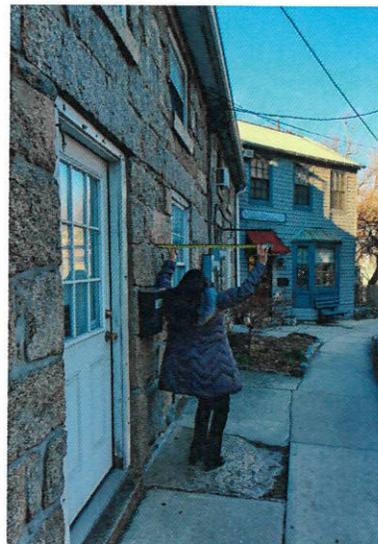


Figure 3 - Height of sign

Chapter 11: Signs

1) *Chapter 11.A.1 recommends:*

- a. *“Use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy nor excessively bulky.”*
- b. *“On masonry walls, drill into the mortar joints rather than into the stone or brick to attach fasteners for the brackets supporting the sign.”*

The proposed bracket for Sign #2 on the Old Columbia Pike facade will be a black metal scroll bracket, which is a historic style. The hardware proposed to be used on Sign #1 on the Parking Lot D/Hamilton Street facade, will be black metal chain and hooks, which will match that used on nearby buildings and also blend with the style of the sign.

The application does not specify how the bracket will be installed, but the bracket should only be installed in the mortar, which can be repaired upon removal. The bracket should not be installed in the granite, which would make a permanent alteration to the stone.

Staff Recommendation to the HPC: Staff recommends the HPC approve Sign #1 as submitted, and Sign #2, if flat mounted or raised to comply with Sign Code compliance and reduced slightly in size.

Testimony: Mr. Shad asked if there was anyone in opposition to the case. No one in the audience spoke. Mr. Shad swore in Cheryl Salary. Mr. Shad asked if Ms. Salary had any comments on the staff recommendations. Ms. Salary said she wanted to clarify if staff was asking her to raise the second sign and make the sign smaller. Ms. Burgess confirmed that those comments were what staff was recommending. Ms. Salary said she was comfortable raising up the second sign and making it a bit smaller, though she was unsure of how much smaller to make the second sign.

Ms. Tennor said the sidewalk is narrow at Tonge Row, which makes a very small roadway. Mr. Roth asked staff if they had suggestions for how much smaller the second sign would need to be. Ms. Holmes said the Guidelines suggest the sign be between 4-6 square feet, and the since this building is one of the smallest, a sign at this location should be on the smaller end of the suggested size range.

Ms. Tennor said the second sign should be in alignment with the door on the Old Columbia Pike side of the building. Mr. Taylor said that Ms. Tennor's suggestion would not trump DILP sign requirements. Ms. Holmes said the sign might need to be raised up closer to the two windows on the top half story. Ms. Holmes reiterated that the bracket for the sign to be hung from the building should be drilled into the mortar and not the stone.

Ms. Zoren said the bracket that the sign would hang from should be scaled down to match the width of the smaller sign.

Motion: Mr. Roth moved to approve the main entrance sign as submitted and approve the second sign with conditions that the bracket be mounted in the mortar, the sign be scaled down to be less than 5 square feet, with sufficient clearance under the sign to meet DILP sign code, and that the bracket to be sized proportional to the sign. Mr. Reich seconded. The motion was unanimously approved.

HPC-20-02 – 8125 Main Street, Ellicott City

Certificate of Approval for storefront alterations.

Applicant: Robert Z. Hollenbeck, AIA

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to make storefront alterations at 8125 Main Street, Ellicott City.

Background and Site Description: This building is located in the Ellicott City Historic District. According to a historic newspaper article, the building opened in November 1926.

Scope of Work: The applicant proposes to install a printed vinyl graphic rendering depicting the building façade prior to the 2018 flood. The vinyl graphic will be installed over the temporary front plywood façade. The vinyl graphic will have a seam on the edges, and be secured to the building with fasteners placed in grommets. The grommets will be factory installed in the edging of the fabric. Per the manufacturer, the vinyl print has an anticipated 3-year life span before fading should take place.

