



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

www.howardcountymd.gov
410-313-2350
FAX 410-313-3467
TDD 410-313-2323

2016 Minutes

February

March

April

May

June

August Regular Meeting

August Emergency Meeting

September Regular Meeting

September Emergency Meeting

October

November

December



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

www.howardcountymd.gov

VOICE 410-313-2350

FAX 410-313-3042

February Minutes

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

The first regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, February 4, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD. Mr. Reich moved to approve the December 3, 2015 minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chairperson; Drew Roth, Secretary; and Bruno Reich

Absent: Eileen Tennor, Vice-Chair; Erica Zoren

Staff present: Samantha Holmes, Beth Burgess, Lewis Taylor, Lisa Kenney

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

PLANS FOR APPROVAL

1. 16-01 – 6166 Lawyers Hill Road, Elkridge
2. 16-02 – 8416 Elko Drive, Ellicott City, HO-866
3. 16-03 – 8329-8333 Main Street, Ellicott City
4. 16-04 – 10437 Route 108, Columbia, HO-956
5. 16-05 – 8704 Wellford Drive, HO-401 (Squirrel Hill)
6. 16-06 – 3538 Church Road, Ellicott City
7. 16-07 – 3739 Church Road, Ellicott City (Emergency Addition)

CONSENT AGENDA

16-01 – 6166 Lawyers Hill Road, Elkridge

Exterior alterations build deck and screened porch.

Applicant: Charles White

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to MDAT the house dates to 1960 and therefore is not a historic property. The property is located off the street, behind a historic house and does not front Lawyers Hill Road.

The Applicant proposes to construct a deck and screened porch on the rear of the house. The overall dimensions of the deck and porch will be 25 feet wide by 18 feet deep. The screened porch will be 14 feet wide and the open deck portion will be 11 feet wide. The decking will be a brown Trex board and

the railing will be a metal railing in the color rust. The railing will match the existing railing on the breezeway. A metal spiral staircase will connect the deck to the yard below. The screened porch will have a wood door leading to the deck. The roof of the screened porch will be brown architectural shingles, to match the house.

Staff Comments: The placement of the deck and porch comply with Chapter 7.A recommendations, “attach additions to the side or rear of a historic building. Design and place additions to avoid damaging or obscuring key architectural features of the historic building.” As mentioned above, the subject building is not historic, so there will not be any key features disturbed. Chapter 7.A recommends, “construct porches, decks, stoops and exterior stairs of painted wood rather than poured concrete or unpainted wood.” The proposed porch and deck will use wood, metal and Trex materials. While the materials do not completely comply with the guidelines, they are compatible with the existing materials on the non-historic house. The deck will not be visible from the street or from neighboring properties.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Reich moved to Approve as submitted. Mr. Roth seconded. The motion was unanimously approved.

16-02 – 8416 Elko Drive, Ellicott City, HO-866

Tax credit pre-approval to replace roof.

Applicant: Kristin Magruder

Background & Scope of Work: According to MDAT the house dates to 1910. The house is listed on the Historic Sites Inventory as HO-866 and is not located in a local historic district.

The Applicant proposes to replace the entire roof with a 5 tab GAF architectural shingle in the color charcoal. The roof is currently asphalt shingle. Rotten plywood will also be replaced as needed. The current roof does not have an adequate drip guard to prevent water from entering the attic, which will be corrected with the new roof. The roof appears to be in very poor condition as seen from aerial photos. The garage roof will also be replaced. It is a flat roof and the Applicant said they will be replacing it with an asphalt shingle for flat roofs.

Staff Comments: The work is eligible for tax credits per Section 20.112 of the County Code, “the repair or replacement of exterior features of the structure” and “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” The work also complies with the Secretary of the Interior Standards for Rehabilitation. The existing asphalt roof is in poor condition and will be replaced with a better quality asphalt shingle roof.

Staff Recommendation: Staff recommends tax credit pre-approval for the work. If an EPDM roofing material is used for the flat garage roof instead of asphalt shingles, Staff recommends tax credit pre-approval for that material as well.

Testimony: There was no testimony.

Motion: Mr. Reich moved to Approve as submitted. Mr. Roth seconded. The motion was unanimously approved.

16-03 – 8329-8333 Main Street, Ellicott City

Exterior alterations and repairs, Façade Improvement Program, tax credit pre-approval.

Applicant: Rob Brennan, AIA

Background & Scope of Work: The Applicant proposes to make several exterior repairs. The Applicant proposes to replace the front porch roof with standing seam copper. The porch roof is currently a black tar coated tin standing seam roof. In 2014 the Applicant was approved to replace the roof with a terne coated steel, which is only being produced by one manufacturer. As result, there is an indeterminate delay in manufacturing of the material. As result, the Applicant proposes to use the copper standing seam roof, which will match the existing roof in profile and size.

The Applicant also proposes to paint the Merryman Street side of the building with Sherwin Williams Beige to match the existing color. A dormer window on the rear of the building will be repaired and painted to match the existing using wood trim and copper roofing.

Staff Comments: The replacement of the porch roof with copper instead of terne coated steel or a more modern metal roofing is appropriate. Chapter 6.F recommends, “replace deteriorated features with new materials as similar as possible to the original in materials, design and finish.” While copper may not have been historically used in Ellicott City, the historic material is not available and copper is the closest option to the original and is a quality historic material.

The repair of the rear dormer window complies with Chapter 6.H recommendations, “maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition.” The painting of the Merryman Street side of the building complies with Chapter 6.D recommendations, “maintain, repair and protect wood siding, wood shingles or log construction.” The use of the same paint color is considered Routine Maintenance per Chapter 6.N.

The work is eligible for tax credits per Section 20.112 of the County Code, “the repair or replacement of exterior features of the structure” and “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.”

Staff Recommendation: Staff recommends Approval as submitted.

Façade Improvement Program: Only the replacement of the porch roof is eligible for the Façade Improvement Program. Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony.

Motion: Mr. Reich moved to Approve as submitted. Mr. Roth seconded. The motion was unanimously approved.

REGULAR AGENDA

16-07 – 3739 Church Road, Ellicott City (emergency addition)

Emergency repairs and tax credit pre-approval.

Applicant: Sue and Larry Schroeder

Background & Scope of Work: According to MDAT the building dates to 1893. The Applicant seeks approval for emergency repairs as a result of the garage/carriage house roof collapse due to the snow load from Winter Storm Jonas. Per the emergency procedure established in the Commission's Rules of Procedure the property was posted with a sign on February 2, 2016 and the website was updated to reflect the addition.

The Applicant proposes to replace the entire carriage house/garage roof. The existing roof is corrugated metal and the Applicant proposes to use corrugated metal to replace in-kind or asphalt shingles. The roof is not visible from the street due to the pitch of the roof.

The Applicant proposes to replace any broken windows and sashes with windows of a similar style. The gutters were torn off the back of the garage and will be replaced with a gutter to match the house. Any siding that was damaged will be replaced to match the existing.

There was a wood overhang/awning over a door on the main house that fell off and will be hung back in place. Support posts will be added as well. The application explains that depending on the builder's recommendation, they may have it rebuilt of lighter, modern materials with the same look. The stucco on the side of the main house that was damaged will be repaired and painted to match as needed.

The Applicant has not yet had any contractors out to the house, as this damage was unexpected.

Staff Comments: Generally much of the work is considered routine maintenance if it is repaired to match the existing in material and appearance. If the roof is replaced using corrugated metal, it would be considered Routine Maintenance. However, if the material is switched to asphalt shingle, it would be a change requiring a Certificate of Approval. Chapter 6.D (page 31) explains, "The original roof material has been replaced by asphalt shingles on many pre-1910 buildings...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." The metal roof on this building was corrugated metal and not standing seam. As such, Staff has no objection to the use of asphalt shingle, which would require a decking material that would be able to handle future snow loads. Likewise, a standing seam metal roof would also be more structurally sound than the current corrugated metal. The replacement of the roof with a new material complies with Chapter 6.D recommendations, "replace historic roof materials only when 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." The garage/carriage house roof is not visible from the street, and the current roofing material is not structurally sound enough to recommend using again. Staff recommends tax credit pre-approval to replace the roof with asphalt shingle or standing seam metal. As the Guidelines explain, these are common building materials appropriate for historic buildings. The replacement complies with Section 20.112 of the County Code, "work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing."

If the windows need to be replaced rather than repaired, Staff recommends they be replaced with 6:6 wood windows (side window) to match the existing. From the photograph Staff cannot tell what the rear

window is, but any replacement should match. Chapter 6.H recommends, “when repair is not possible replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.”

The replacement or repair of wood siding complies with Chapter 6.D recommendations, “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as corner boards, and door and window trim.” The repair of the stucco on the main house is considered routine maintenance per Chapter 6.D, which explains that routine maintenance includes, “repairing stucco using a mixture that matches the existing stucco in texture, strength and appearance.”

The replacement of the gutters could be considered routine maintenance, which includes, “maintaining gutters and downspouts and installing replacements of a similar size, location and finish, in the same color as existing gutters and downspouts or a color consistent with the exterior building walls.” The proposed new gutters will match those on the main house.

The awning/overhang should not be rebuilt with modern materials, but should be repaired or rebuilt to match the existing. Repairing would comply with Chapter 6.H recommendations, which recommend against “unnecessarily replacing original doors and entrance features on historic buildings.”

Staff Recommendation: Staff recommends Approval of all work as submitted except that the awning should be repaired and reused as opposed to being rebuilt with modern materials. Staff recommends tax credit pre-approval for the work, which was unexpected due to the collapse of the roof.

Testimony: Mr. Shad swore in Larry Schroeder and Sue Schroeder. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Schroeder was stated that the existing awning was cantilevered out from the building and the new plan would be to add support pillars to keep awning from collapsing again. He also stated that the awning is still useable as is. Mrs. Schroeder stated her concern regarding the weight of the awning. Ms. Holmes said they awning should be reused and that it was fine to add support pillars.

Mrs. Schroeder stated she didn’t see window damage; however she could see sunlight around the windows. She is concerned that things might break in the process of fixing the structure and would like permission to replace them if necessary. Mr. Schroeder stated the building is post and beam and would probably have to be straightened prior to fixing the roof. He stated the main support beam parallel to front door is broken, but vertical beams appear to be intact.

Motion: Mr. Reich moved to Approve as submitted. Mr. Roth seconded. The motion was unanimously approved.

16-04 – 10437 Route 108, Columbia, HO-956

Exterior alterations.

Applicant: Law Offices of Megan L. Reuwer PA

Background & Scope of Work: According to MDAT the building dates to 1948, but most likely dates earlier per the Historic Sites Inventory form (1915-1938). This property is listed on the Historic Sites Inventory as HO-956 and is not located in a historic district.

Waverly Investments, LLC has applied for a historic building Conditional Use for the property. One of the criteria for consideration for this use is that exterior alterations to the historic structure shall be architecturally compatible with the historic structure as determined by the Historic Preservation Commission prior to the approval of the Conditional Use. The Hearing Examiner has requested that the Historic Preservation Commission review the exterior alterations and determine if the alterations are architecturally compatible with the historic structure. The application explains that prior to the conditional use application the building was deteriorating under the previous ownership. Once acquired by Waverly Investments, the building was stabilized and renovated and the porch was replaced. The application states that the owner originally thought about renting the property out for residential use, but was later approached by people interested in the property for a personal services establishment and/or business and professional offices, which triggered the need for a conditional use. The building was vacant, boarded up and deteriorating prior to the current owner's renovation.



Before renovation

Staff Comments: The building is an American Foursquare and was in poor condition prior to the renovation. The front porch on the building was rebuilt using stone and Azek columns, a hipped metal roof and vinyl railings. New aluminum downspouts and gutters were also added. The cedar shingle siding was replaced with HardiePlank lap siding and HardieShingle siding. MDF trim was used between the shingle and lap siding. All of the windows are vinyl Anderson double hung. The roof was replaced with 30 year fiberglass shingles. The building was painted using earth tones that are compatible with the style of building. The porch is now more reminiscent of a craftsman building than that of the advertisement provided for the Sear's house due to the stone and tapered columns. However, as the porch was no longer on the building, it is unknown what it would have looked like. The craftsman style also influences the American Foursquare, so it is not uncommon to see these characteristics on the building.



After renovation

While more historic building materials could have been used, most of the materials that were used are high quality and will last for many years. Additionally, the Applicant did not seek historic property tax credits for any of the work. The property was in very poor condition prior to the renovations and typically Staff would receive a demolition permit for this type of structure. Staff is glad to see the structure was saved and rehabilitated.

Staff Recommendation: Staff finds the rehabilitation of the building is architecturally compatible with the building type. While more historic building materials could have been used, the materials that were used are of good quality and at times have been approved for use in historic buildings in the past.

Testimony: Mr. Shad swore in Megan Reuwer, PA. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Reuwer stated that a site plan approval is a requirement for a conditional use and asked if the Commission could also offer Advisory Comments now, which would be required for the site plan per the Code, so that they would not have to return before the Commission. Mr. Shad swore in Joe Rutter of Land Design and Development. Mr. Rutter stated that perimeter landscaping is always part of a site development plan. Mr. Rutter explained that landscaping is being installed to the west of an existing fence. Mr. Rutter stated that landscaping is being concentrated in areas where they think it might be required. The site plan also shows that the parking parking will be extended into the rear yard. The house will not be disturbed. Mr. Taylor confirmed with Mr. Rutter that even though the site plan was not yet finalized, there would not be any changes to the site beyond the landscaping and parking lot extension. Staff agreed this approach made sense. Ms. Holmes stated that Staff thought the location of the parking lot was appropriate, as it is located behind the building and does not disrupt the view of the historic building from the street.

Mr. Reich said they have pretty much recreated what is there and there are some architectural changes, but is architecturally compatible. The front porch was added back on, the trim was changed and shingles changed to lap siding. Essentially the form is the same. There was a front porch before and one was added back on. Mr. Reich said the columns are a little out of proportion, but overall is architecturally compatible. Regarding the site plan, Mr. Reich agrees with Staff that the parking lot is appropriate in the rear of the house and the house keeps the appearance that it has always had from 108. He said that it is appropriate that the subject property is proposed as a use other than residential since Route 108 is a busy street and there is other commercial nearby.

Motion: Mr. Reich moved to Approve as submitted. Mr. Roth seconded. The motion was unanimously approved.

16-05 – 8704 Wellford Drive, HO-401 (Squirrel Hill)

Demolish historic house.

Applicant: Joseph Rutter

Background & Scope of Work: According to the Historic Sites Inventory form the historic house dates to 1893-1894. This plan previously came before the Commission in June 2012 for Advisory Comments and the house was to be retained for restoration. The Applicant now seeks Advisory Comments for the demolition of the historic house. The application explains that the subdivision of Centennial Lake Overlook was designed with the historic house situated on a large lot facing an open space area. The plan was to remove the concrete block additions and rehabilitate the house. Contractors were brought out to give estimates for the work and determined “that reorienting the house will require reconfiguring the interior of the house, removing the inappropriate additions to the rear of the house and then adding back on a family room, mud room, garage and playroom addition which would make the project too

risky financially. Without complete remodeling of the kitchen and baths this house could not compete with the surrounding neighborhood market.” The house has been boarded up and secured.

Staff Comments: The current application is returning to the Commission for Advisory Comments as the plans for the subdivision have changed. When the plan was first introduced to the Commission, a Commission member stated that if the historic house was to remain, the road should be brought around to the front of the house. However, the subdivision was designed with the rear of the historic house facing the street. This does not comply with Section 16.118 of the Subdivision and Land Development Regulations, which state, “the new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road



Front of house facing open space

should be oriented so that views of the historic property from the public road are of its primary façade.” Therefore, the house should not need to be reoriented because the road should have been oriented properly in the first place. Additionally, the back of the house which now fronts Wellford Drive could be utilized as the front and blend to complement the community.

The report states that a family room, mudroom, garage and playroom need to be added onto the house. Those additions seem excessive and unnecessary given that the current large size of the historic house offers: 5 large rooms on the first floor with a bathroom, 4 bedrooms on the second floor with 2 bathrooms and 2 rooms and a bath on the third floor. The cinder block addition could be rebuilt into a large family room or even serve as a garage if the exterior grading is considered. Removal of these items from the quotes may make the rehabilitation costs more reasonable. The addition to the back could be rebuilt in a manner that represents how the developers want the foyer entrance or a family room to be for resale. The exterior and structural renovations to the house could utilize the County’s 25% Historic Property Tax Credit program.



Rear of house facing Wellford Drive

The exterior and structural renovations to the house could utilize the County’s 25% Historic Property Tax Credit program.

Staff Recommendation: Staff recommends the developer utilize the 25% historic tax credits for the exterior restoration of the house. Staff recommends that the house be salvaged and restored as originally planned in the current location. Renovation efforts should focus on a new kitchen, bathrooms and reconfiguring the back room as the front room. If the developer is not willing to salvage this home, Staff recommends the home be advertised to the public to see if anyone is willing to move it off site for renovation. As this application is only for Advisory Comments, Staff recommends the historic building materials be donated to a salvage company. In particular, the slate roof, windows, newel post, banisters, interior moldings and radiators appeared in good condition at the time the County’s Architectural Historian photographed the house and should be salvaged.

Testimony: Mr. Rutter stated that in regards to the orientation of the house and road that he finds it is a little strong for one Division to say it doesn't comply with the regulations as the subdivision was approved and that there was always a balance with environmental regulations, layout and design and preservation of the historic house. Rutter stated that a decision was made with input from surrounding communities and they knew they were not going to cross the stream twice to create a loop road which would have enabled a road to be in the front.



Location of house

Mr. Rutter stated that originally he appeared before the Commission as a developer and agreed that the house could be reoriented if the 50s block addition was removed. Mr. Rutter stated that Beazer homes purchased the entire Phase 2, including the subject lot and is not in the business of rehabbing homes, but building new homes. Mr. Rutter stated that Beazer homes actively marketed the property and contacted four builders, but that all four companies priced out the rehabilitation and agreed that they cannot make the numbers work. Mr. Rutter said there is probably lead paint, the bathrooms are old and need to be remodeled and there are no master baths. Beazer Homes is in agreement with the Staff Recommendation regarding salvaging of materials of the historic home. Mr. Rutter stated that Beazer Homes is willing to sell to someone who wants to renovate on site or off site.

Mr. Reich asked about the status of the subdivision approval. Mr. Rutter stated that the subdivision and roads are built and that they cannot build the houses fast enough. Mr. Reich asked how much time remained before the house has to come down. Mr. Rutter indicated that it would need to be in the next couple of weeks to see if anyone was interested, however if a buyer was found they would hold off. Mr. Rutter stated that if a buyer could be located and would be willing to work with Beazer Homes, however the house could not be left as is in a million dollar subdivision. Ms. Burgess clarified if Beazer was open to selling the house to remain on site or selling it to be moved off site. Mr. Rutter said Beazer was ok with either scenario. Ms. Burgess asked what the minimum cost of the lot was. Mr. Rutter said the lot was being offered around \$400,000 but wasn't sure if they would come down from that. Mr. Reich asked about the price of the new houses. Mr. Rutter said they were priced around \$900,000 to \$1.1 million.

Mr. Roth asked why the house has to be competitive with the neighborhood. He stated that the developer bought the property and agreed to fix the historic home and that the home should be accepted as the cost of the site. Mr. Rutter stated that the developer kept the home during the entire building process, but explained that the developer is a new home builder now. Mr. Roth stated that the developer knew and accepted this when they entered into the property. Mr. Rutter stated that the house needs to be rehabbed to be in conformity with the neighborhood and they cannot locate anyone who can do the work.

The Commission went into closed session at 7:59 to obtain legal advice on the procedure for Advisory Comments. The meeting resumed at 8:04. Mr. Reich asked if anything was legally binding the developer since the subdivision had come before the Commission in 2012. Ms. Holmes stated that the subdivision was before the Commission back in 2012, and that it was only advisory comments at that time. Mr. Rutter stated that Beazer Homes offered to sell originally or partner with someone to fix the home. He also stated that the property is not worth as much without the house on it and that the best deal for Beazer would be to find someone to renovate the home.

Mr. Roth stated that he did not find validity with the financial argument and that it was a business risk. He stated that the price of the house should be lowered and that it would probably sell. Mr. Reich stated that the house should be saved since it is important to Howard County history and that he thinks it possible to find someone to rehab the house as it appears structurally sound. Mr. Shad suggested that the house be advertised in the paper. Mr. Rutter stated that there is not a lot of time to have people look at the house.

Motion: The Commission summarized that they had no additional comments, and would not make a formal motion as the case was for advisory comments and the comments made during testimony was their recommendations. Mr. Shad stated that the Commission was in agreement that the house should be saved and that more of an effort be made to buy or renovate the property.

16-06 – 3538 Church Road, Ellicott City

Construct retaining walls, remove trees.

Applicant: Stephanie Tuite

Background & Scope of Work: This project came before the Commission in December 2015 for the removal of the house, construction of retaining walls and removal of trees. The Applicant withdrew the request for tree removal and construction of the retaining wall, but was approved for the demolition of the existing house.

Retaining Walls

The Applicant now seeks approval to construct the retaining walls and remove the trees. The application states:

“Since the larger wall (the wall located at the terminus of Deanwood Avenue into the development) along the sand filter facility is part of the main infrastructure for the subdivision, the wall will require approval to help support approval of the subdivision. This wall’s design will not change with the Site Development Plan submission where the proposed houses and lot grading will be approved. This is a key reason for this request for approval being made at this time rather than waiting until the time of submission of a Site Development Plan. Since this property is zoned R-ED, the Preliminary Equivalent Sketch Plan will go to the Planning Board for approval. Planning Board will want to see that main infrastructure for the site is approved at the time of this Preliminary Equivalent Sketch Plan. With regard to the proposed retaining walls, the preference is to construct poured in place concrete walls face with cut stone. Although this is the preference, the developer is open to other options that may be preferable to the Historic Preservation Commission.”

In this revised plan, 2 of the 4 walls, Wall #1 and #3, have been eliminated. The first wall, which has been removed, was around open space Lot 16. The lot has been graded to fulfill the required 3,900 square feet of level open space, but without having a retaining wall. That wall varied in height, with a maximum wall height of 5 feet. The second wall located at the terminus of Deanwood Avenue into the development behind Lot 9 remains. Upon entering the driveway, the wall will be 2 feet high and will be

faced with stone and have an additional 2 foot high black metal railing above the wall, allowing a 4 foot barrier at the terminus of Deanwood Avenue. The other side of the wall that is not visible from Church Road will be as follows: as the wall spans to the east it will increase to 8' 8" high at Section C-C, then decreases to 6' 6" high at Section B-B, and up to 7' 8" inches high at Section A-A. The maximum wall height will be a 12 foot drop into the stormwater management facility. The third wall was eliminated from the plan which was behind Lot 3. The fourth wall will be located at the rear of the development behind Lots 1 and 2. The maximum wall height in this location will be 3 feet high. At section F-F the wall will be 1'2" high and will go up to 2' 7" high at section E-E, directly behind Lot 1, toward the end of the wall. The original proposed fourth wall had a max height of 12 feet so this wall has been reduced by 9 feet in some areas.

Tree Removal

Regarding the trees, the application states:

"Tree removal is being submitted for similar reasons. Although the trees will not be removed at this time, the intent to remove the trees will be key in obtaining subdivision approval in order to show that houses can be constructed on the proposed lots. Again, the Site Development Plan will show grading, house locations, and driveway construction, which will be approved by the Historic Preservation Commission at a later date, but the tree removal proposes will allow for the creation of the lots and show the intent for trees to be removed."

The Applicant proposes to remove 146 trees that are 12 inch or greater for the construction of the 13 houses. There was opposition to tree removal along Church Road, so the three trees that were going to be removed due their poor condition will now remain. The County Landscape Manual requires 8 shade trees, 2 evergreens and 7 shrubs to be installed to meet the minimum site landscape obligations. The application explains that "as part of the proposed landscaping, credit has been taken for 1 existing tree and 10 shade trees, 22 evergreens and 7 shrubs were proposed on the Preliminary Equivalent Sketch Plan. This is 3 shade trees and 20 evergreens more than required that are proposed to enhance the existing buffers along Church Road. As part of the retaining wall views attached, we have added 3 additional shrubs and 1 additional evergreen to soften the appearance of the end of the wall of the Y turnaround."

Staff Comments: The proposed black metal railing is very typical of those found within the Ellicott City Historic District and complies with Chapter 9.D recommendations, "install open fencing, generally not more than five feet high, of wood or dark metal" and "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way." The various types of stone walls identified in Ellicott City are all appropriate options. Staff recommends that the style of wall chosen have variety in the stone color, which is lacking in the example from the Parking Lot C wall (the granite there is one color, but the size of the blocks more closely match the existing wall).

Staff finds the retaining walls have been significantly improved from the previous submittal. The walls have been reduced from 4 walls to 2 walls. The plan shows Wall #1 will be 12 feet high at its maximum height, but otherwise varies in lower heights. Wall #2 will be very low and is not of concern as it is under 3 feet high. The wall material has also drastically improved from the stacking block and will be faced with real stone. The use of stone faced walls complies with Chapter 9.D of the Guidelines, which states, "new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City's typical stonework can be appropriate in visible locations." The use of a stone facing on the wall also complies with Chapter 9.D recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."

While the removal of large trees is concerning, aerial photography over the years confirms that much of the area was pasture land and only became heavily wooded in the 1970s. There was a dense treeline along Church Road that was evident in the 1940s and 1950s, but was eradicated in the early 2000s with the construction of the Woods of Park Place and to present day has not been filled back in with new street tree plantings. Chapter 9.B of the Guidelines recommends, “retain mature trees and shrubs. Provide for their replacement when necessary” and “retain landscaping patterns that reflect the historic development of the property. Use historic photographs or landscaping plans if these are available.” Historically this area has been open fields with large specimen trees and new growth forest. While 11 specimen trees will be removed in order to accommodate the new lots, about 27 specimen trees will remain. There will be new landscaping added back along the street, as well as along the Deanwood Avenue extension into the subdivision.

Staff Recommendation: Staff finds the Applicant significantly reduced the number of retaining walls needed and finds the landscaping plan shows that plantings have been adequately addressed. As such, Staff recommends Approval as submitted.

Testimony:

Mr. Shad asked if anyone in the audience was opposed to the application. Members of the audience indicated they were opposed and Mr. Shad asked everyone opposed to make sure they had signed in to testify.

The parties were advised of their right to proceed in a formal contested case with cross-examination, or to proceed informally and accept public testimony at the end of the Applicant’s presentation.

Mr. Shad swore in the Applicant, Stephanie Tuite of Fisher, Collins and Carter. Mr. Shad asked if there were any additions or corrections to the Staff comments.

Ms. Tuite explained that in the last 30 or 40 years trees have started to grow in the area that is proposed to be cleared. She said that this is typical when a farm field is abandoned. She explained that most of the trees are tulip poplar, which is an emergent species of tree that are commonly found in abandoned farm fields. She stated that the forest delineation shows the property is over populated by trees. Ms. Tuite stated that the majority of the view of the wall that peaks at 12 feet high would only be from behind and that main visibility would be of a two foot high wall with a metal railing. She said the wall will not be visible from the majority of the district because the property drops off from Church Road to the interior of the site. She said the views of the wall will be very limited and neighbors will not view a full face of the wall. Ms. Tuite stated that trees have been added to the plan along Church Road as indicated by the Staff report.

Mr. Reich asked about the removal of three large black walnut trees, stating that they have probably been on site for over 100 years. Ms. Tuite stated that specimen trees are being removed from around the house and barn. Ms. Tuite stated that several of the trees show fair or poor condition and that they have been limited in space and have not been able to grow out in full. She stated that a description of “fair” is usually based on quality and whether the tree is showing dieback or disease. Mr. Reich asked how old she thought a 45 inch maple is. Ms. Tuite stated that silver maples grow fast and are not desirable since they tend to invade piping because the root system grows very fast. Ms. Burgess explained that when pioneer trees grow up in a slender manner they are reaching for sunlight. The older ones will shade out the smaller ones, but when you develop adjacent to them and remove the other trees the slender trees can be very wind thrown and could be dangerous to the structures around it.

Ms. Tuite stated that the root system is a lot wider than the trees and cutting out some of the root system would cause the trees to fail. Mr. Reich asked if the plan shows all of the trees on the site. Ms. Tuite said the plan shows the trees that are 12 inches and greater. She stated that the majority of the forest is between 12 and 18 inches, which indicate that the trees have grown the last 30 or 40 years.

Mr. Reich asked if most of the trees on the southwestern part of the site and the steep slopes were being saved. Ms. Tuite replied yes and said that the plan shows limited disturbance. Mr. Reich asked about the materials to be used for facing for the concrete walls. Ms. Tuite said they are seeking input from the Board and have included walls they could match the look of. Mr. Reich asked if real stone would be used as the facing and Ms. Tuite said that was their intention. Ms. Tuite discussed the pictures of the walls submitted and the existing walls found in the district. Mr. Reich asked for clarification on the variation of stone as stated by Staff. Ms. Holmes explained the Mulligan's Hill wall that she was referring to. Mr. Reich confirmed that the approval that night was for the retaining wall and trees. Mr. Reich asked if the material would be left up to Staff or if they would come back in for approval. Ms. Holmes recommended the exact material be submitted to the Commission as a new application in the future.

Mr. Roth said the retaining wall is in front of the pocket sand filter off the road, the view from the rear is obscured by the stormwater management, which is a great improvement. Given that, he is ok with the retaining walls.

Public Comment

Mr. Shad swore in Elizabeth Walsh. She explained that she lived in Lot 7 of the old Linwood Farm subdivision. She explained that she had just heard about meeting two days prior and was concerned about the absence of information presented. She stated that she has not seen any evidence of arborists or historical analysis of each of the trees. She stated that the removal of 146 trees would cause irreparable damage to the property and the trees would not grow back in her children's lifetime.

She said that there are 8 champion trees between Linwood and the Patapsco Female Institute as identified in the 2008 Champion tree inventory. She said there is no arborist testifying regarding the specifics of the trees in question. Ms. Walsh stated that 10% of the County's champion trees exist along this half mile stretch. She stated that the Commission is tasked with maintaining the historic integrity and she is concerned that the Commission is not being told accurate information. Ms. Walsh asked the Commission to take a more careful look at the plan and make the owner develop it correctly and honor the integrity of the historic district. Mr. Reich asked what Ms. Walsh thinks should be done. Ms. Walsh replied that there should be testimony from qualified arborists and that there is plenty of money to be made in the development of the property; however the historical character and integrity must be maintained. Ms. Walsh stated that the issue is whether this plan is honoring the guidelines and she does not believe it is. Ms. Walsh read some excerpts from the Guidelines, "Maintain the topography of the existing landscape...Recommend against live mature tree removal." She asked the Commission to deny the request.

For clarification, Ms. Burgess explained the definition of "emergent" as plants growing without being planted. The Commission discussed the differences between emergent and pioneer species and specimen and champion trees. Mr. Roth said he was looking at the 1943 aerial and that he sees a farm. Mr. Roth and Mr. Reich discussed the aerial photos and the location of the trees on the subject property.

Candace Taylor was sworn and stated she lives on the adjacent property. Ms. Candace Taylor stated that due to the topography of her property she will be looking down into the development. She stated that the walls will be visible to her, the Duffy's behind her, and the log cabin owned by the Crist's behind the

Duffy's. She explained that they restored their house in 2008, as her husband's family has lived there for 100 years. She said that she will now have three new neighbors. She said that her house sits up high and from her kitchen she can see into the center of the Lacey property and with the trees gone she will see even more of it. Mr. Roth asked if she had seen the sections of the wall. She said she had not seen it. Mr. Roth stated that there is a berm by the stormwater management facility that will shield the wall. Mr. Reich asked about the driveway. She said that her driveway is circular but that there is a shared drive down the property line.

She said that she does not have a problem with the wall, but finds a twelve foot wall is too high and greedy due to the amount of lots in the development. She said if they did not have as many houses they would not need as many walls, which would be more in keeping with the historic district. She stated that if the proposed development were smaller, then smaller walls would be needed and the character of the historic district would be kept. Ms. Candace Taylor stated her concern regarding the landscaping between her property and the subject property. She explained that she does not know what the taped trees on the Lacey property mean. Ms. Burgess clarified that she was just told that the taping means 12 inch caliper or greater and is survey work, but does not indicate whether it is to stay or be removed. Ms. Candace Taylor stated that the Commission could be setting a precedent by allowing a 12 foot stone wall to be built in the historic district.

Mr. Shad asked for clarification regarding the 12 foot retaining wall. Ms. Burgess explained that the plan was revised and some of the proposed walls had been removed. She stated that they were told by the engineer that the wall is 12 feet at its peak and that wall slopes according to existing topography. Mr. Reich said the wall starts out pretty shallow and that the wall varies in height according to the plan.

Mr. Gary Segal was sworn in. Mr. Segal explained that he was the president of the community association at the time that the Woods of Park Place was built. He said that the community took steps to stop fighting developments by rezoning properties up to the Lacey Property as Rural Residential zoning, so that the properties could not be developed. He said that the Lacey property and another property went in to Forest Conservation and was taxed at farm land rates. He stated that the Lacey's made a conscious decision to preserve the existing forest. He does not agree that it does not matter that the trees were not there years ago, as they are there now and have grown quite large. Mr. Segal stated that a development across the street was supposed to leave a buffer intact along Church Road, however the buffer was suddenly cut down. He said that two of the trees that Ms. Walsh was referring to were part of the Linwood sewer project. Mr. Segal stated that Deanwood Road is now 15 years old and the trees that have been planted are very small in diameter so it takes a long time to recover. He stated that the erosion will only get worse due to run off from the removal of trees. He said that both sides of the road on Church Road is eroding away and that there are increasing problems because of more storm water runoff.

Mr. Burgess asked for clarification regarding two of the trees being removed from the Linwood sewer utility. She asked if those were two of the champion trees that Ms. Walsh mentioned. He did not know how many she mentioned, but said there were two large trees cut down. She also asked about the Lacey property being in a Forest Conservation Easement. Mr. Segal stated that State Tax Assessment website shows the Lacey property with an agricultural tax rate.

Mr. Roth asked if any properties in the neighborhood are under the Maryland Environmental Trust. Mr. Segal stated that none of the individual lots were large enough and that they petitioned to go in as a group, but that did not work. Mr. Segal stated that the trees are in their current state because of the Forest Conservation Easement, but said he has not reviewed the easement documents.

Mr. Frank Todd Taylor Jr. of Church Road was sworn in. Mr. Todd Taylor stated he agreed with Mr. Reich's statement at the December meeting that the Commission is being asked to approve things in a piecemeal fashion. Ms. Holmes confirmed that there is not a DPZ approved plan yet. Mr. Todd Taylor discussed the approval process when he made renovations to his home and explained how he brought in samples of materials. He stated that the Applicant is not doing that. Ms. Burgess clarified they would be required to have materials approved as well. He stated that the property can be seen from three adjacent properties to the east. Mr. Todd Taylor claimed that there has never been approval of any walls in the historic district for the purpose of retaining dirt. He said there are walls for landscaping purposes, some in Deanwood and on the Devine property. He briefly discussed some of the example walls submitted by the Applicant.

He stated that allowing a developer to come in with the subject plan is not the purpose of the R-ED zoning district, which he contends is supposed to avoid moving a lot of dirt. Mr. Todd Taylor said that the historic nature and environment of the neighborhood should be taken into account for the R-ED District. He passed out copies of the Howard County Historic Preservation Plan, to be included in the record, and pointed out some sections that he found relevant to this development. He said that the retaining walls do not comport with the goals of the plan. He argued that per § 16.118.B.6 of the County Code, density is not sufficient justification for allowing adverse impacts in the historic district. He alleged that the Commission is setting a precedent by allowing retaining walls. He asserted that the need for the wall is to allow new houses on the site to connect to the sewer system and has nothing to do with the historic nature of the property or keeping the neighborhood as historic. Mr. Todd Taylor stated that Mr. Lacey needed the trees to get his special tax assessment, but now it's going to be developed so the trees are no longer needed. Mr. Todd Taylor asked why the Maryland Historic Trust is not present at the meeting nor were they asked to comment on the plan. He finds that a Maryland Historic Trust analysis would be in order due to the property owner receiving a reduced tax rate because of property being in Forest Conservation.

Mr. Lewis Taylor asked for clarification the citing for the Maryland Historical Trust. Mr. Todd Taylor stated that the Howard County Code Section 16.606.b requires the advice of the Maryland Historical Trust if State funds are impacted. Mr. Lewis Taylor asked how state funds are being used in this instance. Mr. Todd Taylor said that state funds are being used because of the property owner's reduced tax rate for forest conservation.

Mr. Vincent Lacey was sworn and stated that the Forest Management Plan expires naturally in March of 2016 and that it is their intent to let that expire. Mr. Reich asked about the obligations associated with the Forest Management Plan. Mr. Lacey stated that a forest planner inspects the trees and requires maintenance of the property. Mr. Reich asked if anything needs to be done other than leaving the property as is. Mr. Lacey stated that there is guidance given from the forester who comes out to inspect. Mr. Lacey verified that he received a reduction in taxes due to the Forest Management Plan.

Mr. Reich said the three walnuts are in an area that is relatively flat and could be kept if the house was shifted a bit. Mr. Reich said it is possible these trees are showing on the historic aerials. Ms. Tuite stated that several trees are being kept. She clarified that tulip poplar is the majority of the species in reference to the 12 to 18 inch trees that dominate the forest stand on the property. Ms. Tuite said that there are other specimen trees on the property, such as the walnut, but the stand is dominated by 12 to 18 inch poplar trees. She said there are large walnuts, maples and other trees. She said there are 43 total specimen trees on the site and 11 are proposed to be removed. She explained that three trees in poor condition along Church Road were going to be removed, but will now remain due to the desire to try to keep the scenic views along Church Road. Ms. Tuite said they are only removing one small tree for the entrance road and that very little will be graded in the first stretch along Church Road. Ms. Tuite stated

that the development was pulled back away from Church Road to allow for an enhanced buffer to allow the landscape to stay in similar view as it is today. Ms. Tuite stated that the majority of the reason for the proposed wall is for storm water management and not necessarily for the subdivision. She explained that there is a sizable facility to treat stormwater. Mr. Roth asked why the wall is there, stating he understands why the berm is there. Ms. Tuite said the berm is the dam of the pond. Ms. Tuite said the majority of the reason for the wall height, which peaks at 12 feet, is for the construction of the stormwater facility, which is at the top of the Hudson Branch watershed. She explained that the wall is supporting the driveway, but it is also allowing for the management of a 100 year storm. She said there are trees that are being retained along the Taylor property and a sizeable buffer will remain. Ms. Tuite explained that the houses are being pushed down along the Taylor property so that a berm is being created so that headlights will not be seen by the adjacent neighbors to the east.

Mr. Lewis Taylor asked if all of the lots will drain to the facility at the retaining wall. She said that not all of them will and explained where the various lots will drain. He asked for clarification if any reduction of density would affect the drainage. Ms. Tuite stated that stormwater management is not based on impervious surface, it's based on zoning.

Mr. Roth asked if there was an arborist involved with examining the trees. Ms. Tuite said the trees were examined by John Canoles, a forester certified by DNR, with wetland delineation credentials as well.

Mr. Reich asked how much care should be taken for preserving the trees. Mr. Reich said that if this plan was for an individual house removing a tree, the Commission would be looking closely at it. He said that because the proposal is for 146 trees to be removed it should be treated with the same care. He stated that it is hard to look at the plan and get a good understanding of all the trees. Mr. Reich stated that the forester expert John Canoles should be present to testify.

Ms. Tuite stated that there will be a large forest conservation parcel along the south side once the plat is recorded.

Mr. Reich stated that they went to a lot of trouble to minimize the walls. Mr. Reich said that although he understands the community does not like walls, he stated that there are walls all over Ellicott City. He expressed concern regarding the landscaping and the trees. He said that an expert is needed to provide testimony. Mr. Reich stated that there is a lot of concern on the citizen side and they have not been involved in the process from what he has heard.

Ms. Tuite clarified that there have been many community meetings, including four formal community meetings as well as several informal meetings. She explained that the public can go to the County to review the application materials that have been submitted. Ms. Tuite explained the requirements she has to meet for the development. Ms. Tuite stated that they are proposing removing 11 of the 43 trees. She explained that some of the trees are not in good condition based on the information from the consultant. Ms. Tuite stated that pictures were taken and provided showing a number of the trees have dieback, broken branches and some show that disease will set in. She stated that she is a landscape architect as well as an engineer.

Mr. Lewis Taylor asked for clarification on the Existing Condition and Demolition Plan, sheet two of eight, regarding the proposal to remove 11 of the 42 specimen trees listed. Ms. Tuite stated that one of the trees fell on its own so the proposal is to remove 11 of the specimen trees. The 11 trees are included in the 146, which refers to the 12 inch or larger trees, the majority of which are not specimen trees and are located on the east side of the property.

Mr. Shad moved to go into closed session at 9:50 pm. Mr. Roth seconded the motion, the vote was approved. The Commission received legal advice regarding tree removal. There was a brief break after the closed session and the public hearing resumed at 10:23 pm.

Mr. Reich said the walnut trees are in good condition. Mr. Reich stated that the proposed plan is a big project in the historic district and there is a need to protect the view shed. He said there was a lot of care taken to the retaining walls and they really minimized the impact of the retaining walls. Mr. Reich would like the same care done with the trees. Mr. Reich stated that he is not convinced that some of the trees cannot be saved. He wants to continue to the next hearing to receive more information and does not find they have received enough information to make the decision that night.

Mr. Roth stated that he is okay with the retaining wall and with the tree removal as there are a lot of trees on the property. He stated that mature trees are important to Ellicott City and that maple trees on the property are not the trees specifically referenced in the Guidelines, which are located along the street, not within the property. He finds there has been a good faith effort to retain trees to the extent reasonable. He referenced the Guidelines discussing the historic use of the property and He stated that the subject property was historically farm land, which consists of open fields. Mr. Roth said historically the view shed was farm land, not forest.

Mr. Shad stated that agrees with Mr. Reich that they require more information from an arborist about the specific trees to be removed. Mr. Shad stated that if he wanted to remove any trees from his property, each individual tree would need to be reviewed and they need to treat this application the same and review each tree.

Motion: Mr. Reich moved to Approve the retaining walls as shown on plans submitted for this evening's hearing with the provision that there will be a later submission for the facing materials. Mr. Roth seconded. The motion was unanimously approved.

Mr. Reich moved to continue the decision on the trees until the next month's hearing and allow the Applicant to submit more information and for the opponents to submit more information.

Mr. Lewis Taylor asked if the Applicant would object to a continuance of the tree part of the application. Ms. Tuite stated that she does not object.

Mr. Todd Taylor stated that he nor his wife would not be available for the next meeting in March. Mr. Reich asked if the Applicant was amenable to continuing to April. Mr. Reich said that is it a public hearing that happens once a month, but does not find they can hold up the Applicant. Mr. Todd Taylor stated he is an attorney and represents these people. Mr. Lewis Taylor asked for clarification about who Mr. Todd Taylor represents. Mr. Todd Taylor said he represents the Church Road Association and the Woods of Park Place and speaks on his own behalf and said it is difficult for him to do what they are suggesting. Mr. Taylor asked the Applicant if they could wait until April. Ms. Tuite said her clients do not wish to hold to April. Mr. Todd Taylor said he leaves February 20 and would be back after March 10. Mr. Reich asked what the date of the March meeting is. Ms. Holmes replied the date is March 3. Mr. Roth said he is inclined to stick with the scheduled meeting.

Mr. Reich moved to continue the tree removal case to the normal March hearing. Mr. Roth seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn. Mr. Shad seconded. The motion was unanimously approved and the meeting was adjourned at 10:42 pm.

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

Beth Burgess, Executive Secretary

Allan Shad, Chair

Carol Stirn, Recording Secretary



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

www.howardcountymd.gov

VOICE 410-313-2350

FAX 410-313-3042

March Minutes

Thursday, March 3, 2016; 7:00 p.m.

The second regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, March 3, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Mr. Roth moved to approve the February 4, 2016 minutes. Mr. Reich seconded. The motion was unanimously approved.

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

Absent:

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, and Carol Stirn

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

PLANS FOR APPROVAL

- 1. 15-47c – 3578 Sylvan Lane, Ellicott City
2. 16-07 – 8081 Main Street, Ellicott City
3. 16-08 – 8505-8507 Main Street, Ellicott City
4. 16-06(b) – 3538 Church Road, Ellicott City (continued from February)

CONSENT AGENDA

15-47c – 3578 Sylvan Lane, Ellicott City

Final tax credit approval.

Applicant: James and Susan Hade

Background & Scope of Work: The Applicant was pre-approved for tax credits on August 6, 2015 to make several exterior repairs, to include:

- 1) Repair structural issues and drainage of porch foundation.
2) Replace wood porch with tongue and groove hardwood.
3) Replace all gutters with new aluminum K-style or half round gutters.
4) Replace trim and fascia with all primed and painted wood fascia, rake and trim boards.
5) Install primed and painted wood or smooth Hardie board for soffits.
6) Replace drip edge with pressure treated wood with a beveled edge.

The Applicant seeks \$1,350.00 in final tax credits for the expense of the replacement of the gutters and the painting of the woodwork which cost \$5,400.00. The other items have not yet been done.

Staff Comments: The work complies with that pre-approve and the paid invoices add up to the requested amount.

Staff Recommendation: Staff recommends final tax credit approval of \$1,350.00 as submitted.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to Approve the application. Mr. Reich seconded. The motion was approved unanimously.

REGULAR AGENDA

Mr. Lewis Taylor stated he would like to go into a closed session in order to offer the Commission legal advice before continuing the cases. Ms. Tennor moved to go into closed session. Mr. Roth seconded. The motion was approved unanimously. Once the closed session was completed, the meeting went back on record into open session.

16-07 – 8081 Main Street, Ellicott City

Exterior alterations.

Applicant: Courtney Kehoe

Background & Scope of Work: According to MDAT the building dates to 1890. This property is located in the Ellicott City Historic District. The Applicant seeks approval to replace rotten wood lap siding on the back side of the building with LP Smart Guard engineered wood siding. The siding will be painted Benjamin Moore Raleigh Tan to match the existing.

Staff Comments: Chapter 6.D of the Guidelines recommends, “maintain, repair and protect wood siding, wood shingles or log construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape, and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim.” Therefore Staff recommends the siding be replaced with wood siding to match the existing. It may be possible that some of the existing siding can be salvaged and not replaced entirely. This work would be eligible for historic tax credits.

The Guidelines also state, “if wood siding must be replaced on a historic building, a composite siding material may be considered, if wood is not a viable option, the composite siding conveys the appearance of the historic material, and application of the substitute material does not damage or obscure historic features. The texture, width, shape, profile and finish of the substitute siding material should be similar to the wood siding it replaces.” If there is a reason that wood siding is not a viable option, Staff finds the engineered wood would be an acceptable option as it is a wood product and is quite durable.

Staff Recommendation: Staff recommends the rotten wood siding be replaced with new wood siding to match the existing. Staff recommends tax credit pre-approval for the work.

Testimony: Ms. Holmes stated the Applicant requested this case be moved to the April agenda, as they were unable to attend.

16-08 –8505-8507 Main Street, Ellicott City

Exterior alterations.

Applicant: Troy Samuels

Background & Scope of Work: This building is located in the Ellicott City Historic District and is in the process of being constructed. The previous owner received approval to demolish the house in February 2011, which expired before the demolition took place. In July 2014 the previous owner came back to the Commission for approval to demolish the house again in order to sell the property to the current Applicants.

Case History

In October 2010 the Applicant first presented plans to the Commission to demolish the historic duplex and build a duplex in its place. The Commission was not satisfied with the design of the new construction and some questioned whether the historic house should remain. The Commission voted to continue the meeting until February 2011 to allow the Applicant time to explore other options. At the February 2011 meeting the Commission approved the demolition of the historic home and the construction of a new single family home in its place. The Applicant returned in August 2011 with modified plans to construct a two-story single family house, with full attic and exposed ground level basement. Staff was concerned the two-story house, with full attic and exposed ground level basement was out of character with the neighborhood. The Commission agreed that the proposed house was out of character, giving the appearance of a 4-story building. The Commission approved the application with the following changes:

The house will be changed from the current proposal back to the original approved drawing of the 2,000 square foot front façade. The first floor elevation of the new structure is going to be no more than one foot higher than the doorsill of the house to the right. The roof eave fascia should be within one foot of the fascia of the house to the right [west]. The roof pitch will be adjusted to attempt to have the ridge line below the neighboring house; if the line is slightly higher it will be allowed, but no more than one foot higher. The items on the material list are approved with changes to the windows, doors, siding, and lighting:

- 1) The windows will have 3-4" of exterior trim added to both the front and sides.
- 2) The siding will be changed to a 5" exposure.
- 3) The doors will be standard wooden doors.
- 4) There will just be one light mounted at the entrance.
- 5) All other items will remain the same with no changes.

The gutters should be half-round or K style white aluminum. The columns will be square and plain white. The railings will be standard colonial. The dormers will be switched to the back. The final permit drawings will be brought back to Staff for review of the elevations of the floor, eave, and roof line, and is subject to approval per the Commission's recommendations. The drawings will show the elevations on the house next door so that Staff can see how everything lines up.

In January 2012 the Applicant returned to the Commission with two new proposals; the first showed a side elevation of the house at the first floor elevation as approved in August. The second proposal showed a side elevation of the house at a higher elevation than was approved in August. The Applicant preferred to build at the higher elevation, which would have resulted in changes to the front elevation of the new house. The Commission indicated they would not approve the house at the higher elevation and the Applicant withdrew the proposal.

In March 2012 the Applicant submitted new plans and proposed constructing a 3-story duplex house with a mansard roof. The first floor of the house will serve as the basement level and be constructed into the hillside. The current proposed house will have a first floor elevation of 230.8 feet. The neighboring house has a first floor elevation of 230.6 feet. The roof peak elevation on the proposed house will be 260.1 feet and the neighboring house has a roof peak elevation of 258.3 feet, so the new house will be 1.8 feet higher than the neighboring house.

The Commission approved this application with the following motion:

Mr. Hauser moved to Approve per the Staff recommendation, except for #4 regarding the use of real stone. Instead of real stone, a faux stone may be used on the sides of the house on the 1st floor exposed walls. The stone needs to be brought in to Staff for their approval, but if siding is used it does not need to be approved by Staff. Trim is to be added on the front façade windows and doors. The side windows are to be lined up. Ms. Tennor seconded. The motion was unanimously approved.

In July 2014 the demolition of the house was approved again.

Current Application

In an earlier application for the construction of the house, submitted by the previous owner, the Commission stipulated that construction drawings should be submitted to Staff at the time they were submitted to the Department of Inspections, Licenses and Permits (DILP). Those drawings were not submitted to Staff, although Staff has now reviewed the drawings with DILP during the writing of this staff report. Staff emailed the Applicant, requesting those drawings be submitted in order for the Commission to understand the design of the house and the current application. The Applicant submitted the drawings the following day, on February 24, 2016.