The application explains that the design was created based on available photographs and field measurements. The vinyl print will completely cover the exposed plywood façade. The print will consist of segments, or panels, and could potentially allow for temporary, seasonal overlays in the "windows" on the print.

The application states that if the material fades, or is otherwise damaged/tattered, DPW will remove it and return to a plain, painted façade (if DPW cannot fund a replacement vinyl graphic).



Figure 4 - Proposed vinyl graphic to cover plywood.

HPC Review Criteria and Recommendations:

Chapter 11 Signs

- 1) *Chapter 11.B.9 recommend states: "Painting a sign directly on a wall or other structural part of a building is not permitted by the County Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify of area is not a sign and is not regulated by the Sign Code. Well executed artwork such as wall murals can make a positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission."*

The proposed mural is not a sign. However, the subject matter will replicate the appearance of the historic storefront that was destroyed in the 2018 flood. The mural will greatly improve the aesthetic character of the area and remove the appearance of a blank plywood wall, while construction takes place on the building. The applicant has also presented a plan for the maintenance of the vinyl graphic, which will be removed if it fades or gets damaged and tattered.

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

Testimony: Mr. Shad asked if there was anyone opposed to the case. No one in the audience spoke. Mr. Shad swore in the applicant Robert Z. Hollenbeck from the Department of Public Works. Mr. Shad asked if Mr. Hollenbeck had anything to add to the staff report. Mr. Hollenbeck showed a sample of the proposed product to the Commissioners. Mr. Hollenbeck explained that when DPW previously came to the Commission in May 2019, DPW hoped to maintain the footprint of the vestibule and keep it open. During the progress of the stabilization, DPW found they could not keep the vestibule open in a manner that would be safe and conducive for public access. DPW installed plywood across the façade of the building to make the exterior visually appealing as DPW continues the stabilization efforts. The goal of the proposed application is to improve the appearance of the plywood façade by making it look like the previous storefront by applying the vinyl graphic to the plywood.

Ms. Tennor asked if the vinyl graphic would cover the plywood that is currently there. Mr. Hollenbeck said that is correct; the vinyl graphic would span the entire portion of the plywood that is currently there. Mr. Roth asked how long the vinyl graphic would be in place. Mr. Hollenbeck explained that due to the funding constraints that DPW has with reconstructing the front façade of the building, he was unsure of the timeframe of the reconstruction of the front façade.

Mr. Roth asked what the lifespan of the vinyl graphic was. Mr. Hollenbeck said the vinyl graphic is expected to last up to three years and if it got damaged or faded, DPW would replace or remove the graphic. Mr. Hollenbeck explained that the vinyl graphic will be printed in segments, which will allow for DPW to interchange the segments of the storefront windows during the holidays with decorative panels that would be up for a period shorter than 90 days.

Mr. Reich said he had no problem with the request as the visual would help improve the streetscape.

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

HPC-20-03 – 3711 Maryland Avenue, Parking Lot C and 8267 Main Street, Parking Lot D, Ellicott City
Certificate of Approval for exterior alterations.

Applicant: Christopher Meyer, Howard County Office of Emergency Management

Request: The applicant, Howard County Office of Emergency Management (OEM), requests a Certificate of Approval to make exterior alterations at 3711 Maryland Avenue/Parking Lot C and 8267 Main Street/Parking Lot D, Ellicott City.

Background and Site Description: The building at 3711 Maryland Avenue, the B&O Railroad Ellicott City Station, is listed on the Howard County Historic Sites Inventory and the Maryland Inventory of Historic Properties as HO-71, is listed as a National Historic Landmark (NHL) and contains a Maryland Historical Trust Easement. According to the NHL form, the building dates to 1830-31. The building at 8267 Main Street dates to 1940, is listed on the Howard County Historic Sites Inventory and the Maryland Inventory of Historic Properties as HO-752 and contains a Maryland Historical Trust easement.