Roof Height

Staff sent the Applicant a letter in December 2015 notifying them that the construction did not appear to be in compliance with the plans that were approved as the building appears taller than approved. The Applicant has provided the following statement regarding the height:

“The height of the structure is 31 feet, 33 .5 feet including parapet wall which is required by code. The neighboring houses with flat roofs were built before this code was in place, which places us within the 34 foot height requirement which other houses on the street are not over 34 feet.”

Windows

The Applicant now seeks approval to change the windows from the Andersen Narroline to Jeld-Wen 2500 series, 1:1 wood window. The color will remain white.

Front Door

The Applicant proposes to change the front door from a Jeld-Wen 6 panel wood door to a Jeld-Wen 3 lite over 3 panel wood door.

Mansard Roof

The Applicant proposes to cover the mansard roof using GAF Timberline HD asphalt shingles in the color Weathered Wood. The application states that HardiePlank was originally approved, however that is incorrect; the mansard roof was originally to be shingled in oxford grey asphalt shingles.

Patio Door

There are spec sheets without photographs for a Jeld-Wen sliding patio door, but no other reference in the application.

Stone

There is a spec sheet for stone, but there are no photos regarding the use of the material.

Staff Comments:**Roof Height**

When this application was first approved, there was a lot of discussion and concern over the height of the building compared to the neighboring structures. The Applicant has included language from the Zoning Regulations explaining the height; however 34 feet is the maximum height that a principal structure can be, not a minimum. The current height does not comply with the previous approval or with Chapter 8.B recommendations, "design new buildings so that the floor to ceiling height and the heights of cornices and eaves are similar to or blend with nearby buildings. Generally, there should not be more than a 10 percent difference in height between a new building and neighboring buildings if the neighboring buildings are similar in height." The new structure appears to be more than 10 percent higher than the neighboring mansard roof building. The Guidelines also recommend, "design new buildings to be compatible with neighboring buildings in bulk, ratio of height to width and the arrangement of door and window openings." The dormer windows are higher than the neighboring building, but more so is the height above the dormer windows. The proportions are not correct; the parapet wall should not be that much higher than the windows or change pitch. The mansard roof as shown in the construction drawings and as constructed has a slight pitch backwards and with a parapet wall that extends straight up above it, which is not correct construction for a mansard roof design. The design that was approved did not show this imbalance in proportions nor the design flaw in the pitch of the mansard roof and parapet wall. The current building has deviated from the HPC approved plans.

Windows

Staff has no objection over the change to the Jeld-Wen w2500 series window from the Andersen Narroline. The window will remain wood, which complies with the Guidelines, "use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials used in the immediate vicinity."

Front Doors

The front door that has been submitted is a craftsman style door, which is not the style of the house. Chapter 8.B recommends, "use elements such as porch shapes, window or door openings...and other characteristics that echo historic Ellicott City buildings." There are no craftsman style homes in the immediate vicinity. The originally approved 6-panel door is the most architecturally appropriate door for the style of the house. Chapter 6.G of the Guidelines explains, "historically, most Ellicott City doors were painted, paneled wood. Six-panel and eight-panel doors were used during the early period." Staff understands a door with windows is desired and recommends the Applicant consider a different style of glass and paneled door, as recommended by Chapter 6.G of the Guidelines.

Staff just received a copy of the plans that were submitted to DILP and they show the doors located on the left side of each duplex unit, so the front of the building reads "door, window, door, window." Per the Decision and Order for HPC-12-07, the doors were supposed to be paired in the center of the building as recommended by Staff and supported by the Commission.

Mansard Roof

There appears to be some confusion over the original material of the mansard roof, which was to be a Tamko asphalt shingle in the color Oxford Grey. The current Applicant proposes to use GAF Timberline asphalt shingles in the color Weathered Wood. The siding on the house will be HardiePlank siding in the color Navajo Beige. Staff is concerned the Weathered Wood shingle will be too monotone and not appropriate with the design of a mansard roof. The neighboring house also has a mansard roof and the siding and roof shingle is unpainted wood shingle. Staff recommends the roof be constructed with the Oxford Grey shingles as previously approved. Another brand may certainly be used, if samples of the shingle are provided and determined to be appropriate. Staff finds the Weathered Wood shingle will stand out as fake material next to the neighboring wood shingle roof and not blend in with the neighboring architecture. The neighboring houses are shown below.



Patio Door

The application does not indicate where the patio door will be located, although it will most likely be on the rear of the house. Staff recommends the Applicant submit a future application with a spec sheet of the proposed patio door and pictures of the back of the house.

Staff Recommendation: Staff recommends:

- 1) Denial of new height of building and new roof shingle color.
- 2) Approval of Jeld-Wen windows.

Staff recommends a different style of front door be used. The doors are not being constructed as approved and Staff recommends denial of the as-built location. Pending the Commission's decision, Staff will need to talk to Department of Inspection Licenses and Permits (DILP) to determine the process moving forward.

Testimony: Mr. Shad swore in Troy Samuels and Todd O'Dell. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. O'Dell said the problem with the height is that the parapet wall increases the height of the house by 2 ½ feet. He said ceilings were not 8 feet high on the house next door. Mr. Shad asked if the Applicants were aware of the Staff recommendations prior to construction. Mr. O'Dell stated yes, but due to Code the parapet is needed in order to have the ceiling height and a prospective buyer is going to prefer a certain ceiling height. Ms. Tennor asked if they were unaware of the problem when purchasing the property. Mr. Samuels said the drawings were of a modular at the time. They were told an inspector would come out and look at it and sign off on it. Mr. Reich asked Staff if the drawings were approved by DILP. Ms. Holmes said that DILP has the same drawings and she requested a copy from the Applicant after viewing them at DILP. Ms. Holmes

explained that the parapet wall as built is not in compliance with the DILP approved drawings. Mr. Roth asked to clarify if the drawings have been previously reviewed by the Commission. Ms. Holmes stated no, these are DILP's drawings and she requested a copy from them. Ms. Tennor said that the Applicant was supposed to submit drawings to Staff before construction began, but drawings were not submitted. Mr. Reich stated there is a huge difference in what was built and what is shown on the permit drawings. Ms. Holmes agreed that the construction does not comply. The Applicants and the Commission had a discussion concerning the heights. Mr. Samuels pointed out if the parapet wall was removed the overall height would drop by about 3 feet.

Ms. Zoren asked if a parapet wall is commonly needed on the sloped roof. Dan Bennett stated no, a parapet wall is not needed. Ms. Zoren commented the Applicant was told it was needed. Mr. Samuels stated the original owner's drawings had the parapet on them. Ms. Holmes stated there was not a parapet wall on the HPC approved drawings. Mr. Reich stated the appearance of the front is distracting; the mansard goes up and then the parapet wall is there on top. Mr. Samuels stated the wall can be removed. Ms. Zoren explained that the architectural characteristics and features do not fit with the other historic homes in the area. She explained that a mansard roof contains attic space, so that is the reason the neighboring house has a lower ceiling. Ms. Zoren stated the mansard is out of character where it is angled and then breaks up vertically. Mr. Samuels said the vertical is due to the parapet. Ms. Zoren asked the Applicant to produce an architectural drawing of what the structure would look like with appropriate heights, the dimensions, dimensions from the street, from the finished floor, dimensions showing the comparison, and the section of the roof. She said the permit drawing is showing a flat roof, not a pitched roof and the building is not being constructed according to the permit. Ms. Zoren stated she wants to see what the structure will look like if the parapet is removed. Ms. Zoren added the proportion of the dormers is out of scale and the proportion of the windows are too wide. She explained that the windows in the historic area are longer, which makes them more proportionate. Mr. Reich stated the Applicant needs to come close to complying with the original approved submission which had been acceptable to the Commission. The Applicant stated the drawing can be revised.

Mr. Roth stated what was built is not compatible with the historic nature of the area, and the submittals do not bear any resemblance to the structure the Applicant built. Mr. Roth said this project needs to stop and the Applicant should return with a proposal that is in character of the area and is consistent with what was previously approved.

Mr. Reich recommended that the Applicant amend the current application to advisory comments from the Commission. Mr. Taylor said the Applicant will also need to speak with DILP. Mr. Reich stated this case should be continued to next month. Mr. Shad asked the Applicant if he agreeable to continue the application to next month. The Applicant stated yes. Mr. Bennett said that in order to help the Commission, a building section should be done from the front to the rear in order to see the ceiling heights that are reasonable and show the modifications that would be needed. Mr. Bennett said cross-sections should be done showing what has been done now, and what the Applicant wants to do in order to obtain the compliance needed. Mr. Roth added the Commission makes an assessment as to whether a structure is in keeping with the historic character of the neighborhood and stating that certain ceiling heights are needed does not give an Applicant justification to build a structure that is not within the historic character. Mr. Bennett reiterated that doing the cross-section will allow the Commission to see what is already built and what the modifications will be. As long as the exterior elevation is achieved, the height of the interior ceilings will not matter. Ms. Tennor concurs with Mr. Roth's comment that this is the historic district and not a subdivision in the County outside of the district. There are certain restraints that must be met. Ms. Tennor stated in addition to the height of the building, the Staff recommendations should be followed in regard to placement of the windows and doors, and more detail is needed on the back sliding doors.

Motion: The Commission recommended the case be continued until next month’s meeting. The Applicant agreed to the continuation.

16-06(b) – 3538 Church Road Ellicott City (continued from February)

Removal of trees.

Applicant: Stephanie Tuite

Background & Scope of Work: This application is being continued from the February 2016 meeting. On February 4, 2016, the Applicant came before the Commission for approval to construct two retaining walls and remove 146 trees. The Commission approved the construction of the retaining walls at that time, but the tree removal was continued to be heard at the March 2016 meeting. Three of the trees located along Church Road that were originally proposed to be removed were changed to remain after the December meeting.

The Applicant has submitted additional information regarding the proposed removal of trees. The additional information explains that the majority of the specimen trees proposed to be removed are Silver Maples, which can have a very intrusive root system that would impact paving and have been known to break through house foundation walls and sewer lines. The application states that the trees vary in condition from good to poor. The Applicant is looking into retaining two of the three Black Walnut trees on Lot 5 & 6, that are proposed to be removed and the application states that a plan to retain two of the three will be presented at the March meeting. John Canoles with Eco-Science Professional, Inc. is the environmental consultant and will be in attendance at the March meeting to discuss the condition of the trees.

The new information provides an assessment of the trees on the property, breaking down the number of trees found in certain diameter breast height (DBH) ranges and the approximate age of the tree. The majority of the trees on the property have an average DBH range of 13”-16.3” as shown in the chart to the right.

	All Trees	Trees to be Removed	Trees to be Retained
Total Trees	247	135	112
Average size dbh	16.2"	16.3"	16.3"
Median tree size dbh	15.5"	15.5"	15.5"
Most frequent dbh	13"	13"	12"
Range	12-29"	12-27.5"	12-29"
Most common species/% occurrence	Tulip poplar 69%	Tulip poplar 73%	Tulip poplar 66%
Estimated Age range (calculated by multiplying most frequent and average tree sizes by 3 - growth factor of poplar)	39-49 years	39-49 years	39-49 years
Non-native/landscaping trees	38	16	22
Trees rated poor/fair condition	29	21	8
Number of different species	22 includes 10 species of invasive or landscaping	20 includes 10 species of invasive or landscaping	13 includes 6 species of invasive or landscaping

The Applicant has also submitted photographs of the specimen trees that are proposed to be removed. Several of the trees appear to be in very poor condition, with obvious limb dieback, trunk rot, split trunks, and broken limbs.

Staff Comments: The photographs and report provided show that the removal of some of the trees would comply with Chapter 9.B recommendations, which recommends against “the removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures” and considers Routine Maintenance to be, “removing dead or certifiably diseased trees.” While these trees are living, they are very visibly nearing the end of their life cycle and appear in very poor condition. The Guidelines explain that “mature trees are important to Ellicott City...Some, such as the silver maple trees along upper Church Road (planted in 1888), are similar in age to nearby historic buildings. These and other trees that are tied to the history of the area should be carefully protected.” The three silver

maple specimens that are located along Church Road will no longer be removed. However, there are other silver maples that are proposed to be removed located interior to the site and their conditions are documented in the report submitted.

Staff supports the current proposal to possibly save two of the walnut trees, which would comply with Chapter 9.B recommendations, “Retain landscaping patterns that reflect the historic development of the property. Use historic photographs or landscaping plans if these are available” and “Retain mature trees and shrubs. Provide for their replacement when necessary.” The majority of the specimen trees to be removed appears to be silver maple, but they do not all appear to be in good condition. The majority of the non-specimen trees to be removed appear to be tulip poplar, but they are the younger of the trees to be removed as well.

Staff Recommendation: Staff recommends saving two of the black walnut trees as mentioned. Staff finds many of the silver maples that are to be removed are in poor condition and agrees that they should be removed.

Testimony: Mr. Shad swore in Stephanie Tuite of Fisher, Collins and Carter. Ms. Tuite stated that she is a registered landscape architect and a professional engineer with a LEED accredited professional certification for Building Design and Construction. John Canoles of Eco-Science Professionals was also sworn in. Mr. Canoles stated that he is a natural resource consultant, a qualified professional to perform Forest Conservation Act services in Howard County through Maryland DNR, and is a qualified wetland delineator.

Mr. Canoles explained that he was first brought in to perform normal Forest Conservation Act services for this project, which is required for any subdivision process. Mr. Canoles led the Commissions through a series of slides, showing the project and general location of the forests. Mr. Canoles stated the site is 8.5 acres and that there is 4.4 acres of forest on the site. The intermittent and perennial stream system which runs through the property is part of a stream system. The intermittent portion has a 50 foot buffer and the perennial portion has a 100 foot buffer. He explained that the forest is dominated by Tulip Poplar, and as part of the forest stand delineation 43 specimen trees have been identified on the site. Mr. Canoles stated as part of the forest conservation services a preliminary Forest Conservation Worksheet was done to determine what would be the normal requirements for forest conservation. He explained that there is credit available for forests retained on the site and there is a reforestation obligation for cleared forests. He said that a “break-even point” occurs by making the two obligations match, which would mean the project would comply with forest conservation by placing the forest retained on the site in an easement. For this project, the “break-even” goal for forest retention was 2.2 acres, but they are actually retaining 2.8 acres, more than is required. Mr. Canoles stated he was asked to identify all of the trees 12 inches and greater to comply with the Historic District requirements. Mr. Canoles used slides to show where the identified trees were located. The trees were measured with a diameter tape, and the measurement, tree name and its condition were documented. The trees were flagged, then, Fisher, Collins and Carter did the survey. A total of 247 trees were identified. Any trees located within the stream buffer were not surveyed as they are not being disturbed. Mr. Canoles said there were other trees in the lower area of the property that were not surveyed as they also will not be disturbed. Mr. Canoles pointed out there were a number of trees that were expected to be removed on the original plan, but they are now going to stay due to a reduction in the footprint, per the new plan. Mr. Canoles showed a listing of all the trees on the site by tree name, size, and condition.

Mr. Roth asked why the Norway Maple and Tree of Heaven were going to be retained since they are invasive trees. Mr. Canoles said the trees are outside the limit of disturbance (LOD), but they could be proposed for removal as they are not native. Mr. Canoles explained the reason for trees being retained or removed during the evaluation was solely based on the project's limit of disturbance. Ms. Tennor asked for clarification that the tree survey list includes all the trees outside the development area. Mr. Canoles stated yes, they are included. Mr. Canoles did a study to try and determine the age of the forest and the general size of the trees to be removed. He said the majority of the trees came out to be less than 50 years old and explained the age was determined by using the growth factor for Tulip Poplars, which are the predominant tree on site. Mr. Canoles stated 43 specimen trees were also evaluated. Mr. Canoles said that 9 specimen trees are to be removed and 34 will be retained. He explained that of the 9 trees to be removed, 7 are in fair to poor condition and 2 are in good condition. He said that of the 34 trees to be retained, 25 are in good condition. Mr. Canoles showed photos of the trees to be removed and their location. The two Black Walnuts originally proposed for removal are being retained by revising the grading on the site plan. He explained that root pruning can also be done prior to site work to help save the trees from falling due to construction disturbance. Ms. Tennor asked if the limit of cutting would be indicated so people working on the site would be aware. Mr. Canoles stated safety fencing is put up so contractors do not enter the area.

Mr. Roth asked about two smaller black walnut trees. Mr. Canoles said these trees are probably in the root protection zone and could be retained. Mr. Canoles showed an overview of the entire project where trees would be removed and where tree would be retained. Ms. Zoren asked the number of specimen trees in the limit of disturbance for demolition versus specimen trees in the limit of disturbance for retention. Mr. Canoles stated there are 43 specimen trees in total all over the site.

Mr. Shad opened the meeting to anyone who wanted to directly question the witness regarding specific issues with the trees. Ms. Elizabeth Walsh, a resident of Church Road, asked Mr. Canoles about his qualifications, the removal of trees, locations of trees, and tree growth. Ms. Walsh also asked Mr. Canoles if he had any other type of qualifications besides Forest Conservation or was he a member of any other organization. Mr. Canoles provided answers to her questions. There were no other questions from the audience.

Mr. Roth asked for clarification on the growth factor for the black walnut trees and Mr. Canoles said there is a higher growth factor. Mr. Canoles showed the area that was documented on the plan, including an area originally set for disturbance that is now outside of the LOD. Mr. Reich asked for an estimate of how many 12 to 30 inch trees existing on other parts of the property were not documented. Mr. Reich asked if there could be 50 to 200 trees not documented. Mr. Canoles replied maybe a smaller percentage of trees. Mr. Reich asked about the top northwest corner as there is nothing documented. Mr. Canoles explained that is the lawn area and said there were not any 12 inch to 30 inch trees. The area only had smaller growth and some specimen trees. Mr. Reich asked about the east side of the property. Mr. Canoles stated there are trees flagged that are between 12 and 30 inches to be retained, but there are also a number of trees that are less than 12 inches. Mr. Reich asked if the LOD line goes to the property line. Mr. Canoles said yes. Mr. Roth commented the old house on the property dates back to the 1930s, and thought it was possible the trees could pre-date the house. Mr. Canoles agreed. Ms. Zoren asked if a site section through to Church Road toward the property was done to show the relationship of the community to Church Road. Ms. Tuite stated one was prepared previously for prior meetings in December and February. She showed the Commission the drawing and pointed out the information.

Public Testimony

Mr. Shad swore in Ms. Walsh. Ms. Walsh had 5 different handouts for Staff and the Commission. The exhibits were marked as Walsh Exhibit 1, 2, 3, 4, and 5. Ms. Walsh stated the Applicant has presented their case mainly in the form of testimony from Mr. Canoles. She finds that most of the testimony had nothing to do with the historic nature of the property. Ms. Walsh said the information presented did not give any assurance that the design presently submitted, including the request to remove 146 trees, honored and reflected the integrity for the National Register Historic District.

Ms. Walsh handed out “Walsh Exhibit 1 – 3538 Church Road, present day treeline.” Ms. Walsh said these are photos taken from the top of the hill on Church Road looking down the hill to where the Lacey Property is located. She explained the purpose is to show and understand the context of this particular road. Ms. Walsh spoke about the original subdivision in 1888 and said the lots are typical of large multi-acre lots set back from the road and containing specimen trees, large canopies, a range of species for which the residents along this road have worked to maintain, nurture and treasure. She said that both the Woods at Park Place and the Upper Church Road Associations are asking that this same care be provided to 3538 Church Road. She explained the driveway going into this property is lined with many evergreens and said they are very tall and healthy. Ms. Walsh stated she does not see these trees on any plans submitted regarding what is and is not being removed. Ms. Walsh explained the photos showed the downhill road and the tree frontage between the property’s driveway to Park Road.

Ms. Walsh handed out “Walsh Exhibit 2 – 3538 Church Road, present treeline.” Ms. Walsh stated one photo is a panoramic view of the front of the property on the northwest corner between the driveway and Park Drive. She explained it shows the expanse of trees lining the street. There is a stand of trees across the street which is a buffer between Church Road and the Woods at Park Place. Photo 2 shows an aerial view of the stand of trees and the tree pattern states this is the original homestead site from Church Road. Ms. Walsh is concerned that these trees are not reflected anywhere in the plans presented.

Ms. Walsh handed out “Walsh Exhibit 3 – Specimen Tree Table”, a list describing the 43 trees documented on site. Ms. Walsh spoke about the 9 trees to be removed and feels there is no contention that the trees are in poor health. Ms. Walsh stated no one is advocating that diseased or trees in poor health be protected, but said the trees that are consistent with, enhance and contribute to the historic nature of the road, and that are reflective of the 1888 subdivision need to be retained. Mr. Roth asked about one of the exhibit pages showing different colors on trees and what they denote. Ms. Walsh stated this document was testified to by Ms. Tuite previously. Ms. Walsh said the colors stand for whether the specimen trees are in poor condition, fair condition, or best condition. Ms. Walsh said Church Road is a street of mature and historic trees and removing any significant number of trees will change the character and integrity of this historic scenic road. Ms. Walsh said she sees no information regarding these trees. Ms. Walsh stated the Commission is being asked to approve the deforestation of 4 ½ acres fronting on Church Road. She said that as far as the Forest Conservation information, regarding whether there is a balance, that has nothing to do with the determination that the Commission will make that is the historic quality of the resource.

Ms. Walsh handed out “Walsh Exhibit 4 – MD Historical Trust National Register Eligibility Review Form.” Ms. Walsh stated in 2001 the Maryland Historical Trust recommended this particular stretch of road be entered into the National Register of Historical Properties. She highlighted a

portion of the nomination form. Ms. Walsh included a copy of the 1885 plat from the original subdivision of Linwood Farms. Exhibit 4 is made up of several different documents. Ms. Walsh spoke about the original deed granting Lot 4 to the first owner of the subdivided property, after subdivision of the old Linwood Manor. Ms. Walsh testified that the deed made clear that nothing but a residence could be built on the lot, no outbuildings or any kind of business. Today, everyone along the road abides by the covenants and has kept off the street, maintains specimen trees, and any outbuildings are kept behind the house. Ms. Walsh stated there seems to be a representation that the neighborhood agrees with this plan, but said that is not the case. She confirmed with both the Woods of Park Place and Upper Church Road Associations that they are not in agreement with this plan. Ms. Walsh stated the trees must be kept; the setbacks need to be moved farther out. She said the project is too dense and the plan does not take into account the Historic Guidelines. Ms. Walsh stated this property is in the Historic District and there is no showing that the historic constraints are being complied with. She reiterated that the 12 to 30 inch trees are not clearly identified. Ms. Walsh stated the black walnut and evergreen trees are in a pattern for a reason; they provide a screen between Linwood Mansion, the front of Church Road and between the driveway. Ms. Walsh referred back to previous exhibits regarding trees marked for removal stating these trees are not in poor condition. Ms. Walsh spoke about the growth factor published by the International Society of Arborists. She said that some of the trees end up being around 144 years or older, which could coincide with the 1888 subdivision. Ms. Walsh stated all the specimen trees proposed for removal seem to be located on the old homestead site; the trees being saved are in the lower area, the slopes and the pasture land.

Ms. Walsh had an arborist review the plans submitted to the Commission. She said that she asked the arborist to attend the meeting to speak about his findings, but he had a prior commitment and could not attend. The arborist prepared a letter stating his findings, which was marked as Exhibit 5 for identification purposes. Mr. Lewis Taylor advised the Commission that there is a problem with submitting written testimony from someone who is not present to be cross-examined. Ms. Walsh proceeded to read the letter from the arborist. Mr. Lewis Taylor asked the Applicants if they objected to the letter being entered into the record. The Applicants stated yes, they do object to the testimony.

Ms. Walsh asked that the arborist's letter be submitted as Exhibit 5 for the record. The Commission declined to accept Exhibit 5 as evidence.

Ms. Tuite stated she would like to address some of Ms. Walsh's concerns. Ms. Tuite explained there is at least 50 feet of trees along the road which are remaining and only one tree at the entranceway is being removed. She said that all the trees referenced in Ms. Walsh's aerial photo are being retained. Ms. Tuite said there are stretches of trees along almost 75 feet in depth from the right of way being retained. Ms. Tuite showed the plan to the audience and explained what is remaining. Mr. Roth clarified this is the same information on the diagram labeled "existing condition, demolition plan, Lacey's Property." Ms. Tuite affirmed. She stated there was an overlay made that showed the limit of disturbance on the plan to show the trees being retained. Mr. Roth said the trees along the road will be retained with the exception of two trees where the driveway enters, and the only one outside the LOD not being retained is a Silver Maple. Ms. Tuite stated the Walnuts are not part of the streetscape; they are about 150 feet into the property. These trees are being retained and are part of the landscape, but are not on Church Road.

Mr. Lewis Taylor asked Ms. Tuite to clarify whether the plan has been amended to now retain the two walnut trees, labeled #7 and #9 on the plan. Ms. Tuite said yes. Ms. Tuite made another point that much attention has been paid to this site being historic and the age of the trees. She

said the 135 trees referenced have emerged over the past 30 to 50 years in an old agricultural field, so these trees are not the history of the property. The history of the property was as a farm field. There are 9 specimen trees to be removed, but the other trees proposed for removal are younger and have grown due to the land not being used as farmland anymore. Ms. Tennor stated Staff had prepared for the Commission a series of aerial photos from 1945 to 2014 which clearly show the areas cleared for farming and the gradual re-emerging of the trees.

Mr. Shad swore in Mr. Gary Maule. Mr. Maule stated he lives at the corner of Park Drive and Church Road and can see the property from his house. Mr. Maule explained that when he first moved here, the drive up Church Road had a literal green tunnel made by a long row of Maples which grew over the road. He said that many changes have happened along the road over the years and the Red Maples died off. Mr. Maule said that having no additional development would be great, but that development is going to happen. Mr. Maule finds the plan is providing change and evolution for the good. He said that some trees will need to come down, but would probably come down on their own eventually.

Mr. Shad swore in Ms. Denise Cortis. Ms. Cortis is a resident of the Woods at Park Place and wanted to share some points regarding the development. She said there are a lot of perspectives being heard on development in Ellicott City which are very different. Ms. Cortis explained that she moved into the Woods at Park Place with knowledge that there was a dispute over the development regarding trees, size, density and design of the homes. She said that her home was purchased with the knowledge that the Historic District Commission existed and trusted this entity to preserve the area which Ms. Cortis and her family invested in, so that the area could be preserved in its true value and beauty. She said that includes preserving the right trees and knowing that some trees need to be removed for good development. She stated that destructive development is irreversible, which has happened at the Woods at Park Place, specifically regarding tree removal not being replaced wisely. Ms. Cortis said to think about the plan in its entirety, rather than approving items in increments, so it provides good change.

Mr. Shad swore in Mr. Steve Park who stated he is the President of the HOA for the Woods at Park Place. He stated that he attended many of the community meetings regarding the plan. Mr. Park stated the HOA Board is not in approval of the current plan. With regard to trees labeled #7, 8 and 9 on the plan, Mr. Park thought the plan showed retention of these trees. Mr. Park requested that these trees be monitored long term and take action if necessary to preserve them. He also recommended there be clarity on any other trees that may be compromised from adjacent tree removal and how to retain any that would be compromised. Mr. Reich asked about the HOA not approving the plan. Mr. Park stated all the Board members are not in favor of the current site plan. In the community at large of 15 properties, there are some residents that do not want to give an opinion and there are some residents who do not agree with the plan. He explained that the feeling is that the plan is too dense, there will be too many properties, and traffic issues. Mr. Reich asked if this plan is more dense than the Woods at Park Place. Mr. Park stated he believes it is. The total property of the Woods at Park Place is 15 acres. The community feels this new project is too dense.

Commission's Comments

Mr. Roth spoke about the black walnut trees. He does not find that these trees were planted on purpose or planted for shade. He said the trees are too large and old to have been planted and they have a natural arrangement. Mr. Roth stated a grove of walnut trees which pre-dates subdivision of the property and appears to be a natural grove with significant natural landscaping

element should be preserved with its integrity as a grove. Mr. Roth is fine with the other trees being removed.

Mr. Taylor asked to clarify for the record that Commissioner Zoren and Commission Tennor did listen to the recording of last month's hearing. Both Ms. Zoren and Ms. Tennor confirmed they listened to the recording.

Ms. Zoren stated part of the attractiveness of this neighborhood is not the first impression of the historic houses, it is the mature trees and dense lush greenery. She said that a big factor which can take a new development out of context in a mature neighborhood is to have a couple of acres, clear cut the forest and use the County minimum for the replanting of trees. The Historic District is the way the buildings respond to their surroundings, elements that surround the buildings, nature and topography. Historic Ellicott City is known for its sloping hills and the river. She said buildings are built to work with the land and go into the landscaping. Clear cutting and taking 30 feet of grade out was not done simply to fit a couple of houses. Ms. Zoren feels the site plan is out of character with the Historic District. She said the grading needs to be looked at again, and if not, a way should be found to save as many fair and good trees as possible, especially along Church Road. She said that decreasing the limit of disturbance area along Church Road would probably go a long way to working with the opposition. Mr. Zoren said that would also help the scenery and the impact of the new development. Ms. Zoren stated this does not have to only apply to specimen trees; any tree of size in great condition should be saved. The character of the development will be improved by working with the site, grades and trees.

Ms. Tennor said that she finds this plan has come a long way from the original proposed plan. She explained that the development has been pulled back from Church Road and condensed to a developable area. Ms. Tennor stated it is possible to reduce the number of lots, but she is uncertain if the HPC can require less density particularly with the amount of buffer between the building footprints for the plan and Church Road, and that almost all of the vegetation that exists between the buildings and Church Road is being retained. Ms. Tennor stated that the argument that this is a forested or wooded area historically contradicts the evidence which Staff provided that much of the area had been cleared for farmland. She said that when the property across the street was developed there was a lot of tree cutting and regrowth. She finds the plan is making a good effort for retention of healthy trees and allowing a reasonable amount of development. Ms. Tennor does not feel constrained to recommend less density than what is proposed. She has no issue with removing trees in order to create a footprint for a building.

Mr. Reich stated out of the 43 specimen trees, 11 are proposed for removal and 2 will be saved. Regarding the other trees, there are only 2 worth saving; the remainder being too bad to save. The density is where it has to be with total lots so whatever is needed to save the perimeter will be done and to save the existing trees along Church Road and the trees on the east side of the property. He said that out of the 247 documented trees, 135 are being removed. Mr. Reich finds there are a lot more trees that exist which have not been documented. A large portion of the forested area is being saved. He said that if the portion on the east was a previous field, not everything historic is being removed. Mr. Reich said that even though many trees are being removed inside the LOD, there are a large number of trees outside the LOD which will provide a good buffer for the site. Mr. Reich stated with the subdivision and number of houses going in a good job has been done to provide a buffer and save as many trees as possible. The only other option would be to not accept the density as proposed.

Mr. Shad stated his concern is about density which may or may not be approved. The Commission is being asked to approve tree removal to match density that has not been approved. Mr. Shad does not agree with this density. He said that in order to make the density comparable to the subdivision across from it, a total of 4 to 6 houses would be better, not 13 houses. Mr. Shad said approving the tree removal just gives the Applicant more room to create whatever density they want.

The Commission had a short discussion about the trees and density issue.

Motion: Mr. Roth moved to Approve the removal of trees as submitted with the exception of the walnut grove consisting of T7, T8, T9 and the two smaller walnut trees next to T9, which are to be preserved and not removed. Mr. Reich seconded. The vote was 4 to 1 in favor. Mr. Shad was opposed.

Mr. Roth moved to adjourn. Ms. Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 10:17 pm.

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

Beth Burgess, Executive Secretary

Allan Shad, Chair

Carol Stirn, Recording Secretary



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

www.howardcountymd.gov

VOICE 410-313-2350

FAX 410-313-3042

April Minutes

Thursday, April 7, 2016; 7:00 p.m.

The third regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, April 7, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Ms. Tennor moved to approve the March 3, 2016 minutes. Mr. Roth seconded. The motion was unanimously approved.

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

Absent:

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, and Carol Stirn

PLANS FOR APPROVAL

1. 16-09 – 8098 Main Street, Ellicott City
2. 16-10 – 12050 Old Frederick Road, Marriottsville
3. Motion for Reconsideration HPC-16-06(a), 3538 Church Road, Ellicott City
4. 10-43c – 8497 Hill Street, Ellicott City
5. 16-11 – 3630 Church Road, Ellicott City
6. 16-12 – 8086 Main Street, Ellicott City
7. 16-13 – 8382 Court Avenue, Ellicott City
8. 16-07 – 8081 Main Street, Ellicott City
9. 16-14 – 8318 Forrest Street, Ellicott City
10. 16-15 – 8069 Main Street, Ellicott City
11. 16-08 – 8505-8507 Main Street, Ellicott City

CONSENT AGENDA

16-09 – 8098 Main Street, Ellicott City

Replace granite step. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the property dates to 1890. The Applicant proposes to replace the top marble step on the front portico because the current step is broken. There are two quotes provided in the application, which is required by the Façade Improvement Program. However, the scope of work is slightly different between the two. The first quote proposes to remove a center section of the top step and replace it with two long sections of granite to be 10 inches deep and 60 inches wide. The second quote proposes to clean all

three steps and replace the top step with a 7 inch high by 20 inch deep and 84 inch long step using new White Vermont marble to match the existing marble steps.

The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work.

Staff Comments: The replacement of the broken marble with new marble complies with Chapter 6.C (page 26-27) recommendations, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible” and “if a masonry wall or feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.” The two quotes provided for the Façade Improvement Program application contain different dimensions. The replacement piece of marble should be one solid piece to match the existing dimensions of the step, as it is a defining characteristic of the front portico.



Figure 1 - Broken marble step



Figure 2 - Depth of top step

Staff Recommendation: Staff recommends approval of the replacement step if replaced in-kind with one solid piece to exactly match the dimensions of the existing piece of marble. Staff recommends tax credit pre-approval for the work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony. Ms. Holmes stated Staff is recommending a solid piece of marble be used.

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

16-10 – 12050 Old Frederick Road, Marriottsville

Tax credit pre-approval to stain siding.

Applicant: Sally Hebner

Background & Scope of Work: According to SDAT this property dates to 1920. The County Architectural Historian dates the property to last quarter of the 19th century. This property is not currently listed on the Historic Sites Inventory, but is eligible to be pre-approved per Section 20.112 of the County Code, which states that an eligible property means, “A structure eligible for inclusion in the Howard County Historic Sites Survey, which is added to the survey prior to the final approval of a certificate of eligibility.” The County Architectural Historian has surveyed this property and is currently working on the Historic Sites Inventory form write up. The Department of Planning and Zoning will be preparing a batch of properties to take to County Council for official adoption into the Inventory, at which point the Applicant will be able to claim the final tax credit.

The Applicant proposes to prime and stain the siding on the 1912 bank barn. This includes the stain of all exterior wood siding and trim. The siding will be barn red and most of the trim will be white. The stain will be semi-opaque. The Applicant has not yet made a final decision on the exact color to be used, they are deciding between a few shades of barn red to make sure the color reads as red, and not brown, as the color changes based on the light.

Staff Comments: The work is eligible for tax credit pre-approval per Section 20.112 of the County Code, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” Staff has no objection to any of the colors presented as they are very similar shades and all appropriate for a barn.



Figure 3 – Historic barn

Staff Recommendation: Staff recommends tax credit pre-approval as submitted with the option to use any of the shades of red presented.

Testimony: There was no testimony. Ms. Holmes stated Staff is recommending the option for the paint stain.

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

REGULAR AGENDA

Motion for Reconsideration HPC-16-06(a), 3538 Church Road, Ellicott City

Staff Comments: Motion for reconsideration has been filed for case HPC-16-06(a) for the construction of retaining walls at 3538 Church Road.

Testimony: Mr. Shad stated there was a Motion for Reconsideration in case 16-06(a). He said that a petition for judicial review has been filed. Council for the Commission has advised that filing of the petition moves jurisdiction of this matter over to the Circuit Court. Mr. Shad stated that unless there is any objection or discussion from the Commissioners, the Motion for Reconsideration will not be considered.

The Commission had no objection. Mr. Shad clarified that this case is for the Lacey Property and since there will be no discussion, anyone attending for the case may leave.

10-43c – 8497 Hill Street, Ellicott City

Final tax credit approval.

Applicant: Timothy Janiszewski

Background & Scope of Work: This house is located in the Ellicott City Historic District. According to SDAT the house dates to 1900. The Applicant has submitted documentation that \$79,421.20 was spent on eligible, pre-approved repairs to the house after a tree fell on the house during a storm in 2010. The Applicant seeks \$7,942.00 in final tax credits.

Staff Comments: The application complies with the work pre-approved. However, upon further examination of the application, it was determined that the Applicant only paid for the replacement of the asbestos siding with HardiePlank siding. The cost of that work was \$29,489.00. The other repairs to the house were directly paid from the insurance company to the contractor. Only the work that the Applicant paid is eligible for the tax credit. The Applicant was also pre-approved for the tax credit when the rate was still 10%.

Staff Recommendation: Staff recommends Approval of final tax credit for \$2,948.90.

Testimony: Mr. Shad swore in Timothy Janiszewski. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Janiszewski had no comments. Ms. Tennor asked if the Applicant was in agreement with the Staff recommendation. Mr. Janiszewski stated yes.

Motion: Ms. Tennor moved to approve the final tax credit for \$2,948.90 per Staff recommendation. Ms. Zoren seconded. The motion was unanimously approved.

16-11 – 3630 Church Road, Ellicott City

Exterior alterations. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Gary Segal

Background & Scope of Work: This house is located in the Ellicott City Historic District. According to SDAT the building dates to 1937. The Applicant proposes to make the following exterior repairs and alterations:

1. Replace the larger garage door (if looking at the building, the right garage)
2. Replace the center window on the front of the enclosed porch.
3. Replace 6 sets of wood shutters on the front of the house with new louvered wood shutters, painted to match the existing green.
4. Paint entire house using existing color scheme (white siding and dark green shutters)

The Applicant seeks tax credit pre-approval for all work and Façade Improvement Program funds for the replacement garage door, enclosed porch center window, shutters and painting of the front facade.



Figure 4 - View of front facade

Staff Comments: The replacement of the right side garage door is considered in-kind replacement. The date that the garage was added is unknown, but it pre-dates the late 1990s according to the HPC file. In 1999 the Applicant received tax credits to replace the door (which was replaced in-kind at that time). The smaller garage (left side) previously had a pedestrian door, which was replaced with the current garage door in 1999. Most likely the previous pedestrian door was not original and was some type of larger carriage door for storage access.

The painting of the house is considered Routine Maintenance, per Section 16.601 of the Code, which states, "Routine maintenance includes painting of previously painted surfaces using the same color." The painting also complies with Chapter 6.D recommendations, "maintain, repair and protect wood siding, wood shingles or log construction."

The replacement of the shutters complies with Chapter 6.I of the Guidelines, "for replacements, install shutters or blinds that maintain the size, style and placement of the original" and "install shutters or blinds of painted wood. Shutters or blinds should be correctly sized for the window and operable, or at least appear operable with hinges and hold backs appropriate to the period of initial construction." The house currently has a variety of shutters types, which are in poor condition. The replacement of the various types with the proposed louvered shutter will bring a consistent type to the house. The shutters will be operable, made of wood and will reuse the existing hardware.

The side enclosed porch window requires replacement because the window is damaged. This complies with Chapter 6.H recommendations, "when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration." The window will be replaced in-kind with a wood window.

Staff Recommendation: Staff Recommends Approval as submitted and tax credit pre-approval for all work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust and availability of funds. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Gary Segal. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Segal stated the report is very clear. Mr. Segal clarified that on the window only the glass it being replaced. There is wood trim around the window perimeter which holds it in place and it will not be disturbed. Ms. Tennor asked the date of the window. Mr. Segal stated he did not know. The window did not exist when the original house was built. There was a screened-in porch originally. Ms. Tennor asked Staff for clarification on the Façade Improvement Program funding. Ms. Holmes explained how the program works in terms of approving funds for the Applicants.

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

16-12 – 8086 Main Street, Ellicott City

Exterior alterations.

Applicant: Genice Brown

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the property dates to 1890. The Applicant proposes to paint the left side front door Olympic Byzantine Purple. If looking at the building, the door proposed to be painted is located on the left. There are two front doors on this building, but the other door is 90 degrees perpendicular to the side and is proposed to remain a light pink.

Staff Comments: Chapter 6.G explains, “a building’s main entrance is a highly visible feature when buildings are close to a street.” This building has two front doors that are close to the street – the door directly facing the street leads to the upper story space and the door to the side of this door leads to the first floor storefront.



Figure 6 - View of front doors



Figure 7 - View of front doors

Historically purple is not a common color in the historic district, but some was added in during the Benjamin Moore Paint What Matter campaign, to blend in the color of the former Obladi bed and breakfast. The Guidelines recommend against, “using primary colors, bright orange, bright purple and grass green. These are not historically appropriate and generally will not blend with the district’s architecture.” Staff finds the proposed shade is bright. If purple is used, it should complement the purples that have already been used in the district and also be compatible with the green siding on the building. Chapter 6.N recommends, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.” Staff recommends the Applicant consider the shade Benjamin Moore Black Raspberry, which was used on several buildings near the railroad bridge (such as 8004 Main Street) during the Benjamin Moore event and is an eggplant shade of purple. Additionally, Staff finds the color either needs to be used on both doors, or the existing color should remain. Staff is concerned that approving a new door color for only one door on a two door building would set a bad precedent.

Staff Recommendation: Staff recommends Denial as submitted.

Testimony: Mr. Shad swore in Don Reuwer. Mr. Reuwer stated the building is owned by his two children and he was representing on their behalf as they were not able to attend. Mr. Reuwer said that the Staff recommendation to use the Benjamin Moore Black Raspberry on both doors is acceptable. The Commission agreed.

Motion: Ms. Tennor moved to approve the Benjamin Moore Black Raspberry per Staff recommendation. Mr. Reich seconded. The motion was unanimously approved.

16-13 – 8382 Court Avenue, Ellicott City

Exterior repairs and alterations. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Martin Marren

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to MDAT the building dates to 1874. The Applicant proposes the following work:

1. Scrape and paint German lap wood siding and trim. The siding will be painted Benjamin Moore Coventry Gray and the trim will be Benjamin Moore Kendall Charcoal.
2. Replace wood siding or trim where it is deteriorated as needed. The replacement will match the existing.
3. Scrape and paint existing shutters. Paint shutters Benjamin Moore Kendall Charcoal.
4. Window frames and trim to be preserved, scraped and painted.
5. Window sashes to be removed, repaired, cleaned, painted and reinstalled in the existing frames.
6. Replace non-historic vinyl clad wood windows with new thermally insulated Jeld Wen wood double hung 2:2 windows.
7. Restore existing wood porch. Replace porch pilaster with a wood pilaster to match.
8. Replace the modern front door with a historically appropriate wood door to be two lite over two panels. The door will be stained natural wood in the color Minwax Early American 230.
9. Replace 6-panel side door with a new half lite over 1-panel wood door to be stained natural wood in the color Minwax Early American 230.
10. Painting existing wood shutters Benjamin Moore Kendall Charcoal. Replace damaged shutters as needed with shutters to match the existing.
11. Replace front pressure treated steps with painted bullnose wood treads and solid risers.
12. Replace the existing outdoor sconces at the front and side doors with new black metal sconce.
13. Remove and replace existing roof flashing to lap under existing siding.
14. Remove and replace built up roof on back of the sloped tin roof. Replace with a GAF torch-down modified-bitumen built-up roof.



Figure 8 - View of front facade

Staff Comments: This house is located in the Ellicott City Historic District. According to SDAT it dates to 1874. There is a rear addition on the house that dates to 1978. The application mostly consists of Routine Maintenance to the historic home and modern addition. The scraping and painting of the siding and limited replacement of rotten siding complies with Chapter 6.D of the Guidelines, “maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding” and “when necessary, replace

deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices and door and window trim.” The new colors comply with Chapter 6.N, “use colors that were historically used on the building, use colors appropriate to the period and style of the building and use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general use calm or subdued colors, reserving bright colors for small important details, such as doors or trim.” The colors are appropriate for the building and appear similar to colors used on this building in the past and on neighboring buildings.

The repair of the windows complies with Chapter 6.H recommendations, “maintain and repair original window openings, frames, sashes, sill, lintels and trim. Maintain glass, putty and paint in good condition. Install weatherstripping to reduce air infiltration.” This work is considered routine maintenance per the Guidelines as well. Staff recommends approval of the in-kind replacement of any windows if they are later determined to be too rotted to repair as the windows appear in very poor condition. The in-kind replacement would comply with Chapter 6.H, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, materials, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.”

The repair and repainting of the shutters is also considered routine maintenance per Chapter 6.I, “maintaining and repairs shutters or blinds.” Additionally, Staff finds replacement shutters are also acceptable if any of the existing shutters are too far deteriorated. Replacement shutters to match the existing are also considered routine maintenance, “install new shutters or blind that exactly match the existing ones. This repair or in-kind replacement would also be eligible for tax credits.

The restoration of the porch complies with Chapter 6.F recommendations, “maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building’s historic development” and “replace deteriorated features with new materials as similar as possible to the original in material, design and finish.”

The replacement of the doors complies with Chapter 6.G recommendations, “replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.”



Figure 9 - Front porch

The new exterior lights comply with Chapter 9.E recommendations, “choose and located lighting fixtures to be visually unobtrusive. Use dark metal or a similar material” and “place attached lighting fixtures in traditional locations next to or over a door.” The proposed exterior light will be black metal and located at the front and side doors.

The drawings indicate that other roof areas on the house will be replaced, but the Applicant has stated the only roof to be replaced currently is the built up roof described in Item 14. The replacement of the

built up roof with the similar GAF product is consistent with Chapter 6.E recommendations, “replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original.” The tin roof on the front will remain; it is not part of the replacement.

Staff Recommendation: Staff recommends Approval as submitted. Staff recommends tax credit pre-approval for Items 1-14, with the exception of any item located on the rear addition which is new construction and not eligible for the tax credit.

Testimony: Mr. Shad swore in Martin Marren. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Marren said the only change is the 4-panel front door, as mentioned by Ms. Holmes in the staff report, to be in following with the Design Guidelines. Ms. Zoren asked if the steps will be widened when they are replaced to be the width of the porch. Mr. Marren said the steps will be replaced at the current width. Ms. Holmes asked if a railing will be required by code for the steps. Mr. Marren stated yes, by code a railing will be required. Ms. Tennor asked what type of railing will be used. Ms. Holmes suggested the railing should match the lattice work on the porch. Mr. Reich asked why a railing would be required since no construction work is being done. Mr. Marren stated mainly for safety. Mr. Marren stated he is not sure right now what the design would be, but would come up with an appropriate design using the details to match the porch. Mr. Reich suggested making a separate submission for the rails. Ms. Tennor said that Staff could make the approval. Staff agreed. Ms. Holmes stated that this application will also be going for Façade Improvement Funds once quotes are received. Mr. Shad commended the Applicant for keeping the house in its original form.

Motion: Mr. Reich moved to approve as submitted per Staff recommendations. This also includes the tax credits and the stair railing. Mr. Taylor clarified the railing will be a white painted wood railing similar to the existing lattice work, subject to Staff approval. The Commission agreed. Ms. Tennor seconded. The motion was unanimously approved.

16-07 – 8081 Main Street, Ellicott City

Exterior alterations.

Applicant: Courtney Kehoe

Background & Scope of Work: According to MDAT the building dates to 1890. This property is located in the Ellicott City Historic District. The Applicant seeks approval to replace rotten wood lap siding on the back side of the building with LP Smart Guard engineered wood siding. The siding will be painted Benjamin Moore Raleigh Tan to match the existing.

Staff Comments: Chapter 6.D of the Guidelines recommends, “maintain, repair and protect wood siding, wood shingles or log construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape, and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim.” Therefore Staff recommends the siding be replaced with wood siding to match the existing. The existing wood siding appears to be in good condition and there should only be limited replacement. This work would be eligible for historic tax credits.



Figure 10 - Rear of 8081 Main Street

Staff Recommendation: Staff recommends the rotten wood siding be replaced with new wood siding to match the existing and the siding that is in good condition be sanded and primed for new paint. Staff recommends tax credit pre-approval for in-kind replacement and repair.

Testimony: Don Reuwer, the owner of the property, has previously been sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer said the report is a bit misleading. MDAT states the building dates back to 1890 which is correct, but according to building permits the addition is only around 15 years old. He said the addition is in very bad shape because it is built over the river and does not receive much sun. Mr. Reuwer explained that there is a large amount of rot on the siding. Mr. Reuwer said he does not want to use German lap siding because it does not last. He said the wood siding today rots and it is not a good material for new construction. Mr. Reuwer would like to try a new material product which is a wood composite product and much denser. The product will look like German lap siding once painted but will last much longer. Ms. Tennor asked if this new product is preferred over the HardiePlank siding which is more often used. Mr. Reuwer stated he likes the HardiePlank better, but was trying to go for a more real wood product which is a denser fiberboard that will last much longer and has the same profile as the addition. Mr. Reuwer said the HardiePlank lap siding would be acceptable as an alternative. Ms. Holmes asked to clarify when the addition was built. Mr. Reuwer said it was added in 1999.

Ms. Holmes said that because the addition dates to the 1990s and is not historic, it would not be eligible for tax credits.

Mr. Bennett asked if the new product is in keeping with the lap siding dimensions and said that a sample should be brought in for Staff and the Commission to review. Mr. Reuwer suggested continuing this case in order to bring in the samples. Mr. Taylor asked if the Applicant is agreeable to continuing to the next meeting. Mr. Reuwer stated yes.

Motion: The Commission recommended the case be continued until next month's meeting. The Applicant agreed to the continuation.

16-14 – 8318 Forrest Street, Ellicott City

Install sign.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2008. The Applicant proposes to install a 6 foot high by 13.5 feet wide flat mounted sign on the building. The sign will total 56 square feet. The sign will be 1.5 inches thick and made of high density urethane (HDU). The sign will have a gray background with white text and green/teal graphic of a building silhouette with a gray tree. The sign will have a green/teal border. The sign will read on four lines:

WAVERLY
REAL ESTATE
GROUP, LLC

Commercial Sales, Leasing, and Property Management

There will be three black metal gooseneck lights installed above the sign to illuminate the sign at night.

Staff Comments: The Applicant has been working with Staff on this proposed sign, before formally applying to the Commission. The original sign started at 144 square feet, then reduced to 81 square feet and now stands at 56 square feet. Chapter 11 of the Guidelines explains, “Because most of the historic district was developed during the 19th century, before automobile travel, the district is scaled to the pedestrian. Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size.” Staff recognizes this building was built in 2008, is located at the far end of Parking Lot D and is one of the larger buildings in town. Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. 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.” As such, this building has some leeway for a larger sign. If the ‘one-half square foot of sign area for each linear feet of street frontage’ recommendation is applied, this building could have a sign that is 36.5 total square feet as it is approximately 73 feet in width (as determined from measuring the County aerial photography). However, based on the design of the building Staff finds a larger sign may be appropriate to properly fill the space.