The application explains that in response to the 2016 and 2018 flash floods, OEM developed a flood alert system, which is currently in place through three portable towers. The alert system sounds an audible tone throughout Main Street in the event that flash flooding is imminent.

Scope of Work: The applicant proposes to install fixed poles with permanent speaker array assemblies mounted to the poles at several locations near Main Street. Once the permanent system is in place, the portable towers can be removed. The proposed poles will consist of a black, powder coated raised square base and 6" to 8" diameter round pole set in a concrete base (the final diameter of the pole will be determined by the manufacturer based on the final equipment specifications). The pole will be approximately 30 feet in height with a speaker array mounted at the top of the pole. The application explains that the speaker array component is specifically designed to omit the proper tone/volume when needed. A control cabinet and solar panel will be mounted to the pole below the speaker array, about 6 feet above grade.

The proposed location for installation at 3711 Maryland Avenue/Parking Lot C is behind the train caboose, within Parking Lot C. This location is approximately 60 feet from the edge of the caboose. The alternate location (which depends on utilities, etc.) is at the parking spot directly behind the caboose, approximately 10 feet from the back of the caboose.



Figure 5 - Proposed primary location



Figure 6 - Proposed alternate location



Figure 7 - Proposed location at Parking Lot D/rear of 8267 Main Street

The proposed location at 8267 Main Street is at the rear of the building between the Tourism parking lot and Parking Lot D. The pole would be next to an existing steel pole and will contain the same solar panel and control box. There are two trees in front of this location, which will assist in shielding the pole.

HPC Review Criteria and Recommendations:

Chapter 6.M: Rehabilitation and Maintenance of Existing Buildings; Equipment and Hardware

- 1) *Chapter 6.M states, "where it is not possible to hide equipment, it should be designed to blend as much as possible with the structure and should not obscure or damage important historic details."*



Figure 8 - Close up view of Parking Lot D/rear of 8267 Main Street location

In this scenario, the poles and speaker arrays will be freestanding and will not be installed close to any buildings. The installation will not damage or obscure any historic building features.

Chapter 10.C: Parking Lots, Public Streets and Street Furniture

- 2) *Chapter 10.C recommends, "improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles and other street furniture."*

The poles and base will be a black powder coated metal, which is commonly seen throughout Ellicott City on light poles, fences and bollards. The application complies with this recommendation.

- 3) *Chapter 10.C recommends, "select street furniture that reinforces Ellicott City's identity as a historic district."*

These poles and speaker arrays are necessary due to the public safety threat of flooding. They will not reinforce Ellicott City's identity as a historic district, but will blend and be compatible with other street furniture that does reinforce that identity.

County Code §16.607(a)(4)

- 4) *§16.607 establishes standards for review and provides elements for consideration. Item 4 (§16.607(a)(4)), states, "whether the requested action is necessary to protect against threats to public safety."*

This proposal directly relates to public safety as it is an audible warning system that will alert people when a flash flood is imminent.

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

Testimony: Mr. Shad asked if anyone in the audience was in opposition to the application. There was no one in the audience in opposition. Mr. Shad swore in the applicant Christopher Meyer from the Howard County Office of Emergency Management. Mr. Meyer stated he had three supplemental documents, two of the documents were superimposed photos of the proposed equipment in the proposed locations and the last document was a schematic of the poles with the speaker arrays. Mr. Shad said the additional documentation would be named exhibit A of the application.

Ms. Tennor said that Mr. Meyer proposed a primary and an alternate location. Ms. Tennor did not understand why an alternate location would be needed. Mr. Meyer said that the first location would work best for OEM due to traffic patterns but wanted to include an alternate location in case the primary location was not acceptable to the Commission. Ms. Tennor asked if the alternate location was not as effective, but less visible than the primary location. Mr. Meyer said that was correct. Ms. Tennor asked why the primary location worked better. Mr. Meyer explained that primary location would not interfere with parking spaces, but that placing the pole in the alternative location would result in the loss of a parking space.