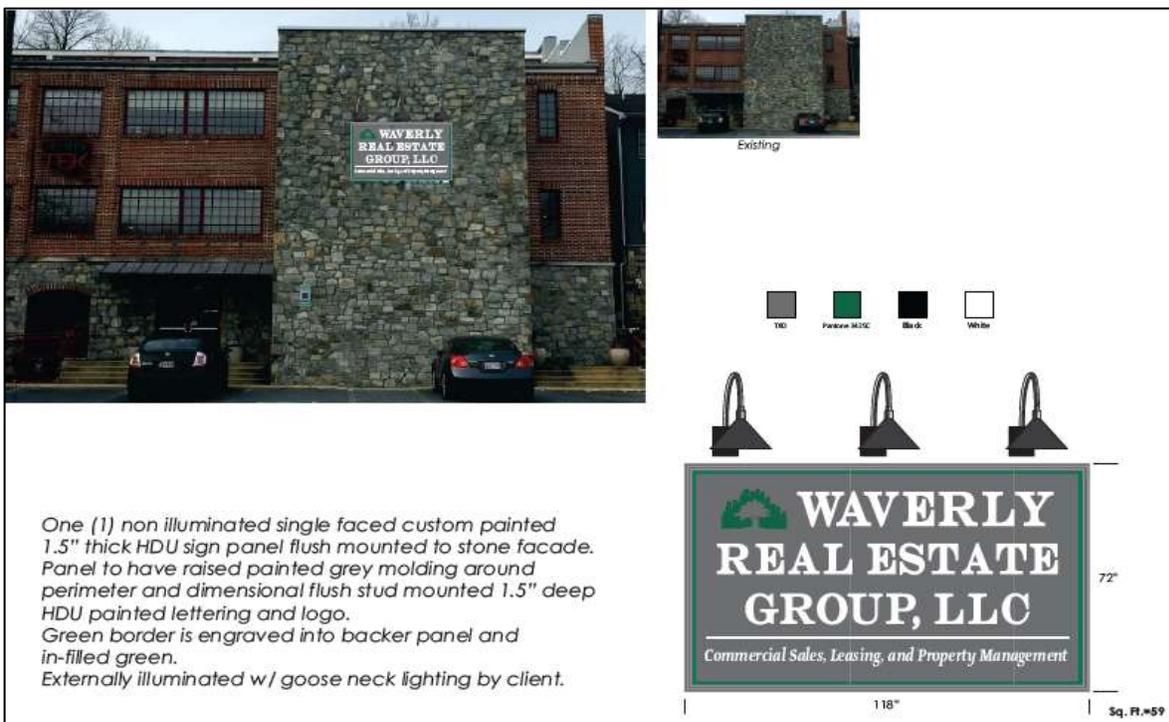


Figure 11 - Proposed sign

The current proposed sign is larger than 36.5 square feet. Staff recommended the Applicant look at the sizing of the window (see yellow square over window) because it is an existing proportion on the building that could be replicated. Another existing proportion on the building is the brick area between the windows (see red rectangle over sign below). The image below shows the height of the brick area applied to the sign, keeping the sign width the same. The sign was originally wider, with four gooseneck lights, and Staff recommended reducing to a width of three gooseneck lights, which appeared more balanced as opposed to reducing even smaller.

Staff suggests the sign and lighting be lowered slightly on the building, to be in line with the brick area under the windows and the existing Center Tek sign (which is to remain). The gooseneck lights are circled in green below, they are not highly visible in the mock-up.



Figure 12 - Staff suggestions for rear

Other than the size, the sign generally complies with Chapter 11 recommendations for signs, such as “use simple, legible words and graphics. Keep letters to a minimum and the message brief and to the point” and “use a minimum number of colors, generally no more than three.” Chapter 11.A recommends “coordinate sign colors with the colors used in the building façade.” The gray background on the side coordinates with the stone and brick colors on the building façade. Chapter 11.A also recommends “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The proposed sign is not wood, but is high density urethane (HDU), and has a similar appearance to wood on a flat mounted sign. HDU signs can be sandblasted, similar to wood signs. This sign material has been previously approved in the Ellicott City Historic District as well.

The proposed gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” The three gooseneck lights will be directed at the sign. The black metal fixtures also comply with Chapter 9.E recommendations, “use dark metal or a similar material.” The Guidelines recommend against using internally lit plastic signs, so the use of separate lighting fixtures as proposed complies with the Guidelines.

Staff Recommendation: Staff recommends the sign be reduced slightly in height and lowered to match up with the other existing sign and brick area under the windows.

Testimony: Mr. Shad stated for the record that Don Reuwer is representing this case and has already been sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer had no comments and is fine with the Staff recommendations. Ms. Tennor stated she has no

issue with the size or placement on the wall, but does have some layout concerns. She stated the logo is an important part of the identity but finds the logo becomes lost on the proposed shade of gray for the background. She said the wording shows up fine but not the logo. Ms. Tennor also pointed out that the information on the Applicant's other signs outside the district are typically centered. Mr. Tennor said the logo would show better on a lighter gray background. She created a mockup of the proposed sign with the lighter color and centered logo, which she showed to Mr. Reuwer. Mr. Reuwer said that he liked her version better. Ms. Holmes stated a version was also done with a tan background. Ms. Tennor suggested looking at the stone colors on the building for the background color selection. She stated using a lighter color would allow the wording and logo to be read easier. She said the green color of the logo should remain, so using a lighter background would make it stand out. Ms. Tennor said the light gray or tan color would work.

Mr. Reich said he liked the dark background. Ms. Zoren said she also liked the dark background, but also likes Ms. Tennor's layout. Mr. Roth agreed with the idea of the background color tying into a color of the wall.

Ms. Reuwer said he was fine using Ms. Tennor's mock up and could work with Staff on picking a background color. Ms. Tennor said the dimensions she came up with were 6 feet by 10 feet, for 60 square feet, with 12 inch high letters for 'Waverly'. Mr. Reuwer said 3 feet by 5 feet was fine and that they did not need a billboard, only a sign for people to find them. The Commission discussed the different sign sizes. Ms. Tennor stated the larger proposed size may make more sense for the scale of the wall. Mr. Reuwer explained the building had one tenant already on the third floor and explained that he will occupy the second floor, and there will be a new tenant on the first floor. He said the new tenant will also want a sign. Mr. Reuwer felt two 5'x3' signs would work better than one large 10'x6'. He stated the second sign should have the same colors, gooseneck lights and be located on the same wall. The Commission expressed concern about the placement of a second sign and additional set of lights. Mr. Reich did not agree that a larger sign is appropriate and said a smaller sign would be better. Mr. Roth said if a sign was proportional to the wall, another sign could be placed below it and finds it would look fine. Mr. Reich said a 6x10 sign is too large and finds a smaller size is better.

Mr. Shad told the Commission that the focus needs to be on the current sign; the second sign is not being discussed. Ms. Holmes asked the Applicant if the 5'x3' sign is acceptable. Mr. Reuwer said yes. Mr. Reich agreed the smaller size was better. The Commission started to make a motion and then Mr. Reuwer asked if he could line the sign up with the top of the second floor windows. Ms. Tennor said that would divide the stone wall in half. Mr. Reuwer stated a decision did not need to be made at the meeting. He would like to talk with the new tenant and return with both signs to discuss the size and placement. The Commission agreed.

Motion: The case is being continued to the next meeting. The Applicant agreed to continue.

16-15 – 8069 Main Street, Ellicott City

Exterior alterations. Tax credit pre-approval.

Applicant: Len Berkowitz

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

- 1) Replacement and enlargement of rear door and two windows.
- 2) Replacement of existing side windows with tempered insulated units.

- 3) Combine two side windows (on each side) with removal of the wall section in between. Replace with one large tempered insulated unit on each side of the building.

Rear of Building

The Applicant proposes to remove the existing 30 inch 6-panel rear door and expand the opening to install a 36 inch 1-lite over 2-panel door. The Applicant also proposes to expand the rear window openings from 29 ½ inches wide to 48 inches wide.



Figure 13 – Existing rear of building

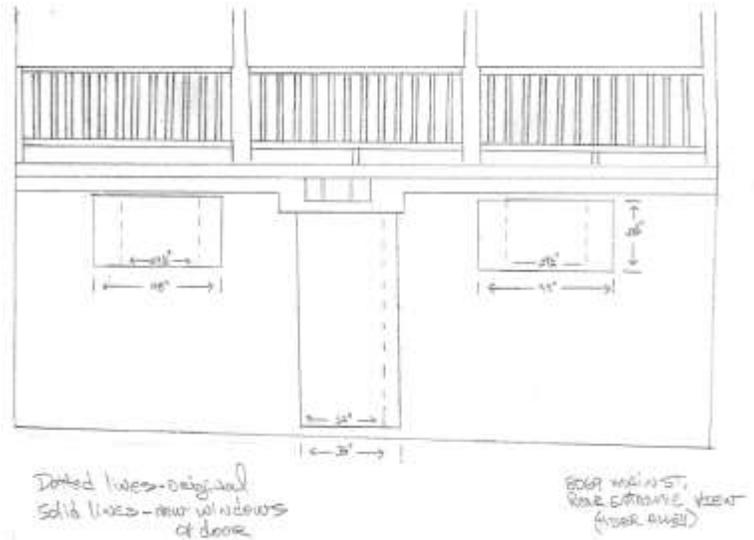


Figure 14 - Proposed changes to rear

East and West Sides of Building

The Applicant proposes to expand two of the windows on each side into one large picture window and then replace the other windows in-kind to match the existing in style, but with a more insulated window.



Figure 15 - View from Tiber Park (west side)



Figure 146 - View from Tiber Alley (east side)

Staff Comments: As indicated in the application, the storefront window for this building was altered after the 1972 flood. The windows on the side of the building were most likely added at that time when the building was restored after the flood. The storefront window was also likely altered at this time as well.

The windows on the sides of the building stand out as a modern alteration and are not historic. Staff is concerned about further altering the windows by enlarging them. Chapter 6.H of the Guidelines recommends, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” The historic windows on the second floor are double hung 6:6. The modern windows on the first floor are 1 solid lite. If the first floor windows were being applied for today, Staff would have recommended the windows line up with the windows on the second floor, which would have resulted in less window openings. Additionally, Staff would have recommended the windows be more compatible in proportion to the upper floor windows and have a window pane configuration to match as well. Staff does not find it appropriate to further alter the historic building by changing the shape of the side window openings to be more modern and less compatible with the historic building.

Staff has no objection to the proposed alterations to the rear of the building. Enlarging the door to a standard size would make the door ADA accessible and enlarging the windows on the rear would make the rear façade more attractive. The rear of the building is a modern addition and is constructed out of concrete block.

Staff Recommendation: Staff recommends Approval of the proposed modifications to the rear of the building. Staff recommends Denial of the proposed modifications to the sides of the building. Staff recommends Denial of tax credit pre-approval for all alterations as Staff does not find they are eligible.

Testimony: Mr. Shad swore in Len and Sherry Berkowitz. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Berkowitz stated the information just handed out represents a change in the design to make the building look more historic. The Craftsman style trim would be used as an alteration around the existing windows as well as the new enlarged windows. Mr. Berkowitz said most of the historic windows in Ellicott City are in the Craftsman style design from approximately 1890s through 1930s. He said that placing a Craftsman style trim around the windows would make them more appropriate and be more historic with the rest of the buildings in the vicinity. Ms. Berkowitz added the point is to make the windows look more traditional by framing them out. Mr. Berkowitz stated the addition of the windows on both sides of the building would allow them the opportunity to display their glasswork, and would also blend in with the other buildings in the alleyway. He stated that they intend to rent out the front part of the building to another retailer and so will not have storefront windows to display their work. Ms. Berkowitz stated there are other businesses which have large windows framed in.

Mr. Reich asked about the spec sheet of the window submitted. Mr. Berkowitz stated this shows the actual window being placed into the back of the building. It is an awning window which is 48 inches wide and the same height as the existing window. Mr. Berkowitz explained the window is for the rear of the building, along with the door being enlarged. Mr. Reich asked if the side windows are fixed. Ms. Berkowitz stated they are currently fixed. Mr. Berkowitz stated these windows are single pane, ¼ inch thick glass. They will be upgraded to a double insulated unit, as well as the Craftsman style trim. Ms. Berkowitz said the lower window trim will be matched to the existing top windows on the building.

Ms. Zoren asked why the windows on the back are being widened. Ms. Zoren said if the windows are widened, structural support is needed on top; if the windows are lengthened they would be more in keeping with the vertical windows around the building preventing a lot of structural work at the top. Mr. Berkowitz stated the windows are being widened, nothing is being done at the top. He stated lengthening would not work on one side of the building because there is a large lye bath inside used for soaking restored windows that takes up a lot of room, and the window cannot go below it. The windows will be symmetrical. Ms. Tennor asked if the side windows would be framed out once widened. Mr. Berkowitz stated they can be done also in the Craftsman style. Ms. Tennor asked if the colors will change on the building. Mr. Berkowitz stated no, all the same colors will be used. He said once all the work is done, everything should blend in much better to the period of the architecture of the building. Mr. Reich asked if the back of the building is all modern. Mr. Berkowitz stated the back of the building is a cinderblock concrete construction which is modern.

Ms. Tennor stated if the windows are framed out evenly and match the second story, this would improve the look of the building. Mr. Reich does not see that having the larger windows as inappropriate, as a lot of storefronts in Ellicott City are large windows. Mr. Berkowitz stated the side of the building which faces the alleyway takes the most abuse from vehicles coming through, in addition to all the rain or snow hitting the side and windows. Ms. Tennor asked if the bottom moulding could be expanded to cover some of the window pane. Mr. Berkowitz stated it is possible. Ms. Zoren stated this might be a water trap and may cause rot. Ms. Holmes, the Commission, and the Applicants had a discussion about the windows and whether the windows should be a single lite or be a 4 lite over 1 panel, similar to the photos the Applicants provided of the neighboring buildings. Staff asked the Commission to make a motion for each side of the building so there is clear information about the windows.

Motion: Mr. Reich moved to approve the replacement of the windows and door on the rear elevation with the dimensions as shown, reworking the trim to match the existing, and removing the bars on the existing windows as shown in Figure 14. Mr. Roth seconded. The motion was unanimously approved.

Mr. Reich moved to approve to change the windows on the east side of the building, changing the two windows to one large window with the dimensions as shown in the application, and changing the trim to match the trim on the second floor windows. Ms. Tennor seconded. The motion was unanimously approved. Item marked Revised Drawings #1.

Mr. Reich moved to approve to change the windows on the west side of the building, changing the two windows to one large window, and changing the trim to match the trim on the second floor windows. Mr. Roth seconded. The motion was unanimously approved. Item marked Revised Drawings #2.

Ms. Tennor moved to deny the tax credits for all alterations. Mr. Reich seconded. The motion was unanimously approved for denial of tax credits.

16-08 –8505-8507 Main Street, Ellicott City (continued from March)

Exterior alterations.

Applicant: Troy Samuels

Background & Scope of Work: This building is located in the Ellicott City Historic District and is in the process of being constructed. The previous owner received approval to demolish the house in February 2011, which expired before the demolition took place. In July 2014 the previous owner came back to the Commission for approval to demolish the house again in order to sell the property to the current Applicants. The Applicants came before the Commission last month, in March 2016 for approval to make modifications to the previously approved plans. The Commission requested additional drawings from the Applicant in order to make a decision on the application and the case was continued to the April 2016 meeting.

The Applicant has submitted revised drawings that still show a parapet wall, but one that has been lowered to 12 inches in height. The parapet wall is still shown at an adverse angle from the mansard roof.

Windows

The Applicant now seeks approval to change the windows from the Andersen Narroline to Jeld-Wen 2500 series, 1:1 wood window. The color will remain white.

Front Door

The Applicant proposes to change the front door from a Jeld-Wen 6 panel wood door to a Jeld-Wen 3 lite over 3 panel wood door.

Mansard Roof

The Applicant proposes to cover the mansard roof using GAF Timberline HD asphalt shingles in the color Weathered Wood. The application states that HardiePlank was originally approved, however that is incorrect; the mansard roof was originally to be shingled in oxford grey asphalt shingles.

Patio Door

There are spec sheets without photographs for a Jeld-Wen sliding patio door, but no other reference in the application.

Staff Comments:

Windows

Staff has no objection over the change to the Jeld-Wen w2500 series window from the Andersen Narroline. The window will remain wood, which complies with the Guidelines, “use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials used in the immediate vicinity.”

Front Doors

The front door that has been submitted is a craftsman style door, which is not the style of the house. Chapter 8.B recommends, “use elements such as porch shapes, window or door openings...and other characteristics that echo historic Ellicott City buildings.” There are no craftsman style homes in the immediate vicinity. The originally approved 6-panel door is the most architecturally appropriate door for the style of the house. Chapter 6.G of the Guidelines explains, “Historically, most Ellicott City doors were painted, paneled wood. Six-panel and eight-panel doors were used during the early period.” Staff understands a door with windows is desired and recommends the Applicant consider a different style of glass and paneled door, as recommended by Chapter 6.G of the Guidelines.

The new submittals show two different scenarios with the front door. Staff is unclear which scenario is currently proposed. The doors were originally approved to be paired in the center.

Mansard Roof

There appears to be some confusion over the original material of the mansard roof, which was to be a Tamko asphalt shingle in the color Oxford Grey. The current Applicant proposes to use GAF Timberline asphalt shingles in the color Weathered Wood. The siding on the house will be HardiePlank siding in the color Navajo Beige. Staff is concerned the Weathered Wood shingle will be too monotone and not appropriate with the design of a mansard roof. The neighboring house also has a mansard roof and the siding and roof shingle is unpainted wood shingle. Staff recommends the roof be constructed with the Oxford Grey shingles as previously approved. Another brand may certainly be used, if samples of the shingle are provided and determined to be appropriate. Staff finds the Weathered Wood shingle will stand out as fake material next to the neighboring wood shingle roof and not blend in with the neighboring architecture. The neighboring houses are shown below.



Figure 17 - Streetscape

Patio Door

The application does not indicate where the patio door will be located, although it will most likely be on the rear of the house. Staff recommends the Applicant submit a future application with a spec sheet of the proposed patio door.

Stone

A photograph of stone has been submitted, but Staff finds it is not clear enough to determine if it is acceptable. Staff recommends a sample of the stone be presented prior to or at the meeting.

Staff Recommendation: Staff does not find there has been enough information presented to make an overall recommendation. Last month Staff recommended approval of the change to the Jeld-Wen windows and still supports that recommendation. Staff recommends the gray roofing remain instead of the brown roof shingles. Staff recommends a more appropriate historic style of front door be used and that the doors be paired in the center of the building as originally approved.

Testimony: Ms. Holmes stated the Applicant requested this case be continued to the next meeting.

Additional Business

Ms. Tennor spoke, for the record, about a letter which the Commission members received from Ms. Zoren regarding the development plan at 3538 Church Road which was submitted. Ms. Tennor responded to Ms. Zoren about the points in the letter, but Ms. Tennor had some alternative views regarding many points. Ms. Tennor shared her views with the Commission so they could discuss.

The Commission discussed nominees for the Preservation Awards that will take place in May for Preservation Month.

The Commission went into closed session for legal advice on the filing for petition for judicial review. Mr. Roth moved to go into closed session. Ms. Tennor seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn. Mr. Shad seconded. The motion was unanimously approved and the meeting was adjourned at 10:17 pm.

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

Beth Burgess, Executive Secretary

Allan Shad, Chair

Carol Stirn, Recording Secretary



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

www.howardcountymd.gov
VOICE 410-313-2350
FAX 410-313-3042

May Minutes

Thursday, May 5, 2016; 7:00 p.m.

The forth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, April 7, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Mr. Allan Shad moved to approve the April 7, 2016 minutes. Ms. Eileen Tennor seconded. The motion was unanimously approved.

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

Absent: Bruno Reich

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

PLANS FOR APPROVAL

1. 15-70c – 1805 Marriottsville Road, Marriottsville HO-191
2. 16-16 – Ellicott City Historic District (Main Street, Ellicott Mills Drive, Parking Lots A, B, C, D, E, F and Courthouse Lots)
3. 16-17 – 3711 Maryland Avenue, Ellicott City
4. 16-18 – 8081 Main Street, Ellicott City (awning)
5. 16-19 – 2106 McKendree Road, West Friendship HO-192
6. 16-20 – 2325 Route 97, Cooksville, HO-276
7. 16-21 – 3612 Fels Lane, Ellicott City
8. 16-22 – 8355 Court Avenue, Ellicott City
9. 16-23 – 6195 Lawyers Hill Road, Elkridge
10. 16-24 – 3578 Sylvan Lane, Ellicott City
11. 16-07 – 8081 Main Street, Ellicott City (siding, continued from April)
12. 16-14 – 8318 Forrest Street, Ellicott City (continued from April)
13. 16-25 – 3713 Old Columbia Pike, Ellicott City
14. 16-08 – 8505-8507 Main Street, Ellicott City (continued from April)

CONSENT AGENDA

15-70c – 1805 Marriottsville Road, Marriottsville HO-191

Final tax credit claim.

Applicant: Michelle Levey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-191. According to MDAT, the house dates to 1850. On December 3, 2015 the Applicant was pre-approved to replace gutters and scrape, clean and repair the metal roof. The application states that \$9,300.00 was spent on eligible, pre-approved work. The Applicant seeks \$2,325.00 in final tax credits.

Staff Comments: The work complies with that pre-approved on December 3, 2015 and the cancelled checks add up to the requested amount of \$9,300.00.

Staff Recommendation: Staff recommends Approval of final tax credit as submitted for \$2,325.00.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve per Staff recommendations. Ms. Zoren seconded. The motion was unanimously approved for final tax credits.

16-16 – Ellicott City Historic District (Main Street, Ellicott Mills Drive, Parking Lots A, B, C, D, E, F and Courthouse Lots)

Install signs. Streetscape funds.

Applicant: Karen Besson, Ellicott City Partnership

Background & Scope of Work: The Applicant proposes to install 40 vertical vinyl pole banners throughout the Ellicott City Historic District to promote the town. The banners will be 24 inches wide by 48 inches high, for a total of 8 square feet. The banners will contain the logo for the Ellicott City Partnership (ECP). One side of the banners will have a blue and white background and say: "Old Ellicott City, Individually Crafted Since 1772" as shown below. The other side will have a magenta background with blue and white art and white text. That side will rotate through four designs, highlighting the major attractions of 'History, Dining, Boutiques and Art.' The banners will be installed on existing light poles. The hardware on the poles will be changed out to be one standard type, as it differs on some of the poles in town.



Staff Comments: The ECP logo and Old Ellicott City designs were commissioned last year when the Ellicott City Partnership hired Ashton Designs to create a branding program for the Partnership and Ellicott City. The designs submitted are a result of that project and conform to the style guide created by Ashton Design for the use of the logos.

Staff has worked with the Partnership on these banners, which will utilize some of the Ellicott City Streetscape funds that DPZ was awarded through the Community Legacy Grant. The banners will be installed on existing poles, which complies with Chapter 11.D recommendation, “limit the number of freestanding poles to minimize streetscape clutter.” New poles will not be added, so additional streetscape clutter will not be created. Chapter 11.D also recommends, “Design signs of a particular type (e.g. all street name signs or all signs directing visitors to parking areas or public buildings) with a consistent style, lettering, size, color and logo.” As mentioned above, these pole banners were designed according to a style guide created by Ashton Designs specifically for the ECP’s use of the branding and logo scheme. The use of the banners will therefore be consistent throughout town.

The design of the banners complies with Chapter 11 recommendations for signs, such as “use simple, legible words and graphics, keep letters to a minimum and the message brief and to the point, and use a minimum number of colors, generally no more than three.”

Staff Recommendation: Staff recommends Approval as submitted.



Figure 1 - Proposed banners



Figure 2 – Creation of logo from ECP Style Guide

Testimony: There was no testimony.

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

16-17 – 3711 Maryland Avenue, Ellicott City

Alterations to plaza. Streetscape funds.

Applicant: Ellicott City Partnership

Background & Scope of Work: The plaza is located in the Ellicott City Historic District in front of the B&O Railroad Museum. The Applicant proposes to make exterior alterations to improve the functionality of the public space. The Applicant proposes to install 3 new black metal tables, 5 benches, 3 bike racks and 2 planters. Three of the benches will directly replace the existing 3 benches that are by the entrance of the B&O Railroad museum. The existing benches are worn and do not have backs. The new benches will have a black metal frame with composite boards with a railing in between to prevent the public from sleeping on the benches. The remaining 2 benches will be placed in the open plaza area adjacent to Main Street and Maryland Avenue. The 3 tables will be located in this same area to provide seating for visitors and a lunch area for school children who visit the museum. The 2 planters will be placed parallel to Main Street to buffer the traffic from this pedestrian area.



Figure 3 - Proposed table or similar style

Staff Comments: The application complies with Chapter 10.C recommendations for street furniture, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “particularly along the commercial section of Main Street, place street furniture in areas where the sidewalk is wider or where adjacent public open space (such as the plaza next to the railroad museum) provides a more spacious public environment.” The tables and benches will be constructed out of black metal and a composite that looks like wood. The Applicant has found the composite material wears better over time than the wood benches. The tables will match or be very similar to the tables pictured above, which were used at the Courthouse in July 2014. The benches will match or be very similar to others installed along Main Street.



Figure 4 - Site area

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-18 – 8081 Main Street, Ellicott City

Install retractable awning.

Applicant: Double R Ventures LLC

Background & Scope of Work: According to MDAT the building dates to 1890 and the rear second story addition and deck date to 2000. This property is located in the Ellicott City Historic District. The Applicant proposes to install a retractable awning in a forest green color on the rear of the building over the deck. The awning will have a straight edge.



Figure 5 - Rear of 8081 Main Street

Staff Comments: The application complies with Chapter 6.L recommendations, “when installing awnings or canopies, use shed-style awnings that are scaled appropriately for the building size and window spacing. Awnings should be made of nonreflective canvas or another strong fabric, in a color compatible with the building façade.” This awning will have a shed style straight edge valance and will be a dark green canvas that matches the green shutters on the building. The awning will also be installed on the rear of the building which is a modern addition. As the awning is retractable it will not need to be out all of the time, which should also help the awning wear better over time.

Staff Recommendation: Staff recommends Approval as submitted, subject to the awning being continuously monitored for signs of aging and either replaced or taken down at that time.

Testimony: There was no testimony.

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

REGULAR AGENDA

16-19 – 2106 McKendree Road, West Friendship, HO-192

Advisory Comments for Subdivision

Applicant: Pete Podolak

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-192, Friendship Pines. This house was constructed around 1908 and was the parsonage for Doctor Shipley of the McEndree Methodist Episcopal Church. The house was designed after his wife's home in Georgia. The Applicant proposes to subdivide the 7.74 acre property into two equal tracts of 3.87 acres each. The land is zoned RC-DEO. The Applicant proposes to retain the recently rehabilitated historic house on its original setting on one lot. The proposed plans call for the historic house to retain its original circular driveway with the brick entrance walls and piers. The new, vacant lot is proposed to have its own separate driveway further down Route 144, but the Applicant needs a waiver petition approved to accomplish this.



Figure 6 - Site

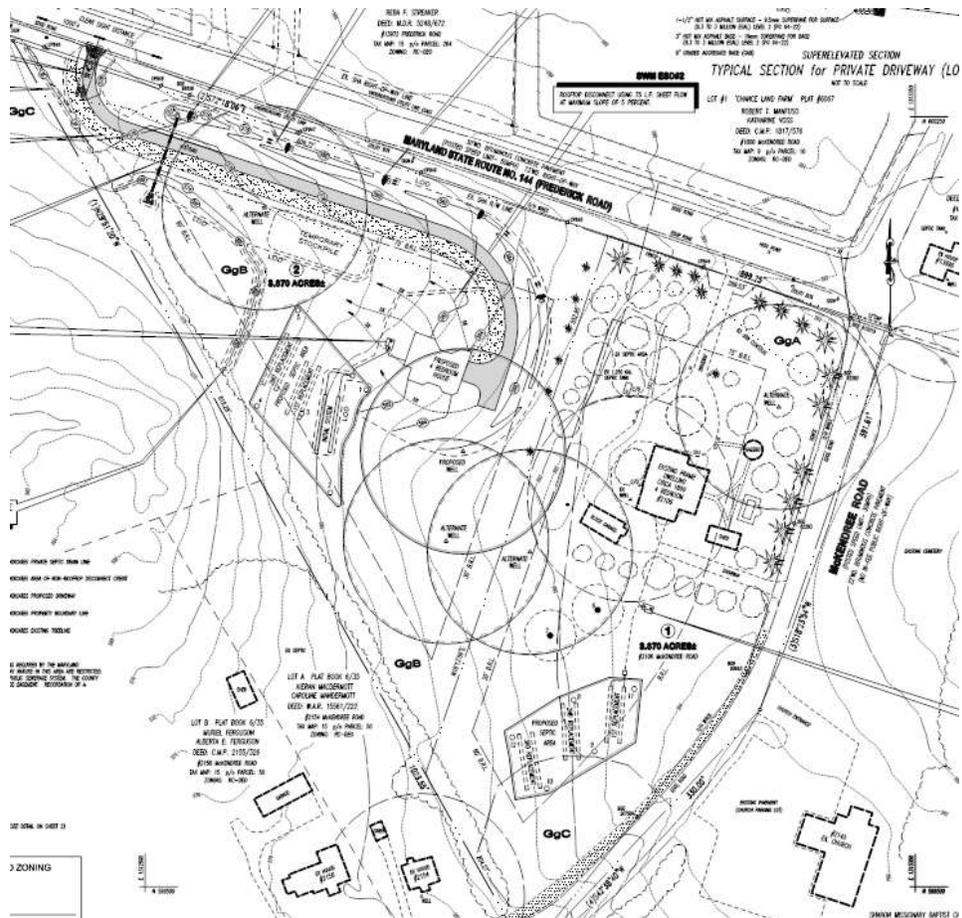


Figure 7 - Proposed subdivision

Staff Comments: Staff supports the design of the plans as submitted. The historic house will be situated on its own lot, which will retain the historic setting to include vegetation and the driveway entrance brick walls and piers. The proposed plan complies with Section 16.118 of the Subdivision and Land Development Regulation for the protection of historic resources, “historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting” and “access to the historic property should be via its existing driveway, wherever possible.” The proposed lot size will encompass all environmental features that are associated with the house and the original circular driveway will remain functional.

Section 16.118 states, “the new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary façade.” As proposed, the driveway for the vacant lot will not intrude on the historic house. However, if the plan had to be altered for a use-in-common driveway, the historic setting would be irreversibly destroyed as it is likely the brick entrance walls and piers, as well as mature landscaping, would need to be removed.

Staff Recommendation: Staff recommends the Commission endorse the plan as submitted, which preserves the historic house in its historic and environmental setting.

Testimony: Mr. Shad swore in Mr. Bill Aldridge. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Aldridge requested the Commission review drawings of driveway

proposed for the new lot. He explained that location has the safest access point that meets all the County's stop distance criteria. Mr. Aldridge said that if a waiver is denied and a common driveway is constructed, it will destroy the historical aspect of the property. Ms. Zoren recommended placing the garage on the left/western side of the new building so that it is less visible from the historic house. She said the new placement will also reduce length of pavement and sight disturbance. Mr. Aldridge explained that the garage should be on high side, not on low side, for drainage. He said that it could be done, but does not lead to optimum situation for the homeowner. Ms. Tennor asked what the difference in elevation was from the proposed home. Ms. Zoren said it looked to be about 2 feet different. Ms. Tennor stated that she agreed with Ms. Zoren's suggestions for reducing the amount of paving and visibility of the garage elevation.

Mr. Allan Shad sworn in Shelly Levey. Ms. Levey explained that she was at the property that day. She said that if the proposed garage is built, it will be intrusive on the patio of the historic house. Mr. Taylor stated that the house is not located in a historic district and the Commission is providing advisory comments. The Commission agreed that the garage should be on the opposite side of the proposed new house.

Motion: The Commission was in agreement that it would be more desirable to have the garage built on the opposite side of the house, which would reduce the paving and preserving the view from the neighboring historic home. The Commission also supported the historic house being subdivided on its own lot and found that a use in common driveway would not be appropriate.

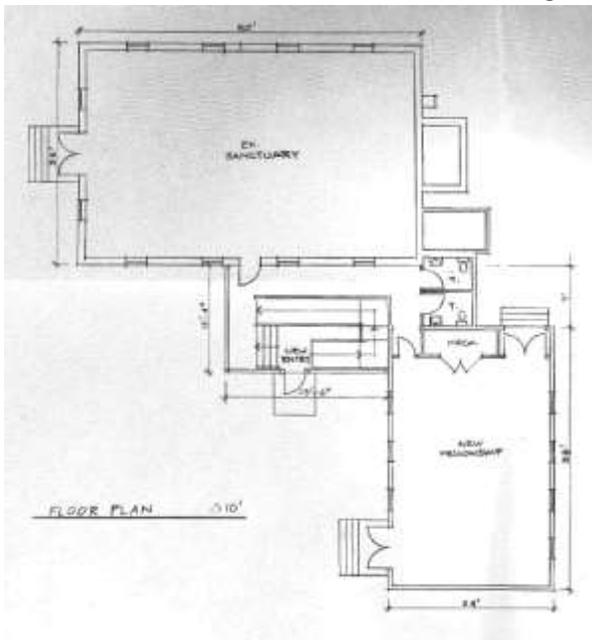
16-20 – 2325 Route 97, Cooksville, MD HO-276

Advisory Comments for Church Addition

Applicant: Charles Dorsey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-276, Mt. Gregory United Methodist Church. According to the Historic Sites Inventory form the current church dates to 1898-1902. The Applicant seeks Advisory Comments for the addition and site development plan. The site is also listed on the Cemetery Inventory as site 14-7. There is a note in the Cemetery Inventory that states that the cemetery was paved over when the parking lot was paved.

The Applicant proposes to construct a side addition to the church that will consist of ADA accessible restrooms and a small addition to the existing church building, as shown below.



8 **Figure 9 - Aerial of historic church**

Figure 8 - Existing and proposed addition

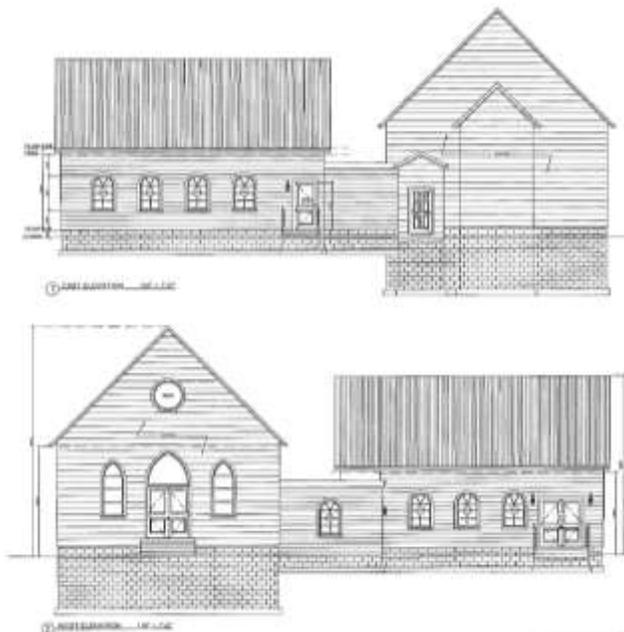


Figure 10 - Proposed addition

The application explains that there will be no exterior changes to the existing historic church and that the proposed addition is being added to provide first floor ADA accessible bathrooms for the congregation, as well as providing a small classroom for religious education. The siding on the proposed addition will be an 8 inch HardiePlank lap siding. The historic church is currently covered in asbestos siding. The windows for the proposed addition and connecting vestibule will be arched windows to complement the existing pointed arch Gothic style windows on the historic church. The roof will be gray asphalt shingles to complement the gray metal roof on the church. The foundation will be poured concrete with a brick pattern to complement the existing church foundation.

Staff Comments: The addition complies with the Secretary of the Interior Standards for Rehabilitation, “new additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationship 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” and “new additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The addition will be on the side of the church and will only minimally affect the historic structure. The historic structure has been covered in asbestos siding for many years, but most likely has German lap siding underneath. The proposed HardiePlank lap siding for the new addition is compatible, but distinctive, from the asbestos and underlying wood lap siding. The arched windows are also compatible with the pointed arch Gothic windows on the historic church, without being an exact replication. The overall proposed design and scale of the addition is secondary in size and placement to the historic church. Staff finds the addition is complementary to the historic church building.

Section 16.118 of the County Code states, “Cemeteries should be dealt with in accordance with subtitle 13 of this title. In any case, no grading or construction shall be permitted within 30 feet of a cemetery boundary or within ten feet of individual grave sites.” Staff does not know where the information from the Cemetery Inventory originated from or when it dates to. However, if any graves are found during construction, the Applicant needs to stop building and contact the Department of Planning and Zoning (DPZ).

Staff Recommendation: Staff has no objection to the proposal, but advises the Applicant to confirm in advance of construction that there are no gravesites within the construction area.

Testimony: Mr. Shad swore in Mr. Charles Dorsey. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Dorsey stated he spoke to all of the elders at the church and that to the best of their knowledge there is only one cemetery on the south side of the property near Route 97. Mr. Lewis Taylor asked if the cemetery is still being used. Mr. Dorsey said it is no longer used and there are no visible grave markers at the cemetery. Mr. Dorsey showed the Commission a photo taken in 1946, which shows the Cooksville School at the location of the proposed addition with a paved parking lot.

Ms. Burgess stated the Cemetery Preservation Advisory Board is aware of the construction and is researching the history. Ms. Burgess will notify Mr. Dorsey if any new information is found. Mr. Taylor said that if anything is found during construction, that there are State laws that need to be obeyed. Ms. Zoren and Mr. Bennett suggested doing test digs to prevent a stop in full scale construction if graves are found.

Mr. Allan Shad sworn in Don Reuwer who explained that developers use ground penetrating radar to determine if there are any graves.

Ms. Zoren stated that she finds the new rounded arched windows are competing with the pointed arched windows on the church. Mr. Dorsey said the original windows could never be duplicated exactly. Ms. Tennor recommended using plain, square windows so they wouldn't compete. Mr. Dorsey stated the proposed arched window would be consistent with the church, but that they are open to the Commission's recommendation of square windows.

Mr. Dorsey explained they just received notification from BGE that they have to upgrade the service line from Route 97 into the church and it will cost around \$20,000. Mr. Dorsey said they now have some issues with the cost of the fiber cement lap siding, which is three times the cost of vinyl siding. The architect has recommended using an 8-inch vinyl instead of the fiber cement board. Mr. Roth said the Applicant may regret using vinyl over time. Ms. Zoren asked if the contractor has looked at other fiber cement products, as the proposed Nichiboard is one of the most expensive brands. Mr. Dorsey said he will ask the architect for suggestions. Mr. Taylor asked the Commission if the fiber cement was a better product than the vinyl siding. The Commission members confirmed that fiber cement is better. Mr. Shad said vinyl is not preferred, but he finds the proposed arched windows will complement the historic building.

Motion: There was no formal motion.

16-21 – 3612 Fels Lane, Ellicott City

Install solar panels.

Applicant: Gailen Wensil-Strow

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1900. The Applicant proposes to install 22 solar panels on the roof. The application states that the panels will be ballasted and not in view from the front of the house and that no alterations will be made to the house.

Staff Comments: Staff had several questions on the application to which the home owner, Doug Wilson, responded. Mr. Wilson stated that he has a shed roof so that the back of the house is angled to the south and the panels will lay almost completely flat on the roof. Mr. Wilson said that he has a rubber roof so the solar panels will have a ballast system (weights) to keep the panels down. He explained that

because the pitch is very slight and the panels don't need to be angled, not that much weight will be needed. Staff asked what the setback would be from the edge of the roof and Mr. Wilson replied that the panels will be set back 3 feet all around the roof. Staff inquired if the roof had a parapet wall, in trying to understand the visibility of the panels. Mr. Wilson said that the roof does not have a parapet wall, but that due to the angle it would be hard to see him standing on the roof unless he is at the edge. He said that the panels should be completely invisible from the front or side of the house.



Figure 11 - Front of house from Fels Lane



Figure 12 - Side of house from Fels Lane

Staff Comments: The proposed solar panels comply with the Guidelines for the use of Solar Panels and Other Solar Devices, “add solar panels on roof surface not visible from a public way” and “set solar panels...back from the edge of a flat roof to minimize visibility. Panels and devices may be set at a pitch and elevated, if not highly visible from public streets.” As explained by the owner, the panels will sit almost flat due to the pitch of the roof and will be set back 3 feet from all sides of the roof and should not be visible. The Guidelines for solar panels also recommend against “removing historic roofing materials in order to add solar panels.” This building has a rubber roof, which is not historic, so no historic roofing materials will be disturbed. The Guidelines also recommend, “use solar panels and solar devices that are similar in color to roof materials.” This roof appears to be a lighter colored roof and the solar panels are black so they will not blend with the roof. There is some visibility of the rear of the structure from Ellicott Mills Drive, but it will be seasonal visibility when the trees are not in bloom.

Staff Recommendation: Staff recommends Approval as submitted, contingent upon the panels not being visible from Fels Lane.

Testimony: Mr. Shad swore in Douglas Wilson. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Wilson stated he had no comments, but could answer any questions. Ms. Tennor asked about the staff recommendation being contingent upon the panels not being visible and what the process will be to ensure that. Mr. Taylor stated that if the application is approved based on the fact the panels are invisible from street view, but are visible once constructed, then it becomes a zoning violation. Mr. Wilson explained that it is a 3-story home and that they would not be visible on the roof unless he was standing at the edge.

Motion: Ms. Tennor moved to approve as submitted, contingent upon the solar panels not being visible from Fels Lane. Mr. Roth seconded. The motion was unanimously approved.

16-22 – 8355 Court Avenue, Ellicott City

Exterior alterations. Tax credit pre-approval. Façade Improvement Program funds.
Applicant: Judi Miller

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to the Historic Sites Inventory form the historic building dates to 1885. The addition (the structure on the left, if looking at the building) dates to 1984. According to the Historic Sites Inventory form, “this building sits in the midst of five frame buildings on the south side of Court Avenue, opposite the Howard County Courthouse, known as Lawyer’s Row.” In 1984 the building on the left was constructed.



Figure 13 - Front of building

The Applicant proposes to make the following repairs and alterations and seeks tax credit pre-approval and Façade Improvement program funds for some of the work:

Entire Building

- 1) Scrape all siding and trim, repair or replace rotten wood as needed. Paint lap siding Sherwin William Web Gray. Tax credit pre-approval for historic building.
- 2) Repair and replace gutters with K style gutters and white downspouts. Tax credit pre-approval for gutters on historic building.

1984 Side of Building

- 1) Replace wood hand rail with black metal handrail, railing to match proposed rear deck and French balcony.

Front Elevation

- 1) Paint lap siding Sherwin William Web Gray, shingles Sherwin Williams Network Gray, trim Sherwin Williams snowbound and shutters Sherwin Williams Tricorn Black. Tax credit pre-approval for historic building.
- 2) Repair or replace basement window. Tax credit pre-approval for the work.
- 3) Replace the front door with a period design ¾ lite wood door over 1 panel with tempered antiqued glass and a transom above.
- 4) Remove 1.67 feet of paving from parking area at front, which is encroaching on property. Provide curb to direct water away from foundation and landscape as needed to assist in storm water management. Tax credit pre-approval for the work.
- 5) Repair or replace shutters as needed, replace with composite wood shutters. Add shutter dogs and hinges. Tax credit pre-approval for historic building.
- 6) Add new window heads to the eight front windows.
- 7) Replace 2:2 wood windows on 1984 addition with simulated divided lite aluminum clad wood 2:2 windows, to match the windows on the historic portion (which have already been replaced with aluminum clad wood).

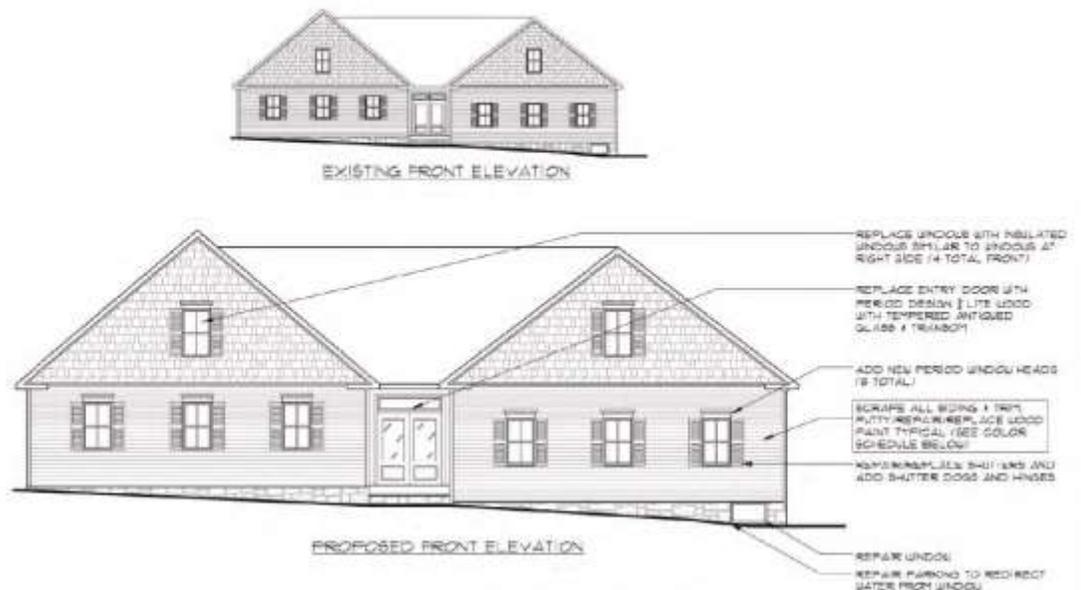


Figure 14 - Proposed alterations to front

Rear Elevation

- 1) Replace paired windows with steel double French full lite doors and black metal balcony.
- 2) Construct new 10x20 deck in place of recently removed deck. The deck will be constructed with pressure treated lumber and Azek decking in the color Morado or Acacia and have the same black metal railing as the French balcony.
- 3) Replace 2:2 wood windows on 1984 building with simulated divided lite aluminum clad wood 2:2 windows.



Figure 15 - Proposed alterations to rear

Staff Comments: The historic sites inventory form states, “these five simple frame law offices form what has traditionally been known as Lawyer’s Row. They comprise together one of the most picturesque streetscapes in Ellicott City and are dependent architecturally one to another.” While the historic building has been altered by the addition of the new building, Staff finds the new building was constructed to complement the existing historic building and neighboring buildings in relation to scale, detail and material. The application generally complies with Chapter 6 of the Guidelines. The repair and replacement of damaged siding complies with Chapter 6.D recommendations, “maintain, repair and protect wood siding, wood shingles or long construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible.” Staff finds the repair and replacement of rotten siding and painting of



Figure 16 - Neighboring buildings on Court Avenue

siding and shingles on the historic building is eligible for the tax credits per Section 20.112 of the County Code.

Chapter 6.J recommends, “maintain and repair original shutters, blinds and hardware” and “for replacements, install shutters or blinds that maintain the size, style and placement of the original.” The Guidelines also state, “install shutters or blinds of painted wood.” The Applicant proposes to use a composite wood material. Staff finds the use of a composite wood material does not comply with the Ellicott City Design Guidelines or the Façade Improvement Guidelines, which recommend against, “removing and replacing historic building materials with modern building materials.” The current shutters are screwed into the building and are not operational. By installing new hinges and shutter dogs, the shutters will become functional again, which complies with Chapter 6.I of the Guidelines. Staff recommends tax credit pre-approval for the shutter hardware, shutter repair and for any replacement using wood shutters (tax credits only apply to historic building).

Staff recommends against the replacement of the wood windows with the aluminum clad windows on the 1984 building. Chapter 6.H recommends, “maintain and repair original window openings, frames, sashes, sills, lintels and trim” and recommends against replacing “sound wood windows and frames, even if paint, putty and glazing need repair or replacement.” Additionally the Façade Improvement Program Design Guidelines state, “replace modern features...with historic, traditional building materials” and recommends against, “removing and replacing historic building materials with modern building materials.” While the windows on the historic building may be aluminum clad wood, Staff cannot find any record that this was an approved change. When the new building was constructed, it seems a lot of care went into using historic building materials, such as wood siding and windows. Staff finds the replacement windows on the historic building stand out as modern replacements with an obvious simulated divided lite and should not be replicated on the building.



Figure 17 - 1977 photo prior before addition

When the addition was originally constructed, the windows were shown with pediments/window heads, but those were specifically not approved at that time. Likewise, Staff finds the addition of that decorative element is not historically appropriate as it was not found on this building prior to the addition, nor is it found on the neighboring buildings. Staff recommends denial of the pediment/window heads.

The Applicant proposes to install a ¾ lite over 1 panel wood door with a 1 lite transom above. The inventory form for this building, which dates prior to the addition, states, “Its central rectangular cross paneled doorway is surmounted by a two lite transom and flanked by rectangular double hung windows with two over two lites.” Staff recommends the Applicant install a two lite or four lite transom, which would be more historically in-keeping



Figure 18 - 1970s photo of front door

with the structure prior to the alterations. The original drawings for the addition show a 4 lite transom over double 4 panel doors. It is unknown if the building was constructed differently from the approved plans or if it was altered later on. There are several photos of this building before the addition was constructed that show the original 5 panel door. Chapter 6.G recommends, "Replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building." Staff has no objection to the proposed ¾ over 1 panel door, which is not replacing the original door (as the original door was converted to a window when the addition was built). However, Staff finds it would also be appropriate to either use a 5 panel door, or a ¾ lite over 2 panels in respect to the original door on this building.

The application indicates there was a rear deck recently removed. There is no paperwork in the file relating to the construction of this deck. The Applicant proposes to install a new deck on the rear of the 1984 addition. The deck will be entered from the existing French doors. The deck will be constructed with pressure treated lumber and Azek decking in the color Morado or Acacia (both are medium tone natural wood colors). The deck will have a black metal railing, to match the railing on the side ramp and rear French balcony. The design of the deck complies with Chapter 7.B recommendations, "decks should not be added to a historic building's primary façade or a façade highly visible from a public way. They should be substantial in appearance having more of the character of a porch (avoid decks that appear to stand on 'toothpicks') and should be related in detail as much as possible to the style and character of the building." The black metal railings comply with Chapter 9.D recommendations for Walls, Fences, Terraces, Walkways and Driveways which calls for fencing to be of "wood or dark metal." The Guidelines otherwise do not specifically reference railings, but it is common to find black metal railings and fencing throughout the district.

The Applicant proposes to replace the front basement window on the historic building. Staff recommends the window be replaced with wood as recommended by the above mentioned guidelines. The Applicant also proposes to remove 1.67 feet of paving in order to install a curb and landscape area to direct water away from the historic building. Staff finds this work is eligible for tax credits per Section 20.112 of the County Code as it will protect the structural integrity of the building by directing water away from the foundation.

Staff Recommendation: Staff recommends:

- 1) Approval of 'Entire Building' Items 1 & 2 and tax credit pre-approval.
- 2) Approval of '1984 Side of Building' Item 1.
- 3) Approval of 'Front Elevation' Items 1-4 and tax credit pre-approval. Item 2 should be replaced with a wood window.
- 4) Approval of 'Front Elevation' Item 5 if wood, not composite is used and tax credit pre-approval.
- 5) Denial of 'Front Elevation' Items 6 & 7.
- 6) Approval of 'Rear Elevation' Items 1 & 2.
- 7) Denial of 'Rear Elevation' Item 3.

Testimony: Mr. Shad swore in Rich Radcliffe. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Radcliffe stated Ms. Judi Miller is onboard with all Staff recommendations. Ms. Zoren said she agreed with all Staff recommendations, but was concerned about the second floor rear balcony. She said the French balcony is out of character and should remain a window. Ms. Tennor agreed it would lose symmetry. Mr. Radcliffe explained that Ms. Miller would like more light into the office upstairs by installing the French doors and balcony. Ms. Zoren stated it would not gain much light. Ms. Tennor confirmed the French balcony is proposed for the new building and that there is a wood window there. Mr. Radcliffe said it is a wood window in that location.

Motion: Ms. Eileen Tennor moved to approve per Staff recommendations Numbers 1-7, with the exception of Number 6, Item 1. The Commission is denying the French balcony and the windows will remain. Ms. Zoren seconded. The motion was unanimously approved.

16-23 – 6195 Lawyers Hill Road, Elkridge

Exterior alterations.

Applicant: David Errera

Background & Scope of Work: According to SDAT this property dates to 1932. This house is located in the Lawyers Hill Historic District. The Applicant proposes to make the following exterior alterations:

- 1) Remove railroad tie retaining walls at the entrance to the driveway.
- 2) Build new Belgard Belair segmental retaining wall system in the color Sable Blend, which is a dark gray color. The segmental retaining wall system is made of precast concrete block.
 - a. The front section of the new retaining walls that run parallel to Lawyers Hill Road will be repositioned so that they are set back about 6 to 10 feet from the road to improve the line of sight for vehicles exiting the driveway.
- 3) Remove three trees on the east side of the driveway in order to build segmental retaining wall.
- 4) Install low voltage lights under the capstone of each wall and along the driveway on trees.
- 5) Install a low voltage transformer on the east corner of the house and bury low voltage power cable from the house to the low voltage lights.

The application states, “the Sable Blend is a dark gray color that was selected to harmonize with the color and texture of the stone that is used in the Thomas Viaduct.”



Figure 19 - Aerial of property

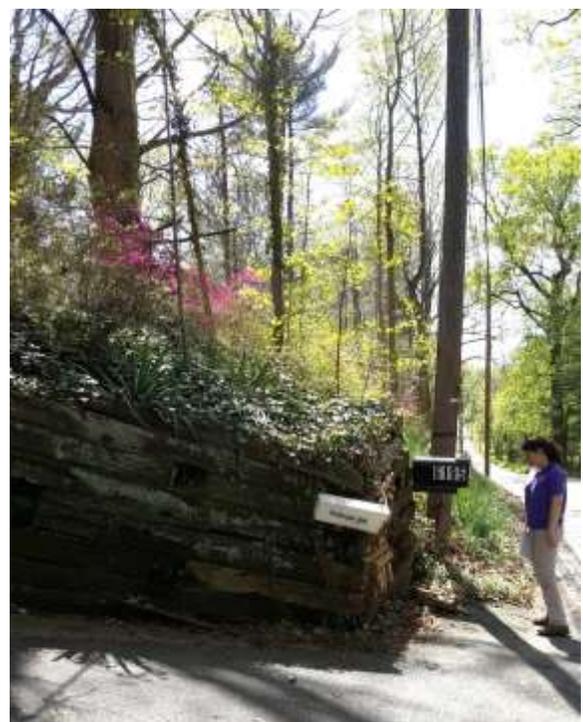


Figure 20 - Height of wall at street



Figure 21 – Existing driveway

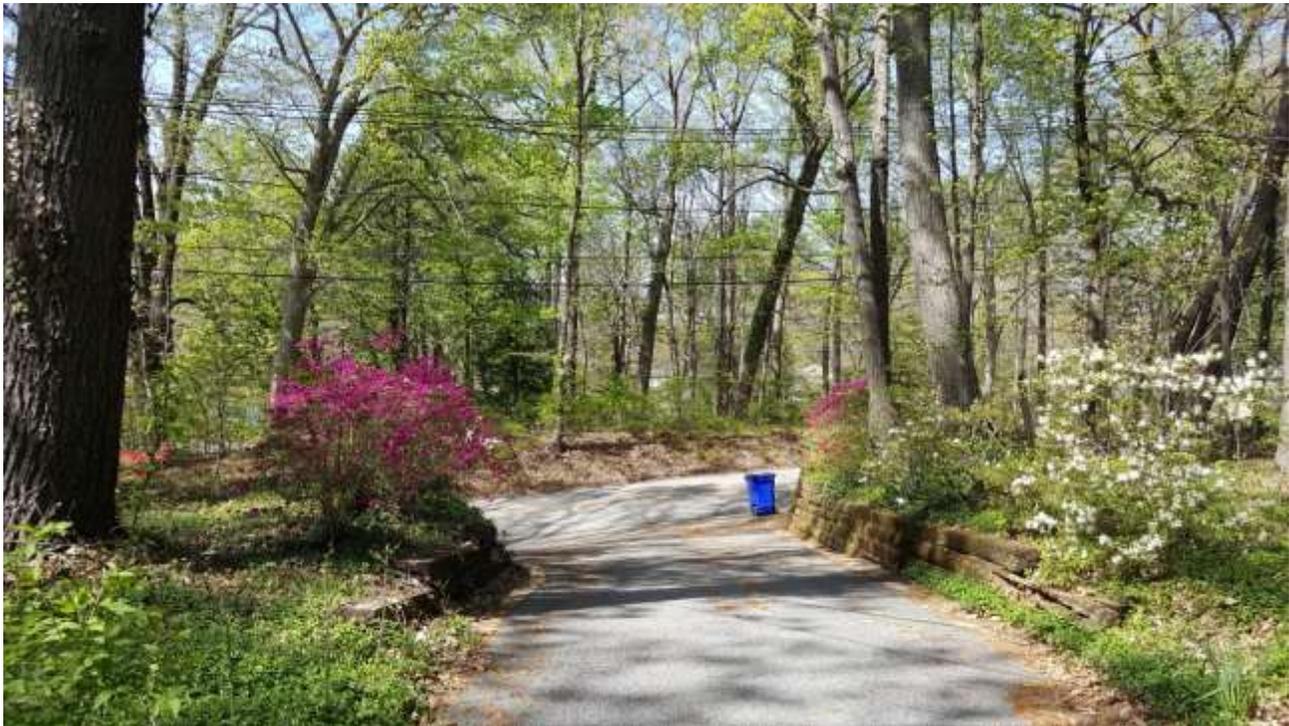


Figure 22 - Existing driveway



Figure 23 - Panorama of driveway

Staff Comments: Chapter 9.D explains, “because homes in Lawyers Hill fit into the natural contours of the surrounding hills, the need for retaining walls has been minimized, and they occur infrequently within the District. Retaining walls in the District are generally low, brick or stone walls that have been built to form decorative structures such as a flower bed or water fountain. High timber retaining walls have been used at one driveway entrance to minimize the need to clear and grade the adjacent slopes. New retaining walls that will be visible from public roads or neighboring properties should be unobtrusive and constructed or faced with brick or stone.” Staff is concerned about removing the timber walls and replacing it with the concrete segmented wall system. The Guidelines recommend, “design new retaining walls to be low and constructed or faced with brick or stone.” Staff does not find the proposed material is appropriate as is it not brick or stone, but a concrete product. The Guidelines recommend against, “retaining walls faced with timber, concrete or concrete block, unless these walls are not visible from a public road or neighboring property.”

The Guidelines also recommend, “where higher retaining walls are required, consider using a series of short, stepped walls with landscape plantings rather than one single high wall” and “soften the appearance of highly visible new walls by planting vines or other landscape materials that will cover the wall.” Staff has inquired with the Applicant if he has considered grading the site to achieve either a lower wall, or no wall, or if he has considered terracing the wall to reduce the overall height of the wall. The Guidelines also recommend, “minimize the need for new retaining walls by designing improvements, including driveways and parking area, to minimize clearing and grading.” Staff finds this recommendation is unclear and does not know the intent of the statement as it seems contradictory. In this instance, slight grading would reduce the need for a high wall.

Staff has requested a plan of the proposed expansion on a plot plan to ensure the expansion will take place on the Applicant’s property, as the driveway is close to the property line. The three trees to be removed are large trees, most likely 12 inches or greater at diameter breast height. However, their removal for the expansion and setback of the driveway apron would not be an intrusive change as the area is wooded. The Guidelines recommend retaining trees and minimizing the “removal of mature trees and shrubs and provide for their replacement with similar species whenever possible.” As this site is wooded, Staff does not find their in-kind replacement is necessary, but would recommend planting

trees or shrubs in their place if possible. The azaleas will most likely need to be removed, but Staff would recommend retaining them if possible or replacing any removed azaleas.

Staff Recommendation: Staff recommends the application be continued in order to determine the best solution for the replacement retaining walls.

Testimony: Mr. Shad swore in Dave Errera and Patti Robey. Mr. Roth recused himself since he lives next door to the Applicant. Mr. Errera explained that the reason for the project is that the timber retaining wall is deteriorating and also obstructs the view when pulling onto the road. They would like to replace the wood retaining wall with a more durable product and move the wall back so that it conforms to the slope of the hill. Mr. Errera explained that they chose the proposed wall and color, trying to stay in character with the Thomas Viaduct because the stones have a similar face and color to this block. He explained that the weight of the stacked block keeps the soil in place. He said the wall is 5.5- to 6 feet on either side of the driveway and that a geo grid fabric will need to be installed behind the wall to stabilize the soil.

Mr. Errera stated the east side of property is close to the property line and he walked the property with Mr. Roth, his next door neighbor. He said the three trees proposed to be removed are on his side of the property and the large tree that will be retained is on Mr. Roth's property. Mr. Errera showed some sketches the contractor mocked up, but said he would not have engineered drawings created until the wall designs are approved by HPC. Mr. Errera submitted a quote for the walls that allow landscaping within the wall, but said that would encroach on Mr. Roth's property and was expensive. He said that terracing the walls also ends up encroaching on the property line.

Mr. Shad asked if other materials were considered. Mr. Errera said brick, poured concrete, and pressure treated wood could all be done, but that most retaining wall construction uses the proposed product. Mr. Shad said the problem with the Belgard wall is that the blocks are all the same shape and color, which is not appropriate in the Historic District. Ms. Tennor asked if the proposed wall material has mortar lines. Mr. Errera said it is a mortar less product and explained that the weight of the material and geogrid behind that holds the wall together. Ms. Zoren asked if the 6 to 10 feet where the wall is being moved back is being paved. The Applicant said that eventually the driveway will be paved asphalt but will just be crushed bluestone for now. Ms. Holmes advised that paving is subject to approval and a future application. Ms. Tennor asked if the retaining wall will be higher because the land rises as the wall is moved away from the road. Ms. Errera said it may be slightly higher. Mr. Errera said the wall will be about 6 feet at the highest point and 5.5 feet on the east side.

Ms. Burgess asked for clarification of the exhibit of the plan view where it says, 2, 8, 12 and 16 asked what the measurements were. The Applicant stated these are distances in feet of landscaping.

Ms. Holmes asked if the lighting of trees would be up-lighting or down-lighting. Mr. Errera passed out the LED landscaping lights that would go under the capstones. He said they would be spaced under the stone cap stone every 6 to 8 feet. He said the trees would be down-lighted and it would be a different fixture. He said the tree lights would be low voltage LED, but the fixture has not been selected yet.

Mr. Bennett, Mr. Shad and the Applicant discussed drainage weep holes in the wall.

Ms. Zoren stated that she was against the proposed material being used in the Historic District. She explained that it might look okay in the one block, but it looks industrial once the 6 foot high wall is constructed. She said it looks too modern and monotone. Ms. Zoren said that natural stone is more suitable, as there are variations in stone size and color. Mr. Errera said that natural stone is not strong

enough for this project. Mr. Shad explained that Ms. Zoren is suggesting a facing on a concrete wall. Mr. Errera asked what kinds of facings have been used in the past. He said the ones he has seen look artificial and do not look like natural stone. He asked if the Commission could suggest a product. Ms. Zoren said there are veneers that have improved over the years, such as Eldorado Stone, where a custom match can be made for a more natural look. Ms. Tennor confirmed that the Applicant has ruled out natural stone due to cost. He confirmed it was too expensive. Mr. Errera confirmed that Ms. Zoren was recommending a concrete wall. She said that she was recommending it as an option to consider. Ms. Burgess stated that she would like for the Applicant to research veneered walls. The Applicant said he is open to suggestions and would come back next month.

Motion: Mr. Taylor confirmed that all parties agreed to continue the application June.

16-24 – 3578 Sylvan Lane, Ellicott City

Exterior alterations to porch. Tax credit pre-approval. Façade Improvement funds.

Applicant: Susan Hade

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1905. The Applicant proposes to remove and rebuild part of the front porch in order to replace the deteriorating porch flooring. There are two quotes of work provided, as required by the Façade Improvement Program. However, the proposed work differs between the two applications. The proposed work from D.M. Delp Company includes:

- 1) Remove the existing front porch floor and rotten floor joists.
- 2) Remove the existing stucco knee wall. Build a new knee wall with a 4 inch gap at the bottom with stucco to match the posts and arches as close as possible.
- 3) Rebuild the four brick piers.
- 4) Replace rotten joists and install new heart wood yellow pine floor boards. Paint floor boards.
- 5) Post and arches will remain intact.
- 6) Remove and replace porch ceiling new yellow pine bead 1x4 board. Paint ceiling.

The other quote from Misha's Home Improvement Inc., is similar to the above quote, but has the following differences:

- 1) Demolish existing porch, stucco finish, ceiling wood planks and existing supports.
- 2) Build four new columns 8"x8" with rebar and concrete.



Figure 24 - Current front facade



Figure 25 - Porch flooring extends beyond knee wall

The Applicant also proposes to replace the front storm door, front door, transom and sidelights. The unpainted aluminum storm door would be replaced with a white Andersen aluminum full lite storm door. There is a division in the middle of the door where the screen and glass can nest. The four panel wood front door is proposed to be replaced with a 1 lite over two panel door. The sidelights would be replaced with 1 lite over 1 panel to match the proposed door. The proposed door, transom and sidelights would be a solid wood entry system with fir veneer and insulated glass.

Staff Comments: The quote from Misha’s Home Improvement sounds as though the entire porch will be removed, but does not specify what the porch roof would be constructed with. Staff recommends the posts and roof remain intact, as proposed by the first quote. The wood is rotting due to the current construction of the porch with the knee wall hitting the flooring. The proposed quotes call for raising the knee wall 4 inches from the porch flooring. There were no drawings submitted showing the proposed alterations. Staff recommends the arch from the porch supports be carried through to the knee wall, as shown below, or that an alternative railing be used, such as one seen in the photo to the right of a similar style home.



Figure 26 - Similar style home with open porch railing



Figure 27 – Staff’s suggested alterations for raising knee wall 4 inches off porch flooring

Chapter 6.F recommends, “maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building’s historic development” and “replace deteriorated features with new materials as similar as possible to the original in materials, design and finish.” The porch was most likely altered at some point, probably when the stucco was applied. It is unknown what the porch knee wall or railing design was prior. When the

knee wall is removed, it may be possible to see the style of railing prior to the building being covered in stucco. If this original railing is visible, it would be most appropriate to return to that style before using the two styles mentioned above.

There were obvious flaws in the construction of the porch, as the flooring should not extend beyond the closed knee wall. The intent of the repair/replacement is to match the existing style, but remediate moisture related problems. From the site visits, it is obvious there are water problems in the ceiling as well. The Maryland Historical Trust will most likely require the porch to be painted to match the existing as opposed to leaving it natural wood. Staff is concerned about using yellow pine to replace the porch, as it is likely to deteriorate quickly. Staff recommends the Applicant consider using a denser wood.

There was no explanation provided as to why a new front door, transom and sidelights are needed. Upon visiting the site, these elements appeared in good condition as they have been protected by the porch and storm door. Chapter 6.G recommends, "maintain and repair original doors, frames, sills, lintels, side lights and transoms; weatherstrip doors to reduce air infiltration" and recommends against, "unnecessarily replacing original doors and entrance features on historic buildings." The proposed storm door will improve the look of the façade and complies with Chapter 6.G, which recommends against using, "screen, storm or security doors that block the view of the main door or that have an ornate design out of character with the building. Using mill finish aluminum doors." The current door blocks the view of the wood paneled front door and is mill finish aluminum. The proposed Andersen storm door will not impede the view of the existing front door.

Staff Recommendation: Staff recommends:

- 1) A wood denser than yellow pine be used and that the porch be constructed with one of the three options presented above (arches at the bottom, open rails, or determining what the original style was). Staff recommends a color be finalized for the painting of the porch floor as it will most likely be required by MHT in order to utilize the Façade Improvement Program funds.
- 2) Denial of a replacement front door, sidelights and transom.
- 3) Approval of proposed storm door.
- 4) Approval of the work as proposed in Quote 1 from D.M. Delp Company and tax credit pre-approval for the work.
- 5) Denial of entirely removing the porch and columns.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Ms. Susan Hade. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Hade explained that when the contractors came to view the porch, they couldn't tell how rotten the wood was, which is why the two quotes are slightly different. For the wood flooring they are hoping to get reclaimed heart pine, not yellow pine. The heart pine is a harder wood. Ms. Hade passed out a paint chip sample for the wood porch floor, which is Colony Blue SC-11p, a gray similar to the existing. Ms. Hade also passed around a picture showing the interior of the living room and the front door that was there in 1971. She said the door was originally glass and that when her parents bought the house in 1971, the glass door was replaced with a solid wood door and it was not a historic door. Ms. Hade showed a picture of the original door to commission. Ms. Holmes asked if was possible to replace just the door instead of the entire unit, as the transom and sidelight are

shown in the photo. Ms. Hade said the door frame is not structurally sound anymore. Ms. Holmes asked why the quote says it is a solid wood door with a fir veneer. Ms. Hade stated she didn't know, but she told them she needed a wood door and this was recommended by the supplier. Ms. Hade said the door will be painted white. Ms. Holmes asked if there were more photos of the damaged door since MHT would request more photos. Mr. Roth reviewed the Staff recommendations with the Commission. He said the use of reclaimed pine and painting complies with the Staff recommendations. The Commission had no objection to the new transom and sidelights to be replaced in-kind, except for the door which will be replaced with a ½ lite door. The Commission agreed that the porch should not be removed entirely. Ms. Holmes asked the Commission their thoughts on the treatment of raising the knee wall four inches – using the arches, open rails or looking for the original design. Ms. Burgess showed the Commission page 19 of the Staff recommendation illustration, Figure 27. Ms. Burgess said the Applicant is ok to use the open arched porch, but does not want to remove of the extension of the porch knee wall at the center section. Ms. Zoren said the arches may need a support section at the center because of its length, so that it would be two arches on each side. Ms. Hade said the contractor didn't think that was necessary.

Motion: Mr. Roth moved to Approve:

- 1) The floor to be reconstructed with a wood denser than yellow pine; with arch openings at the bottom of the perimeter porch walls and the floor painted the color Colony Blue.
- 2) Approve the replacement of the front door as proposed and the transom and sidelights to be replaced in-kind.
- 3) Approve the proposed storm door.
- 4) Approved work as proposed in Quote 1 from DM Delp Company with tax credit pre-approval.
- 5) Denied entirely removing the porch and columns.

Ms. Eileen Tennor seconded. The motion was unanimously approved.

16-07 – 8081 Main Street, Ellicott City (continued from March and April)

Replace siding.

Applicant: Courtney Kehoe

Background & Scope of Work: According to MDAT the building dates to 1890. This property is located in the Ellicott City Historic District. The Applicant seeks approval to replace rotten wood lap siding on the back side of the building with LP Smart Guard engineered wood siding. The siding will be painted Benjamin Moore Raleigh Tan to match the existing.

Staff Comments: Chapter 6.D of the Guidelines recommends, “maintain, repair and protect wood siding, wood shingles or log construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape, and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim.” Therefore Staff recommends the siding be replaced with wood siding to match the existing. The existing wood siding appears to be in good condition and there should only be limited replacement.



Figure 28 - Rear of 8081 Main Street

Staff Recommendation: Staff recommends the rotten wood siding be replaced with new wood siding to match the existing and the siding that is in good condition be sanded and primed for new paint.

Testimony: Mr. Shad swore in Mr. Reuwer. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer said he was fine with the Staff recommendation. Mr. Taylor confirmed it would be replacement in-kind and painted the same color, which is routine maintenance.

Motion: Ms. Tennor moved to Approve as recommended by Staff to replace the rotted wood siding, with new wood siding to match the existing. Mr. Roth seconded. The motion was unanimously approved.

16-14 – 8318 Forrest Street, Ellicott City (continued from April)

Install sign.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2008. The property owner came before the Commission in April 2016 for approval to install a 6 foot high by 13.5 foot wide flat mounted sign and install three black metal gooseneck lights above the sign. The proposal from April is shown below. The Applicant has submitted a second version of the below sign with a lighter gray background.



Figure 29 - Proposed 56 square foot sign from April 2016

The Applicant has also submitted a previous, larger version of the flat mounted sign. This sign has a white background with black text and the green logo. Four gooseneck lights would illuminate this sign as shown to the right. This sign would be a total of 81 square feet.



Figure 30 – Proposed 81 square foot sign

The Applicant has submitted two alternative styles of signs, which are internally lit signs, shown below.

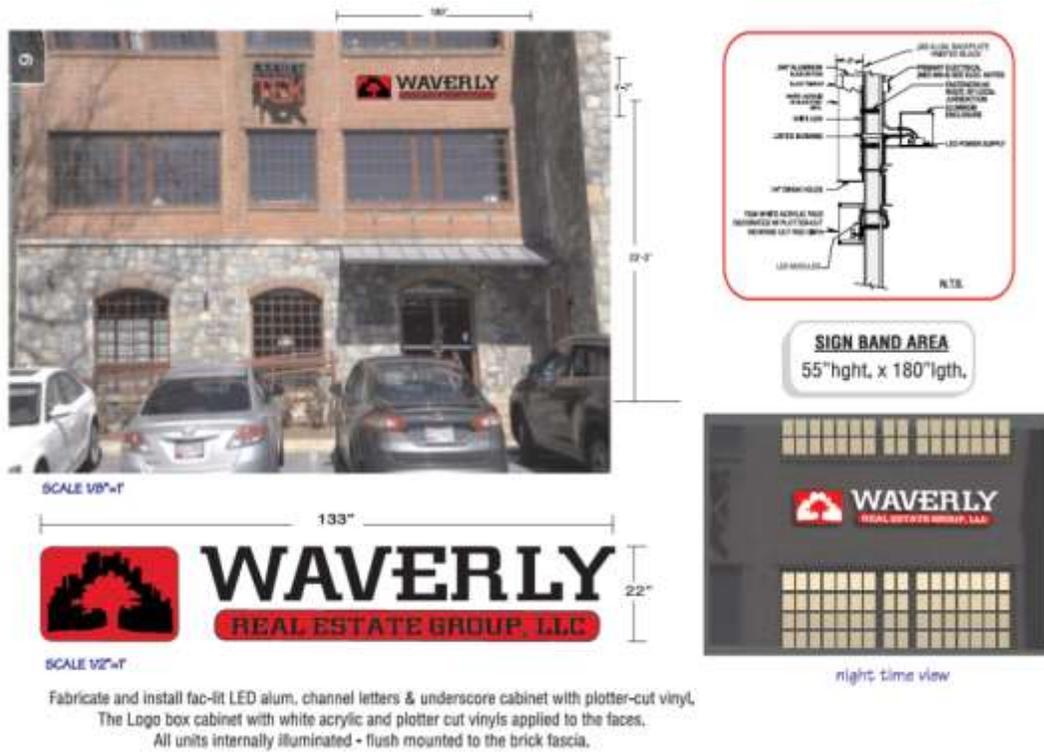


Figure 31 - Proposed internally lit sign



Fabricate and install fac-lit LED alum, channel letters & underscore cabinet with plotter-cut vinyl.
The Logo box cabinet with white acrylic and plotter cut vinyls applied to the faces.
All units internally illuminated - flush mounted to the brick fascia.

Figure 32 - Proposed internally lit sign

Staff Comments: The Applicant has been working with Staff on this proposed sign, before formally applying to the Commission. The original sign started at 144 square feet, then was reduced to 81 square feet and was submitted to the Commission at 56 square feet. The Applicant has now submitted an amended 56 square foot sign with a choice of two background colors and has submitted the 81 square foot sign for consideration. Chapter 11 of the Guidelines explains, "Because most of the historic district was developed during the 19th century, before automobile travel, the district is scaled to the pedestrian. Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size." Staff recognizes this building was built in 2008, is located at the far end of Parking Lot D and is one of the larger buildings in town. Chapter 11.B states, "in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. 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." As such, this building has some leeway for a larger sign. However, at the April 2016 meeting the Applicant proposed reducing the 56 square foot flat mounted sign to be 3 feet high by 5 feet wide for a total of 15 square feet.

The Applicant and Commission agreed to continue the meeting after the Applicant mentioned another business would be installing a sign in the future. Staff finds the new proposals are not in keeping with the Guidelines. The 81 square foot sign is too large and not proportionate to the space. The internally lit signs do not comply with Chapter 11.A, which recommends, "use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign." The Guidelines recommend against using, "internally lit plastic signs" and "signs made of modern materials that do not relate to the historic structures."

Staff Recommendation: Staff recommends approval of the sign presented at the April 2016 meeting to be 3 feet high by 5 wide as proposed by the Applicant in April. Staff recommends denial of all other signs proposed.

Testimony: Mr. Shad stated that Mr. Reuwer was already sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer said he preferred the sign proposed on Figure 32. Ms. Holmes said that the sign does not comply with the Guidelines as it is internally illuminated, which the Guidelines specifically recommend against. Ms. Tennor said the building is not historic and she finds that something to consider. Ms. Holmes pointed out that the Commission has had other application on non-historic buildings on Main Street. Ms. Holmes said that signs with individual metal letters have been approved, such as on the Visitor's Center, so it doesn't necessarily have to be a panel sign. Ms. Tennor asked if the CenterTek sign was illuminated. Ms. Holmes said it is illuminated, but was researched with this application and found that it does not have any approvals or permits. Mr. Roth said the arrangement of the signs on the brick (Figure 32) is more appropriate than on the stone. Ms. Tennor agreed. Ms. Tennor said the signs look good, but do not look historic. Ms. Holmes said the goal is not to set a precedent for approving these signs throughout the Historic District and that similar constraints exist on historic Tonge Row. The Commission further discussed sign options. Mr. Reuwer asked if they could table the application again and he would get his sign company to mock up paneled signs on the brick building.

Motion: There was no motion, but the all parties agreed to continue the application to June.

16-25 – 3713 Old Columbia Pike

Exterior alterations.

Applicant: Green Cross Garage, LLC

Background & Scope of Work: This building is located in the Ellicott City Historic District. The exact date of construction of this building is unknown, but it shows up on the 1959 Sanborn maps. The building is concrete block construction and the Commission determined at the July 2015 meeting that it was not of historic or architectural value to the district and approved extensive alterations to the exterior.

The Applicant now seeks approval to add a drop off zone to the front of the building, as suggested by the Department of Inspections, Licenses and Permits. As a result the size of the outdoor dining area will be reduced. The size of the overhang will not change. A brick sidewalk will be added in front of the building and a macadam vehicular drop-off lane will be added between the sidewalk and outdoor dining area. The Applicant also proposes to install a new ‘side’ door on the front of the building as shown in Figure 34 and 35 below. The original plans converted that door into a window, but the Applicant would now like the door to remain. The new door will be a full lite Jeld Wen white steel door.



Figure 33 - Existing conditions



Figure 34 - Existing side door



Figure 35 - Proposed drop off area and side door

Staff Comments: Staff has no objection to the proposed valet area, as it does not appear the design of the building will change other than the size of the fenced in area reduced. The creation of the valet area also provides a larger buffer between outdoor diners and the street. The Applicant confirmed with Staff that the size of the overhang will not change.

Although this building was determined not to be of historic and architectural value, the door on the side of the building being kept in place complies with Chapter 6.G, which recommends against, “unnecessarily replacing original doors and entrance features on historic buildings.” The steel door will match the material of the main front door.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Reuwer was already sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer stated he met with the Department of Inspections, Licenses & Permits, who wanted to see handicap accessibility on the front of the building. Ms. Tennor asked what the yellow line on the plan was. Mr. Reuwer said that was the new curb. Ms. Zoren said there are some differences between the plan and the three dimensional views submitted. Mr. Reuwer said the drop off is only intended for one car at a time. Ms. Burgess asked if there are any issues with traffic and concerns from the Department of Public Works. Mr. Reuwer said there were not any problems.

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

16-08 –8505-8507 Main Street, Ellicott City (continued from March and April)

Exterior alterations.

Applicant: Troy Samuels

Ms. Holmes stated the Applicant requested this case be continued to the next meeting.

Additional Business

There was no additional business. Mr. Allan Shad moved to adjourn. Ms. Eileen Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 9:40pm.

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

Beth Burgess, Executive Secretary

Allan Shad, Chair

Yvette Zhou, Recording Secretary



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

www.howardcountymd.gov

VOICE 410-313-2350

FAX 410-313-3042

June Minutes

Thursday, June 2, 2016; 7:00 p.m.

The fifth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, June 2, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Mr. Allan Shad moved to approve the May 5, 2016 minutes. Ms. Eileen Tennor seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

1. 16-26 – 8267 Main Street, Ellicott City
2. 15-71c – 8293 Main Street, Ellicott City
3. 16-27 – 8308 Main Street, Ellicott City
4. 16-28 – 3779 Old Columbia Pike, Ellicott City
5. 16-29 – 8390 Main Street, Ellicott City
6. 16-14 – 8318 Forrest Street, Ellicott City (continued from April and May)
7. 16-30 – 3733 Old Columbia Pike, Ellicott City
8. 16-23 – 6195 Lawyers Hill Road, Elkridge
9. 16-31 – 7239 Washington Boulevard, Elkridge, HO-829
10. 16-32 – 5735 Race Road, Elkridge
11. 16-33 – Retaining Walls between Parking Lot E and F, Ellicott City
12. 16-34 – 8454 Frederick Road, Ellicott City
13. 16-35 – 6130 Lawyers Hill Road, Ellicott City
14. 16-36 – 3820 Church Road, Ellicott City
15. 16-08 – 8505-8507 Main Street, Ellicott City (continued from March, April and May)

CONSENT AGENDA

16-26 – 8267 Main Street, Ellicott City

Install artwork.

Applicant: Bridget Graham, Howard County Tourism

Background & Scope of Work: The building dates to about 1940 and is located in the Ellicott City Historic District. The Applicant proposes to install an art sculpture of carrots to replace the current eggplant sculpture in front of the Howard County Welcome Center building. The art sculpture is part of the Howard County Arts Council and County Government program and will be there for 11 months. The sculpture is being created by the same artist who created the eggplant, “Aubergine” and this piece will be titled “Patricia’s Carrots.” The piece is a resin cast, coated in a clear automotive clear coat. The Applicant is discussing with the artist the possibility of having the sculpture mounted on the existing wooden block base. The base is secured to the concrete so that the sculpture cannot be accidentally upended or removed from the site.

Staff Comments: The Guidelines do not offer any recommendations for this type of project. However, the proposed sculpture will be smaller than many of the other art sites sculptures over the years and similar to the existing art approved last year at the Visitor’s Center. The sculpture reminds one of the agricultural heritage of the County and also of the whimsical storefront displays that abound on Main Street.

The sculpture will be drilled into the base and will not disturb the lawn in front of the building or impede the pedestrian right of way on the sidewalk. The use of the existing base location is preferred as it will not impede pedestrian traffic; it is also preferred over a lawn site, so that they do not have to add concrete into the lawn area.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for artwork installation.

15-71c – 8293 Main Street, Ellicott City

Final tax credit claim.

Applicant: Angela Tersiguel

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the house dates to 1890. The Applicant has submitted documentation that \$9,150.00 was spent on eligible, pre-approved repairs to repair the roof. The Applicant seeks \$2,287.50 in final tax credits.

Staff Comments: The application complies with the work pre-approved and the cancelled checks add up to the requested final tax credit amount of \$2,287.50.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-27 – 8308 Main Street, Ellicott City

Exterior alterations. Façade Improvement Program funds.

Applicant: Richard C. Winter

Background & Scope of Work: According to SDAT the building dates to 1920, but the Guidelines date the building to 1905. This building is located in the Ellicott City Historic District. The Applicant proposes to add a 22-inch deep by 7-inch high and 86.5-inch wide piece of granite on top of the existing top step leading into the building in order to create a deeper sill. The Applicant seeks Façade Improvement Program funds for the work. The Department of Inspections, Licenses and Permits has required the Applicant to change the swing of the doors in order to comply with the fire code. The doors need to swing out on to the street, instead of swinging in to the building. As a result, there needs to be a deeper sill or landing when the doors swing out to the street, instead of the current step down. The added granite will extend the landing out of the door, but not completely cover the top step, so that there is still a proper rise and run down to the bottom step.

Staff Comments: Chapter 6.C of the Guidelines states, “granite, a common building material in Ellicott City in the 18th and 19th centuries, is one of the most distinguishing characteristics of the historic district. Used most commonly on buildings constructed between 1800 and 1840, its use continued into the 20th century as seen...in the façade of the Talbot’s Lumber Company building (1905).” The addition of the step is required in order to comply with the fire code. However, the proposed granite step will match the existing granite steps and blend in with the building, which complies with Chapter 6.C recommendations, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible” and “if a masonry feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.” Staff finds this guideline applies even though the step is being added and not replaced. The new step will be granite to match the existing steps.

Staff Recommendation: Staff recommends Approval as submitted. Staff also recommends tax credit pre-approval as the work is taking place as required to comply with safety and fire codes, but will maintain the original appearance of the building.



Figure 1 - Front steps

Façade Improvement Program: There is currently no funding left in the Façade Improvement Program. However if funding becomes available, Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical

Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for exterior alterations.

16-28 – 3779 Old Columbia Pike, Ellicott City

Exterior repairs and painting. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Margaret Maxson

Background & Scope of Work: According to SDAT the building dates to 1850. The Applicant proposes to paint the exterior of the building and seeks tax credit pre-approval and Façade Improvement Program funds for the work. The Applicant will replace and repair rotten wood as needed. The siding will be painted white and the shutters painted green, to match the existing color scheme. The porch ceiling will be painted sky blue and the porch floor will be a medium gray, also to match the existing colors.

Staff Comments: The application is considered Routine Maintenance as stated in Chapter 6.D, “replacing deteriorated siding or shingles with materials that exactly match the existing siding...and do not cover or alter details such as cornerboards, door and window trim and cornices” and “painting previously painted surfaces using the same color as the existing paint.” Rotten wood will be replaced in-kind or repaired as needed. All paint colors will match the existing. The work to the historic structure is eligible for tax credits per Section 20.112 of the County Code, but the work to the garage is not eligible as it is not a historic building.

Staff Recommendation: Staff recommends approval as submitted and tax credit pre-approval for the work, except for any repair and painting of the garage which is not a historic structure and not eligible for the tax credit.

Façade Improvement Program: There is currently no funding left in the Façade Improvement Program. However if funding becomes available, Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for exterior repairs and painting and tax credit pre-approval.

16-29 – 8390 Main Street, Ellicott City

Replace sign.

Applicant: David Carney

Background & Scope of Work: According to the Historic Sites Inventory form the building dates to 1938-1939. This building is located in the Ellicott City Historic District. The Applicant proposes to replace the signs on the building with news signs that will be the same dimension, color scheme and material. The signs will be located in the existing locations at both sides of the building. The signs will be 5 feet high by 3 feet wide for a total of 15 square feet. The sign will read:



Figure 2 - Proposed sign

There will be a comma between 'wine' and 'beer'; there was a small typo in the proof.

Staff Comments: The existing signs were approved by the Commission in 2008, but have been altered slightly over time to include 'beer' at the bottom. The new proposed signs will be the same as the existing, but have a small tag line at the bottom indicating the other products sold at the store. The sign complies with Chapter 11.A recommendations, "use simple, legible words and graphics" and "use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade." The sign will only have three colors and they are the same as the previously approved colors, which directly coordinate with the colors on the front of the building. Chapter 11.A recommends, "Emphasize the identification of the establishment rather than an advertising message on the face of the sign." The added tagline of "wine, beer & spirits" is very minimal text and would not be considered an advertising message. There are other signs that have been approved in the district with more text.

The new signs will be the same size as the existing signs. The signs are slightly larger than typically recommended, but comply with Chapter 11.B recommendations, "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 signs will be the same size as the existing, approved signs.

Staff Recommendation: Staff recommends Approval as submitted.

Façade Improvement Program: There is currently no funding left in the Façade Improvement Program. However if funding becomes available, Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-

approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: There was no testimony

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for the sign replacement.

16-14 – 8318 Forrest Street, Ellicott City (continued from April and May)

Install sign.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2008. The property owner came before the Commission in April and May 2016 for approval to install various styles of sign. The Applicant requested the case be continued to the June meeting to obtain flat panel mock-ups from his sign maker. The new proposal for the Waverly sign will be 113 inches wide by 25 inches high, for a total of 23 square feet. The sign is shown below:



Figure 3 - Current proposal for approval

Staff Comments: Chapter 11 of the Guidelines explains, “Because most of the historic district was developed during the 19th century, before automobile travel, the district is scaled to the pedestrian. Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size.” Staff recognizes this building was built in 2008, is located at the far end of Parking Lot D and is one of the larger buildings in town. Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. 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.” As such, this building has some leeway for a larger sign.

The Applicant and Commission agreed to continue the meeting after the Applicant mentioned another business would be installing a sign in the future. The current proposal is for flat mounted signs on the brick between the second and third floor windows, as shown above, with lighting provided by three gooseneck lights. The gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” The location of the flat mounted panels on the brick complies with Chapter 11.B recommendations, “Incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” There will be additional flat mounted signs on the building once the other businesses apply for them. These signs would also be located in the brick area, which complies with Chapter 11.B recommendations, “if there is more than one flat-mounted sign on a building façade, coordinate their locations. For example, signs may be placed in the same horizontal plane.”

Staff Recommendation: Staff recommends approval of the flat mounted sign to be placed on the brick area as proposed.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved for the sign installation.

REGULAR AGENDA

16-30 – 3733 Old Columbia Pike, Ellicott City

Replace windows, paint and repair siding. Tax credit pre-approval.

Applicant: ECLH Inc & Marriner Enterprises

Background & Scope of Work: According to SDAT the buildings date to 1930. There is a row of buildings that make up the property at 3733 Old Columbia Pike. This property is located in the Ellicott City Historic District. The Applicant proposes to replace the wood windows with new wood windows, replace all rotten wood siding with new wood siding and paint all structures. The Applicant also proposes to replace the existing asphalt shingle roof with a new GAF Timberline HD asphalt shingle roof in the color Barkwood, to match the existing color. Any rotten wood on the roof will be replaced as needed. The gutters and downspouts will all be replaced with new K-style seamless gutters and downspouts and will be white to match the existing. The Applicant seeks tax credit pre-approval for the work.

The building that is currently red will be painted with Benjamin Moore PM-16 Country Redwood and the current green shutters and doors will be painted PM-12 Black Forest Green. The mustard color building at the main entrance will be painted PM-12 Black Forest Green. The black doors and red inserts on the mustard building will be painted PM-16 Country Redwood. The brown building at the end will be painted HC-71 Hasbrouck Brown. The carriage door inserts will be painted 2159-40 Amber Waves. The green and yellow building will be painted 2159-40 Amber Waves. All trim will remain white.



Figure 4 - Buildings along Old Columbia Pike



Figure 5 - Buildings along Old Columbia Pike

The Applicant proposes to replace all double hung windows on the front and sides of the building, per the itemized photograph that was provided. There are 17 six over six double hung wood windows and 3 eight over 8 wood windows. There is one opening, labeled #17, that is currently a vent and the Applicant proposes to install a six over six window in this space.

Staff Comments: The asphalt shingle roof will be replaced with a higher quality asphalt shingle roof in a color to match the existing. The work is not quite in-kind as the material will be a better quality and is different than the existing shingle. However, the application complies with Chapter 6.E recommendations, “use asphalt shingles that are flat, uniform in color and texture and of a neutral color.” The repair and in-kind replacement of rotten wood siding complies with Chapter 6.D recommendations, “maintain, repair and protect wood siding, wood shingles or log construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices and door and window trim.”

The buildings will all be painted new colors, but the color scheme will remain very similar to the existing. The paint colors comply with Chapter 6.N recommendations, “use colors appropriate to the period and style of the building” and “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.” The buildings are attached

and will use a coordinated color scheme consisting of the same colors; for example the green shutter color on one building will be used for the siding on the neighboring building.

The replacement of the existing gutters with new white gutters complies with Chapter 6.E recommendations, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.”

There was an application in 1995 relating to the windows and it appears some windows were replaced at that time. The photographs of the windows that were submitted with this application do show some damage to the existing windows, but the severity does not appear to require replacement across the board. Staff finds that the repair of the windows would qualify for tax credits. Typically replacement would also qualify for tax credits, if the severity of the deterioration is beyond repair. The Guidelines recommend, “maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition” and “restore window openings that have been filled in.” Regarding replacing the windows, the Guidelines recommend, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” From the pictures provided and site visit, it does appear that repair to some windows is possible. Several of the windows appear historic, although not original, and new windows are unlikely to match those details. There are some windows on the lower level of the building that are a mix of vinyl and wood, in this instance replacement would bring consistency to the building.

Staff Recommendation: Staff recommends Approval of all items as submitted, except for the windows. Staff recommends the windows be repaired to the best extent possible and that replacement is limited only to windows that cannot be restored. Staff recommends tax credit pre-approval for the repair of the windows and tax credit pre-approval for the replacement of windows that are fully documented at the time of replacement to show why repair is not possible. Staff recommends tax credit pre-approval for the painting, replacement of rotten wood siding, roof and gutters.

Testimony: Mr. Shad swore in Ms. Courtney Kehoe. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe explained that they preferred to replace all the windows to make the repairs uniform. Ms. Kehoe brought a sample of the window (Jeldwen Premium collection) and stated the frame around the window would not be there, but it was the only available sample for the meeting. Ms. Holmes asked if all of the windows will be wood, and Ms. Kehoe stated yes. Mr. Reich asked if the replacement windows will match the existing style be double pane windows and have exterior grilles that will be attached and not snap in. Ms. Kehoe said confirmed they would be. The windows will be six-over-six and eight-over-eight to match the existing. Mr. Reich does not see an issue with the replacement of all windows in their condition at this time, which would make the building look more consistent than it does now. Mr. Roth stated future replacement may be hard for the exact match if some windows are repaired now versus replaced all at once. Ms. Tennor asked how many of the windows are currently vinyl. Ms. Kehoe stated about half the windows are vinyl. Ms. Burgess said there some windows that have vinyl around the jamb and the actual window was wood. Ms. Holmes stated some windows were replaced in 1995, but due to the lack of documentation at the time, it is not clear which specific windows were replaced. Mr. Reich stated the door in Figure 4 does not look historic and should be replaced in the future. Ms. Kehoe so noted. Ms. Zoren asked if the trim and shutters would match and remain in working condition. Ms. Kehoe stated yes.

Mr. Taylor confirmed the request was to replace the existing 6:6 and the three 8:8 windows would be replaced with 8:8. Ms. Kehoe said that was correct.

Motion: Mr. Reich moved to approve as submitted, with the exception that the storefront windows will not be replaced and tax credit-pre approval for all work. Mr. Roth seconded. The motion was unanimously approved.

16-23 – 6195 Lawyers Hill Road, Elkridge

Exterior alterations.

Applicant: David Errera

Background & Scope of Work: According to SDAT this property dates to 1932. This house is located in the Lawyers Hill Historic District. The Applicant proposes to make the following exterior alterations:

- 1) Remove railroad tie retaining walls at the entrance to the driveway.
- 2) Build new Belgard Belair segmental retaining wall system in the color Sable Blend, which is a dark gray color. The segmental retaining wall system is made of precast concrete block.
 - a. The front section of the new retaining walls that run parallel to Lawyers Hill Road will be repositioned so that they are set back about 6 to 10 feet from the road to improve the line of sight for vehicles exiting the driveway.
- 3) Remove three trees on the east side of the driveway in order to build segmental retaining wall.
- 4) Install low voltage lights under the capstone of each wall and along the driveway on trees.
- 5) Install a low voltage transformer on the east corner of the house and bury low voltage power cable from the house to the low voltage lights.

The application states, “the Sable Blend is a dark gray color that was selected to harmonize with the color and texture of the stone that is used in the Thomas Viaduct.”

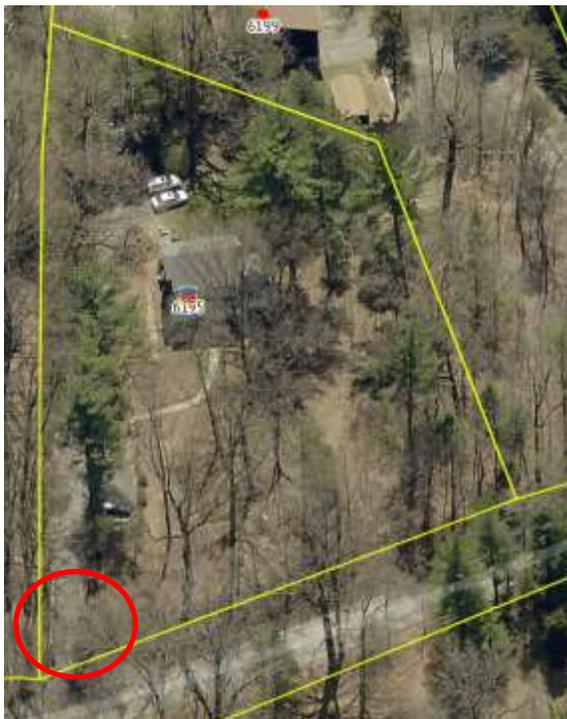


Figure 6 - Aerial of property

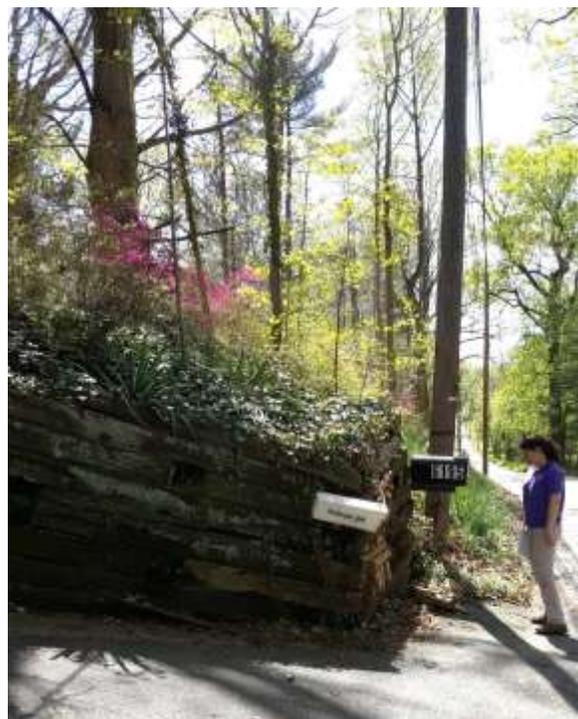


Figure 7 - Height of wall at street



Figure 8 – Existing driveway



Figure 9 - Panorama of driveway

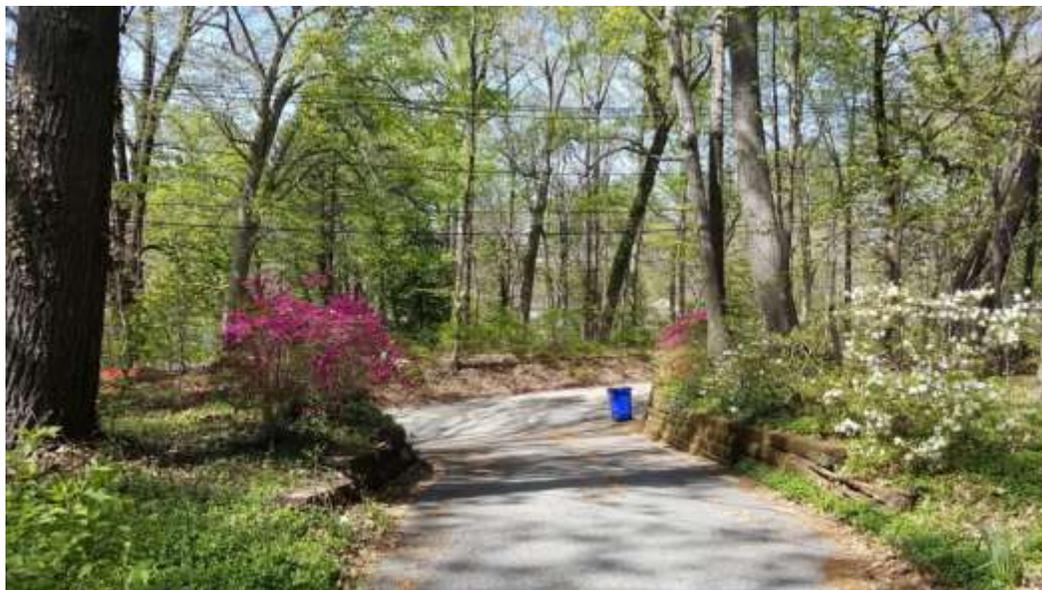


Figure 10 - Existing driveway

Staff Comments: Chapter 9.D explains, “because homes in Lawyers Hill fit into the natural contours of the surrounding hills, the need for retaining walls has been minimized, and they occur infrequently within the District. Retaining walls in the District are generally low, brick or stone walls that have been built to form decorative structures such as a flower bed or water fountain. High timber retaining walls have been used at one driveway entrance to minimize the need to clear and grade the adjacent slopes. New retaining walls that will be visible from public roads or neighboring properties should be unobtrusive and constructed or faced with brick or stone.” Staff is concerned about removing the timber walls and replacing it with the concrete segmented wall system. The Guidelines recommend, “design new retaining walls to be low and constructed or faced with brick or stone.” Staff does not find the proposed material is appropriate as is it not brick or stone, but a concrete product. The Guidelines recommend against, “retaining walls faced with timber, concrete or concrete block, unless these walls are not visible from a public road or neighboring property.”