Ms. Tennor said that there had been photographs provided (A.3 in the application) and asked if the drawing was to scale as it seemed the proposed poles would be taller than the ones shown in A.3. Mr. Meyer explained the poles shown in A.3 and A.4 are existing poles and the new poles would be adjacent to the existing poles. Ms. Tennor asked if the footer would be the same, with a cement block. Ms. Holmes explained the cement block Ms. Tennor interpreted was the little free library. Ms. Tennor asked what the new footer of the pole would look like and asked if the pole would be installed on a concrete base. Mr. Meyer said the pole would be installed on a concrete base.

Mr. Reich asked if OEM would need to consider other measures to protect the base of the pole. Mr. Meyer said that the pole would either be elevated slightly to be protected or have some kind of protective measure around the pole. Mr. Reich asked if the equipment would be powder coated black. Mr. Meyer said the pole would be black but, in the examples provided he was not able to produce a black pole.

Mr. Hollenbeck (already sworn in) asked if the Commission would approve a galvanized pole as opposed to the black pole, if there was a preference or if both pole options would be accepted. Ms. Tennor asked what the advantage would be for DPW not to have the pole painted black. Mr. Hollenbeck said the advantages would be cost and lead time. Mr. Reich said the black pole would be better as it would fade into the background, especially with the inclusion of the speakers. Ms. Tennor asked what the finish of the paint would be on the poles. Mr. Roth said it would be powder coated. Ms. Tennor said the poles should be painted black; Mr. Shad agreed.

Ms. Tennor asked for the dimensions of the speakers. Mr. Meyer said he thought the schematic references the dimensions, but explained that the proposed speakers would be similar in size to the temporary units in place. Mr. Reich asked if the top of the speakers would be galvanized. Mr. Meyer said he thinks the speakers could be painted but had to double check with supplier. Mr. Hollenbeck said that galvanized speakers could be powder coated. Mr. Reich said he would prefer the poles and speakers to be black as the new poles will be a landmark. Ms. Tennor said the other street furniture in the Historic District is black and that this project should be consistent with what is there.

Motion: Mr. Reich moved to approve the application as submitted, along with making the poles a powder coated black. Mr. Roth seconded. The motion was unanimously approved.

OTHER BUSINESS

1. Section 106 Consultation - Invitation to participate as a consulting party regarding the U.S. Army Corps of Engineers finding of an adverse effect for Kings Forest residential development affecting Doughoregan Manor (National Historic Landmark and HO-22) and the Stone House on Doughoregan Manor (HO-133).

Ms. Holmes explained that the Commission had been invited by the United States Army Corps of Engineers, through the Section 106 process, to participate as a consulting party for the above-mentioned project. The USACE found there was an adverse effect with the King Forest subdivision.

Staff and the Commission discussed future deadlines and requests the Commission can make to the USACE regarding potential site visits and additional information they may need in order to help answer questions to come up with mitigation measures for the site.

Mr. Roth moved that the Commission agree to offer advice on the project by becoming a consulting party in the process. Mr. Reich seconded. The motion was unanimously approved.

2. Administrative Updates

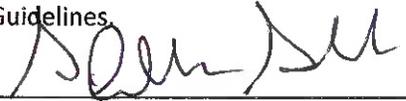
- a. Ms. Holmes spoke about Open Meeting Trainings and taking the training as a refresher for the Commission. Mr. Taylor asked which members have taken the Open Meetings

Training. Ms. Tennor, Ms. Zoren, Mr. Reich, Mr. Roth and Mr. Shad all indicated they had taken the training.

- b. Mr. Reich asked staff about the demolition permit for Daisy Trading Post. Staff spoke about the demolition permitting process and where the current request stood with regards to the current tenant and documenting the building.

Mr. Shad moved to adjourn the meeting at 8:07 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 Clifford, Recording Secretary