The Guidelines also recommend, “where higher retaining walls are required, consider using a series of short, stepped walls with landscape plantings rather than one single high wall” and “soften the appearance of highly visible new walls by planting vines or other landscape materials that will cover the wall.” Staff has inquired with the Applicant if he has considered grading the site to achieve either a lower wall, or no wall, or if he has considered terracing the wall to reduce the overall height of the wall. The Guidelines also recommend, “minimize the need for new retaining walls by designing improvements, including driveways and parking area, to minimize clearing and grading.” Staff finds this recommendation is unclear and does not know the intent of the statement as it seems contradictory. In this instance, slight grading would reduce the need for a high wall.

Staff has requested a plan of the proposed expansion on a plot plan to ensure the expansion will take place on the Applicant’s property, as the driveway is close to the property line. The three trees to be removed are large trees, most likely 12 inches or greater at diameter breast height. However, their removal for the expansion and setback of the driveway apron would not be an intrusive change as the area is wooded. The Guidelines recommend retaining trees and minimizing the “removal of mature trees and shrubs and provide for their replacement with similar species whenever possible.” As this site is wooded, Staff does not find their in-kind replacement is necessary, but would recommend planting trees or shrubs in their place if possible. The azaleas will most likely need to be removed, but Staff would recommend retaining them if possible or replacing any removed azaleas.

Updated Comments: The Applicant has been researching other options and Staff is interested to hear if any options have been determined to be feasible. Staff again suggests looking into terraced walls. Land will need to be removed when the walls are moved away from the street and instead of building a 6 foot tall wall, the wall could be terraced back away from the street (not terraced into the neighboring property). This would result in reducing a large expanse of masonry, as recommended by the Guidelines. Some examples are shown below:



Figure 11 - Examples of terraced retaining walls

The Guidelines also recommend retaining walls faced with brick. Another suggestion would be to build a concrete or concrete block wall as mentioned above, and face it with brick instead of stone. Some ideas are shown below. While the images are not site specific, they do give an idea of the material used in a wall setting.



Figure 12 - Examples of brick walls

Staff Recommendation: Staff recommends a concrete or concrete block wall with a stone or brick veneer be constructed. Staff recommends Denial of the segmental concrete block retaining wall product.

Testimony: Mr. Shad swore in Dave Errera. Mr. Roth recused himself since he lives next door to the Applicant. Mr. Errera explained that he researched veneered walls per the Commission’s recommendations and obtained two estimates: one at \$47,000 and the other in the mid \$40,000’s which are too high for his budget. Mr. Errera spoke with Earl Wright, a local stone mason, about the possibility of constructing four foot walls out of stone, for the cost of \$15,000 but he had not received a written estimated yet. Ms. Zoren inquired about the wall materials. Mr. Errera stated the walls would be stacked stone held in place with concrete, not a faced wall. Ms. Tennor stated the proposed material would be more consistent with the Lawyer’s Hill neighborhood Mr. Errera stated the contractor said that not as much soil disturbance is needed and that less reinforcement is needed since the wall will not be as tall. Mr. Shad inquired if a shorter terraced wall could be done as shown in Figure 12, as it would be more attractive. Mr. Errera clarified that the proposed walls will not be terraced, but that the walls be

sloped upward to retain the soil in place. Ms. Burgess asked if excavation is needed to remove the soil for the shorter wall. Mr. Errera did not have the details at this time but will obtain them for the Commission at next meeting in August.

Motion: The application was continued to the August meeting and Mr. Errera will return with final plans for a stone wall.

16-31 – 7239 Washington Boulevard, Elkridge, HO-829

Advisory Comments

Applicant: Corridor Square, LLC

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-829, Rosa Bonheur Memorial Park. This project is before the Commission for Advisory Comments for the grading and construction of the main entrance drive to the adjacent development and the open space amenity area. The amenity area will include a covered open shade structure and benches, which will be located in the wooded section along Dorsey Road.

There are multiple parcels within this development, but the only land from the cemetery that is part of the development is the amenity area consisting of Lots 64 and 65, bordering Dorsey Road (shown in red below). The 7.27 acre remainder of Rosa Bonheur Memorial Park is not part of the development. The proposed amenity area consists of 1.28 acres of the 8.55 acre cemetery parcel.



Figure 13 - Aerial of site

The wooded area behind Rosa Bonheur, along Dorsey Road, will also serve as the main entrance into the apartment complex. The apartment complex will be on the neighboring site to the left of Rosa Bonheur, as shown in the site plan below.

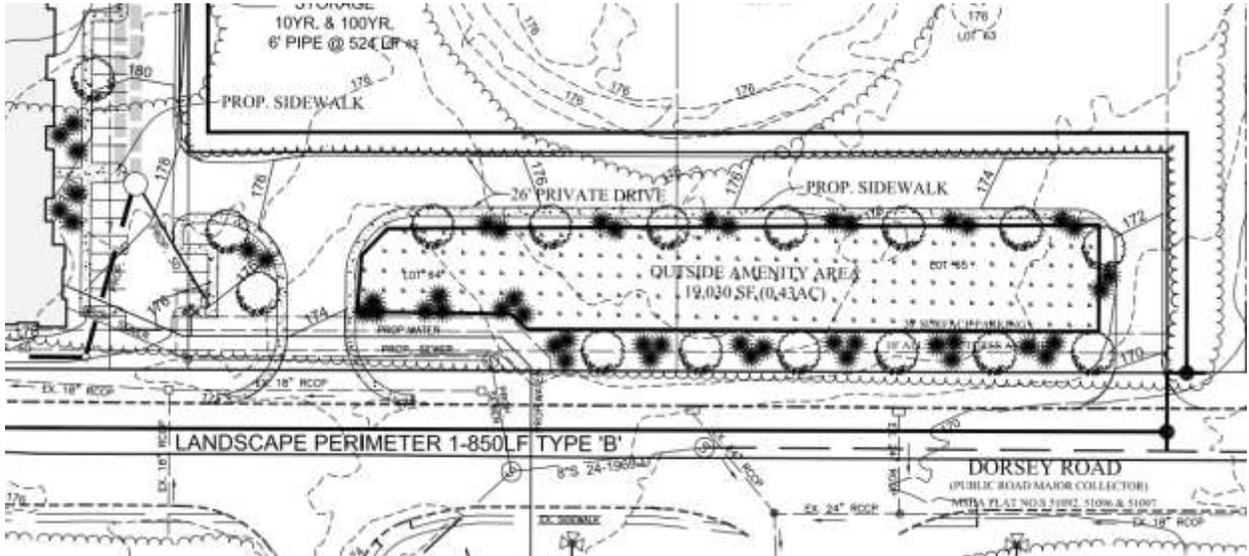


Figure 14 - Amenity Area site plan



Figure 15 - Corridor Square site plan

Staff Comments: The proposed entrance and amenity area is currently densely wooded. There are also reports and concerns of possible grave sites being in this area, although none are confirmed. Ground penetrating radar was used on other areas within Rosa Bonheur, but was not an option to use in this wooded area as the results would be inconclusive due to ground disturbance from the dense vegetation. A thorough survey of the wooded area needs to be performed to confirm that there are no burial sites among the trees. This should be accomplished through historical research, a professional evaluation of the area and probing of the area. Section 16.118 of the County Code states, "Cemeteries should be dealt with in accordance with subtitle 13 of this title. In any case, no grading or construction shall be permitted within 30 feet of a cemetery boundary or within ten feet of individual grave sites." Additionally, Section 16.1304(3)(c) states that the "property owner shall submit to the Department of Planning and Zoning the documentation of the boundaries of the cemetery, and a plan showing how the cemetery will be accommodated with the development and how public access to the cemetery will be provided." The Applicant should explain how Section 16.1304 of the County Code, Development or subdivision in a cemetery, has been addressed.



Figure 16 - View of the rear of Rosa Bonheur along Dorsey Road

There does not appear to be a relationship between the proposed amenity area and the cemetery. Staff would like to see a provision for access to the cemetery from Dorsey Road provided in the event that the Route 1 access to the cemetery is removed in the future due to development and traffic safety enforcement. The site plan also makes it seem that the loop drive in Rosa Bonheur will be slightly disturbed by the construction of the amenity area as the proposed fence and hedge bisect the existing road.

There is a sidewalk shown on part of the amenity area, but it does not continue around the whole area. Staff recommends the sidewalk be continued to create an entire loop for pedestrian use, as this is a proposed amenity area. Pedestrian access and crosswalks should be provided across the new road to guide visitors into the cemetery.



Figure 17 - Amenity space rendering

Additionally, the site is part of a cemetery, which should be recognized through the site design. Staff recommends there be signage added recognizing the cemetery and historic site and parking should be available to those wishing to visit the cemetery.

If any graves are found during construction, all work should immediately stop and the Department of Planning and Zoning should be contacted.

Staff Recommendation: Staff recommends:

- 1) Signage be created and installed for the cemetery.
- 2) An enhanced entryway for access to the cemetery be created.
- 3) A thorough analysis of potential burial sites be researched prior the start of construction.
- 4) The sidewalk be continued around the entire perimeter of the amenity area and include pedestrian access to the cemetery.
- 5) All laws pertaining to the Cemetery Preservation Act of 1993 be followed.

Testimony: Mr. Shad swore in Mark Levy and Chris Ogle. Mr. Levy stated the remainder of the Memorial Park is 6 acres, not 7.2 acres as noted in the Staff Comments. Mr. Levy stated he was unsure why additional signage for the cemetery was needed when there is currently direct access from Route 1 to the cemetery. Mr. Levy said there are no graves or evidence of graves on the 1.28 acres and they will submit that evidence to DPZ when they submit the SDP for review. Ms. Holmes asked how that was confirmed. Mr. Levy stated Goodwin Associates was hired and conducted a physical and historical research of the area. Mr. Levy said they also reviewed the analysis from the Community College. Ms. Holmes stated that report did not focus on the wooded area. Mr. Levy said he did not find the information on the report to be pertinent. Ms. Burgess explained that they did not want anyone relying on the report for the entire area, since it did not address the wooded area.

Ms. Holmes clarified that the recommendation for signage was not for vehicular purposes, but was intended to be pedestrian oriented/historical signage so that someone at the amenity area could read about the site and history of the site. Mr. Levy said if the neighbors want it and if it is appropriate, they will cooperate.

Ms. Tennor asked if there had been discussion about the connections between the open space area with the representatives of the cemetery. Mr. Levy said a meeting was planned for the week of June 20th to discuss the neighbors' concerns. Mr. Ogle explained the amenity area needs to connect to the apartment as well. Mr. Roth asked if the property was CAC zoned (Corridor Activity Center). Mr. Levy said the property was zoned as TOD (Transit Oriented Development). Ms. Tennor stated the relationship between the open space amenity area and the cemetery loop drive was very close together. Mr. Reich said there only appears to be 5 feet between the drive and the property line of the amenity area and that it is really tight. Mr. Reich said the drive looks very wide and that it's odd to not have parking. Mr. Ogle stated the current drive is 26 feet wide but may be reduced in size. He said that fire and rescue requires two points of access to the property. Ms. Zoren asked if fire and rescue was okay with the proposed access and explained that the second access point that is farther away doesn't provide access to the building because it connects to the same point.

Mr. Shad swore in Candy Warden from the Rosa Bonheur Society. Ms. Warden said the Rosa Bonheur Society is mainly in favor of the development, but have concerns and suggestions dependent upon the accuracy of the plans presented. She said if the development intrudes on the cemetery parcel it will be a violation of the Cemetery Preservation Act of 1993. She said that it is very important that Lots 64 and 65 and the apartment building and parking areas do not encroach on the cemetery parcel. She explained

that there are both pet and human remains at the cemetery, which has been in use since the 19th century. Ms. Warden stated the developer needs to take precaution and do all perform investigation to make sure there are no remains on these parcels. She said they are concerned about the cemetery being properly buffered and that fencing and landscaping are needed between the amenity area and cemetery to reduce noise and limit pet waste. Ms. Warden said the cemetery has French drains, which may negatively interact with the developments infrastructure interaction. She said the development has the potential to be beneficial to the Elkridge community as long as cemetery preservation laws are followed and concerns of the community and families of loved ones buried at cemetery are addressed.

Mr. Roth asked if it was a pet cemetery. Ms. Warden replied that there are at least 25 human remains buried there as well. Mr. Levy said they researched the property prior to the purchase and found physical evidence of 11 human remains. He said that historic evidence shows there are 17 human remains, but 6 cannot be found. He said this information will be given to DPZ. Ms. Warden stated they are in contact with the families of the 25 human burials there, and that there may be more.

Ms. Zoren requested the drive could be made one way. Mr. Ogle stated a traffic study would need to be done before decision. Mr. Levy agreed with staff comments and will continue to follow all laws in preservation of cemetery and address community's concerns.

Motion: The Commission did not make a motion, but provided advisory comments. Ms. Tennor said there should be a more gracious transition between the entry open space and cemetery rather than hardscape impinging on the circular drive. She wanted them to work with the geography of the existing site. Ms. Zoren said the second entrance for the loop seems to be unnecessary but understood Fire and Rescue requirements. She said there should be more of a buffer between the existing cemetery loop and the fire lane access. Ms. Tennor summarized that the Applicant generally agreed with the staff comments and was open to making signage for the cemetery access point, and that he would enhance the entryway for the open area and the cemetery access point. She confirmed he has done a thorough analysis for burial sites, but will work with the community to determine other burial sites. Ms. Tennor said to include a sidewalk around the amenity area with pedestrian access to cemetery. The Commission concurs with the Staff recommendations.

16-32 – 5735 Race Road, Elkridge

Advisory Comments and Determination of Architectural Compatibility for Conditional Use.

Applicant: Daniel Wecker

Background & Scope of Work: This house is listed on the Historic Sites Inventory as HO-367, part of the Elkridge Furnace Complex. The Applicant proposes to add an ADA accessible ramp to the building and a patio. A permanent tent structure has already been constructed next to the building. The Applicant seeks a determination of architectural compatibility for the alterations and seeks Advisory Comments as required for a future site development plan submission to the Department of Planning and Zoning.

The application explains that “the existing use of the home is storage for the ElkrIDGE Furnace Inn. The proposed use for the building is a handicap accessible bathroom, warming kitchen, cocktail space and storage...The proposed structure is a permanent tented patio area that will be used for hosting catered functions. Existing landscaping includes a 100-foot greenhouse located approximately 50 feet behind the proposed tent, existing seasonal vegetable garden approximately 25 feet from proposed tent. Proposed hardscaping includes a brick walkway from the parking area to the tent, seasonal planting and additional plants.”



Figure 18 - Aerial of site

The ramp will be added on the rear of the brick structure, adjacent to the side of the frame addition. The ramp will be constructed out of concrete and have a forged steel handrail painted black. There will also be a porch/landing area and steps leading off of the side door, next to the ramp, leading to a paved patio. The porch and steps will be constructed with EP Henry Coventry block concrete pavers in the color ‘Dakota Blend.’ The patio and tent paving material will be Nicolock Pavers in the color ‘Oyster Blend.’

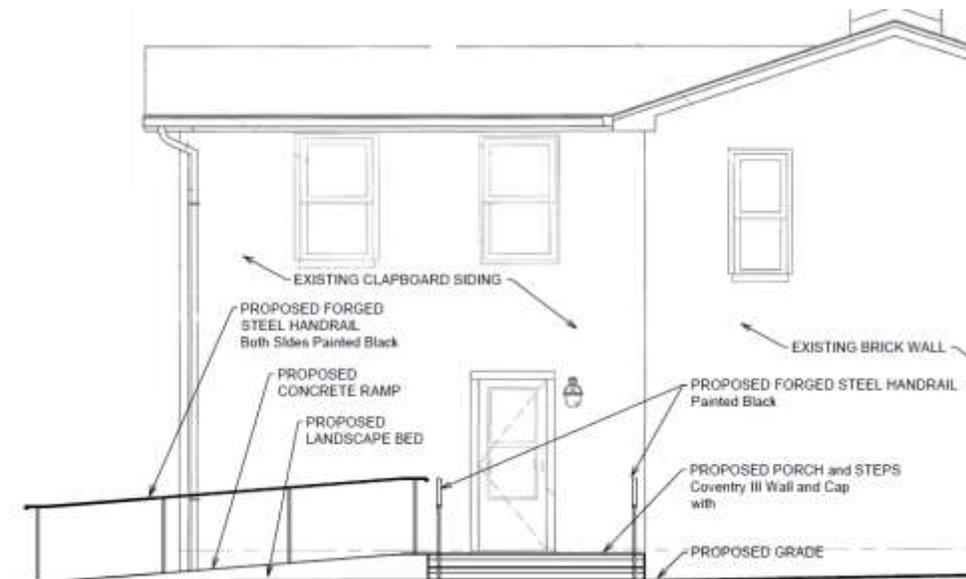


Figure 19 - Proposed alterations



Figure 20 - Existing side of building

Staff Comments: The proposed changes and existing alterations comply with the Secretary of the Interior Standards for Rehabilitation, “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” and “new additions and adjacent or related new construction shall be undertaken in such a manner, that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The historic building will not be damaged or irreversibly altered by the construction of the porch, ramp or tent. Additionally, if this building ever reverted back to a private residential use, the items could be removed. The

pavers are a modern paver, but are compatible with the historic brick on the building. Black metal railings are frequently used on historic buildings and this railing is very simple in design.

THE PROPOSED PORCH, STEPS, PATIO and WALKWAY



Figure 21 - Pavers for patio and tent

While the tent structure is quite large in comparison to the historic house, it is set off to the side of the house and the view of the house is not disturbed. Vegetative screening has been added against the street. The same materials are used in the tent structure, so all hardscaping on the site is consistent and compatible with the historic building. Staff recommends adding vegetative screening behind the historic house and tent to screen the greenhouses from the viewshed of the historic building and tent.

Staff Recommendation: Staff finds the proposed changes are architecturally compatible with the historic structure as they adhere to the Secretary of the Interior Standards for Rehabilitation. Staff recommends additional landscaping be added to screen the view of the greenhouses.

Testimony: Mr. Shad swore in Adam Baker and Daniel Wecker. Mr. Baker noted a correction on the Staff report where the application said that that the tent was a permanent structure and it is actually a temporary structure. Mr. Taylor asked if they applied for the conditional use. Mr. Baker said that the application was withdrawn, will be resubmitted shortly. He explained that the land is currently zoned R12 and is used for storage. Mr. Baker said the Conditional Use is to convert the historic property to a use other than residential, in order to host private events. The house will be used as a warming kitchen

and restroom at that location. Ms. Tennor asked how the tent is a temporary structure with a masonry floor. Mr. Baker stated for safety reasons, the tent needs to be anchored to the patio. Ms. Tennor asked how often they anticipate taking the tent up and down. Mr. Wecker stated the tent can be taken down in one day but it's not in their intention to do so. Ms. Holmes asked if the canvas is on the tent. Mr. Wecker said no. Ms. Tennor asked what the tent will look like. Mr. Wecker said all the sides of the tent can open and it will be heated/cooled in season. Mr. Roth asked if it was similar to the tent at the Furnace Inn and Mr. Wecker said it is similar. Mr. Reich noted the plan is a good solution as it keeps the historic house and the tent is a temporary structure. The Commission discussed the Staff recommendation for landscaping. Mr. Wecker stated he has been practicing farm to table for 29 years and his guests enjoy seeing where the food grows. Mr. Wecker intends to have landscaping to soften the area between the greenhouse and tent, but does not want to hide the building.

Motion: Mr. Reich moved to find the application compatible with the historic area. Mr. Roth seconded. The motion was unanimously approved. The Commission confirmed they are in agreement with Staff's Advisory Comments.

16-33 – Retaining Walls between Parking Lot E and F, Ellicott City

Retaining wall repair/replacement.

Applicant: Brian Cleary, Howard County Department of Public Works

Background & Scope of Work: The retaining walls are located in the Ellicott City Historic District between Parking Lot E and F and are historic, granite walls dating back to the origins of the town. The retaining walls are in poor condition and are failing. Howard County has conducted an inspection and inventory of the retaining walls along the Hudson Branch in Ellicott City. The application explains that, "As part of that inspection, several retaining walls were identified as needing varying degrees of maintenance from vegetation removal to full replacement. The walls between Parking Lots E and F were among those walls identified as requiring repair and quickly became a priority, specifically wall 9A...It was identified as being in serious condition with failing joints, bulging, loose and missing stones and most noticeably it is leaning toward the stream." The application states that walls 9A and 8A will likely be replaced with reinforced concrete cantilevered retaining walls. There will be a stone veneer on the walls, similar to the walls found at Parking Lot E.



Figure 22 - Retaining wall 8A to be replaced

The other wall to be addressed is Wall 9B, which is in the area of the foundation of the building at the corner of Court Avenue and Main Street. This wall is in poor condition with voids up to 10 inches deep. The application explains that "tuck-pointing will be used to fill in the missing material accompanied with possible placement of stones as needed to fill in gaps that are too large. Since design is still in the early phases it is uncertain what type of wall will be utilized beyond the foundation of the building since the condition of that wall deteriorates upstream from the foundation." The



Figure 22 - Proposed replacement wall. Above wall located in Parking Lot E

wall design could be a wall similar to that proposed at 9A, a reinforced concrete cantilever wall, or an imbricated wall.

Wall 8B also requires replacement. This wall could also be replaced with an imbricated wall. The application explains, “the imbricated wall will likely be used for replacement of walls 8B and 9B...it will better imitate a natural stream edge maintaining the stream section.

The application explains, “the objective of the project is to replace the retaining walls in place while maintain the floodplain section so there will be no impact to the floodplain elevations. Many of the walls presented in this document will require a fence/railing along the tops due to their height. It is anticipated that a square wooden post and rail fence will be placed at the backs of the walls where necessary. Additionally there may be standard guard rail where the proximity of parking necessitates.”

Staff Comments: Chapter 9.D states, “Granite features, especially those visible from public ways, should be preserved with the same attention given to historic buildings. They provide a strong link not only to the town’s past, but also to its unique topography.” The Guidelines go on to say, “retaining walls of granite, brick or timber may be appropriate, depending on the context. Concrete walls can be used in locations with very little visibility. New granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The proposed reinforced concrete cantilevered walls will be faced with stone, similar to the wall in Parking Lot E. The use of the stone veneer complies with the Guidelines, as the concrete is needed to safely rebuild the wall. However, Staff is concerned about the visual appearance of the proposed random pattern stone veneer next to the historic stacked granite block wall. The treatment to Parking Lot B after the train derailment is an example of mixing a historic wall with a modern wall (originally the new wall in Parking Lot B was going to be larger and less of the historic wall was going to be visible). This wall turned out different than originally proposed as more of the original wall remains visible, as shown below, and the end result is a mixture that needs to be avoided in the future. The example of the veneer in Parking Lot E is a good color of stone to use though, as it is compatible with Ellicott City granite, but the pattern is too random.



Figure 23 - Replacement wall next to historic wall at Parking Lot B

Over the past several years Ellicott City has dealt with several failing walls and each wall has been repaired or rebuilt differently. It is a unique situation that the town is in, as granite walls are a prominent feature for retaining land, houses and the rivers. As these walls fail and are rebuilt, the designs need to not only be consistent, but aesthetically pleasing. The Guidelines explain, “the Ellicott brothers brought workers, including stone cutters, with them when they settled and built. Stone quarries were established on both sides of the Patapsco River and continued to operate into the 1870s,

with two quarries and two granite cutters listed in the 1878 Hopkins' Atlas. The first Ellicott's Mills buildings were wood, but many early buildings were granite. This early granite construction, combined with the area's natural rock outcropping and steep terrain, established patterns of construction and land development that remain today as important elements of the town's environment." To date, there has not been a repair or replacement project completed that can be identified as the one solution for Ellicott City's wall problem. As this project has the potential to be quite large, Staff wants to make sure the replacement material is the most appropriate. While the proposed stone would be fine for a new wall, Staff finds it does not look appropriate next to the large historic block walls and draws more attention to the repair as the contrast between the new all and historic granite is quite obvious. In areas where the wall will be replaced in entirety, Staff finds the proposed replacement will match the treatment that was done in Parking Lot E. However, that again creates a variety of wall types around town. In areas where historic stone block will remain and only small sections of replacement will take place, it may be more appropriate to have a different type of veneer. While brick would not have been used to construct a river bed, concrete can be stamped and stained to look like brick and that could be an option for the facing of the wall next to a historic stone.

The new wood fence will match the design and style of the existing wood fence along that stretch of stream. The fence complies with Chapter 9.D recommendations, "install open fencing, generally not more than five feet high, of wood or dark metal." Additionally, Staff finds the use of a black metal fence, similar those found at various county properties in Ellicott City such as the Firehouse Museum on Church Road and Tiber Park would also be an appropriate choice and they are more frequently found in the historic district and also comply with the Guidelines.

Some of these walls fall on private property, but the Department of Public Work is working with the private property owners on this project.

Staff Recommendation: Staff recommends Approval of the project as submitted in concept; for areas of entire wall replacement, Staff recommends Approval as submitted. For areas of small replacement, Staff recommends an alternative veneer be identified and renderings mocked up for approval prior to construction.

Testimony: Mr. Shad wore in Brian Cleary. Ms. Tennor asked what material will be used to fill in the voids in the wall. Mr. Cleary stated that mortar will be used to match the existing and they may use existing stone found in the stream. He said the intention is to mend the wall instead of bringing in new material. He said that Wall 9B on Court Avenue is part of a foundation wall and they would like to fill in the gaps and get it into a stable condition. He said that beyond the 9B wall they would use an imbricated wall, which would use large stone and is good for stabilization along a stream edge.

Mr. Cleary said the entire wall is being replaced and the only place that would be tied into is the foundation wall, but otherwise there will not be a transition to larger granite stones. Mr. Cleary explained they are proposing to use the same stone veneer stone that was used on the Lot E emergency wall repair, so there will be consistency. Mr. Reich stated the historic aspect would not be preserved if new wall is a veneer. Mr. Bennett expressed concern with the ability of the veneer wall to withstand flood water. Ms. Zoren explained that she did research earlier about stone walls and found techniques to stabilize historic walls, such as composite fill injection and core drill. She explained these have been used at the C&O Canal and other structures in Washington, D.C. Ms. Zoren recommended Mr. Cleary research all resources to stabilize the structural integrity and preserve the historic walls. Mr. Cleary explained the reasoning behind the decision to use the cantilevered wall and the stone veneer.

Mr. Cleary said 9A and 8A will be fully replaced with a cantilevered wall and that 9B and 8B will be an imbricated rock. The foundation of the buildings will be tuck pointed. Mr. Cleary stated the bottom of 9A is original granite but upward is composed of mixed stone materials.

Ms. Holmes asked the Commission if they had any thoughts on a different type of veneer, other than stone, that would be compatible with the historic granite block. No one had any other thoughts. Ms. Tennor asked if less mortar can be achieved using veneer. The Commission suggested using a more square/rectangular veneer as opposed to the proposed rubble appearance.

Mr. Cleary explained he was not in the selection process for the walls previously installed and DPW would like to use the same stones as prior. Mr. Reich recommended using Ellicott City stones found in the soil to rebuild the wall to look historically correct. Ms. Tennor asked if the Commission could make a distinction between highly visible walls and non-visible walls are treated. Ms. Tennor said the nonvisible walls should be concrete walls and the visible walls should be granite block. Ms. Holmes pointed out that 9A consists of granite, brick and concrete and was a mix of materials. Mr. Reich agreed that was appropriate. The Commission recommended DPW to replace wall bricks in kind to preserve the historical aspect of the wall.

Motion: Mr. Reich asked DPW to comeback with solution to match original granite walls and the case was continued to August.

16-34 – 8454 Frederick Road, Ellicott City

Construct bridge and other site alterations.

Applicant: Tim Ebel

Background & Scope of Work: According to SDAT the building dates to 1899. This property is located in the Ellicott City Historic District. The Applicant proposes to add a vehicular bridge to the property, which will span from the property adjacent to Frederick Road across the stream bed. There is currently only a narrow footbridge providing access to the home across the stream. The proposed bridge would provide emergency vehicular access and utility vehicular access. The bridge would also provide enhanced visibility to safely exit the property on to Frederick and would provide safer entry into the home during inclement weather.

The proposed bridge to be used is a Pratt Pony Truss Bridge called the Hubbel Station Bridge from Indiana. The bridge is a historic bridge dating to 1905. The truss bridge is similar in design to other bridges found around Ellicott City. The application explains, “The bridge placement is designed to utilize the existing apron and driveway for minimal environmental impact and not to obstruct current visibility of the home.” The bridge will be located at the lowest elevation allowed per the Howard County Flood Plain Code Guidelines. There will be no removal or changes to any of the existing structures. The bridge is 60 feet in length and 14.1 feet wide and 9 feet in height at tallest point. The bridge weighs 14 tons. The Applicant would like to install the bridge in its current



Figure 24 - Hubbel Station Bridge in original location

state, which is a natural rusted patina with bits of green paint remaining. However, the Applicant is also open to painting the bridge black if desired by the Commission.



Figure 25 - Natural color of bridge



Figure 26 - Property at 8454 Frederick Road as seen from street



Figure 27 - View of house from driveway

Bridge abutments will need to be constructed to support the bridge. The abutments will be poured concrete, with a textured stone pattern to simulate the existing stone wall. The concrete will be tinted gray. The abutments will be below Frederick Road, nestled into the hill. As show in the photo above, the area will not be visible from the road and will be minimally visible from the house. A black metal railing will be built to match the pattern found on the vehicular bridge. The railing will be located on the stream side of the driveway.

The driveway from Frederick Road will be asphalt and transition to wood decking over the bridge. Drivable grass pavers will be installed on the other side of the bridge, next to the historic house instead of having the area paved for vehicles.

Staff Comments: The Guidelines do not offer recommendations for this specific scenario. However, Chapter 8 on New Constructions recommends, “use materials common to the historic district...and compatible with materials used in the immediate vicinity.” The existing footbridge leading across the river is a black metal bridge. The proposed bridge is also a historic metal bridge, which the Applicant proposes to leave in its natural aged state. As mentioned in the application, there are also similar style bridges around Ellicott City.

The bridge installation will only minimally impact the environment as needed to place the footings for the new bridge on either side of the river, which complies with Chapter 9.A recommendations, “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...to create the minimum level area needed for a new use in accordance with historic development patterns.”

Chapter 9.D recommends against, “new driveways, parking areas, walkways, terraces or other features that substantially alter the setting of a historic building.” While the addition of a bridge will alter the setting of the historic building, Staff does not find that it will negatively do so. Additionally, the need for the bridge from a practical and safety standpoint is an important consideration. In the current condition with only the narrow pedestrian footbridge, it would be difficult for emergency workers to access the house for a fire or emergency medical situation.

Overall the application complies with Chapter 9.D recommendations for landscape and site elements, which recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The historic bridge will match other bridges found within the Ellicott City area. The bridge will be a dark, naturally aged metal and will blend in to the wooded area over the stream. The railing will be a dark metal, as recommended by the Guidelines, which will also match other railings on site and within the historic district. The new railing complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal.”

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Tim Ebel. Mr. Ebel said the staff report summarized his intent and explained how it is difficult to get in and out of the driveway, especially on wet days. He explained that they picked the bridge because it was period correct and has historic significance. Mr. Ebel obtained the bridge from bridgehunters.com as there’s been a movement to prevent old bridges from being turned to scrap metal and repurpose instead. The pedestrian footbridge will remain and is keeping the stream

bank together as his wall is failing too. Mr. Reich pointed to the double yellow lines on the plan and Mr. Ebel confirmed that is the area where the proposed bridge will be installed. Mr. Ebel explained that the driveway is currently parallel to Frederick Road. Mr. Ebel said that he will have a 35 inch grade on the Frederick Road side, which will lessen his grade getting out of the driveway. Mr. Reich asked if Mr. Ebel owns the stream property and Mr. Ebel responded yes.

Ms. Tennor recommended keeping the existing finish. Mr. Ebel said that was his preference.

Mr. Reich asked if the construction will be in the flood plain. Mr. Ebel responded that the 60 foot bridge will be out of the floodplain due to the elevation. Mr. Ebel also stated he has obtained all the necessary approvals already for construction. Ms. Zoren commended the Applicant on making a responsible choice that fits in with the historic district instead of using the cheapest option.

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

16-35 – 6130 Lawyers Hill Road, Ellicott City

Exterior repairs/alterations, tax credit pre-approval.

Applicant: Daniel Roth

Background & Scope of Work: According to MDAT the house dates to 1890. This building is located in the Lawyers Hill Historic District. Last year the Commission approved a different application for repairs to the house, but the contract purchaser at the time did not follow through with the sale. The current Applicant is the new owner, who has not appeared before the Commission before. The Applicant proposes to make the following repairs and alterations:

Repairs

- 1) Paint the entire house green with off-white trim and black shutters to match the existing.
- 2) Repair damaged wood shutters, replace as needed with new wood shutters. The shutters will remain black.
- 3) Repair and replace cedar shake as needed and paint green to match the existing.
- 4) Repair existing light fixtures at the front porch and south (front) entrance.
- 5) Repair and paint the south side (front) door, Door #1.
- 6) Repair door #4, which is located at the basement entry (this is labeled incorrectly in the photos as door #5, but is labeled correctly in the Applicant's write up).
- 7) Replace rubber membrane roof on low pitched area at the rear with rubber membrane.
- 8) Replace tin roof on porch with tin.
- 9) Replace gutters in current location around upper sunroom at the rear of the house and around the side porch. New gutters to match the existing. There are no other gutters currently on the home.

Alterations

- 10) Replace the existing 3 tab asphalt roof with a new gray architectural shingle.
- 11) Add a large cricket into the existing roof, as shown on renderings, to remove a void where water is collecting.
- 12) Eliminate rear chimney in order to make interior alterations.
- 13) Repair and paint all existing windows, except the following:
 - a. Change the size of the two windows on the first floor in the northwest corner of the home to allow room for base cabinets in the proposed kitchen area. Existing windows

are 69 inches tall and 39 inches wide. Proposed sizes would be 24 inches tall by 39 inches wide.

- b. Remove the smaller window on the second level the south side (front) of the house because it is not consistent with the symmetry of the design and sits partially behind the shutter of the adjacent window.
- 14) Remove door #3, which is located on the side porch and is the current main entrance into the home. The door will be removed and covered with siding.
- 15) Replace door #2, a double French door, with a single hinged wood Craftsman style door. This door is to become the main entrance to the home. The application states, "replace with a shingle hinged wood door that will be period correct. This is the proposed main entrance to our home, as we plan to try and make this home secure, the existing French doors were not designed to be energy efficient or secure, and therefore we would like them to be replaced. New door size is 40 inches by 80 inches."
- 16) Replace door #5 at the rear of the house (above the basement door) with a 9-lite over 2-panel wood door to be painted off-white.
- 17) Rebuild the side porch. The existing porch will need to be completely removed and rebuilt. The application states, "the plan includes installing primed wood decking that is period correct and paint a grey color. The existing columns are steel, but we propose to replace them with round wooden columns and a colonial style wooden hand railing will also be installed. All trim boards, posts, and hand-rails will be painted the same off-white color to match the windows and doors."
- 18) Add a 16x20 foot deck off the rear of the house. All decking and railing to match the side porch.
- 19) Make foundation repairs – the post footers at the side porch near the main entrance have settled and the interior floors, windows and door jams at these areas show signs of settling. Repairs will be made to footings and block walls will be installed 3 feet below grade at these locations after corrections are made to level floors. Necessary landscaping and grading will be done to prevent further issues at these areas.
- 20) Add gravel driveway and parking area off the existing parking pad to allow safer parking off of the shared private driveway.

Staff Comments: The Applicant proposes extensive repair and renovation to the home. Generally the repair items complies with Chapter 6 recommendations for the rehabilitation and maintenance of existing buildings, such as, "repair and maintain building materials that are original or that have taken on architectural and historic significance of their own." However, some of the proposed alterations, such as to the windows and doors, do not comply with Chapter 6 of the Guidelines, which recommends against, "removing original materials that can reasonably be repaired" and "replacing original features with new features that are not similar in scale, proportion, detail or texture."

Repair

Items 1-9 comply with the recommendations in the Guidelines are generally are considered Routine Maintenance. The building will be painted to match the existing color scheme of green, white and black. This complies with Chapter 6.O recommendations, "use colors that were historically used on the building." The painting is considered Routine Maintenance, "painting previously painted surfaces using the same color as the existing paint." The shutters will be repaired and those that are severely deteriorated will be replaced in-kind with wood louvered shutters and will be painted black. The replacements will match the existing, which complies with Chapter 6 recommendations, "for replacements, install wood shutters or wood blinds that maintain the size, proportions and locations of the originals." The cedar shake will be repaired and shingles replaced as needed, which complies with Chapter 6.E recommendations, "maintain and repair existing wood siding or wood shingles" and "when necessary, replace deteriorated wood siding or shingles with materials that match the original as closely as possible in texture, size and shape." This work is also considered Routine Maintenance per Chapter

6.E, “replacing deteriorated siding or shingles with materials that exactly match the existing siding or shingles.” The repair and reuse of the existing light features is considered Routine Maintenance per Chapter 9.F, “maintaining and repairing existing lighting features.” The front door facing the street will be repaired and painted off-white to match the existing. The basement door, door #4, will also be repaired and painted to match the existing. This repair complies with Chapter 6.K, “maintain and repair original doors, door frames, sidelights and transoms; weatherstrip doors to reduce air infiltration.”

A rubber membrane roof on the low pitched area on the rear of the house will be replaced with rubber to match. The porch roof is currently tin and will be replaced with a tin roof, which is considered Routine Maintenance. However, Staff would like to see a spec sheet for the proposed metal roofing, which was not provided, to confirm it will be an in-kind replacement. The gutters will be replaced in the existing locations, using a material and style to match the existing gutters, which is considered Routine Maintenance per Chapter 6.H, “maintaining gutters and downspouts and installing replacements of a similar size, location and finish, in the same color or a color consistent with the exterior building walls.”

Staff recommends tax credit pre-approval for Items 1-9.

Alterations

The Applicant proposes to replace the existing asphalt roof with a new gray asphalt roof using an architectural shingle. At that time, the Applicant will also add a large cricket into the existing roof in order to remove a void where water is collecting. Chapter 6.H recommends to “maintain the original roofline.” However, in this instance, the alteration will be fixing a problem in the design of the roof, where water is collecting. The replacement of the asphalt shingle with an architectural asphalt shingle is not Routine Maintenance, but is a very similar material. Chapter 6.H considers Routine Maintenance to be, “replacing roofing with new material that exactly matches the original.” The original material was removed a long time ago, and the asphalt will be replaced with an upgraded type of asphalt shingle.



Figure 28 - Side and rear windows to be shortened

The proposed removal of the brick chimney does not comply with the Guidelines. The Guidelines explain, “the numerous corbelled or straight brick chimneys...are highly visible and characteristic features of Lawyers Hill’s historic buildings and should be preserved.” In this instance the chimney design is a bishop’s cap and is an ornate chimney designed that should be preserved.



Figure 29- Front window on house proposed to be removed

The repair and painting of the existing windows is Routine Maintenance and eligible for tax credits per Section 20.112 of the County Code. Chapter 6.I of the Guidelines explains, “window arrangement, size

and shape are important in establishing the proportion, scale and character of a building. The materials and details of window frames, sashes and trim also contribute to the building's character and should be preserved whenever possible." The proposal to change the size of the two window openings on the side and rear of the structure do not comply with Chapter 6.I recommendations, "maintain existing window openings." The Guidelines do go on to say, "If openings must be removed, added or altered to accommodate changes such as enlargement of the building, limit such changes to the sides and back of buildings (not on primary facades or facades visible from a public road). The rear window is not visible from the road. There is a repetition of size with the first floor side windows, which together are a defining side of the building. Staff finds this side window should remain the same size, but that the rear window is less visible, not part of the row of windows on the side and that alteration of that window would not be as destructive to the integrity of the property.

Likewise, the proposed removal of the small window on the front of the building (south side) does not comply with the Guidelines mentioned above. The building is a Shingle Style building; hallmarks of this style include asymmetrical facades.

The Applicant proposes to remove door #3, which is the current main entrance into the home. The space would be shingled over. The Applicant then proposes to remove the French doors, labeled door #2, and replace them with a 6-lite over 2-panel Craftsman style door to be 36 inches wide by 80 inches tall. The French doors are shown below from the interior of the home. That space of the house serves as a sunroom. The Applicant wants to replace the French doors with the Craftsman style door to make it more secure. The opening for the French doors is approximately 40 inches wide by 90 inches tall, which is larger than the proposed door. The opening would need to be framed out to be smaller in order to accommodate a door. This proposal does not comply with the Guidelines. Chapter 6.K recommends, "maintain and repair original doors, door frames, sidelights and transoms; weatherstrip doors to reduce air infiltration." The Guidelines recommend against, "unnecessarily replacing original doors" and "changing the size of door openings; blocking or filling doors openings, transoms or sidelights." Staff finds the Craftsman style door is also not an appropriate style given the style of the 21-lite front door shown below, and the 3 lite windows throughout the room. The French doors are a character defining element of the house and their removal would ruin the integrity of the building. Staff suggests the Applicant install an interior door in the opening leading into the house if security is desired (the opening as shown in Figure 32 on the right of the picture).



Figure 30 - Door #3 to be removed and void covered with shingles



Figure 31 - Door #1 to be repaired on sunroom. Door #2 to be removed is opposite this door.



Figure 32 - French doors proposed to be removed as seen from inside

There is a 1 lite over 2 panel Dutch door leading out of the kitchen on the rear of the house. This door used to lead onto a porch. The Applicant proposes to remove the Dutch door (incorrectly labeled door #4 in the photos – this is actually door #5) and replace it with a 6 lite over 2 panel wood door. The Dutch door has been altered over time, as a pet door has been installed in one of the panels. However, the bottom portion of the door could be rebuilt and the top portion remain, which would qualify for tax credit pre-approval. The Guidelines recommend, “when necessary, install replacement doors that are similar in style and finish to the original doors or appropriate to the style of the house.” The entire replacement of the Dutch door does not appear to be necessary. However, if it is determined to be necessary, Staff recommends the Applicant install a 1-lite over 2-panel door to mimic the existing door. Staff recommends tax credit pre-approval for a new door only if it is determined to be necessary. The Dutch door is a unique feature and should be preserved if possible. The windows above the Dutch door in the rear enclosed porch were also not addressed in the application. Staff requires additional information on the material of those windows (which Staff believes are vinyl) and what the replacement will be.



Figure 33- Rear door to be replaced



Figure 34 - Side porch to be replaced

The side porch will be rebuilt. The application explains that the existing porch will need to be removed and then rebuilt. Google maps shows that in 2012 there was an open air deck that extended around the

house, so the porch in its entirety has already been altered, most likely due to its poor condition. The rebuilding of the porch complies with Chapter 6.F recommendations, which recommends maintaining and repairing porches. In this instance the porch must be removed and rebuilt, as it was not properly maintained.



Figure 35 - 2012 Google Maps Street View

The Applicant plans to use wood decking painted gray with off-white round wood columns and turned/colonial style pickets and railing. Given that the house is a shingle style building, Staff does not find the proposed treatment for the rebuilding of the porch is correct. Within the shingle style of architecture, the styles vary from Queen Anne/Victorian to Richard Romanesque. This building does not seem to lean toward the Victorian styles, especially those found in the Queen Anne, which is highly ornate. Chapter 6.F also recommends, “replace deteriorated features with new materials that match the original as closely as possible in material, design and finish” and “replace missing features such as supports or railings with materials that are appropriate in scale, proportion and style.” Staff finds the columns and railings need to be researched further before a style can be chosen, but suggests the Applicant consider using square posts and pickets, or square posts covered in shingle as seen on the neighboring Assembly Rooms.

A 16x20 foot deck will be added on to the rear of the house. The decking and railing will match that used on the side porch. The porch previously wrapped around the side of the house, but the original design is unknown. The addition of the rear deck complies with Chapter 6.F recommendations, which recommends against “removing a porch that is original or appropriate to the building’s development and style.” The porch/deck was previously removed, but now will be partially rebuilt.

Staff finds the following items relating to foundation repairs, grading and the driveway are not adequately addressed and will require additional information or be subject to a future application.

The Applicant also proposes to make foundation repairs and has stated that “the post footers at the side porch near the main entrance have settled and the interior floors, windows and door jams at these areas show signs of settling. Repairs will be made to footings and block walls will be installed 3 feet below grade at these locations after corrections are made to level floors. Necessary landscaping and grading will be done to prevent further issues at these areas.” Staff requires further information on what type of grading will be done and how it will affect the setting around the house.

The Applicant also proposes to add a gravel driveway and parking area off of the existing parking pad, but plans were not submitted showing where this will be located on the site. A plot plan or aerial photograph with the actual shape of the parking pad will need to be submitted for approval.

Staff Recommendation: Staff recommends Approval and tax credit pre-approval for Items 1-11 and for the repair of all windows in Item 13.

Staff recommends:

- 1) Denial of Item 12 – Removal of the chimney
- 2) Denial of Item 13a as proposed – recommend only the rear window be altered and the side window remain the same.
- 3) Denial of Item 13b – removal of the window on the front of the building.
- 4) Denial of Item 14 – the removal and covering of door 3.
- 5) Denial of Item 15 – the removal and replacement of the French doors.
- 6) Item 16 - Tax credit pre-approval for the repair of the Dutch door or approval without tax credit for the replacement with a 1 lite over 2 panel wood door to match the style of the existing door.
- 7) Item 17 – Rebuilding the side porch – Approval and tax credit pre-approval contingent upon receiving a roofing material sample and that columns and railings appropriate to the style of the building be used.
- 8) Item 18 - Approval of rear deck.
- 9) Item 19 – Foundation repairs and grading – Not enough information provided; should be resubmitted in a future application for approval.
- 10) Item 20 – Add gravel driveway and parking area – Not enough information provided; should be resubmitted in a future application for approval.
- 11) The rear windows on the enclosed top level porch were not referenced in the application. Additional information is required if these windows are to be replaced, which they most likely are as some windows are missing.

For Items 12, 13a side window, 13b, 14, 15 and 16 where denial is recommended; Staff recommends tax credit pre-approval for the in-kind repair of these items.

Testimony: Mr. Shad swore in Daniel Roth, who submitted a better drawing of the porch to the Commission. Ms. Holmes asked if he was still trying to get State tax credits. Mr. Daniel Roth said yes. Mr. Daniel Roth explained that they originally wanted to remove the chimney, but understand that it has historic significance and should remain. The one thing they would like to change from the recommendations is door #3. They will leave door #2 in place and follow the Staff recommendation and install a secure door inside. Ms. Holmes explained that the drawings showed door #3 being removed; while the floor plan showed it to remain, but be closed off inside. Mr. Daniel Roth said that he would like to remove door #3 to accommodate a new powder room. Ms. Tennor asked which door will be used as a main entry; Mr. Daniel Roth stated door #1. Mr. Daniel Roth said the Dutch door can be rebuilt or replaced to match the same design. Ms. Tennor confirmed that the French doors will be retained and Mr. Daniel Roth said they would be. He said door #1 and #2 would stay the same, they would like to remove #3 and will rebuild door #4 and #5.

Mr. Taylor clarified that the Applicant was in agreement with the Staff recommendations, except for door #3, which they would like to remove. Mr. Drew Roth asked if the Applicant is fine with leaving the small window on the front of the house. Mr. Daniel Roth stated he was fine with it remaining. The Commission suggested it should stay as the original.

Ms. Zoren suggested looking into changing the location of the kitchen into the dining room, which may allow the Applicant to keep all windows on that level.

Mr. Daniel Roth said the upper porch only contained aluminum storm windows, but it was closed in at some point in time. Mr. Daniel Roth will repair or replace the storm windows in-kind. He said there was one that is missing, but will be replaced with the same materials.

Ms. Holmes told the Applicant that there was a tree between this house and the Assembly Rooms that the last purchaser stated was termite infested.

Mr. Daniel Roth said they did not submit more information on their driveway and that they would have to push that approval back. Mr. Shad said Staff wanted additional information on foundation repair, grading and driveway. Ms. Holmes said they need to know what the grading would look like around the foundation of the house. Mr. Daniel Roth said it would just be a two inch slope to drain rainwater away from the house. He said they will also install a French drain to allow water to flow away, with gravel on top.

Mr. Reich said they are accepting the staff recommendations, but allowing him to remove and cover door #3. Mr. Reich said it does not affect the exterior significantly and is hidden in the porch. Mr. Drew Roth said the door is not visible from the street.

Ms. Holmes stated the foundation repairs are eligible for tax credits.

Motion: Mr. Drew Roth moved to Approve per staff recommendations, but will allow the Applicant to remove and cover door #3 (Item 14) and that foundation repairs are eligible for tax credits. Mr. Reich seconded. The motion was unanimously approved.

16-36 – 3820 Church Road, Ellicott City

Exterior repairs/alterations, tax credit pre-approval.

Applicant: Jodey S. Dance

Background & Scope of Work: According to SDAT the building dates to 1900. The property is located in the Ellicott City Historic District. The application explains, “the building at 3820 Church Road is built directly into the hill. The upstairs rental unit is accessible only from Court Avenue above and the downstairs rental unit is accessible only from Church Road. The steps and cement platforms which access both residential buildings on the property are connected to retaining walls which we believe (but are not certain) may support the foundation and structural solidity of the building itself.” The Applicant seeks approval and tax credit pre-approval to make the following exterior repairs:

- 1) A cement platform, connected to the front corner base of the building is showing major cracks throughout the platform and needs to be replaced. The platform is connected to the front corner base of the building which supports the front porch and entrance way to the building. It is unknown if the front base is a support for the porch or part of the building foundation.



Figure 36 - Landing off of porch at the top of staircase to Church Road

- 2) The corner support for the front porch, which is cinderblock and old stone, is cracked and breaking and has separated from the construction of the front porch of the building, and needs to be repaired. There are three other supports that have been fixed over the years using a variety of materials. All four supports will need to be examined for structural stability and possibly repaired.



Figure 37 - Porch foundation piers



Figure 38 - Porch foundation

- 3) There is a stone wall parallel to Church Road where the first run of stairs is located between two landings. The stairs will need to be replaced and the wall will need to be repaired and repointed.
- 4) The large stone wall along Church Road has been deemed 'unsound' by the owner's USAA insurance. There is visible bulging and protruding stones.



Figure 39 - Wall and staircase at Church Road

- 5) The second flight of stairs, running perpendicular to Church Road, have cracked and crumbled over the winter and needs to be replaced.



Figure 40 - Staircase down to Church Road

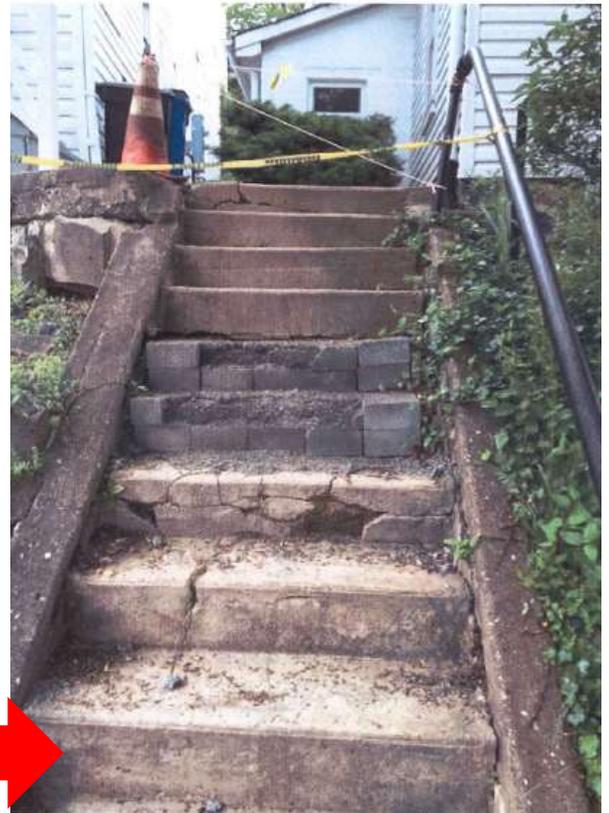


Figure 41 - Looking up at staircase from Church Road

- 6) The railings will need to be replaced as they are not to code.



Figure 42 - Area in front of porch

- 7) A cement landing in front of the cottage may also need to be replaced, although it is not as damaged as the other areas.
- 8) Remove old broken cement steps that extend off the main staircase on to the top of the wall that in the garden area in front of the porches.



Figure 43 - Old cement steps

Staff Comments: Staff met the Applicant on-site to review the site and requests. There are many unknowns in this case until excavation begins and the Applicant has not fully determined the extent of the structural issues. The replacement of the staircase to match the existing is considered Routine Maintenance. The Applicant would also like to repair the historic stone wall, without making alterations. The in-kind repair of the wall, such as repointing and installing weep holes for water, would comply with Chapter 9.D recommendations, “identify and retain site features that are important to the historic character of a site” and “preserve historic features, such as retaining walls, fences, terraces, walkways, driveways and steps. When possible, reuse the historic building materials to repair or restore these structures.” In this instance the staircase is not historic, although the wall is. The proposal at this time is to replace the stairs with concrete to match the existing. The staircase railing and fence along the garden area would be replaced with a more historically appropriate black metal fence, which complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal.”

The Applicant has also suggested they would be open to using stone or brick pavers in place of the concrete landing, but would need to get more estimates for the work. Using a material other than concrete would comply with Chapter 9.D of the Guidelines, which states, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The Applicant has explained they are trying to get a structural engineer and mason to look at the project, but have been having trouble finding qualified contractors. The landing may require a reconfiguration of its size and elevation to address the slope of the land.

Staff recommends tax credit pre-approval for all work, except for the railings and for any pavers used on the landing, which would not be a structural repair. The stairs, landings and retaining walls are built into the hillside to the point where it is difficult to tell how much is supporting the hillside, which in turn is supporting the house. Staff finds the work would qualify for tax credits, per Section 20.112 of the County Code, which states that eligible work includes, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” While the work is not being done to the structure, but it appears the work will directly affect the structure.

Staff Recommendation:

Staff recommends:

- 1) Approval of the project as submitted in concept, with permission for Staff Approval for the details on the platform landing.
- 2) Approval for the repair, repointing and addition of weep holes for of all the stone walls.
- 3) Approval for the replacement of concrete steps within a similar layout using concrete.
- 4) Approval of the replacement of the black metal railings with black metal railings to be similar in style to others found around town and to meet code requirements.
- 5) Staff recommends the Applicant return to the Commission with a future application addressing repairs to the porch and house if the repairs will utilize different materials, otherwise Staff recommends Approval of the repairs if the materials will remain the same.
- 6) Staff recommends tax credit pre-approval for all work, except for the railings and for any pavers used on the landing, which would not be a structural repair.

Testimony: Mr. Shad swore in Kyle Gordon, a neighbor representing Ms. Dance who could not attend. Mr. Gordon stated the stairs are crumbling and needs to be fixed promptly. Ms. Holmes stated the Applicant was trying to find qualified contractors and structural engineers to fix these issues. Mr. Roth said he was fine with the Staff recommendations and the other Commission members agree.

Motion: Ms. Zoren motion to approve based on the Staff recommendations. Ms. Tennor seconded. The motion was unanimously approved.

16-08 –8505-8507 Main Street, Ellicott City (continued from March, April and May)

Exterior alterations.

Applicant: Troy Samuels

Background & Scope of Work: This building is located in the Ellicott City Historic District and is in the process of being constructed. The previous owner received approval to demolish the house in February 2011, which expired before the demolition took place. In July 2014 the previous owner came back to the Commission for approval to demolish the house again in order to sell the property to the current

Applicants. The Applicants came before the Commission in March 2016 for approval to make modifications to the previously approved plans. The Commission requested additional drawings from the Applicant in order to make a decision on the application and the case was continued to the April and May 2016 meetings (the case was not discussed at the meetings as the Applicant has requested additional continuances).

The Applicant has submitted revised drawings that still show a parapet wall, but one that has been lowered to 12 inches in height. The parapet wall is still shown at an adverse angle from the mansard roof.

Windows, Front Door and Patio Door

The Applicant now seeks approval to change the windows from the Andersen Narroline to Jeld-Wen 2500 series, 1:1 wood window. The color will remain white. The Applicant proposes to change the front door from a Jeld-Wen 6 panel wood door to a Jeld-Wen 3 lite over 3 panel wood door. There are spec sheets without photographs for a Jeld-Wen sliding patio door, but no other reference in the application.

Mansard Roof

The Applicant proposes to cover the mansard roof using GAF Timberline HD asphalt shingles in the color Weathered Wood. The application states that HardiePlank was originally approved, however that is incorrect; the mansard roof was originally to be shingled in oxford grey asphalt shingles.

Staff Comments:

Windows, Front Doors and Patio Door

Staff has no objection over the change to the Jeld-Wen w2500 series window from the Andersen Narroline. The window will remain wood, which complies with the Guidelines, “use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials used in the immediate vicinity.”

The front door that has been submitted is a craftsman style door, which is not the style of the house. Chapter 8.B recommends, “use elements such as porch shapes, window or door openings...and other characteristics that echo historic Ellicott City buildings.” There are no craftsman style homes in the immediate vicinity. The originally approved 6-panel door is the most architecturally appropriate door for the style of the house. Chapter 6.G of the Guidelines explains, “Historically, most Ellicott City doors were painted, paneled wood. Six-panel and eight-panel doors were used during the early period.” Staff understands a door with windows is desired and recommends the Applicant consider a different style of glass and paneled door, as recommended by Chapter 6.G of the Guidelines.

The new submittals show two different scenarios with the front door. Staff is unclear which scenario is currently proposed. The doors were originally approved to be



Figure 44 – Neighboring buildings

paired in the center.

The application does not indicate where the patio door will be located, although it will most likely be on the rear of the house. Staff recommends the Applicant submit a future application with a spec sheet of the proposed patio door.

Mansard Roof

There appears to be some confusion over the original material of the mansard roof, which was to be a Tamko asphalt shingle in the color Oxford Grey. The current Applicant proposes to use GAF Timberline asphalt shingles in the color Weathered Wood. The siding on the house will be HardiePlank siding in the color Navajo Beige. Staff is concerned the Weathered Wood shingle will be too monotone and not appropriate with the design of a mansard roof. The neighboring house also has a mansard roof and the siding and roof shingle is unpainted wood shingle. Staff recommends the roof be constructed with the Oxford Grey shingles as previously approved. Another brand may certainly be used, if samples of the shingle are provided and determined to be appropriate. Staff finds the Weathered Wood shingle will stand out as fake material next to the neighboring wood shingle roof and not blend in with the neighboring architecture. The neighboring houses are shown below.

Stone

A photograph of stone has been submitted, but Staff finds it is not clear enough to determine if it is acceptable. Staff recommends a sample of the stone be presented prior to or at the meeting.

Staff Recommendation: Staff finds the Applicant has not submitted a complete application or provided the correct supplementary materials requested at the March meeting. Therefore, Staff recommends the application be denied.

Testimony: Mr. Shad swore in Todd O'Dell and Luis de Leon. The Applicant passed out new drawings, but there was an error on the elevation drawings, which did not show the doors being paired. Ms. Holmes asked if they intended to pair the front doors. Mr. De Leon said the elevations are incorrect and the doors should be paired. Mr. Taylor asked for the exhibit to be June 1 exhibit. Mr. Reich said the parapet wall is gone from the drawings. Mr. O'Dell said it might not comply with the building code though. Mr. De Leon said the parapet wall minimum height is 30 inches. Mr. Reich said the code requirement is for the party wall, but not a parapet wall. Mr. O'Dell said they could take the parapet wall down.

The Commission and Staff said there needs to be one consistent plan for the HPC and Department of Inspections and Licensees and Permits (DILP) files.

Mr. Reich stated the drawings were inaccurate; the windows are actually taller and thinner on the front. He said there are a bunch of details that are inaccurate. Mr. O'Dell said they could change those drawings and resubmit to DILP and HPC Staff. Mr. O'Dell said the Jeld Wen windows were installed. Ms. Holmes said those windows were not yet approved.

Mr. Taylor said the height of the structure needed to be corrected, the doors need to be paired and the finishings need to be approved. Ms. Holmes said the Applicant wanted to change the windows from 1:1 Andersen Narroline to Jeldwen w2500 series 1:1 wood window, change the Jeldwen 6 panel wood door to 3 panel over 3 lite wood door, for the mansard roof use the color weathered wood but the original application was for oxford gray asphalt shingle. Staff would prefer to see the gray asphalt shingle remain, prefer a 6 panel wood door which is shown on the drawings but the detail is not correct, and no

objection to window change. Mr. O'Dell said they are fine to use the gray shingles and front door that was approved.

Mr. Roth motioned to go into closed session to offer legal advice of the Rules of Procedure and Code. Mr. Reich seconded. The motion was unanimously approved.

The Commission returned to open session. Mr. Roth said the Commission is not ready to make a decision until Staff has had a chance to review all materials submitted and provide further recommendations to the Commission. Mr. Reich said that the building being constructed does not follow the original approval. Mr. Shad said some of the details do not follow the original approval. Mr. Roth said if they construct what was originally approved, then the Commission does not need to issue approval. Mr. Reich said as long as they follow their original approval the Commission does not need to be involved, unless changes are requested. Mr. Burgess said they need to submit a plan that has a drawing showing exactly what is being built and materials to be used, so there is a record of them following the original approval.

Ms. Holmes pointed out that the front elevation shows 4 feet of painted parged block, which was never approved. Mr. Roth said they need to work with staff and provide staff more information. Mr. Reich said they will need to resubmit the application.

Motion: Mr. Shad said the application was being continued until the Applicant resubmitted with more information.

Other Business

HPC-16-06-Consideration of Dear Colleague Letter discussed at April Meeting.

Mr. Roth motioned to go into closed session for legal advice. Ms. Tennor seconded. The Commission went back into open session.

Motion: Mr. Roth moved that the letter signed by Allan Shad, Drew Roth, Erica Zoren and Bruno Reich dated April 6, 2016 regarding the subdivision of 3538 Church Road, Ellicott City to the Director of Planning and Zoning, Valdis Lazdins, was an official act of the Historic Preservation Commission. Mr. Reich seconded. Ms. Tennor opposed. The motion was approved by a vote of 4 to 1. The meeting was adjourned.

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

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Allan Shad, Chair

Yvette Zhou, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

August Minutes

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

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

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

Members Absent: Erica Zoren, Bruno Reich

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

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

PLANS FOR APPROVAL

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

CONSENT AGENDA

10-28c – 3710 Washington Road, Glenwood, HO-120

Final tax credit claim.

Applicant: Deborah A. Walk

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

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

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

Testimony: There was no testimony.

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

16-37 – 3740 Old Columbia Pike, HO-311, Ellicott City

Install signs.

Applicant: James Pallikal

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

Ghost Lounge
Hookah Bar

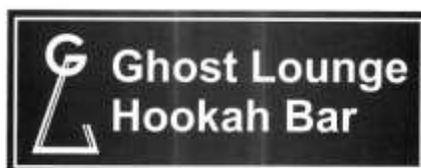


Figure 1 - Proposed sign

Sign #1 – Projecting Sign facing Old Columbia Pike

The projecting sign will be located on the front of the building, facing Old Columbia Pike. This sign will be 14 inches high by 36 inches wide for a total of 3.5 square feet. This sign will hang on a black iron



Figure 2 - Old Columbia Pike projecting sign

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

Sign #2 – Flat Mounted Sign facing Parking Lot D

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

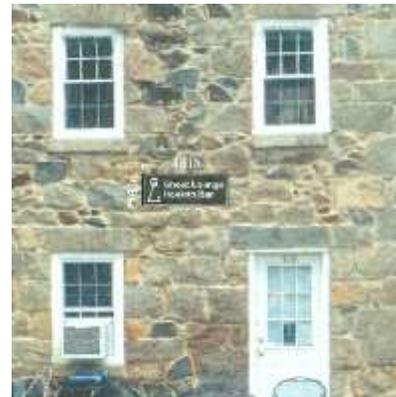


Figure 3 - Parking Lot D flat mounted sign

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

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

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

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

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

Testimony: There was no testimony.

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

16-38 – 3733 Old Columbia Pike, Ellicott City

Install sign.

Applicant: Courtney Kehoe

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

MANOR
HILL
TAVERN



Figure 4 - Proposed projecting sign

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

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

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

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-39 – 3886 College Avenue, Ellicott City

Replace roof and gutters. Tax credit pre-approval.

Applicant: Yesim Clark

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



Figure 5 - Proposed shingle

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



Figure 6 - Aerial of property

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

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

Testimony: There was no testimony.

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

16-40 –8307 Main Street, Ellicott City, HO-572

Exterior alterations.

Applicant: Courtney Kehoe

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

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



Figure 7 - Concrete block wall to be removed



Figure 8 – Wood retaining wall to be removed

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

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-41 – 8360 Court Avenue, Ellicott City

Install sign.

Ed Lilley for Howard County Historical Society

Background & Scope of Work: This building dates to 1843 and is located in the Ellicott City Historic District. The Applicant proposes to install a freestanding informational/historical sign in front of the original entrance to the Courthouse (referred to as Sign #4 in the application packet). The overall

dimensions of the sign with supports are 26.5 inches long by 40.5 inches wide. The actual image on the sign will be 35 inches wide by 22.5 inches long. The sign pedestals/legs will be 46 inches high at the back, which is the highest point and 36 inches high at the front, which is the lowest point. The sign will be 5.47 square feet. The sign base and pedestals are made out of dark brown powder-coated aluminum and will match the existing Civil War Trail and National Road signs in Ellicott City. The image panels are made of 2 millimeter vinyl mounted to the back of 1/8 inch non-glare acrylic with optically clear adhesive. The image on the sign is shown to the right.

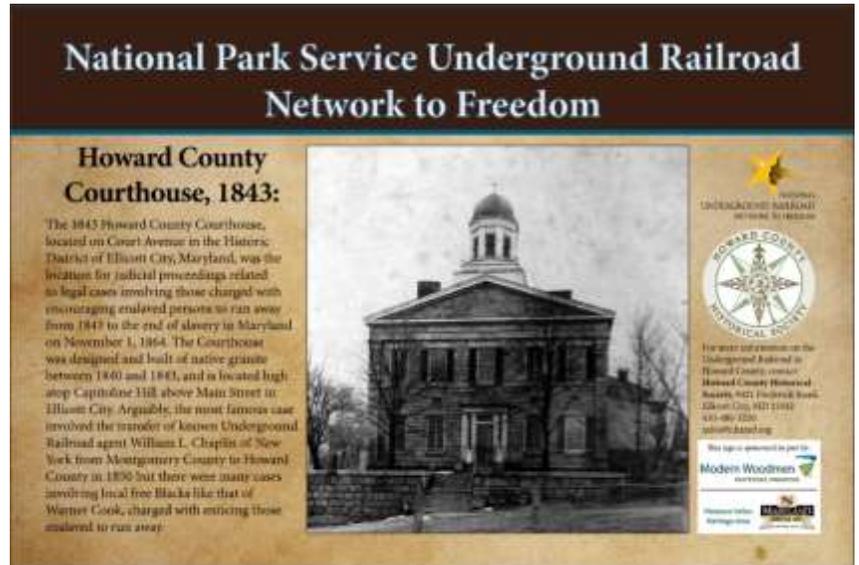


Figure 9 - Proposed sign

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

Staff Recommendation: Staff recommends Approval as submitted.

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

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

16-42 – Rear of 1 Emory Street/Court Place, Ellicott City

Install sign.

Ed Lilley for Howard County Historical Society

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

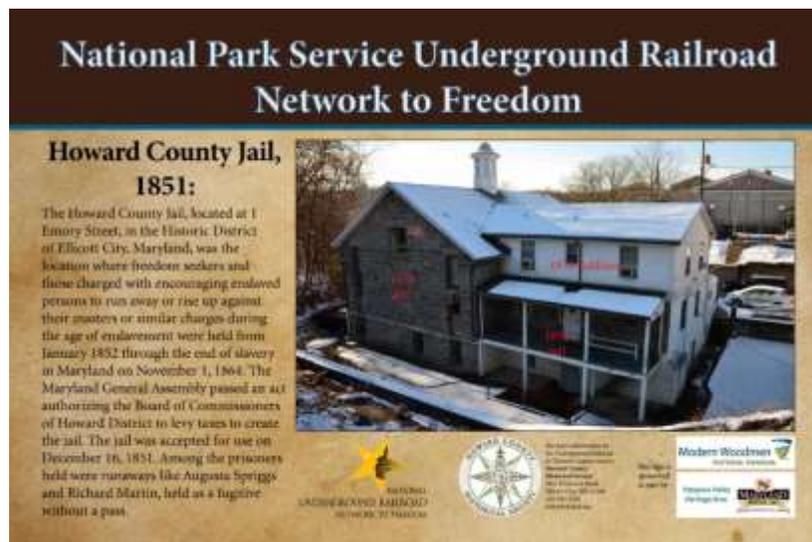


Figure 10 - Proposed sign

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

Staff Recommendation: Staff recommends Approval as submitted.

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

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

REGULAR AGENDA

16-23 – 6195 Lawyers Hill Road, Elkridge (Moved to August 16 Emergency Meeting)

Exterior alterations.

Applicant: David Errera

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

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

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

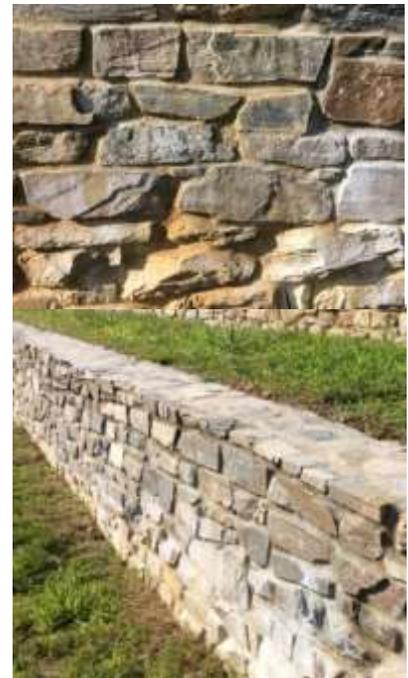


Figure 11 - Proposed stone



Figure 12 - Proposed lighting



Figure 13 - Existing driveway

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

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

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

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

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

16-43 – Pathway between 8394 and 8390 Main Street/Parking Lot F, Ellicott City

Install sign.

Ed Lilley for Howard County Historical Society

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

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

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

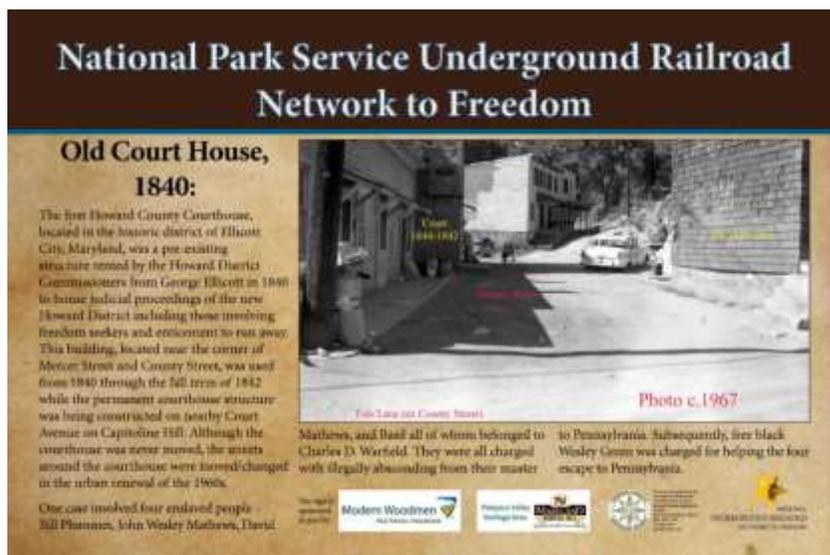


Figure 14 - Proposed sign

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

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

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

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

16-44 – 8289 Main Street, Ellicott City

Exterior alterations.

Applicant: Brennan + Company Architects

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



Figure 15 - Photo showing upper level windows

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

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

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

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

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



Figure 16 - Proposed restoration

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

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

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

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

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

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



Figure 17 - Rear of building

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

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

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

16-45 – 3411 Deanwood Avenue, Ellicott City

Exterior alterations.

Applicant: Steve M. Park

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

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

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

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

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

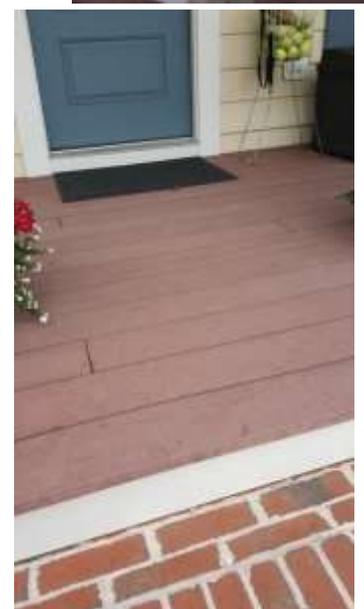


Figure 19 - Porch floor

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

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

Staff Recommendation: Staff recommends Approval of painting.

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

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

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

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

16-46 – 3570 Sylvan Lane, Ellicott City

Construct new garage.

Applicant: Charles Kyler

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

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

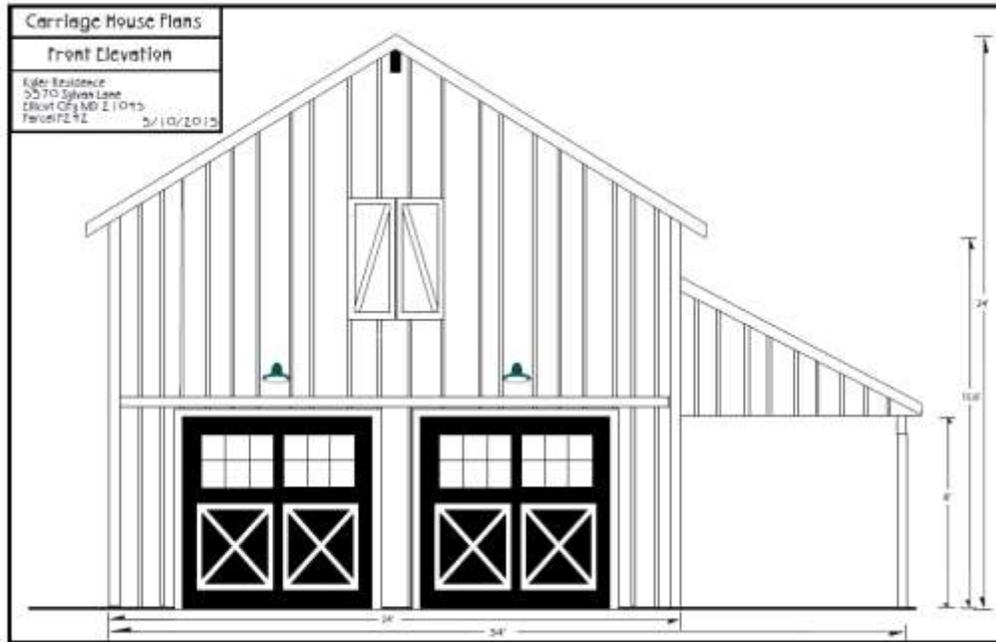


Figure 20 - Front elevation of proposed garage

The garage will consist of the following elements and materials:

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

Staff Comments: The application generally complies with Chapter 7 recommendations for New Construction: Addition, Porches and Outbuildings. The garage will be detached from the house located in the side yard, which complies with Chapter 7.C recommendations, “if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback” and “do not place a new outbuilding where it obscures view of a historic building. Do not attach a new outbuilding to the principal building.”

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

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

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

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

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

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

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

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

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

16-47 –3713 Old Columbia Pike, Ellicott City

Exterior alterations.

Applicant: Courtney Kehoe

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

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

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

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

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

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

Staff Recommendation: Staff recommends:

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

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

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

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

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

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

16-48 –3733 Old Columbia Pike, Ellicott City, HO-360

Exterior alterations.

Applicant: Courtney Kehoe

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

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

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

The replacement of the existing wood ramp and stairs with stone ramp and stairs will be a nice addition to the building. The stairs will need to meet Building Code and will need to have a gradual curvature to the stair instead of having the nosing of the run protruding beyond the rise. This issue will be worked through with the Department of Inspections, Licenses and Permits, but will



Figure 21 - Existing front ramp and stairs

slightly affect the appearance of the stairs. The Guidelines recommend against using porches of unpainted wood in areas visible from the public way. The removal of the unpainted wood ramp and stairs will comply with the Guidelines. Additionally the Guidelines state, “stoops and exterior stairways may be of poured concrete rather than wood if the location is unobtrusive or if masonry construction is

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

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

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

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

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

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

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

16-49 – 8231 Main Street, Ellicott City (Withdrawn due to flood)

Replace door.

Applicant: Jennie Melvin

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

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

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



Figure 22 - Older photos of front facade

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



Figure 23 - Proposed changes

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



Figure 24 - Original light, existing light and proposed light

Staff Recommendation: Staff recommends:

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

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

16-50 –8231 Main Street, Ellicott City (Withdrawn due to flood)

Install signs.

Applicant: Jennie Melvin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant has submitted two separate applications to install two signs on the building, but Staff is reviewing them together to look more cohesively at the building.

Sign 1

The first sign will be 25 inches high by 25 inches wide, for a total of 4.34 square feet. The sign will have a blue background with white and blue text. The sign will be made out of aluminum and will be flat mounted against the wall. The sign will in the shape of a square and located under the exterior light, to the right of the door. The sign will read on 5 lines:

Legends Title
Group
Closing, Title & Escrow
410.988.5714
EST 2000

Sign 2

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

J. Melvin
PREMIER
PROPERTIES
REAL
ESTATE
OFFICE
410.988.5714
EST 2009

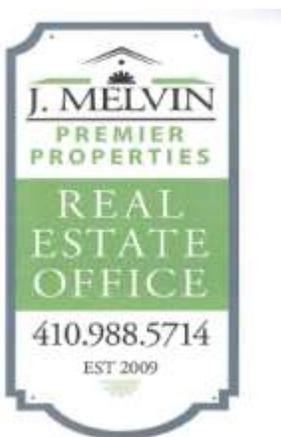


Figure 25 - Proposed signs

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

In reviewing this case file Staff found a letter from the Commission in 1988 to the property owner at the time. The letter discussed signage on this building, stating that they found there were too many signs on the building and expressed



Figure 26 - Existing facade



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

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

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

Staff Recommendation: Staff recommends:

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

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

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

Retroactive approval to construct patio.

Applicant: Jeni Porter and Kimberly Kepnes

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



Figure 27 - View of patio from parking lot

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



Figure 28 - Proposed site plan

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

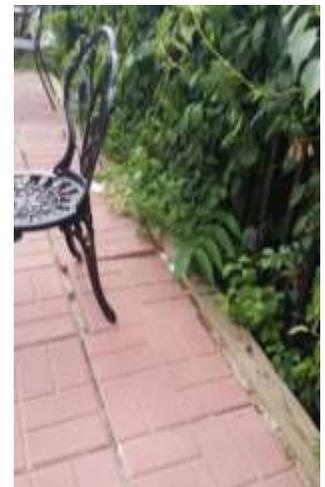


Figure 29 - Settling of pavers

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



Figure 31 – Nearby walkway/patio



Figure 30 – Nearby walkway

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



Figure 32 - Subject patio

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

Staff Recommendation: Staff recommends Denial as submitted.

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

16-52 –Rear 8125 Main Street also known as 3747 St. Paul Street, Ellicott City (Emergency Application)

Demolish garages

Applicant: Courtney Kehoe

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

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

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

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

16-53 – 8526 Main Street, Ellicott City (Emergency Application)

Tax credit pre-approval for in-kind repairs.

Applicant: Kevin Breedon

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

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

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

OTHER BUSINESS

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

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

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELLCOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov

VOICE 410-313-2350

FAX 410-313-3042

August Emergency Minutes

Tuesday, August 16, 2016; 7:00 p.m.

The second emergency meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, August 16, 2016 in the Columbia/Ellicott City Room located 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350.

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

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

PLANS FOR APPROVAL

1. 16-23 – 6195 Lawyers Hill Road, Elkridge
2. 16-54 – 8090-8092 Main Street, Ellicott City
3. 16-55 – 8137 Main Street, Ellicott City
4. 16-56 – 8086 Main Street, Ellicott City
5. 16-57 – 8167 Main Street, Ellicott City
6. 16-58 – 8202 Main Street, Ellicott City

16-23 – 6195 Lawyers Hill Road, Elkridge

Exterior alterations.

Applicant: David Errera

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

The Commission found the proposed concrete retaining wall system was not appropriate for Lawyers Hill and asked the Applicant to identify alternative products. The Applicant now proposes to replace the existing timber retaining wall with stone retaining walls. Some of the soil will be removed from the



Figure 1 - Proposed stone

existing landscape to bring down the grade of the land in order to build lower retaining walls. The stone retaining walls will have a maximum height of 35 inches and will generally follow the existing curvature of the driveway. The application states, “the soil behind the retaining walls will have a maximum slope 2 to 1 (horizontal to vertical). No tree removal will be required.” The application also states that the wall will use the same materials that were used in the Claremont Overlook development on Lawyers Hill Road. The mailbox will be attached to a post in the ground on the west side of the driveway, in the general vicinity of the existing mailbox.

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



Figure 2 - Proposed lighting



Figure 31 - Existing driveway



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

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

The lights are small, will be located in the trees and in a color that will blend with the surroundings. Chapter 9.F explains that “historically, Lawyers Hill has had no street lights and minimal outdoor lighting. Outdoor lighting currently found in the Historic District includes fixtures attached to buildings and

freestanding fixtures along driveways. The fixtures are generally unobtrusive and the level of lighting in the community is low.” The proposed lights will be located along the driveway and mounted in the trees, creating a downlight on the driveway. The lights will also be low voltage and will not be overly bright.

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

Testimony: Mr. Shad swore in David Errera and Patti Robey. Mr. Roth recused himself being a neighbor to the Applicant. Mr. Errera said the wall will be a natural stone wall that is no more than four feet tall at the tallest point in the front of the driveway to be in compliance with Guidelines. Mr. Errera said he would also like to use the same natural stone wall around flower beds and the house, which currently are the same timbers as the driveway. Mr. Errera stated that no trees will need to be removed and the lighting would illuminate the driveway at night. Ms. Tennor asked if the grading was modified in order to have lower height walls. Mr. Errera stated the contractor will landscape it for every 2 feet of run over one foot of rise, which will be the maximum slope. Mr. Errera explained that the retaining walls will be the same as the one at Claremont Overlook. He said the highest point will be at the end of the driveway at the public right of way. Mr. Reich asked if the photo (figure 1) is the wall in Claremont Overlook. Mr. Errera stated yes. Mr. Errera asked when he can build the proposed wall. Ms. Holmes stated approvals will be sent this week.

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

16-54 – 8090-8092 Main Street, Ellicott City

Exterior repairs, tax credit pre-approval.

Applicant: Courtney Kehoe

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. This building was damaged in the July 30, 2016 flash flood. The Applicant proposes to replace the brick that was damaged by the flood and replace the damaged/missing front door to match the door that was in place prior to the flood. The door will be a wood door with a full lite. This property was posted 24 hours in advance of this emergency meeting as required by the Rules of Procedure.



Figure 4 - Damage to building



Figure 4 - Damage to building



Figure 4 - Photo from 2012

Staff Comments: The application is for the in-kind repair of the damaged brick veneer. The application complies with Chapter 6.D recommendations, “replacing damaged bricks or concrete blocks with new units that exactly match the existing material.” The replacement door will exactly match the previously existing door, which is considered Routine Maintenance, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The repair of the bricks is also considered Routine Maintenance.

The brick veneer was added on and is not original to the building. The veneer does not necessarily need to be replaced; the remaining bricks could be removed adjacent to the door and the original surface repaired. This work would also be eligible for tax credits as it restores an original feature to the building.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work. Alternatively Staff recommends Approval and tax credit pre-approval to repair the building without adding the brick veneer back on as explained above.

Testimony: Mr. Shad swore in Courtney Kehoe. Mr. Reich asked if the bricks on the left side of the building will be replaced to match existing bricks on the rest of the building. Ms. Kehoe stated yes. Mr. Bennett expressed concern for the bricks above the doorway and not having support for the lintel. He stated some additional bricks are needed to patch in and repair. The Commission did not have any further discussion on the scope of work.

Motion: Mr. Reich moved to approve the application as submitted for the replacement of the brick facade. Mr. Roth seconded. The motion was unanimously approved.

16-55 – 8137 Main Street, Ellicott City

Exterior repairs, tax credit pre-approval.

Applicant: Courtney Kehoe

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1906. This building was damaged in the July 30, 2016 flash flood. The front door was lost in the flood. The Applicant proposes to install new doors to match the previously existing doors. The doors will be a double wood full lite door. The doors will be painted black. This property was posted 24 hours in advance of this emergency meeting as required by the Rules of Procedure.

Staff Comments: The replacement door will exactly match the previously existing door, which is considered Routine Maintenance, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The paint color will be a change as the previous door was painted off-white. Staff is unsure if the iron outer door was damaged in the flood, but if it is intact, it would be more appropriate to have the inner doors painted black as to not detract from the architectural detail of the iron door. The black color complies with Chapter 6.N recommendations, “use colors appropriate to the period and style of the building.”



Figure 6 - Google Street View "before"



Figure 5 - After flood

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

Testimony: Ms. Kehoe had already been sworn in. Ms. Kehoe stated the marble landing tile in front of the door also washed away during the flash flood and will need to be replaced. Ms. Tennor asked what happened to the iron grill doors that were original to the building and matched the window grills that remained. Ms. Kehoe stated they were removed for easier access for the tenant's store but those doors are being saved and stored. The replacement door will be full lite and painted black to match existing. The proposal is to amend the application to include tax credit pre-approval for the in-kind replacement of marble landing above the steps in the entrance doorway.

Motion: Mr. Reich moved to approve the application as submitted including the replacement of marble landing above the steps in the entrance doorway and pre-approval for tax credits. Ms. Tennor seconded. The motion was unanimously approved.

16-56 – 8086 Main Street, Ellicott City

Exterior repairs, tax credit pre-approval.

Applicant: Courtney Kehoe

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. This building was damaged in the July 30, 2016 flash flood and the storefront/front façade was destroyed. The Applicant proposes to rebuild the storefront to look like it did prior to the flood. The entire storefront wall and windows need to be rebuilt. Two new wood doors will be installed to replace the previously existing doors. The building will be painted to match the previously used colors, a light sage green. The doors were previously a light pink, but the Applicant was approved to paint them Benjamin Moore Black Raspberry, an eggplant purple, in April 2016. This property was posted 24 hours in advance of this emergency meeting as required by the Rules of Procedure.



Figure 7 – Photos from April 2016



Figure 8 - After flood



Figure 9 - After flood

Staff Comments: The replacement doors will exactly match the previously existing doors, which is considered Routine Maintenance, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The rebuilding of the previous design also qualifies as Routine Maintenance provided that the same materials are used. Wood siding will need to be used in order to be considered Routine Maintenance and to qualify for the tax credit.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work, contingent upon wood siding being used to exactly match the existing.

Testimony: Courtney Kehoe has already been sworn in. Ms. Tennor asked what color doors the Applicant was choosing, the eggplant purple approved in April 2016 or the current pink color. Ms. Burgess stated the previous approved eggplant color was represented by Mr. Reuwer. Ms. Kehoe stated the proposal is to keep the pink door color with the light green siding and not paint the doors the eggplant color. Mr. Lewis stated in the event the Applicant needs to use materials other than the existing, the Applicant is to bring to HPC staff to determine if there will be a need to return to the Commission. Ms. Kehoe agreed.

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

16-57 – 8167 Main Street, Ellicott City

Exterior repairs.

Applicant: Doug Thomas

Background & Scope of Work: This building is located in the Ellicott City Historic District. SDAT does not have a date of construction for this building, but the building dates to the 1980s and was built after the historic buildings burned down. This building was damaged in the July 30, 2016 flash flood. The Applicant proposes the following work:

1. Replace 3 windows on the rear of the building with Andersen Series 100 composite windows made from Fibex. The windows will be painted a cocoa bean color. The previously existing windows were wood.
2. Replace the back exterior patio double French door with a 15-lite steel door painted colonial red. The previous door was a wood full lite door.
3. Replace two damaged/missing front doors on the building with a full lite wood door to match the previously existing wood door. The colors will match the previous color.

No other windows or doors on the building will be changed other than the ones mentioned above. This property was posted 24 hours in advance of this emergency meeting as required by the Rules of Procedure.



Figure 10 - Rear of 8167 Main Street

Staff Comments: The Applicant proposes to replace the damaged/missing doors and windows on the rear of the building facing the river with a composite window and steel door. The rear of the building is not visible from a public way and the building is not historic. For historic buildings, Chapter 6.G states, “many historic buildings have secondary entrances not visible from street or other properties. Where these entrances already have a modern replacement door, a new door does not necessarily have to be of a historically appropriate style.” Staff has no objection to the use of the modern materials for the rear door and windows in this location, but also finds the proposed French door style is a historically appropriate design. The replacement of the former wood windows with a composite window complies with Chapter 6.H recommendations, “vinyl windows may be acceptable for modern additions to historic building if the addition is to the rear of the building with little visibility from public ways or neighboring properties.” The building is modern, it is not historic and the composite window is more appropriate than vinyl.

The damaged front doors will be replaced in-kind to match the existing with a full lite wood door, painted to match the existing colors. This item is Routine Maintenance.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Mike Mullandor. Mr. Mullandor did not have additional comments. Mr. Taylor stated there was a typo in the agenda and there is no tax credit pre-approval because the building is not a historic property. The Commission had no comments on the scope of work.

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

16-58 – 8202 Main Street, Ellicott City

Exterior repairs, tax credit pre-approval.

Applicant: Ronald Peters

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1850. This building was damaged in the July 30, 2016 flash flood. The Applicant proposes to repair the damage to the front porch using the same materials, such as wood, and paint colors to match what previously existed. The Applicant also proposes to repoint and repair damaged bricks on the side of the building (visible from Church Road) and put a water seal on the bricks.

Staff Comments: The work is all considered Routine Maintenance, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The same materials, design and finishes will be used.

Staff Recommendation: Staff recommends tax credit pre-approval for the work.



Figure 1211 - Photo from 2015



Figure 112 - Flood damage



Figure 13 - Bricks on rear/side of building

Testimony: Mr. Shad swore in Ronald Peters. Mr. Peters stated due to flooding, there was need to repoint and repair damaged bricks on the side of the building (visible from Church Road) and put a water seal on the bricks. The Commission had no questions or comments concerning the scope of work.

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

OTHER BUSINESS

The Commission moved to an administrative session to discuss the flood damage to Historic Ellicott City and consideration of procedures for emergency applications for Certificate of Approval and administrative approval procedures. DPZ Deputy Director, Amy Gowan, attended this portion of the meeting. Ms. Holmes provided the Commission members with a draft of the proposed criteria for administrative approval. The staff explained the purpose is to expedite the consent approval process especially with the expected large load of emergency applicants coming in. This draft was compiled from other jurisdiction's procedures to increase efficiency and eliminate frustration. The consent approvals would still have Commission oversight and any application could be removed from the consent and reviewed at the upcoming HPC meeting. Public comment would be addressed in the process to ensure due process for any contested cases.

Mr. Lewis stated the specifics of the proposed changes of the process need to be further discussed. The Code and Rules of Procedure need to be updated and there is a public process that will be followed.

Mr. Allan Shad moved to adjourn. Ms. Eileen Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 8:02pm.

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

September Minutes

Thursday, September 1, 2016; 7:00 p.m.

The eighth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, September 1, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Ms. Tennor moved to approve the August 4, 2016 minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

1. 16-09c – 8098 Main Street, Ellicott City
2. 16-03c – 8329-8333 Main Street, Ellicott City
3. 16-59 – 3880 Ellicott Mills Drive, Ellicott City, HO-315
4. 16-60 – 8518 Main Street, Ellicott City
5. 16-61 – 1805 Marriottsville Road, Ellicott City, HO-191
6. 16-62 – 6130 Lawyers Hill Road, Elkridge
7. 16-63 – 8307 Main Street, Ellicott City
8. 16-64 – 8435 Frederick Road, Ellicott City
9. 16-65 – 8289 Main Street, Ellicott City (emergency addition)
10. 16-66 – 8098 Main Street, Ellicott City (emergency addition)

CONSENT AGENDA

16-09c – 8098 Main Street, Ellicott City

Final tax credit claim.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant was pre-approved for tax credits to replace the marble step on April 7, 2016. The Applicant has submitted documentation that \$7,083.00 was spent on eligible, pre-approved work. The Applicant seeks \$1,770.75 in final tax credits.

Staff Comments: The work complies with that pre-approve and the receipts and paid invoice adds up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-03c – 8329-8333 Main Street, Ellicott City

Final tax credit claim.

Applicant: Brennan + company architects on behalf of David Stewart

Background & Scope of Work: This property is located in the Ellicott City Historic District. The Applicant was pre-approved for tax credits to remove and replace the porch roof with a copper roof on February 4, 2016. The Applicant has submitted documentation that \$8,470.08 was spent on eligible, pre-approved work. The Applicant seeks \$2,117.52 in final tax credits.

Staff Comments: The work complies with that pre-approve and the paid invoice adds up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

REGULAR AGENDA

16-59 – 3880 and 3884 Ellicott Mills Drive

Exterior alterations.

Applicant: Lisa Wingate

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1800. The Applicant seeks approval for the following work:

- 1) Change coating on front steps to a brown/taupe stain.
- 2) Change materials of the previously approved fence and retaining wall extending west from barn to be a black metal fence on top of a low stack stone retaining wall. There will not be any change in the length of the fence or retaining wall. There will be a 36 inch black metal fence installed on top of a low stone retaining wall. The retaining wall will be about 8-12 inches above grade. The wall will match other stone walls constructed on the property.
- 3) Retroactively approve change of material for the previously approved west garden arbor arches to rebar, which will weather and rust naturally and white stained pressure treated wood frame.
- 4) Retroactively approve installation of low, L-shaped, natural stone retaining wall to hold back hillside above the arbor. Walkway paving will be flagstone and pea gravel.



Figure 1 - Items 3 and 4

Staff Comments: Item #1 does not require approval as long as the color of the stain is the same as the color previously approved; the change in the stain product does not require approval.

Item #2, the construction of the stone wall and black metal fence and Items #3 and #4, the arbor and L-shaped wall/terrace, complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The terrace and arbor will not be visible from a public way, but was built using wood, stone and metal, all materials that are compatible with the surrounding historic setting and buildings. The black metal fencing complies with Chapter 9.D, “install open fencing, generally not more than five feet high, or wood or dark metal.” The fence will be constructed of black metal and will be similar to other metal fences in Ellicott City.

This project has come before the Commission 17 times, including final tax credit claims. Applications need to be submitted to the Commission prior to work being done.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Lisa Wingate. Mr. Shad asked why there was another application before the Commission for retroactive approval. Ms. Wingate said this was an extremely complex project that has been taking place over six years and the owners have been very careful seeking approval from the Commission for every step. She explained at times when a contractor is on site a decision needs to be made and instead of ceasing work, the contractors and the owner make the best decision possible. When installing the arbor it was discovered that a small retaining wall was needed. The wall was shallow and not visible from offsite and the design followed all Guidelines. Ms. Wingate explained that the owners should have obtained pre-approval but it would have stopped construction and delayed move in date. Mr. Shad emphasized the Commission can deny decisions on all retroactive items. Ms. Wingate understood and commented that the on-site decisions did not affect the historic resource. The small retaining wall was done adhering to Historic District Guidelines with in-kind materials.

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

16-60 – 8518 Main Street, Ellicott City

Exterior alterations and repairs.

Applicant: Gary Mapp, Howard County Housing Commission

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1891. The Applicant originally proposed to remove the picket and split rail fence in the rear of the property and replace it with a solid vertical board fence to be privacy height to match the previous fence. Currently the rear fence no longer exists due to the July 30 flood. The new fence will be stained dark brown to match the current solid and vertical board on the side of the house. There is a white, wood picket fence in the front yard that was damaged in the flood. This fencing will be replaced to match the existing fence.



Figure 2 - Front of house

The Applicant also proposes to replace the roof and replace broken windows in the second floor front bedroom. The existing gray 3 tab asphalt shingle roof will be replaced with a CertainTeed gray 3 tab asphalt shingle roof to match the existing. The existing windows are a wood 1:1 window painted white. The broken windows are the left and middle window. The Applicant said that the window balances are broken and the glass is missing in one window pane. The Applicant will replace the two broken windows with a 1:1 Andersen 200 series vinyl clad wood window, painted white to match the existing.

Staff Comments: The Applicant proposes to replace the fencing in the rear with a closed board fence. Prior to the flood there was a portion of fencing that was a closed board privacy fence. The Applicant’s insurance company has expressed concern with the stream behind the property and is requiring the fence be constructed. Chapter 9.D recommends, “install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops.” The style of vertical board fence chosen by the Applicant will match the style recommended in Chapter 9.D (page 68) of the Guidelines. While the Guidelines recommend painting the vertical board fences, Staff finds the natural wood blends in with the surrounding better for a rear yard fence and painting is most appropriate for a front picket fence, as submitted.

Chapter 6.H of the Guidelines recommends, “maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition. Install weather stripping to reduce air infiltration.” Staff recommends the windows be repaired if possible. Chapter 6.H states, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The existing windows are wood. Staff finds if the windows are not able to be repaired and are replaced they should be replaced only in wood to match the existing, without a vinyl clad exterior.

Staff Recommendation: Staff recommends Approval of the fencing as submitted. Staff recommends the window be repaired if possible; if not possible then Staff recommends the windows be replaced with wood windows without a vinyl clad exterior.

Testimony: Mr. Shad swore in Mr. Gary Mapp. Mr. Mapp said the cladding around the windows is a permanent coating to match the window trim. He said there is existing white trim around the window so the cladding will be white to match. Ms. Tennor asked if the window can be repaired rather than replaced. Mr. Mapp said the issue is the existing windows have the old rope and pulley system and said it is difficult to find a repairman who knows how to repair them. He said the proposed replacement Andersen 200 window are wood with vinyl cladding. Mr. Reich said that Andersen also makes an all wood window with a factory coated polyurethane based paint that is just as durable as the vinyl. Mr. Reich said the window should be repaired if at all possible rather than replaced and that a repairman is not hard to find. Mr. Mapp stated the house is over 100 years old and that replacement with energy efficient products is important. Ms. Tennor said wood windows are very energy efficient. The Commission agreed the window should be repaired and only replaced if it cannot be repaired. Mr. Mapp stated he will try to repair the window and if it cannot be repaired Mr. Mapp would use an all wooden window without cladding and paint the exterior trim white. The Commission had no objections to the proposed fencing.

Motion: Mr. Reich moved to Approve per Staff recommendations and leave it to Staff to approve an appropriate window repair or replacement. Mr. Roth seconded. The motion was unanimously approved.

16-61 – 1805 Marriottsville Road, Marriottsville, HO-191

Tax credit pre-approval.

Applicant: Shelly Levey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-191. According to SDAT the house dates to 1850. The Applicant seeks tax credit pre-approval for the following repairs:

- 1) Repair the front brick steps. The bottom brick step will be removed and the area will be excavated 30 inches down to pour concrete footing. A new brick step will be built.
- 2) Repair the foundation on the right side of the carport. The contractor will dig down 30 inches along 10 linear feet of the stone foundation, add ½ inch of cement parging and apply foundation tar to wall and back fill with dirt to grade.
- 3) In the basement the contractor will add four 10-foot long, 6x6 inch and two 10-foot long, 2x8 inch floor joists to the existing joist supporting the first floor office.
- 4) Repair crack in mud room foundation.
- 5) Install block retaining wall/cement lip at top of areaway steps. Mortar and cinder blocks to be repaired/replaced.
- 6) Repair door jamb at the bottom of the basement step with wood.
- 7) Repair smoke house door jamb in-kind with wood
- 8) Stone wall under front porch to be repaired.
- 9) Beam under front porch to be repaired.
- 10) Carport stones between kitchen and carport stairs to be mortared to prevent water from entering basement.



Figure 3 - Cement lip/retaining wall

Figure 4 - Mudroom foundation crack



Figure 6 - Alternate view of cement lip/retaining wall



Figure 5 - Crack in carport allowing water into basement

Staff Comments: The application is consistent with Section 20.112 of the County Code which state that eligible work for tax credits includes, “the repair or replacement of exterior features of the structure” and “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing.” The front steps will be removed and replaced in-kind to match the existing. The majority of the work involves waterproofing the foundation or otherwise making exterior alterations to keep water from flowing into the basement. The interior repairs to the first floor office joists and porch beam address structural issues with the historic home and the repairs are necessary to maintain the physical integrity of the structure.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: The Applicant was not present. Mr. Shad asked if the Commission members had any questions or comments. Mr. Reich said it looked like straightforward maintenance and repair work. Ms. Tennor stated she did not see any problems.

Motion: Ms. Tennor moved to Approve as submitted per Staff recommendation. Mr. Roth seconded. The motion was unanimously approved.

16-62 – 6130 Lawyers Hill Road, Elkridge

Exterior alterations. Tax credit pre-approval.

Applicant: Daniel Roth

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

- 1) Remove two windows on the east side of the house (facing the Assembly Rooms) on the first floor to allow for kitchen cabinets on the interior. Cedar shake siding painted to match the rest of the house will be installed in the window voids.
- 2) Create a driveway using crushed asphalt. The driveway apron at the shared drive will be about 12 feet wide. The driveway will be about 55 feet long and the hammerhead will be about 36 feet in total width and 18 feet wide at each hammerhead end.
- 3) Construct a shed to be located behind the deck on the rear of the house. The picture submitted is similar to what the Applicant intends to build, but is not an exact match. The proposed shed will have cinder block foundation with a mulch flower bed around it to hide the foundation materials. The shed will be about 20 feet by 12 feet. The siding will be wood cedar shake, painted the same color scheme as the main house. The roof will be grey architectural asphalt shingles to match the main house, not a red metal roof as shown in the example. There will not be any lights on the shed, as shown in the example photo.
- 4) Make foundation repairs at the north and west end of the house using cinder block walls installed between the footings 3 feet below grade. The front corner of the house at the vestibule has settled and the Applicant would like to level the floors. The structure will be raised up/elevated and repairs will be made to the footings. The Applicant will build a block wall 3 feet below grade in between the post footings for additional support. The block walls will be covered back up with wood to match the existing exterior. The Applicant seeks tax credit pre-approval for the work.

Staff Comments: The removal of the two windows facing the Assembly Rooms complies with Chapter 6.I recommendations, “maintain existing window openings. If openings must be removed, added or altered to accommodate changes such as the enlargement of the building, limit such changes to the sides or back of buildings. The Applicant previously requested approval to remove windows on a more visible side of the building in order to accommodate the kitchen, but the Commission did not approve that change. This new proposal to remove the windows on the side of the building is more appropriate and complies with the recommendations in the Guidelines.

The proposed crushed asphalt driveway complies with Chapter 9.E, which states, “driveways in the district are generally long (due to substantial house setbacks from the public roads), sometimes winding or circular, narrow and constructed of gravel or asphalt” and recommends “install new driveways that

are narrow (one lane), constructed of dark colored gravel or asphalt.” The crushed asphalt will resemble dark gravel.

The shed will be constructed using the same siding and roof as the main house and may possibly use salvaged windows from the main house. The same color scheme will be used on the shed as well. This complies with Chapter 7.C recommendations, “design new outbuildings to be compatible with the material, color and scale of the existing house, particularly if visible from public roads or neighboring properties” and “locate new outbuildings to the side or rear of the house.” The shed will be located to the rear side of the house that is the least visible from the street, although it may be visible from neighboring properties.

The foundation repairs are eligible for tax credits per Section 20.112 of the County Code as they are needed for the structural integrity of the building. The repairs will be taking place under the structure and anything that could be visible will be covered with wood to match the exterior of the house. Staff finds this item qualifies as Routine Maintenance to the building.

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

Testimony: Mr. Shad swore in Ms. Lisa Mogel. Mr. Reich asked if there is an existing driveway. Ms. Mogel said there is a parking pad that is not sufficient and she would like to enlarge it to allow more parking. Ms. Tennor asked for clarity in the driveway dimensions. Ms. Mogel said the driveway dimensions were mentioned in the staff report, and would replace the existing parking pad. Mr. Reich confirmed the driveway was located off a shared driveway and would not be highly visible. Ms. Mogel confirmed that was correct.

Motion: Ms. Tennor moved to Approve as submitted for the removal of the windows, replacing with siding to match the current siding, the addition of the proposed shed and the addition of the proposed driveway per Staff recommendations and tax credits for the foundation. Mr. Reich seconded. The motion was unanimously approved.

16-63 – 8307 Main Street, Ellicott City

Exterior alterations, tax credit pre-approval.

Applicant: Courtney Kehoe

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to replace the glass block windows and metal doors on the rear lower level of the building with a plain glass storefront and double metal entrance doors. There will be two entrances replaced, one set of entrance doors for Linwood Center Boutique and the second set next to the entrance to Hire Power/Insight 180. The Applicant explained, “Hire Power’s door is flanked to the left and Insight 180’s door is flanked on the right. We would replace with windows and connect the interior space as one with the double door entrance in the center.”

Staff Comments: The removal of the glass block windows are consistent with the recommendations in the Guidelines, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” This building was originally used a car dealership/garage and has been converted to the current retail use. The glass block windows were not an appropriate style and the installation of the new double metal doors and plain

storefront window will be more in keeping with the current use of the building and of other historic storefronts in the vicinity. While the Guidelines recommend installing windows, doors or storefront similar to the original, in this instance the original would no longer be appropriate, but the proposed alterations are an improvement that is compatible with the existing building and neighboring historic buildings. Staff also finds the work is eligible for tax credit per Section 20.112 of the County Code, "The repair or replacement of exterior features of the structure."

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

Testimony: Mr. Shad swore in Ms. Courtney Kehoe. Mr. Reich asked if the door on the right was the Linwood boutique. Ms. Kehoe said it is the Boutique and it currently only has one single door and the owner would like to make it into a double door and have the two sides mimic each other, while eliminating all block glass. Mr. Reich asked for clarity on the building location. Ms. Kehoe said the building was the back side of the La Palapa restaurant and Su Casa store. Mr. Reich confirmed that the glass block was not original and they are going to replace it with a glass storefront. Ms. Kehoe said that was correct. Mr. Reich asked what the rest of the building looked like. Ms. Kehoe said Su Casa had a similar storefront door. Mr. Reich said the changes would make it more consistent with the rest of the building.

Motion: Mr. Reich moved to Approve as submitted. Ms. Zoren seconded. The motion was unanimously approved.

16-64 – 8435 Frederick Road, Ellicott City

Exterior alterations, tax credit pre-approval.

Applicant: Jessica Liang

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant proposes the following work:

- 1) Replace existing German lap wood siding on front façade and corrugated metal sheets on the rest of the building with German lap siding to be painted Bamboo Shoot green (the application mentions a 4 to 6 inch width and the option to use composite siding, but a later email from the Applicant specifies wood German lap, the width needs to be determined).
- 2) Replace the existing asphalt roof with a new asphalt roof.
- 3) All doors to be replaced by 6-paneled doors. The main entrance will be on the west side of the building. The Applicant proposes to remove/or make inoperable the existing 4-panel door on the north/front of the building. Doors to be painted burgundy red.
- 4) Replace the existing 1:1 wood windows with a 6:6 wood window, painted burgundy red.
- 5) Replace the existing 'X' paneled wood shutters with a two panel wood shutter painted burgundy red.



Figure 7 - Existing condition of building

Staff Comments: This building is historic, but has been modified over the years. It was most likely originally part of the mill operation in this area. The front façade has been modified, which is evident from the window and trim in the center of the front of the building, and the seam on the siding directly to the left of the lower left front window (see Figure 8). The wood siding on the front of the building does not appear to be in bad condition and Staff finds the siding should be repaired and only replaced in small areas as needed. There are important trim lines and seams that hint at what this building may have previously looked like that would be lost if the front siding is replaced in entirety. The Applicant is only applying to replace existing items on the building in-kind, but it would be worth considering restoring the building to what it may have looked like originally, with carriage doors on the front of the building. The carriage doors could be modified to open up to a large window, instead of a direct opening into the building. Then it would be more appropriate to remove the siding if a feature was being put back in place, as recommended by the Guidelines.

The corrugated metal on the side of the building will be removed and replaced with wood German lap siding, which complies with Chapter 6.D recommendations, “remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material.” Staff inquired if the Applicant has looked under the metal siding to see what is there, but they have not looked yet. The new German lap siding should have the same width as the existing wood siding.

There appear to be window openings on the side of the building have been covered over and the existing window on the east elevation appears to have been shortened. It would be appropriate, per the Guidelines, to restore the enclosed windows and change the shortened window back to the original height. Chapter 6.H states, “restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building’s historic appearance.”



Figure 8 - Areas where historic alterations can be seen

However, Staff does not find the proposed 6:6 windows are appropriate. The windows, specifically the second floor windows, are not large enough to have a 6:6 pattern. The first floor windows are also small and it would be very crowded to have a 6:6 window. The existing windows are 1:1, which seems more appropriate given the size of the windows. There were not any photographs provided that shows deterioration of the windows. Staff recommends the windows be repaired and not replaced. Chapter 6.H recommends, “maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition. Install weatherstripping to reduce air infiltration.”



Figure 9 - Streetscape with building across the street

The proposed replacement of the X-paneled wood shutters with a two panel wood shutter is appropriate as the Guidelines specify that a paneled shutter is a traditional style. Additionally it would be appropriate to simply remove the shutters and not replace them. The County Architectural Historian said the shutters are not a historic type and that a two panel is more appropriate than the existing

shutter. The neighboring buildings do not have shutters. The Guidelines recommend against, “installing shutters or blinds on a historic building if there is no evidence of their use during the historic period.” The lower level of the façade is the portion of the building that was most likely altered, so the shutters are most likely not original. However, they have existed on the building for a long period of time and it would also be acceptable to replace them with a more traditional style.

The existing 4-panel door on the front of the building is also shown in the Guidelines as an appropriate style of door. Staff would need access to the building for the Architectural Historian to determine if the front 4-panel door is an original opening, or part of the façade being altered. From the lack of disruption around the siding in that area, it appears it may be an original opening. The door also appears in good condition. This door may be one of the more historic remaining elements on the building. Staff recommends the door be retained, unless determined by the Architectural Historian to be a modern alteration. Staff also finds that any new doors on the building should match the style of this 4-panel door, which is a more historic style than the proposed 6-panel door. Chapter 6.G recommends against, “unnecessarily replacing original doors and entrance features on historic buildings” and “using doors or door frames that are overly decorative, out of character with the style of the building, or imitative of styles that do not fit the period or style of architecture.” The building directly across the street, also possibly associated with the mill, has the same style of door.

The proposed paint color for the siding is a muted green and the windows, shutters and door are proposed to be a dark burgundy red. The proposed colors do not comply with the Guidelines, “use colors that were historically used on the building” and “use colors appropriate to the period and style of the building.” This building was most likely an industrial use corresponding to the mill activities across the street or an agricultural building for livestock. The proposed color scheme is grander than this building would have had. The Applicant submitted photos of the building directly across the street, which as mentioned above was also most likely associated with the mill. This building has white trim and gray/blue siding. The colors across the street are simple and more appropriate for this style of building. The proposed green would also be more appropriate with white trim, rather than the proposed burgundy trim which will stand out. The building is located in an area with a lot of tree cover and the green could blend in to the surroundings. Staff recommends a color scheme to match the building across the street be used (as they may have been similar in design and style if they were both associated with the mill), which would comply with Chapter 6.N recommendations referenced above and “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings.”

The replacement of the existing asphalt roof with a new asphalt roof is considered Routine Maintenance, “repair or replacement of roofs, gutters, siding, external doors windows...using the same materials and design.”

Staff Recommendation: Staff recommends:

- 1) Approval of repairing the German lap wood siding on the front of the building, with limited replacement for rotten siding only and approval of replacing the metal on the rest of the building with German lap wood siding. The width of any new siding should match the existing siding. Staff recommends tax credit pre-approval for this work.
- 2) Replace the existing asphalt roof with a new asphalt roof. Staff recommends tax credit pre-approval for this work.
- 3) Denial of replacing the doors with a 6-panel door, but approval to repair the existing door and use the 4-panel style for any new wood doors. Staff recommends tax credit pre-approval for this work.

- 4) Denial of replacing the windows with a 6:6 window, but approval to replace any windows that were covered over with a 1:1 wood window. Staff recommends tax credit pre-approval for this work and for any repairs to the existing windows.
- 5) Approval replacing the shutters with a 2-panel wood shutter or removing the shutters entirely from the building. Staff recommends tax credit pre-approval for this work.
- 6) Denial of proposed colors. Staff recommends Approval of a color scheme to be similar to the existing color of this building and the building across the street or the proposed green with white trim.

Testimony: The Commission discussed the historical use of the building, as the Applicant was not present at the beginning of the case. Mr. Shad swore in Ms. Jessica Liang. Ms. Liang said she would like to repair the existing siding and doors and agreed with Staff comments. She stated if the siding cannot be repaired due to the age and weathering then they would like to replace them with in kind materials to preserve the historic elements.

Ms. Tennor asked Staff about the siding on the front façade of the building and the Staff recommendation. Ms. Holmes explained that Staff recommended repairing the siding in the front of the building so the outline of what was previously there is not lost. However, if the Applicant would like to restore the front façade, then it would be appropriate to remove the siding. Ms. Tennor asked if the stone foundation stops where the carriage door opening may have been or is the wood panel covering the foundation. Ms. Burgess said from the outside it cannot be determined. Ms. Liang is open to having a window or carriage doors in place but they would not open up the carriage doors as an entrance since it is adjacent to Main Street. Ms. Holmes suggested the Applicant look at a nearby example at 3884 Ellicott Mills Drive of this restoration effort for them to determine what is possible. Ms. Holmes said the building has operable doors, but there is a modern door and window behind.

Ms. Tennor asked if the shutters will be eliminated. Ms. Liang said yes, since they are only on a few windows with shutters. Mr. Roth said it would be helpful if the County's Architecture Historian looks at the building interior for documentation. Ms. Zoren said looking at the east side of the building, one can see the distinct window repetition that has been covered up over time. Ms. Liang asked if they would be required to restore any enclosed windows, as the back of the building will be a commercial kitchen. The Commission said they would not be required to, but they would have documentation of what was there if they ever wanted to put them back. Ms. Liang said the interior is down to the bone and the roof is leaking with recent rain. The main entrance will be on the west side where access of the building is optimal.

Ms. Holmes said if the Applicant decides to do a different façade that another application with drawings would need to be submitted to the Commission. Ms. Liang asked if there is any prior documentation about the building's history. Ms. Holmes said there are none that the Commission is aware of. The staff Architectural Historian may contact Ms. Liang for access to the building to determine what is original.

Ms. Liang asked if the gray color with white trim has to be used. Ms. Tennor said white trim has to be used, which will emphasize this building matching a similar style and era building across the street, as shown in an image in the staff report. Mr. Roth pointed out the staff report was fine with the proposed bamboo green.

Ms. Wingate spoke in support of the application and has already been sworn in. She stated that she would like to challenge the Commission that white trim would be appropriate as the property looks to be a carriage or utilitarian building that may have always been painted monochromatically. Ms. Wingate suggested removing a small section of the original painted trim to determine what the original color was

Staff does not have a clear understanding of what the proposed change will look like in the end. A lack of detail between the Commission and previous applicant is why the altered window looked different in the end than originally proposed. One of the example photos submitted shows the storefront window at 8090 Main Street. The windows at 8090 Main Street have a wide wood mullion (the vertical element separating the glass), which would not match the approved design on this new storefront, nor would it be appropriate. The metal window was going to be very slim and Staff is concerned that wood would not replicate this design. Staff requires further information on the size of the mullions.

Staff Recommendation: Staff recommends Denial of wood windows without confirmation that the wood will mimic the approved metal design and dimensions.

Testimony: Ms. Holmes stated the application was added as an emergency item and the property was posted 24 hours in advance of the hearing. Ms. Holmes said it was considered an emergency as the owner wants to move displaced businesses into the building. Ms. Kehoe has already been sworn in. Mr. Reich asked if the photo submitted is that of existing Taylor's store. Ms. Kehoe stated the example using 8090-8092 Main Street was only to show wood versus aluminum but it was not meant to mimic the look. The Applicant is open to an aluminum storefront but believes the wood would look better. The transoms above the first floor would match the style of the existing Taylor's store. The windows below the transoms would look like aluminum windows. For clarification, the Applicant was approved in August 2016 for black metal to match the existing windows on the front facade.

Ms. Tennor asked why the Applicant proposed transom windows in place of the approved design. Ms. Zoren asked what the upstairs windows are currently. Ms. Kehoe said the upper windows are approved to be metal and will match the side windows. Mr. Reich said HOPPE window company still makes the steel windows from the 1920's and 1930's period. Ms. Tennor said the windows should be as consistent as possible. Ms. Zoren said the building has an industrial look and metal windows would be a better fit. Mr. Reich said there is not enough detail provided right now.

Ms. Holmes explained the previous Applicant referenced in the report was not Ms. Kehoe, but that when it was approved by the Commission, there were a lot of questions about the dimensions of the profile and the trim and it looked different in the end than expected. Mr. Reich said they need to submit cut sheets and more accurate elevation of what the changes will look like. Ms. Kehoe explained that Great Panes will be making the transoms, so it will look like the photo provided of Taylor's Department Store. Ms. Tennor said the Commission has not approved that design.

Mr. Shad recommended Ms. Kehoe withdraw the application so that the Commission does not have to deny the application. Ms. Holmes clarified that the Commission has already approved an application for this building and that product specification sheets were submitted and approved on August 4, 2016. Ms. Holmes said they can proceed with that approval if they build according to that application and spec sheets, but if they want to use something different they will need another approval. Ms. Burgess suggested rather than withdrawing the application, Ms. Kehoe should continue it into the next September 15th emergency meeting. Ms. Holmes said the Applicant should return with more window specifications for the Commission to review and the drawings need to be updated to show the difference in any window proportions.

Motion: There was no motion. The application will be continued on the next emergency meeting on September 15th, 2016.

16-66 – 8098 Main Street, Ellicott City (emergency addition), HO-52

Replace front door, tax credit pre-approval, Façade Improvement funds.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District and is also listed on the Historic Sites Inventory as HO-52, Patapsco National Bank. According to SDAT the building dates to 1890. The Applicant proposes to replace the front door, which was damaged in the July 30 flood. The previously existing door was not the original door and was not historic or architecturally appropriate for the building.



Figure 12 - Conditions after flood



Figure 11 - Close up of door

The Applicant proposes to install a full view wood and glass door, similar to a door on a neighboring building, shown below. This style of door would be the Applicant's first choice. Staff suggested the Applicant consider using a pair of 8 lite wood French doors, painted white, to match the historic window pattern on the building. The 8 lite doors shown below is one found by Staff online and does not represent a product officially picked out by the Applicant, but is similar to what Staff is recommending.

The third option, also recommended by Staff, is for a pair of 6 lite over 2 or 1 panel French doors. This style of door is seen on a historic bank building of a similar style located in Sandy Spring.



Figure 13 - Suggested door style, option #2

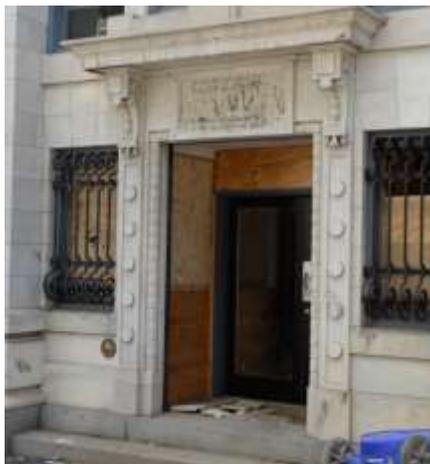


Figure 14 - Proposed new door, option #1



Figure 15 - Suggested door style, option #3

Staff Comments: The previously existing door was not historic as it was a replacement door after the original was lost due to a previous flood. Chapter 6.G of the Guidelines states that paneled wooden doors are appropriate and recommends, “replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building. The County Architectural Historian has found an image that shows the original door was a solid paneled door and was most likely wood. However, Staff understands the emergency nature of this application and that obtaining a door similar to the original would take too much time at this point. Staff finds the pair of 8 lite French doors would be an appropriate style, as would the 6 lite over 1 or 2 panel French doors. The 8 lite and 6 lite doors will replicate the historic window pattern found on the building and comply with the recommendations in the Guidelines as they are appropriate to the period and style of the building, which was done in the Greek Revival style.

Staff Recommendation: Staff recommends Approval of options 2 or 3; the paired 8 lite French doors or the 6 lite over 2 panel French doors, in wood painted white. Staff recommends tax credit pre-approval for the work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Jackie Everett. Ms. Everett said figure 13 is made by Simpson Door Company and requires a special order that would take six to eight weeks. Currently, there is no door with the air conditioner running and Ms. Everett cannot wait eight weeks. However, Ms. Everett said the same door is available in one full lite. Ms. Everett requested approval of the single pane glass door. Ms. Holmes explained that Figure 13 was only shown as an example of what the door should look like and is not a suggestion to use that brand. Ms. Holmes also spoke with a door retailer in Millersville who said a ten lite door is more available than eight lite depending on the size which would take about one to two weeks. Ms. Everett is fine with either a ten lite or eight lite, but her main concern is the timeframe required for orders. Mr. Reich asked what size the door is. Ms. Everett said the doors are double doors each at 3 feet wide by 6 foot 8 inches tall. Ms. Tennor said an option would be to get full glass door then install exterior mullions to make it look like a true divided lite door. The Applicant is open to that suggestion. Mr. Shad recommended finding an old door at Second Chance that could be reused since the door opening is a standard size door. Ms. Everett explained that the companies she called asked her if she needed a pre-hung door or just the door and she thought just the door. Ms. Zoren pointed out that the frame looks damaged and that she will probably need a new frame. The Commission and Staff discussed 10 lites versus 15 lites. Ms. Holmes pointed out that ten lite would reflect the surrounding window style. Mr. Reich said that for timeframe purposes, the Applicant should get the single lite door and add external mullions. Mr. Lewis confirmed with the Commission that the Applicant can use a 10 lite door if she can find one. The Commission confirmed that was correct.

Motion: Mr. Reich moved to Approve single lite wood door painted white with provisions to add mullions later to match the pattern on the rest of the building, per staff approval. Mr. Roth seconded. The motion was unanimously approved.

16-67 – 8141, 8143, 8147 Main Street, Ellicott City (emergency addition)

Exterior alterations. Façade Improvement Program funds.

Applicant: John M. Fisher

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain a historic structure. According to SDAT the building dates to 1987. The building sustained damage in the July 30th flood. The Applicant proposes to replace eight broken windows on the rear of the building with white Andersen Series 100 composite windows made from Fibrex. The previously existing windows were wood. The Applicant also proposes to replace one front door with a full lite wood door to match the previously existing door and replace one set of wood double fill lite doors to match the previously existing. The doors will be painted to match the existing trim color, a cocoa brown and forest green.



Staff Comments: The Applicant proposes to replace the damaged/missing windows on the rear of the building facing the river with a composite window. The rear of the building is not visible from a public way and the building is not historic. The replacement of the former wood windows with a composite window complies with Chapter 6.H recommendations, “vinyl windows may be acceptable for modern additions to historic building if the addition is to the rear of the building with little visibility from public ways or neighboring properties.” The building is modern, it is not historic and the composite window is more appropriate than vinyl. The rear of the building cannot be seen from the public way as it backs up to the river.

The damaged front doors will be replaced in-kind to match the existing with full lite wood doors, painted to match the existing colors. This item is Routine Maintenance and qualifies for the Façade Improvement Program Funds.



Staff Recommendation: Staff recommends Approval as submitted.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Ms. Holmes stated that the property was posted 24 hours prior to the meeting. Mr. Shad swore in Mr. John Fisher. Mr. Taylor asked why this is on the emergency agenda. Ms. Holmes said this build was damaged in the July flood, as the Staff report shows the building is missing front doors. Mr. Reich asked for clarity of the photos submitted. Ms. Burgess stated the photos are both of the front doors of Mr. Fisher's building that were damaged.

Motion: Ms. Tennor moved to Approve per the Staff recommendations for the windows and door replacement. Mr. Roth seconded. The motion was unanimously approved.

Ellicott City Updates:

There was an introduction of Ms. Renee Novak who has been hired to manage the Preservation Resource Center. The Center is established on Main Street for owners, in order to assist them in finding contractors and walk them through the rebuilding process. She will help Ms. Burgess and Ms. Holmes to the channel property owners HPC application process. Ms. Novak previously worked for Maryland Historical Trust and has experience in the State tax credit program. Ms. Novak is currently staffed for 24 hours per week until May 2017. Mr. Reich asked what will be Ms. Novak's role at the Resource Center. Ms. Novak said she will provide technical guidance, hold workshops, and connect property owners with contractors and architects. The specifics will still need to be determined since the Center is just starting.

Ms. Burgess spoke about Mr. Nick Redding, the Executive Director of Preservation Maryland, who has been a great help the past few weeks. Ms. Burgess explained that through his organization's efforts, Elevated Element, an Owings Mills based business who does drone work, has captured photos of Ellicott City to create a 3D model of the town that will measure to 2 millimeters. This work is being done pro-bono and will be available to Ms. Novak and the County to help in the restoration and documentation efforts. Elevated Element will also return in a few years after the rebuilding effort has completed to rescan the area.

Ms. Burgess said Ellicott City is now open down to Court Avenue and Ellicott Mills Drive. She explained there are plans to reopen all of Main Street in the next couple weeks and provided an update on the work being done. She said that BGE is replacing the main gas lines under the streets. There are temporary repairs using asphalt to cover up holes allowing accessibility before master planning takes place. A lot of building foundations have been secured. The Commission inquired if the power lines were being buried. Mr. Taylor said the issue is there is a lot of granite underground which makes it difficult to install utilities lines.

Other Business:

Mr. Shad reminded the Commission there will be a vote to elect a new Chairman, Vice Chairman and Secretary at the October 6th, 2016 meeting.

Mr. Bennett said the Department of Inspections, Licensing and Permit (DILP) has been approved to have same day permits. Ms. Burgess has reminded DILP to refer applicants to Historic Preservation Commission for pre-approval first prior to going to DILP.

Mr. Taylor asked if there was anyone who will not be attending the October 6th meeting and does not want to be elected to the Chairman or Vice Chairman position to speak up. No one spoke.

Mr. Roth moved to adjourn. Ms. Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 9:01pm.

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

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary



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

www.howardcountymd.gov

VOICE 410-313-2350

FAX 410-313-3042

September Emergency Minutes

Thursday, September 15, 2016; 7:00 p.m.

The third emergency meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, August 16, 2016 in the Columbia/Ellicott City Room located 3430 Court House Drive, Ellicott City, MD 21043. Mr. Tennor moved to approve the August 4, 2016 minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

1. 16-68 – 8098 Main Street, Ellicott City
2. 16-69 – 8293 Main Street, Ellicott City
3. 16-70 – 8247-8249 Main Street, Ellicott City
4. 16-71 – 8054 Main Street, Ellicott City
5. 16-72 – 8104 Main Street, Ellicott City
6. 16-73 – 8049 Main Street, Ellicott City
7. 16-74 – 8024-8026 Main Street, Ellicott City

REGULAR AGENDA

16-68 – 8098 Main Street, Ellicott City

Replace two side doors. Tax credit pre-approval.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District and dates to 1890. The Applicant proposes to replace two side doors located along the alley on the side of the building. The doors were destroyed and washed away during the July 30 flood. The Applicant proposes to replace the doors in-kind with a flush birch particle core door and seeks tax credit pre-approval for the work. The door will not have any panels or lites, which will match the previously existing doors. The doors are not visible from the public



Figure 1 - Side doors are located down the alley on the right of the building

way. The previously existing doors were not historic. Staff recommended the Applicant also consider a fiberglass door as the doors are not visible from the public way and the previously existing doors and proposed doors were not historic or of a historic style.

Staff Comments: The replacement of the missing and damaged doors with a wood door to match the previously existing door is considered Routine Maintenance, per Chapter 6.G of the Guidelines, “replacing entrance features with materials that exactly match the existing materials.” However, Staff also finds replacing these non-visible doors with a fiberglass or composite door also complies with Chapter 6.G recommendations, “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.” The previously existing doors were already replacement doors and the particle core door is not a historic style, therefore a composite or fiberglass door may be an improvement to these non-visible entrances.

This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration.

Staff Recommendation: Staff recommends Approval as submitted and with the option to use a fiberglass or composite door. Staff recommends tax credit pre-approval for the work.

Testimony: Mr. Shad swore in Jackie Everett. Ms. Everett said that she would like to use a steel door for the replacement of the side doors. She explained that they are currently a solid core composite door and swell under humidity. She said the door closest to the street is a standard size at 36x80, but the second door is 30x78 and will need to be cut down. Ms. Everett said the steel door would be easier to cut to fit and that Wilson Lumber would be able to provide a custom size steel door within a week. The door will be custom mounted to the frame. Mr. Bruno asked if the frame is steel or wood. Ms. Everett said wood.

Motion: Mr. Roth moved to approve the application as submitted with the option to use fiberglass, composite or steel doors. Mr. Reich seconded. The motion was unanimously approved.

16-69 –8293 Main Street, Ellicott City

Exterior repairs, tax credit pre-approval. Façade Improvement Program funds.
Applicant: Angie Tersiguel

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. This building was damaged in the July 30 flood. The Applicant seeks approval and tax credit pre-approval to make the following repairs:

- 1) Replace broken side basement windows with glass block behind louvered vents. Water infiltrated into the basement at this point. The glass block will not be visible due to the louvered vent. The windows are circled in red below.
- 2) Replace two wood flush half doors on side of building. The doors have no paneling or lites and will be replaced in-kind to match the previously existing. The doors will be white. The door openings are circled in green below.



Figure 2 - Side of Tersiguel's

Staff Comments: The basement windows were damaged during the flood and water infiltrated into the building from these openings. The Applicant proposes to replace the glass in the windows with glass block instead of normal sheet glass, in order to have a stronger barrier against possible future floods. Chapter 6.H of the Guidelines recommends repairing and replacing windows with “features that fit the original openings and are of the same style, material, finish and window pane configuration.” However, in this instance the windows are not visible from the public way as they are covered by white wood louvered vents. The addition of the glass block will assist in protecting the interior of the building from water infiltration, but the exterior view of the window will remain the same as the wooden vents will remain in place.



Figure 3 - Aerial of Tersiguel's

The doors will be replaced in-kind to match the previously existing doors. This is considered Routine Maintenance, per Chapter 5 of the Guidelines, “repair or replacement of...external doors...using the same materials and design.”

This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration.

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

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter

explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Ms. Angela Tersiguel. Ms. Zoren asked Ms. Tersiguel if she had considered flood windows instead of window block. Ms. Tersiguel said the block windows were recommended by the County's Department of Inspections, Licenses and Permits. Mr. Reich said certain windows at coastal locations allow the water to pass through the structure, while in Ellicott City's case the priority is preventing the water from coming in. Mr. Bennett said the block is not permanently tied in to the wall and would be weakest at the mortar joint. Ms. Zoren said that she was talking about a different kind of window that does not allow water in; the flood windows would be impact resistant. She explained that a large tree branch hitting the window would not break the glass. Mr. Taylor pointed out that Mr. Bennett and Ms. Zoren are an engineer and architect and to strongly consider their recommendations. Ms. Tennor asked if the doors are original or plywood. Ms. Tersiguel said they are plywood to temporarily secure the building. The original doors were white. Ms. Tennor said that the doors could be painted a different color to blend with the foundation if desired.

Ms. Shad asked if the louvers on the vents were for ventilation and if they are still used. Ms. Tersiguel said they are not used for ventilation.

Motion: Mr. Reich moved to approve the application as submitted and allow the Applicant to use a solid glass window that is impact resistant if the Applicant chooses and allow changes to color of the doors to match the foundation color, if the Applicant chooses. Ms. Tennor seconded. The motion was unanimously approved.

16-70 – 8247-8249 Main Street, Ellicott City

Exterior repairs, Tax credit pre-approval, Façade Improvement Program funds.

Applicant: Pauline Jacobs

Background & Scope of Work: These properties are located in the Ellicott City Historic District. According to SDAT both buildings date to 1920. These buildings sustained damage in the July 30 flood. The Applicant proposes to make the following repairs:

- 1) Repair and replace brickwork under the front first floor windows at both buildings. The Applicant seeks tax credit pre-approval and Façade Improvement Program funding for the work.
- 2) Replace front door at both buildings with a full lite wood door to match the existing doors that were damaged in the flood. The door will be painted an orange/red to match the existing color. The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work.
- 3) Repair or rebuild, if needed, the back porch at 8247 Main Street. Porch will be rebuilt the same materials as the existing, using wood painted gray. The Applicant seeks tax credit pre-approval for the work.



Figure 4 - 8247 Main Street before flood



Figure 5 - 8249 Main Street before flood



Figure 7 - 8247 Main Street after flood



Figure 6 - 8249 Main Street after flood



Figure 8 - More current conditions than Figure 6 and 7 above

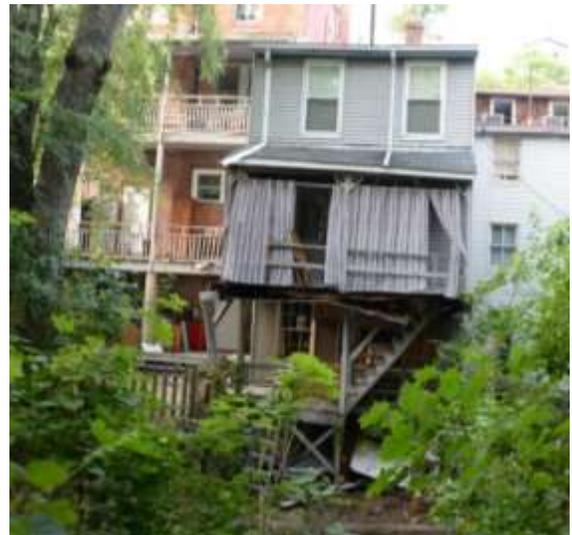


Figure 9 - Rear porch on 8247 Main Street after flood

Staff Comments: Chapter 6.C recommends, “if a masonry wall of feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style of character.” The brick will be visible as it is located on the front of the building. Details on the brick to be used were not provided, but Staff recommends the brick and mortar used match the existing materials.

The replacement of the full lite wood door with a new full lite wood door is considered Routine Maintenance per Chapter 6.G of the Guidelines, “replacing entrance features with materials that exactly match the existing materials.” However, the Guidelines also recommend, “maintain and repair original doors, frames, sills, lintels.” The doors did not appear to be severely damaged in the flood and it may be possible to repair any damage that did occur. The repair of the doors would also be eligible for tax credits and the Façade Improvement Program. The door will be painted the same orange/red as the existing door, which is considered Routine Maintenance per Chapter 6.N, “painting previously painted surfaces using the same color as the existing paint.”

The repair and replacement of the rear porch on 8247 Main Street is considered Routine Maintenance, per Chapter 5 of the Guidelines, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.”

This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, stabilize the front foundations and prevent the rear porch from collapsing.

Staff Recommendation: Staff recommends Approval as submitted and recommends the front doors be repaired if possible, otherwise replacement is acceptable. Staff recommends tax credit pre-approval for all work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Pauline Jacobs who stated she does not want to replace the front door if it is not necessary but there was an issue with the lock and the door does not open. Ms. Holmes asked Ms. Jacobs to provide quotes as soon as possible since the State needs to review the Façade Improvement Program application. Ms. Holmes stated the quotes needed are for the brick work, door repair or replacement, but not the porch since it was on the back of the building.

Mr. Reich asked if the brick work is on the right hand bay facing the front of the building. Ms. Jacobs said brick was missing from almost all four windows of the two buildings. Mr. Reich said there was no foundation under the bay from the photos provided and he wasn’t sure what the bricks would sit on. Ms. Burgess said Department of Public Works filled the foundation area with gravel for repair access. Mr. Reich said looking at the photo of 8247 Main Street, there are two bays on the left that are sitting on part of a concrete slab with a hole underneath but nothing underneath to support the brick. Ms. Jacobs said the hole was a coal chute. Mr. Reich said at 8249 the stone wall is flush so the brick could be placed on top of the stone. Mr. Reich said the job could be bigger once the repairs begin and more tax

credit approval may be needed. Mr. Taylor said the sidewalk will be replaced eventually but how that works with the building façade is hard to determine currently.

Ms. Holmes said the above photos were from the County photographer and should show the most recent state of the building and surroundings. Ms. Holmes asked the Commission to amend the application to include any structural work. The Commission agreed. Ms. Zoren asked Ms. Jacobs if any water proofing was done before the gravel fill in. Ms. Jacobs said the waterproofing was using contractor trash bags. Ms. Holmes said that if the foundation is exposed again, waterproofing should be done to the foundation and is eligible for tax credits. Ms. Zoren suggested waterproof surfacing products to paint on the building exterior for as low the Applicant can get to on the foundation. Ms. Holmes said at one point during reconstruction at Salon Marielle next door, the foundation wall looked black, which was a waterproofing product. Ms. Holmes suggested waterproofing from the interior as well.

Ms. Tennor asked why 8249 Main Street had a canopy that was placed on the original façade when the others did not. Ms. Jacobs said it used to be a grocery store and the vegetables were placed outside. Ms. Jacobs said if something happens to the canopy, it will not go back up. Mr. Taylor reminded Ms. Jacobs to work with Staff if there are more structural repairs so she can be informed what can be covered by tax credit.

Motion: Mr. Reich moved to approve the application as submitted and the Applicant can add additional structural work required to complete the work as part of the tax credit and water proofing. Ms. Tennor seconded. The motion was unanimously approved.

16-71 – 8054 Main Street, Ellicott City

Exterior repairs. Tax credit pre-approval, Façade Improvement Program funds.

Applicant: Nicole Gasper/Mike Watson

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes to replace the door and frame in-kind with a wood door and frame to match the previously existing 9 lite over 2 panels. The Applicant also proposes to replace the fixed window, which was not damaged in the flood, with a double hung wood window in order to allow ventilation.



Figure 10 - Storefront several years prior to flood

Staff Comments: The application is considered Routine Maintenance per Chapter 6.G of the Guidelines, “replacing entrance features with materials that exactly match the existing materials.” The replacement door will match the previously existing door in style and material. The image in Figure 10 is the only image Staff had of the door prior to the flood, however this is several years old and the building was more recently painted different colors.

Staff has no objection to the replacement of the fixed window with a double hung window as long as the double hung window fits the existing opening and does not require additional trim for the window to fit. This is also recommended by the Guidelines, which state, “when repair is not possible, replace original windows, frames and related detail with features that fit the original openings...” It is unknown if the

existing window was original, and it makes sense to allow for air circulation in the lower level of the building.

This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration.

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

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Watson was not present at the meeting due to a schedule conflict. The Commission discussed what type of window would have historically been in the building, recognizing that the existing window is most likely a modern replacement. The Commission thought that a casement window would preserve the existing aesthetic and allow ventilation. The Commission took a break in the application to hear other cases while Ms. Burgess called the Applicant before the Commission made a decision as Mr. Taylor recommended the application be continued. Ms. Burgess called Mr. Watson so that the Commission could proceed with the application. Mr. Watson was open to the approval of any window that allowed ventilation. Mr. Watson would like the Commission to approve a window so he can move forward. Mr. Taylor said Mr. Watson amended his application via staff communication to request a casement window. Ms. Zoren did not participate in this case.

Motion: Mr. Reich moved to approve the application as amended with a single lite wood casement window to be approved by Staff. Ms. Tennor seconded. The motion was unanimously approved.

16-72 – 8104 Main Street, Ellicott City

Exterior repairs. Tax credit pre-approval, Façade Improvement Program funds.

Applicant: Holly Hoenes

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes to rebuild storefront in-kind to match the previously existing. The photo to the right shows the building several years prior to the July 30 flood. The repairs include:

- 1) Replacing the two picture windows with the same size glass and wood trim.
- 2) Replace the two front doors with a 9 lite over 2 vertical panel doors instead of the 9 lite over 1 "X" panel, which the application cannot find. The 1 panel will better match the architecture of the building than the X panel.
- 3) Replace the light fixtures with a similar style brass fixture.



Figure 11 - Building facade several years before flood

- 4) Replace all hardware and address numbers to match the previously existing.
- 5) Paint the building using the existing yellow on the top half of the building, using this yellow as an accent on the storefront. The trim that is white will remain white. The dark green (shown in the more current pictures below) will be changed to a Colonial Revival Gray.

Staff Comments: The in-kind replacement of the storefront windows and trim is consistent with Chapter 6 recommendations, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing” and “replacing storefront details with materials that exactly match the existing materials.” This replacement of the doors with a 9 lite over 1 panel wood door is also consistent with Chapter 6 recommendations as it is a historically appropriate door and will better match the architecture of the building. The case file for this building shows that the existing doors are not original. The original doors were 1 lite over 2 horizontal panels and the one remaining original door was replaced in the mid-1980s. Chapter 6 states, “replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.” The original door would most likely need to be custom ordered, so Staff has no objection to the proposed door, which is an improvement from the existing doors and a historically appropriate style. However, if the Applicant wanted to install the original doors, Staff finds they would qualify for tax credit and the Façade Improvement Program.



Figure 12 - After flood



Figure 14 - After flood

The replacement of the hardware and light fixtures to match the damaged existing fixtures and hardware is considered Routine Maintenance, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.”



Figure 13 - Photo circa 1982 shows original door on right

The proposed paint colors comply with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.”

This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work. Staff recommends Approval and tax credit pre-approval for the option to install the 1 lite over 2 horizontal panel doors.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Holly Hoenes. Ms. Hoenes said she did not understand the tax credit and asked if installing the nine lite doors would qualify. Ms. Holmes said it would qualify and explained that Staff recommended to the Commission that Ms. Hoenes’ proposal would qualify for tax credit, but that if they wanted to use the original style of door that would also qualify for the tax credit. Ms. Hoenes asked if she could have the option to install a 9 lite over one panel door instead of the two panel door she had submitted approval for. Ms. Holmes said the one panel would match the architecture of the building better than the two vertical panels she had originally applied for. Mr. Reich asked about the color changes from green to dark gray. Ms. Hoenes said the color is not a dark gray, but is more of a bluish gray called Colonial Revival. Ms. Hoenes would like to repaint the green part of the building to the gray. Ms. Zoren asked if additional wood repair would be needed. Ms. Hoenes said the hole in the photo is a crawlspace which is not very visible since it is covered by the County’s repair.

Motion: Mr. Reich moved to approve the application as submitted and add the option for the Applicant to choose nine lite over two panel door or single lite over two horizontal panel door or nine lite over single panel door. Ms. Tennor seconded. The motion was unanimously approved.

16-73 – 8049 Main Street, Ellicott City

Exterior repairs. Tax credit pre-approval.

Applicant: Mark Hemmis

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to make the following repairs:

- 1) Replace damaged 1:1 wood windows with a single pane of ¼ tempered safety glass similar to the windows on the Maryland Avenue side of this building. The existing window frames have been repaired, caulked in and primed.
- 2) Repair the existing front door frame. Maintain all exterior trim surrounding the front door.
- 3) Replace the existing, damaged wood door with a full lite wood door.

Staff Comments: This storefront has been significantly altered and rebuilt after damage from the flooding from Tropical Storm Agnes and the windows and doors are not original. Chapter 6.K recommends, “when planning storefront repairs or alterations, unify the upper and lower levels in the new design.” By making these windows fixed glass instead of double hung, the Main Street façade will match the Maryland Avenue façade. A photo below shows the building prior to the damage caused by Agnes in 1972. The Maryland Avenue side of the building is still very similar to the original. The proposed window alteration now will be more similar to the historic building, which appeared to have storefront windows along Main Street and not double hung windows.



Figure 18 - After flood



Figure 17 - Current window openings framed out



Figure 15 - 2011 Google Street view



Figure 16 - Historic photo showing building before 1972

The Applicant also proposes to replace the paneled wood door with a full lite wood door. As seen in the historic photo above, this building had a full lite door. The proposed full lite replacement is more historically appropriate than the existing, which is recommended in the Guidelines. The Guidelines state, “replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original.”

This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration.

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

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Ms. Shad swore in Mark Hemmis. Mr. Hemmis explained that the front door may look intact but it is inoperable but they had to cut it to get it open because it was so swollen. Mr. Hemmis said the frame will remain in place, but the plinth blocks will be replaced to match the existing. Mr. Hemmis would like to install a $\frac{3}{4}$ lite door with a kick plate at the bottom. Mr. Hemmis said he was hoping to get some options, but does not want a solid wood door. He would like anything from $\frac{1}{2}$ lite over 1 panel, $\frac{3}{4}$ lite, to full lite with a kick plate as an option, but without divided lites in the door. He said the most likely option is a $\frac{3}{4}$ lite door with a kickplate. Ms. Holmes stated that Staff finds any of the proposed options are more historically appropriate than the existing door. The Commission discussed the historic photos showing the 1972 repairs changing the façade of the building.

Motion: Mr. Reich moved to approve the application as submitted and added the option for Applicant to choose a wood door that is $\frac{1}{2}$ lite, $\frac{3}{4}$ lite or full lite. Ms. Tennor seconded. The motion was unanimously approved.

16-74 – 8024-8026 Main Street, Ellicott City

Exterior repairs. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Kelly McMillan

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant proposes to make the following repairs:

- 1) Repair wood on storefront and paint to match existing colors.
- 2) Replace broken glass on storefront window with safety glass.
- 3) Repair front door and repaint with colors to match existing.
- 4) Replace broken glass on door with safety glass.
- 5) Coal chute will be secured to the brick wall.

Staff Comments: Staff has discussed this application with the Applicant and would like to also present the option to replace the door if it is beyond repair, using either the same or a similar style wood door. The photo below shows the secondary door on the neighboring building, which is a more historically appropriate style than the existing exterior doors. Also, the application states that the coal chute will be secured to the brick wall, but Staff would also like to include the option to seal and waterproof the chute so that water does not enter the basement. The existing storefront is not original.



Figure 19 - After flood

The repairs are otherwise considered Routine Maintenance, per Chapter 5, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design” and “painting previously painted surfaces using the same color.”

This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration.



Figure 21 - After flood – Subject property is the left storefront window



Figure 20 - Existing door

Staff Recommendation: Staff recommends Approval as submitted and for the alternative options recommended by Staff for replacement of the front door if needed and sealing/waterproofing of the coal chute, and tax credit pre-approval for the work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Kelly McMillan. Ms. Burgess suggested contacting Benjamin Moore because they offered to supply more paint to help Ellicott City. Ms. McMillan responded she contacted Benjamin Moore, the owner of the Columbia store, who will meet Ms. McMillan to make sure the color is correct. Ms. Burgess and Ms. Holmes thought the building was painted in the color Prussian Blue. Ms. Tennor asked if there is a suggestion to vent the air conditioner. Ms. Holmes said Ms. McMillian is only replacing the three broken glass pane in the window not the entire window. Ms. McMillian said there is no outdoor access except the back. The Commission discussed how the air conditioning could be relocated. Ms. Holmes said the removal of the air conditioner would qualify for Façade Improvement program and tax credit for the window glass replacement. Ms. McMillan asked if the window repair work can start. Ms. Holmes said the State still needs to review the application for the Façade Improvement Program and the County still needs quotes from Ms. McMillan to proceed.

Motion: Mr. Reich moved to approve the application as submitted and to allow staff to approve the actual product that replaces the door. Mr. Roth seconded. The motion was unanimously approved.

Mr. Allan Shad moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 8:20pm.

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

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

October Minutes

Thursday, October 6, 2016; 7:00 p.m.

The ninth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, October 6, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Ms. Tennor moved to approve the September 15, 2016 minutes. Mr. Roth seconded. The motion was unanimously approved.

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

Members Absent: Bruno Reich

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

PLANS FOR APPROVAL

1. 15-76c – 3782 Old Columbia Pike, Ellicott City
2. 16-11c – 3630 Church Road, Ellicott City
3. 16-76 – 8069 Main Street, Ellicott City
4. 16-78 – 3845 Ross Road, Ellicott City
5. 16-79 – 8141 and 8147 Main Street
6. 11-37c – 6001 Old Lawyers Hill Road, Elkridge
7. 16-86 – Walls throughout Ellicott City Historic District
8. 16-75 – 8398 Main Street/Parking Lot F
9. 16-77 – 3794 Church Road, Ellicott City
10. 16-80 – 6500 Belmont Woods Drive, Elkridge, HO-43
11. 16-81 – 10029 Superior Avenue, Laurel
12. 16-82 – 8358 Main Street, Ellicott City
13. 16-83 – 8247 Main Street, Ellicott City
14. 16-84 – 8116 Main Street, Ellicott City
15. 16-85 – 8049 Main Street, Ellicott City

CONSENT AGENDA

15-76c – 3782 Old Columbia Pike, Ellicott City

Final tax credit claim.

Applicant: Trae Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District and dates to 1899. On December 3, 2015 the Applicant was pre-approved to repair/restore the original wood siding,

repair wood trim and repair the front porch. The Applicant has submitted documentation that \$32,216.42 was spent on eligible, pre-approved work. The Applicant seeks \$8,054.10 in final tax credits.

Staff Comments: The Applicant has submitted receipts and cancelled checks that add up to the request amount. The work complies with that pre-approved.

Staff Recommendation: Staff recommends approval of final tax credit as submitted.

Testimony: There was no testimony.

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

16-11c – 3630 Church Road, Ellicott City

Final tax credit claim.

Applicant: Gary Segal

Background & Scope of Work: This property is located in the Ellicott City Historic District and dates to 1937. On April 7, 2016 the Applicant was pre-approved to replace a garage door, replace the center sunroom window, replace wood shutters and paint the entire house. The Applicant has submitted documentation that \$12,744.71 was spent on eligible, pre-approved work. The Applicant seeks \$3,186.18 in final tax credits.

Staff Comments: The Applicant has submitted receipts and cancelled checks that add up to the request amount. The work complies with that pre-approved.

Staff Recommendation: Staff recommends approval of final tax credit as submitted.

Testimony: There was no testimony.

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

16-76 – 8069 Main Street, Ellicott City

Exterior alterations.

Applicant: Len Berkowitz

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. In April 2016 the Applicant was approved to combine two side windows on both sides of the building to create a large picture window on each side. However, prior to the work taking place the July 30 flood created a hole in the side of the building, one window over from where the approved expansion was to take place. Rather than repair this hole and create another new opening, the Applicant created the window opening in this location. As it turns

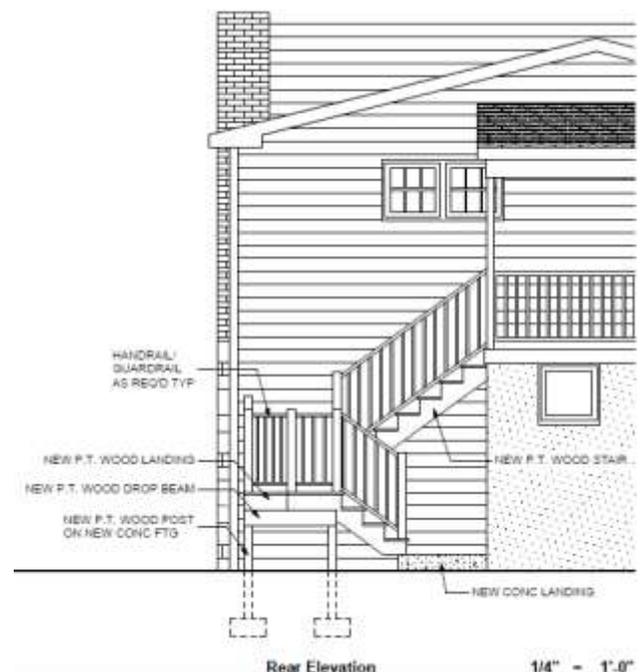


Figure 1 - Rear staircase reconfiguration

out, there are structural beams that would have prevented the original plans from taking place, but the beams were not visible prior to the flood. The Applicant seeks retroactive approval for the work.

The Applicant also proposes to replace the rear stairs that were ripped off in the flood. The stairs were subject to getting hit by cars driving through the alley. The Applicant proposes to reconstruct the staircase with two landings, turning 180 degrees, instead of rebuilding in the same manner as the existing staircase with one landing and turning just 90 degrees. The staircase will meet the ground at a slightly different location and will not be as vulnerable to being hit by passing vehicles.

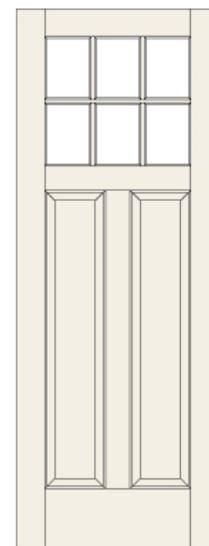


Figure 2 - Existing conditions

The Applicant also proposes to install a 6 lite over 2 panel wood door on the front of the building that would lead to the apartments above. The door will be painted blue to match the existing door. The existing door, as shown in the image below, is located on the left side of the building and is not historically appropriate.



Figure 4 - Location of proposed door



Staff Comments: This work is different from the original plans approved by the Commission, but was only done because the flood created a hole in the side of the building. Rather than repair the hole and create a new one adjacent to it, the Applicant turned the existing hole into the larger window. The large window on the alley side is now lined up symmetrically with the window on the river side of the building. The originally approved plans did not call for the windows to be lined up, but this end result is a better design for the building. The beams were not disturbed for the window opening, the size of the opening was not

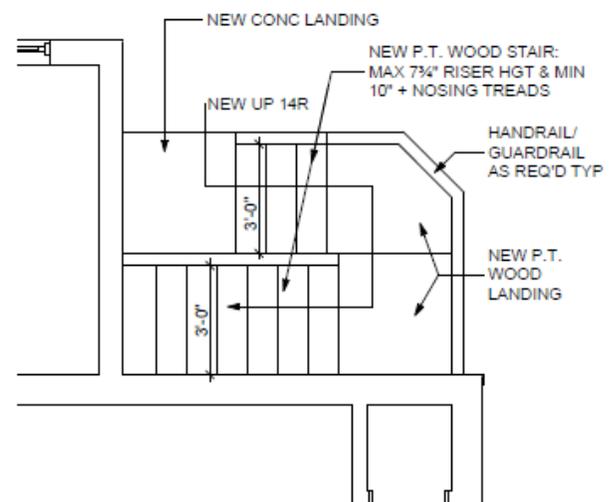


Figure 5 - Rear stair reconfiguration

limited by the location of the beams, and the window matches the one directly across from it. The window will have the same trim and all other details will remain the same from the original approval.

Likewise, the rear staircase is only being slightly altered so that passing cars will no longer hit it and the new orientation will be a safer egress for pedestrians.

The replacement door will be a historically appropriate door and is similar to the acceptable doors shown in the Guidelines. Chapter 6.G recommends against “using flush doors without trim or doors with small window openings on historic buildings... in a highly visible location.”



Figure 6 - Interior of Great Panes

Figure 7 - Interior of Great Panes

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the front door and rear staircase.

Testimony: There was no testimony.

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

16-78 – 3845 Ross Road, Ellicott City

Exterior alterations. Tax credit pre-approval.

Applicant: Ellena McCarthy

Background & Scope of Work: This building is located in the Ellicott City Historic District. The house dates to approximately 1845. The Applicant proposes to erect an 8x12 foot shed that will be 7 feet high. The shed will have wood siding, painted a light gray with white trim and a charcoal gray asphalt shingle roof. The shed will be built on a 10x14 foot pad, built from 6x6 treated lumber filled with #57 stone gravel. The

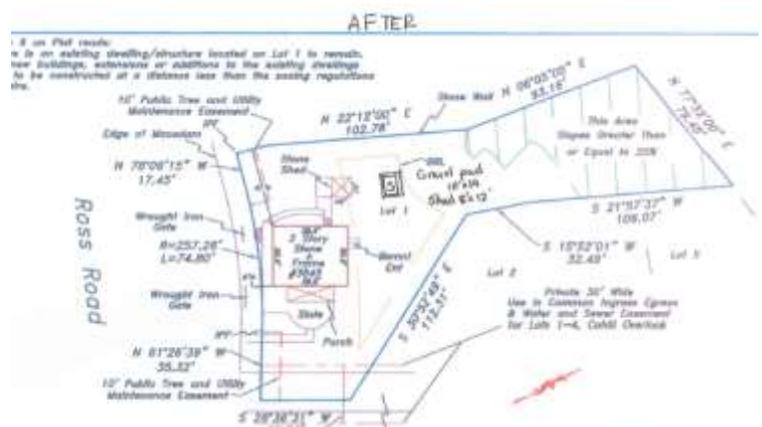


Figure 8 - Location of new shed

shed will be located in the rear yard, behind the house. The rear yard of the house is located along Ross Road, but this shed will also be built behind a historic stone outbuilding and will not be highly visible.



Figure 9 - Proposed shed



Figure 10 - Approximate location of new shed

Staff Comments: The location for the proposed shed complies with Chapter 7.C recommendations, “if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback “and “design outbuildings to be subordinate in size and detail to principal buildings in the immediate vicinity.” The shed will be built using wood siding, an asphalt shingle roof, metal windows and wood shutters. The materials comply with Chapter 7.C, “use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood.” The main historic house has wood siding and an asphalt roof, so the materials on the shed will be compatible.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-79 – 8141 and 8147 Main Street

Exterior alterations.

Applicant: John Fisher

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain a historic structure. According to SDAT the building dates to 1987. The Applicant proposes to replace eight windows on the second floor rear of the building with white 1:1 Andersen Series 100 composite windows made from Fibrex and three windows along the rear of the alley. The three windows on the alley will allow one entire apartment unit to have the same style windows replacing the remaining 1987 windows. These windows will match the windows approved in September to replace windows damaged from the flood. The existing windows are wood windows painted dark green.

Staff Comments: The rear of the building is not visible from a public way and the building is not historic. The Applicant was approved in September to replace windows on the first floor rear of the building using the same product. The replacement of the former wood windows with a composite window complies with Chapter 6.H recommendations, “vinyl windows may be acceptable for modern additions to historic building if the addition is to the rear of the building with little visibility from public ways or neighboring properties.” The building is modern, it is not historic. The rear of the building cannot be seen from the public way as it backs up to the river. The three windows on the alley are located at the rear of the alley on the second floor and are also not visible from Main Street. Due to the constraints in the alley, the rear second floor windows are not highly visible from the alley.



Figure 11 - Alley between buildings

Staff has no objection the window replacement as submitted due to the limited visibility and the fact that the building is not historic. However, the windows that are visible from Main Street and those located on the front of the building should remain wood and should not be replaced in any future applications. The building was designed to be compatible with the neighboring historic buildings in style and material. The Guidelines allow leniency with non-visible or low visible sides of modern buildings, but this does not apply to the front of the building.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

REGULAR AGENDA

11-37c – 6001 Old Lawyers Hill Road, ElkrIDGE

Final tax credit claim.

Applicant: Lisa Badart

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The Applicant was pre-approved for tax credits in September 2011 when a tree fell on the house during Hurricane Irene on August 28, 2011. The Applicant was pre-approved to repair or replace the roof, exterior walls and siding, windows and doors as well as make structural repairs. The Applicant has submitted documentation that \$234,500 was spent on eligible, pre-approved work. The Applicant seeks \$23,450.00 in final tax credits.

Staff Comments: This application may qualify for the tax credit program for increase in assessed value after the completion of the work due to the total cost of the work. Staff will pass this application along to the Department of Finance for them to make a determination in conjunction with SDAT. The

cancelled checks correspond with the figures in the contractor's invoice. The Applicant's pre-approval was in 2011 when the tax credit was 10% and not the current 25%.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Lisa Badart. Ms. Badart clarified the house actually dates back to 1840-1860, although her husband believes it dates to 1875. Mr. Taylor inquired if the tax credit should be applied at 25%, but Staff clarified that the code changes stated the 25% credit was for properties pre-approved after the legislation in September 2013 and anything older was at the original 10% rate.

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

16-86 – Walls throughout Ellicott City Historic District

Advisory Comments for wall replacement.

Applicant: Mark DeLuca, Howard County Department of Public Works

Background & Scope of Work: The Applicant seeks Advisory Comments for the reconstruction and repair of walls in Ellicott City that were damaged by the July 30 flood.

Staff Comments: The Applicant seeks advice from the Commission on the reconstruction and repair of the walls that were damaged in the flood. The Applicant has not submitted any materials for consideration and simply wants to have a discussion with the Commission.

Testimony: Mr. Shad swore in Mark DeLuca with Department of Public Works (DPW). Mr. DeLuca showed slides of the walls to the Commission. He explained that the NRCS is a federal program within USDA that would assist with the repair work to the walls. Mr. DeLuca said that DPW will return to the HPC for approval for each individual wall, but he wanted to get advice for the plans at this time. Mr. DeLuca stated there are five walls that need to be repaired that have failed: Ellicott Mills Brewing Company wall (brew pub), Lot E, Lot F, Precious Gifts wall, and the wall and 84 inch culvert at the West End.

Mr. DeLuca explained that at the brew pub wall, the stream runs from Court Avenue under a building and makes a 90-degree turn and runs under Main Street and La Palapa and outfalls in Lot D. Mr. DeLuca explained how the water took down the wall at this location and explained that shoring is in place to support the brew pub structure. He explained that the part of the wall that will be fixed is County owned. He said this wall is not seen by the public and is underground and is proposed to be a cast in place wall, but will use the stone from the original wall to create a veneer for the concrete wall. Mr. DeLuca said this will be visible only from behind the dumpsters in Lot E, but it should look seamless. Ms. Tennor asked for clarity on the visibility of the wall. Mr. DeLuca said the walls are not visible from the street except from behind the dumpsters at Lot E.

Mr. DeLuca explained that in Parking Lot E there was a small wall failure. The wall was a composite of different masonry types such as cinderblock, brick and stone that was layered and not tied together. Mr. DeLuca explained that the slope has been stabilized with rip rap right now, but the wall will become an imbricated, dry stack wall. He said DPW will look for the larger stone pieces to use in the imbrication.

The next wall Mr. DeLuca discussed was the wall from Court Avenue along the Lot F walkway, which he explained is the most complicated wall to repair. He explained that the stream walls were originally

granite from local quarries. He stated this wall was a high priority for repair, but the July 30th flood washed away the north and south sections of the wall. Mr. Roth asked if the same wall was brought to the Commission before for review. Mr. DeLuca said yes it was brought to the Commission and explained that the wall will now be funded under the NRCS Grant. Mr. DeLuca showed a section of the wall that had fallen at some point in the past and was rebuilt not using any natural materials and was not tied in to any existing walls. As a result about 6 feet of the wall fell during the storm. Mr. DeLuca showed some other pictures of the wall and explained their conditions and the work that needed to be done. Mr. DeLuca said for one section DPW would like to replace it with stone, but does not think they will be able to find the same stone as it is not quarried anymore. He said that to use granite would cost around \$300 a cubic foot for new granite, which is over the price limits for the federal job. Mr. DeLuca said they propose to use a bluestone or limestone. He said they will never be able to match the color and there will always be a demarcation where the new stone is used, whether they use a black granite from New Jersey or bluestone out of a Maryland quarry.

Mr. DeLuca discussed another section of wall that did not exist and an adjacent section with a mix of types and said they need to replace all of it. He recommends this area be a cast in place wall and that could be softened up with landscaping. He said this segment is about 100 linear feet and would be a 12 foot wall and it would cost about \$300 cubic foot, which would be a \$2 million wall. With the grant, the estimate of entire wall is about \$1.6 million. Mr. DeLuca explained these considerations will be brought to the Commission for the finishing of this wall.

Mr. DeLuca then discussed the culvert and wall on the west end near Rogers Avenue and Klein Avenue. He explained that it is a 108-inch culvert. He explained the wall and culvert were also in poor condition prior to the flood and DPW was working on the wall. He said they knew the wall was going to fail, but they had funding in next year's budget. However, the wall did fail in the flood. The stream has been cleaned out and the area cannot be seen from the road. Mr. DeLuca said they can discuss the materials for the wall but that they would prefer to use a cast in place wall because the wall is not visible from the public right of way. Mr. DeLuca explained there is more predictability in how the cast in place wall will handle stress and said that this wall needs to tie into the wall that supports the neighboring house.

The last wall is the Precious Gifts wall. The channel is near Old Columbia Pike and Lot D. The channel is hidden, but the NRCS inspectors highlighted 50 feet of linear wall that needs to be repaired. Mr. DeLuca said the wall by Hi Ho Silver shop will be replaced with existing wall stone retrieved from the river.

Mr. DeLuca explained the tight timeframe of the schedule and said there are six projects to be completed with 220 calendar days. Mr. Shad asked when the application will be ready. Mr. DeLuca replied the next couple of weeks. The first wall brought to HPC will be the Brew Pub wall.

Ms. Tennor asked for clarification on the size of the culvert and the height of the new wall. Mr. DeLuca said one side of the culvert is 84-inches and the other end is 108-inches and that the height will be the same as the previously existing. He explained that an easement will need to be established since this wall is not entirely owned by the County.

Ms. Tennor asked about obtaining granite in the rip-rap area and asked if the replacement wall will have the same size of stone, even though the color of stone will vary. Mr. DeLuca explained there are a variety of stones found in that area: small, flat, large. DPW has the capability to get large stones but cannot guarantee the color. Ms. Tennor asked if the wall will be mortared. Mr. DeLuca is not clear at this moment if they will be stacked or mortared. The total height of the wall will be 12 feet.

Mr. DeLuca explained that the use of federal money requires Maryland Historic Trust (MHT) review. He said that MHT would like natural materials, but want to meet to discuss. He said that before any designs are finalized, MHT will review the plans. The County will pay for anything above the grant. Mr. Shad requested to see a copy of MHT's review.

Motion: The Commission had no formal motion as the application was for Advisory Comments.

16-75 – 8398 Main Street/Parking Lot F

Exterior alterations.

Applicant: Timothy W. Overstreet, Howard County Department of Recreation and Parks

Background & Scope of Work: This property is located in the Ellicott City Historic District adjacent to Parking Lot F, at the corner of Main Street and Ellicott Mills Drive. The property contains two historic County-owned buildings, the Thomas Isaac Log Cabin and the old stone courthouse. The Applicant proposes to remove the overgrown Burning Bush shrubs bordering the parking lot near the walkway to Main Street from parking Lot F and in front of the old stone courthouse. The Applicant also proposes to remove the shrubs located along Main Street and Ellicott Mills Drive. The Burning Bush is listed as an invasive species and has grown to a large height, blocking the view of the historic buildings and creating an impediment to pedestrian traffic. The Applicant proposes to replace the bushes with flowers.

Staff Comments: Chapter 9.B recommends “retain mature trees and shrubs. Provide for their replacement when necessary” and “...in most cases, use plant varieties native to the area.” While the Guidelines may recommend retaining mature shrubs, they also recommend using native plants. The existing Burning Bush is an invasive species and has grown too large for the space. The existing shrubs are impeding on the walkways. The removal of the shrubs will open the public space back up, creating a safer environment for pedestrians and allowing a better view of the historic buildings in this area.



Figure 13 - Google Street view from 2011



Figure 12 - Google Street view from 2011

However, Staff finds the removal of the shrubs along Main Street and Ellicott Mills Drive should be delayed until the master planning process for Ellicott City progresses and plans are made for this area as their removal does not have the same benefits as those located along Parking Lot F.

There is a dead locust tree located along the pathway from Parking Lot F to Main Street (as shown in Figure 10 above). Staff recommends this tree be removed. Chapter 9 states that the removal of dead or certifiably diseased trees is Routine Maintenance and does not require a Certificate of Approval.



Figure 14 - Current view



Figure 15 - Current view

Staff Recommendation: Staff recommends Approval of the shrubs located along Parking Lot F as shown in the above images. Staff recommends Approval of the dead locust tree along the pathway. Staff recommends the shrubs located along Main Street and Ellicott Mills Drive remain in place at this time.

Testimony: Mr. Shad swore in Tim Overstreet. Mr. Overstreet stated there are now two honey locust trees that need to be removed. He explained that annual flowers will be planted after the removal. Mr. Roth inquired about the timeframe for the Lot F master plan project. Ms. Burgess stated there was no known plan, but that an Ellicott City Master Plan could change the look of this area. Mr. Roth said that the shrubs are highly invasive and has no concern with the removal of all the burning bush shrubs immediately.

Motion: Mr. Roth moved to approve the application as submitted with the addition of the removal of two dead honey locust trees. Ms. Tennor seconded. The motion was unanimously approved.

16-77 – 3794 Church Road, Ellicott City

Exterior alterations. Tax credit pre-approval.

Applicant: Arnold Sanders

Background & Scope of Work: This building is located in the Ellicott City Historic District. The County Architectural Historian thinks the house dates to approximately 1845. The Applicant proposes to replace the existing 20 year old roof, gutters and downspouts. The roof will be replaced with architectural shingles in a gray color to match the existing. The gutters will be replaced with white half round aluminum gutters to match the existing. There is a vinyl attic dormer window with cracked glass on the lower sash. The Applicant proposes to replace this window with an identical double hung 6:6 vinyl window.



Figure 16 - 3794 Church Road

Staff Comments: The roof is currently asphalt shingle and will be replaced with asphalt shingle, although architectural shingles will be used instead of being

replaced with the older style of asphalt roof on this house. Architectural shingles are a higher quality roofing product than the older style of shingle. The replacement of the existing asphalt shingles with a higher quality asphalt shingle in a color to match the existing is considered Routine Maintenance, per Chapter 5 of the Guidelines, “repair or replacement of roofs, gutters, siding, external doors...and other appurtenant fixtures using the same materials and design.”

In October 2003 the Commission approved the replacement of the attic dormer true divided lite wood windows with vinyl windows with external muntins in case 03-45. Staff finds this was not an appropriate approval. If the window had been replaced with wood, the broken panes of glass could easily be replaced, versus the need

to replace the whole window. Chapter 6.H of the Guidelines recommends, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” The vinyl window was an approved change and can be replaced in-kind without Commission approval. Staff finds it is not eligible for tax credits though as it is not a historic replacement. Staff recommends the Applicant consider installing a wood window or a clad wood window, which would be eligible for tax credits.

Staff Recommendation: Staff recommends Approval of the roof replacement as submitted and tax credit pre-approval for the work. Staff recommends the window be replaced with an aluminum clad wood window or a wood window rather than a vinyl window and tax credit pre-approval for the work. The Applicant may replace the vinyl in-kind to match the existing, but Staff recommends against tax credit pre-approval for the in-kind replacement.

Testimony: Mr. Shad swore in Arnold Sanders. Mr. Sanders stated he is spending \$15,000 for the roof and gutters and would prefer to replace the windows in-kind and forgo the tax credit. Ms. Zoren asked if only one window is vinyl. Mr. Sanders said both of the dormer windows are vinyl and were approved at the time. Ms. Zoren asked if he has looked into the pricing of the windows with the tax credit. Mr. Sanders said they are not interested in the tax credit. He explained that BGE says their house is the least energy efficient on the street. He said they priced out wood Pella and Anderson, which are twice as much as the replacement windows and do not provide that much difference to the energy savings. Mr. Sanders stated the material of the window cannot be detected as vinyl from the road. He said the interior seal is failing on both windows so he is going to replace both windows. Ms. Tennor asked if he anticipated the same problem of the seal breaking with the proposed windows. He said the roofer said they are good windows and will last. Ms. Tennor asked how long the existing windows have been in the building. Ms. Holmes stated the windows date to 2003.

Motion: Ms. Tennor moved to approve the application per staff recommendations for the roof and gutters and that the windows can be replaced with vinyl for no tax credit. Mr. Roth seconded. The motion was unanimously approved.



Figure 17 - View of roof



Figure 18 - Dormer window to be replaced

16-80 – 6500 Belmont Woods Drive, Elkridge, HO-43

Advisory comments for site development plan.

Applicant: Paul Walsky, Howard County Department of Recreation and Parks

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-43 and the building was constructed around 1738. The property is located in the Lawyers Hill National Register District, but is not located in a local historic district. This plan is before the Commission for Advisory Comments on the site development plan to install a brick patio and walkways behind the historic house. This plan has been approved by the Maryland Historical Trust, who holds an easement on the property.

Staff Comments: The proposed brick walkway complies with the Secretary of the Interior Standards for Rehabilitation, “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 between 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.” The brick pavers will be a red brick from Glen-Gery Brick and set on a concrete base.

Staff Recommendation: Staff supports the plan for the brick patio and walkways and finds the brick is a historically appropriate choice.

Testimony: Mr. Shad swore in Paul Walsky representing the Department of Recreation and Parks. Mr. Walsky shared that Maryland Historical Trust has approved the master plan and is currently reviewing the plans before the Commission. Ms. Tennor said the renderings show a tent structure. Mr. Walsky said the tent is temporary and will be taken down around Thanksgiving. The patio is underneath the tent. Ms. Tennor confirmed the sample pavers represent the color and not the thickness. Mr. Walsky said the pavers will be about 2 ½ inches thick. He said the goal is to provide an ADA access to the facility.

Mr. Walsky added that 5 black bollards and lighting under the tent and are in the plans for lighting and electric. Ms. Holmes asked where the bollards will be located in tent. Mr. Walsky said the bollards will be located at the corners to provide electricity. Ms. Holmes asked if the bollards will be black and Mr. Walsky state they will be Georgetown Green, which actually looks black.

Mr. Tennor asked if this area needs to have a stormwater run-off mitigation plan. Mr. Walsky said they have had an engineering consulting firm work on the stormwater management. He explained the plan will have a non-rooftop disconnect to allow sheet flow to soak into the ground. Ms. Tennor asked if there was a change in grade from the edge of the paved area to the lower part of the lawn. Mr. Walsky said it slopes about 1.6% to 1.7% away from the building. There were no other comments from the Commission.

Motion: The application is for advisory comments and the Commission had no objections to the plan.

16-81 – 10029 Superior Avenue, Laurel

Advisory comments for subdivision with demolition.

Applicant: Trinity Quality Homes

Background & Scope of Work: According to SDAT the building at 10029 Superior Avenue dates to 1904. This house will be demolished in order for a road to be constructed to provide access to a 10 unit townhouse development located on the neighboring parcel.



Figure 21 - Similar era and style home located on Superior



Figure 22 - Similar era and style home located on Superior



Figure 19 - House to be demolished

Staff Comments: There is a mix of housing types along Superior Avenue, but there are several examples of this folk Victorian style along the street. It does not appear there is another location to put the private access road as the slope of the Scaggsville Road parcel is too steep. However, the demolition of this house will result in the loss of a historic type from this street, of which there are only a few remaining. The architectural historian has not had a chance to visit and document the house, so the interior condition of the house is unknown at this time. Staff recommends the house be relocated elsewhere on the parcel if possible, or offered to any parties that may be interested in moving the house.

Staff Recommendation: Staff finds the house should not be demolished and represents a historic architectural type in the neighborhood that is not commonly found anymore.



Figure 20 - House to be demolished

Testimony: Mr. Shad swore in Rob Vogel. Mr. Vogel supplied additional photos of house. He explained the adjacent property is landlocked even though it fronts Old Scaggsville Road. He said this is due to the topography and wooded area, which makes access not practical. He said they had several site visits with DPZ's Development Engineering Division, who recommended the developer obtain the adjacent property to obtain access to Superior Avenue. Mr. Vogel said the developer will try to find someone who would like the house and to relocate it. He said the only place to relocate it on site would be within the open space, but that the neighborhood liked the idea of the open space area being open to them with a tot lot and sidewalk to Superior Avenue to serve as an amenity they had access to. Therefore, he didn't find relocation on site would be practical. He said the developer would assist with anyone wanting to relocate the house.

Mr. Shad inquired on the timeframe for the demolition. Mr. Vogel said the project would be about two years, so there is plenty of time to make a relocation happen. Ms. Tennor asked if staff had comments on how to illicit interest in relocation. Ms. Burgess said an advertisement could generate public interest.

Ms. Zoren asked if the developer considered obtaining a different parcel that was not historic to gain access to the site. Mr. Vogel said there was effort in seeking a different parcel but there was no success.

Tim Keane was sworn in to share that the two women who owned the house approached the developers to offer their house so that they could move. Mr. Keane said a community meeting was held and there was no objection to the removal of the house nor were there offers to obtain a different parcel. Ms. Zoren asked why access couldn't be gained directly from Old Scaggsville Road. Mr. Vogel said a driveway to two house have lesser road requirements, but this community needs 26 feet width of road and the slope and woods need to be removed for the private road. He said the private roads need to adhere to public road standards. Mr. Vogel said the other issue is lack of sight distance coming down Old Scaggsville Road. Ms. Zoren asked if the existing driveway will remain. Mr. Vogel said yes and the developer will give an easement for permanent access so the owner has his own driveway. Ms. Zoren asked if the driveway could be shifted so that it is not located where the historic home is currently located and instead move it closer to the property line. Mr. Vogel said there is no way a public road would fit. Ms. Zoren asked if a property line adjustment could be made. Mr. Keane said the neighbor may not want to remove his fence and dense landscaping. Mr. Vogel said the buffer is being utilized for storm water management and for a landscape entrance feature.

Ms. Zoren said she would like to see an alternative scheme presented that saves or attempts to save the house and urged the Applicant to think creatively. She said that there is a lot of area on the subject property and properties around it, an existing driveway remaining in place, and said that maybe with retaining walls and lowering the grade of the homes, saving the house could be accomplished.

Mr. Roth stated that trading off the historic house for a driveway to 10 houses in an infill development in this neighborhood is not a good trade . He does not want to see the house demolished.

Mr. Vogel said that they have spent a lot of time trying to find a suitable access and access from Old Scaggsville isn't possible. He said that keeping the house and putting a road next to it does not work together. Mr. Shad asked if there was any consideration to decrease the number of homes so that the development fit the character of the existing neighborhood. Mr. Keane said there could be 9 tightly places single family homes. Mr. Shad said there should be consideration for the existing character of the neighborhood. Ms. Zoren said this design would be the densest development in the area. Mr. Vogel said Pilgrims Ridge is a very dense townhouse community nearby. Ms. Tennor asked why the paving for the Giddings property cannot be tied into the community. Mr. Vogel said they did not want to be tied in and that it is a private road to serve 10 townhouses and it must be a public road to serve a single family detached housing. Mr. Bennett asked if the community association would have to pay for the road. Mr. Vogel said the community liked the private road and the community said there is no place for a school bus stop. Mr. Vogel said they will create a school bus standing pad and area for the bus to turn around.

Motion: This application is for Advisory Comments. The Commission would like to see an attempt to save the house with there being so much open space and existing driveways around the property.

16-82 – 8358 Main Street, Ellicott City

Relocate three air conditioning condensers.

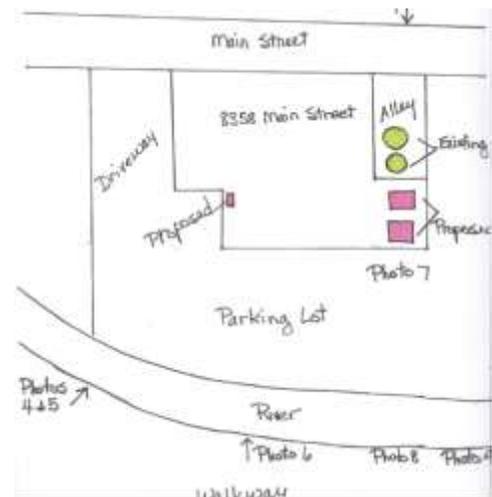
Applicant: Kathleen Taylor

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to relocate three air conditioning condensers as a result of the July 30 flood, which left the building 7 feet under water. There are currently two condensers located on the ground in an alley off of Main Street. The existing condensers are visible from Main Street. The Applicant proposes to move those units to the roof on the back of the building. The third condenser is located under the side porch and the Applicant proposes to replace it with a smaller condenser and install it on the east side of the roof behind the chimney. The application explains that the “roof has been inspected by John L. Schneider [engineer] – report to follow when received.”

Staff Comments: Chapter 6.M of the Guidelines (page 49) recommends, “whenever possible, install equipment out of sight of public ways or other properties.” The condensers will all be located on the rear of the building and will be more out of sign of the public way than they are now as they currently are highly visible from Main Street. The rear of the property has some visibility from the river and sidewalk behind it, but the visibility is from a distance, not up close. The condensers will be moved to the roof in order mitigate for any future water damage. For this scenario Chapter 6.M recommends, “if rooftop equipment would be visible from ground level, screen it with an appropriately designed architectural screen that blends with the building.” The Applicant did mention screening as an option, similar to those used on other buildings, but did not submit any specific specs for use on this building. Chapter 6.M recommends against “installing equipment on a roof section visible from a public way, unless no other option exists.” In this scenario the existing equipment is highly visible from Main Street, but the Applicant proposes to move it to the rear of the structure, which does have some visibility from the public way behind the building. Given the style of building and the roof pitch the equipment will be moved to, Staff is unsure if screening would cause more harm than good in terms of aesthetics. The rear of the building is more appropriate for this equipment than the current location and will be visible, even without screening. Staff is unsure if another option exists, but recognizes the equipment off the ground is a necessary flood mitigation tactic and that the work will not be highly visible. The parking lot shown in the graphic to the right is a private rear parking lot for this building only.



Figure 20 - Rear of structure where condensers will be moved



The rear of not be highly that moving

Figure 21 - Site plan showing location of condensers

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: The Applicant could not attend the meeting. Ms. Tennor asked for clarification on the proposed location and Ms. Holmes explained the proposed placement. Mr. Roth stated this application

was moving in the right direction. Ms. Zoren suggested using the design of the porch railing as a screen for the AC units. Mr. Taylor asked what color the AC units will be. Staff did not know as the application did not specify. Mr. Taylor stated the Commission could continue the application until the next meeting when the Applicant could be present. Ms. Burgess said the application is an emergency and may not be able to wait until next meeting. The Commission discussed screening and Ms. Burgess asked what kind of screening the Commission would like to see. Ms. Burgess called the Applicant, who said the unit on the side of the building by the chimney is the size of a suitcase. Ms. Burgess said that Ms. Taylor is fine with the railing concept and any concept the Commission decides on. Ms. Burgess explained that Ms. Taylor thinks the unit will be gray or silver in color but she does not have quotes or products picked out yet. Ms. Taylor will follow any stipulation given by the Commission.

Motion: Ms. Zoren moved to Approve the Applicant’s proposed location of the mechanical units with screening in the form of a railing to match the design and color of the railing on the building. The color of the mechanical units is subject to Staff approval. The railing applies to the two units on the shed roof. Mr. Roth second. The motion was unanimously approved.

16-83 – 8247 Main Street, Ellicott City

Exterior alterations to rear porch. Tax credit pre-approval.

Applicant: Pauline Jacobs

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. This building sustained damage in the July 30 flood and the Applicant previously came before the Commission to make repairs to the building. The Applicant now seeks approval to modify the repairs to the rear porch. The rear porch will not be replaced in-kind to match the existing. Instead, the porch will be installed smaller to only accommodate emergency egress from the apartments in the building. The roof on the existing porch will not be added back on. The Applicant seeks tax credit pre-approval for the work.



Figure 22 - Rear porch

Staff Comments: The Applicant came before the Commission on September 15, 2016 for approval and to make repairs to the building as a result of the July 30 flood. The Applicant is now before the Commission to alter the previously approved repair plans. The drawing in the application shows that the Applicant proposes to rebuild the second floor rear porch only in front of the door and then bring the stairs down to the ground below. It is unknown how long this rear porch has been on the building, there was no documentation in the file. The recommendations in the Guidelines are geared toward front porches, which are character defining elements of buildings. This porch is located on the rear of the structure and is not highly visible, nor is it a character defining element of the building. Chapter 6.F of the Guidelines states as a possible exception, “removing a historic porch that is too deteriorated to reasonably repair. If the porch is integral to the design of the building, replace it with a new porch similar in style, scale and detail.” Staff does not find this porch is integral to the design of the building as it is located on the rear of the structure and is not highly visible. Therefore, Staff has no objection to the altered reconstruction of the porch. The Commission will need to determine if this work is eligible for tax credits. Based on the location of the back 2nd floor door and the distance a staircase spans, Staff has concern the new

staircase design lands on the adjacent neighbor's property. Although the adjacent property is owned by the applicant, DILP will not approve permits for work that cross over the individual buildings property line. Staff recommends the staircase design stay within the property boundary.

Staff Recommendation: Staff recommends Approval of the porch reconstruction as submitted if the staircase is within its property boundary.

Testimony: The Applicant was not in attendance. The Commission discussed the new deck and staircase placement. Ms. Tennor asked why the stair and landing was designed to extend toward 8249 Main Street instead of toward the other side. Ms. Holmes explained that the direction the stairs face is the quickest egress to the side street and parking area, whereas extending the stair toward the other side of the building would put someone along the river and farther from the street and make egress more difficult. The Commission agreed that the Department of Inspections, Licenses and Permits would deal with any encroachment issues in rebuilding the staircase.

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

16-84 – 8116 Main Street, Ellicott City

Exterior repairs. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Charlene Townsend

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1830. The building was damaged in the July 30 flood. The Applicant proposes the following repairs:

- 1) Replace the missing 6 panel wood door that leads to the apartments, as shown in the photo above prior to the flood. The new door will be a 6 panel door, but the arrangement of the panels will be different than the missing door. The previously existing door had two long panels on the top of the door, 2 panels at the bottom of the door and two small panels in the middle. The proposed door has two small panels at the top of the door, 2 long panels in the middle and 2 long panels bottom of the door.
- 2) The existing main front door to the retail shop (1 lite over 3 vertical panels) will be repaired and will not be replaced. The glass on this door was broken in the flood and will be replaced with one 44 inch wide by 60 inch high window with ¼ inch clear laminated safety glass.
- 3) Replace two 76-inch wide by 114-inch high windows with ¼ inch clear laminated safety glass windows.

Staff Comments: The replacement of the glass in the windows and main front door are considered Routine Maintenance per Chapter 5 of the Guidelines, "repair or replacement of roofs, gutters, siding, external doors and



windows... and other appurtenant fixtures using the same materials and design.” The front door is not an in-kind replacement as the design of the panels will be different. Chapter 6.G recommends, “when repair is not possible, replace historic doors and entrance features with features of the same size, style and finish.” Repair of the door leading to the apartments is not possible, as the door was lost in the July 30 flood. Staff recommends the door be replaced with a door to match the historic style. However, it is recognized that a door is needed on the building and the proposed door is a historic style of door and would not be out of place on the building. The door will be the same size and will remain a wood door. Generally the style of the door will remain similar, but it will not be an exact replica.

This application will be sent to the Maryland Historical Trust (MHT) for approval for the Façade Improvement Program and MHT may not approve the proposed replacement style of door for Façade funding since it is not the exact same as the door that previously existed.

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

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Charlene Townsend. Ms. Townsend stated the door was thrown out by mistake by a volunteer during the flood clean-up. Ms. Townsend stated she found the best replacement door possible that was solid wood. Ms. Zoren asked if the original door was a flat door with trim on top. Ms. Townsend said the door was very old and was solid carved in door and not a surface trim. Ms. Zoren asked if Ms. Townsend said that she looked at a salvage source store to find a replacement door. Ms. Zoren expressed concern at using a modern door and asked if Ms. Townsend would be satisfied with an off the shelf door instead of a custom made door to match the previously existing. Ms. Townsend said that she would be happy to have a door again. Ms. Townsend explained that the labor for the trim and the door is missing, so she will need to submit new quotes to HPC staff. Ms. Tennor asked if the intent is to paint with in-kind colors. Ms. Townsend said yes.

Motion: Ms. Tennor moved to approve the application as submitted with tax credit pre-approval for the work. Mr. Roth seconded. The motion was unanimously approved.

16-85 – 8049 Main Street, Ellicott City

Exterior repairs, tax credit pre-approval. Façade Improvement Program.
Applicant: Mark Hemmis

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930, although it was significantly altered after being damaged in Tropical Storm Agnes. This building was damaged in the July 30 flood and has issues with water entering the basement during non-flood events for several years.



Figure 23 - 2011 Google Street view



Figure 24 - Historic photo showing building before 1972

There used to be a brick wall extending off of the main building that concealed an outdoor space and created a barrier to the basement steps. This wall was hit by a car and a wood wall was erected in its place, as shown in Figure 24 and 25 below.



Figure 25 - Previously existing brick wall

Water infiltrates into the basement through the wood fence/wall. The Applicant therefore proposes to remove the wood wall and install a concrete footer topped with a vertical board fence.

The Applicant also proposes to replace the exterior wood stairs leading to the second floor and rebuild using horizontal pickets on the railing instead of the existing vertical pickets. The change in picket style was recommended by Ken Short, the County Architectural Historian, as being a more historically appropriate style.

Staff Comments: The Guidelines do not specifically address this situation. However, the fence will conceal an area that is used for the restaurant business. The Guidelines for Equipment and Hardware in Chapter 6.M are most applicable for this scenario. Those Guidelines recommend, "use landscaping or low fencing to screen ground level equipment place in a location visible from a public way." The vertical board fence will screen this area. However a taller fence will better screen as this area is directly adjacent to the sidewalk and is highly visible. Staff finds the concrete footer and fence qualify for the tax credits as they will aid in keeping water from entering the building. Staff does not find the rebuilding of the exterior staircase would qualify as it is not a historic part of the building.



Figure 26 - Wood wall constructed in place of brick wall

The drawing submitted shows a 'new deck elevation' where there is currently no deck but the Applicant clarified that was an error and should be removed from the application.

Staff Recommendation: Staff recommends approval as of the concrete footers and vertical board fence, pending receipt of additional information on an appropriate color being used for the fence. Staff recommends approval for the rebuilding of the staircase and new railings and pickets. Staff recommends tax credit pre-approval for the concrete footer and fence.

Testimony: Mr. Shad swore in Mark Hemmis.. Ms. Holmes asked if the fence will be painted green to match the existing wall. Mr. Hemmis said that he would prefer that the wood remain natural with just a stain. Mr. Hemmis gave an overview of the various alterations that the building has had over the years. Mr. Hemmis explained that there was a brick wall that was hit by a car several years ago and collapsed the wall. He explained that water comes in the back of the building and goes into the basement with the brick wall gone. Mr. Hemmis said that the new wood wall will hide most of the stair and will be built to the height of the brick connecting wall. Mr. Hemmis said the gate will remain, as it was not damaged by the car hitting the wall. Ms. Holmes said tax credit could be applicable for the stairs because the Applicant is building a more historically accurate style as recommended by the County Architectural Historian.

Motion: Mr. Roth moved to approve the application as submitted with Staff approval for the stain of the fence. Ms. Tennor seconded. The motion was unanimously approved.

OTHER COMMISSION BUSINESS

- 1) Consideration of Council Bill 67-2016, which is an act providing that certain minor alterations are exempt from the Historic Preservation Commission certificate of approval requirement; defining certain terms; clarifying that there shall be an Executive Secretary of the Historic Preservation Commission; adding that certain landscape features are eligible property for reasons of qualifying for certain tax credits; making certain technical corrections.
 - a. Ms. Amy Gowan, DPZ Deputy Director, said the public hearing for Council Bill 67 is October 17th. The work session is October 24. The Council vote will be November 7th and because it is an emergency Bill, it would go immediately into effect upon vote. Mr. Taylor explained the proposed legislation and minor alteration process. Mr. Roth said that he wants the Bill to include that the Commission will be notified in writing that an application has been added to the website for review. Mr. Taylor stated that it is his understanding that the Commission is in support of the letter, with the modification that there be an amendment that provides for direction notification to the Commissioners of any notification of a minor alteration by Staff. Ms. Tennor moved to approve letter as amended. Mr. Roth seconded. The motion was unanimously approved.
- 2) rEcovery Project feedback
 - a. Phil Nichols from the County Executive's Office, who has been working on the recovery efforts in Ellicott City, came to speak to the Commission. He explained what is currently happening in the recovery period and that they are gathering ideas from community stakeholders on what Ellicott City will look like moving forward and asked the Commission to fill out the project idea sheets that were passed out. The Commission discussed the flood in Ellicott City.

- 3) Annual vote for positions of Chair, Vice-Chair and Secretary. Mr. Roth moved to table this vote until the October 20th meeting. Ms. Tennor seconded the motion. The motion was unanimously approved.

Mr. Shad moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 10:13pm

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

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELLICOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

November Minutes

Thursday, November 3, 2016; 7:00 p.m.

The tenth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, November 3, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Ms. Tennor moved to approve the October 6 minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

1. 14-78c – 8020-8022 Main Street, Ellicott City
2. 16-66c – 8098 Main Street, Ellicott City
3. 16-88 – 8137 Main Street, Ellicott City
4. 16-94 – 8289 Main Street, Ellicott City
5. 16-97 – 8210-8212 Main Street, Ellicott City
6. 16-89 – 3585 Church Road, Ellicott City
7. 16-90 – 8497 Frederick Road, Ellicott City
8. 16-91 – 8307 Main Street, Ellicott City
9. 16-92 – 8321 Main Street, Ellicott City
10. 16-93 – 3733 Old Columbia Pike, Ellicott City
11. 16-95 – 8307 Main Street, Ellicott City
12. 16-96 – 8307 Main Street, Ellicott City
13. 16-98 – 8004, 8008, 8012 Main Street, Ellicott City
14. 16-99 – 8316 Main Street/Stream channel wall under Ellicott Mills Brewing Company, Ellicott City
15. 16-100 – 8055 Main Street, Ellicott City
16. 16-101 – 8085 Main Street, Ellicott City

CONSENT AGENDA

14-78c – 8020-8022 Main Street, Ellicott City

Final tax credit approval.

Applicant: Mark Bean

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890, although it most likely dates to the mid to late 1920s as the original Patapsco Hotel collapsed and was demolished, then rebuilt. The Applicant seeks final tax credit approval for exterior

painting that was pre-approved in November 2014. The Applicant has submitted documentation that \$1,233.33 was spent on eligible, pre-approved work. The Applicant seeks \$308.33 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts add up to the requested amount. The total amount in the invoice is higher than the number claimed by the Applicant as the painter was hired to paint three cornices at the same time. The Applicant paid the total amount for the three cornices and was later reimbursed by his neighbors. The line item for the painting of the lintels only applies to the Applicant's property.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-66c – 8098 Main Street, Ellicott City

Final tax credit approval.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant was pre-approved on September 1, 2016 to replace the front doors that were destroyed in the flood with a double 10-lite door. The Applicant has submitted documentation that \$3,948.92 was spent on eligible, pre-approved work. The Applicant seeks \$987.23 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts and cancelled checks add up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-88 – 8137 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Jennie Melvin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1906. The Applicant proposes to install a flat mounted sign on the front of the building, directly above the door. The sign will be 30 inches high by 60 inches wide, for a total of 15 square feet. The background of the sign will be black with white and asparagus green text and small graphic. The sign will be installed above the door and will fit into a stone panel detail on the building, where signs have been located in the past. The sign will read on four lines:



Figure 1 - Proposed sign

J. MELVIN
PREMIER PROPERTIES
REAL ESTATE OFFICE
Est 2009

Staff Comments: The sign generally complies with Chapter 11.A (page 80) recommendations, “use simple, legible words and graphics” and “keep letters to a minimum and the message brief and to the point.” The sign only identifies the name of the business and the date established. The sign has three colors, which complies with Chapter 11.A (page 80) recommendations, “use a minimum number of colors, generally no more than three.”

The sign does not comply with Chapter 11.A (page 80) recommendation to use “historically appropriate materials such as wood or iron for signs and supporting hardware.” The sign will be made of aluminum, but will be flat mounted to the building so the lack of depth in the modern material will not be highly noticeable.

Chapter 11.B (page 83) of the Guidelines recommends, “incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” This sign will be installed directly above the front door, within a panel detail above the door. Signs have been used in this location in the past and it is the most appropriate location on this building to install a sign. While the size is slightly larger than recommended by Chapter 11.B, the Applicant has confirmed the sign will fit into the panel above the door, so it will be proportionate to the space.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-94 – 8289 Main Street, Ellicott City

Certificate of Approval for exterior alterations to rear yard wall and fence.

Applicant: Courtney Kehoe

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1924. According to Joetta Cramm’s book, *Historic Ellicott City*, the building was used as the Ellicott City Garage, a Ford agency. The Applicant proposes the following work:

- 1) Replace the existing wood wall with a stone wall.
- 2) Replace existing chain link fence with a black aluminum fence and two seamless matching gates. The fence will be 48 inches tall with pickets 4.5 inches on center and the gate will have 4-foot posts and be a total of 54 inches tall with pickets 4.5 inches on center.

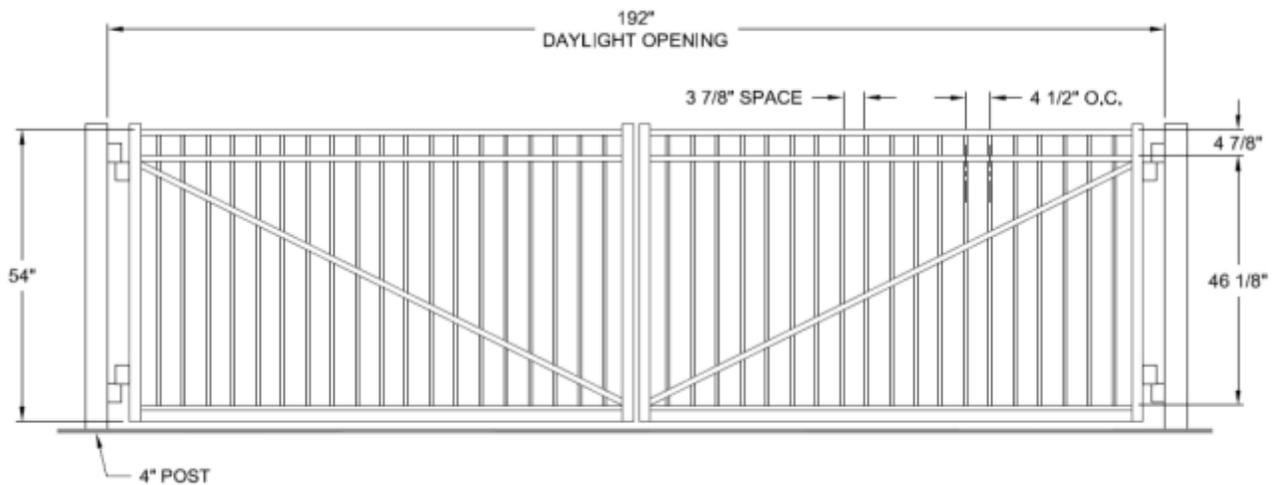


Figure 3 - Proposed gate

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

The black metal fence and gate will be a more historically appropriate fence than the existing chain link, as recommended by Chapter 9.D which states, “install open fencing generally not more than five feet high, of wood or dark metal.”

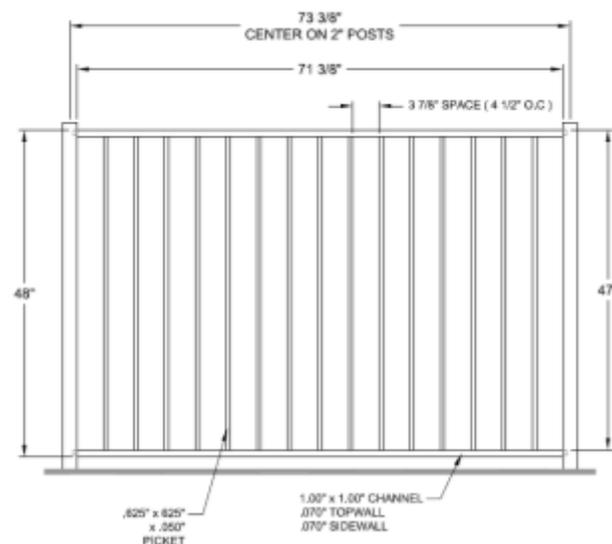


Figure 2 - Proposed fence

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-97 – 8210-8212 Main Street

Certificate of Approval for exterior alteration. Tax credit pre-approval.

Applicant: Charles Alexander

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes to replace the flat roof at the rear of the building and the raised roof where the building meets the neighboring building at 8202 Main Street. The roofs will be replaced with a Firestone EPDM membrane roof with prefinished steel trim to match the existing. Any damaged wood

decking will be replaced in-kind as needed when the existing membrane roof is removed and the decking is visible. Insulation will also be added. There is a small section of rusted metal gutters and downspouts on the side of the building adjoining 8202 Main Street that will be replaced with white aluminum gutters and downspouts. The Applicant seeks tax credit pre-approval for the work.

Staff Comments: The roof replacement is considered Routine Maintenance per Chapter 5 of the Guidelines, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The roof will be replaced with an EPDM roof to match the existing. The limited replacement of the gutters and downspouts will not be an in-kind repair, but comply with Chapter 6.E of the Guidelines, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim.” The existing gutter and downspout in the area to be replaced is not visible from the street and is in poor condition. The replacement will be with white gutters, which better matches the white trim work on the building. The long downspout shown in the application on the rear of the building will remain in place and is not part of the work being done.

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

Testimony: There was no testimony.

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

REGULAR AGENDA

16-89 – 3585 Church Road, Ellicott City

Certificate of Approval to install shed.

Applicant: Kimberly Kepnes

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1865. The Applicant proposes to construct a 12 foot wide by 16 foot long detached garden shed on the property. The shed will contain the following elements:

- 1) A charcoal gray asphalt shingle roof to match the existing house.
- 2) The siding on the shed will be wood clapboard painted white (the application says DuraTemp T111, but the Applicant has indicated they are now proposing to use clapboard).
- 3) The windows will be 6:6 vinyl with a 4-lite transom window.
- 4) The doors will be classic barn doors made from Duratemp T111 painted white with black exposed hinges.

The shed will be detached from the main structure, located in the side yard, as shown in the submitted plan.



Figure 4 - Proposed shed

5



Figure 5 - Highlighted location of proposed shed

Staff Comments: The proposed shed generally complies with Chapter 7 of the Guidelines recommendations for ‘Additions, Porches and Outbuildings.’ The location of the shed complies with Chapter 7.C (page 55) recommendations, “if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback” and “design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood.” The proposed shed will be located in the side yard and the application says it will be located further away from the public road and main house than a previous shed was located. The shed will also be compatible in scale, form and detailing with the historic house on the property through features such as 6:6 windows and the 4 lite transom, which are echoed on the historic house in 9:9 lite window pattern and 2 lite transom.

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 additions will usually apply.)” Those guidelines state, “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” and “for frame construction, use wood siding or wood shingle similar in appearance to the siding or shingles on the existing building.” The use of the clapboard siding complies with this recommendation as the historic house has wood board and batten siding. The clapboard will not be an exact replication, but is a historic siding type that will be compatible with the main historic house. However, the use of vinyl windows would not typically be approved for an addition. Staff recommends a wood or clad wood window be used, which better complies with the Guidelines recommendations to be compatible with the existing house and neighborhood.

The proposed charcoal asphalt roof complies with Chapter 7.A recommendations, “roofing materials may be similar to historic roofing material on the existing building or may be unobtrusive modern material such as asphalt shingles.” The existing historic house has a charcoal gray asphalt roof so the proposed asphalt shingle shed roof will be compatible.

Staff Recommendation: Staff recommends Approval, but recommends a more appropriate window material be used.

Testimony: Ms. Kepnes was not present at the meeting. Ms. Holmes read an email from Ms. Kepnes. Ms. Kepnes said she was looking at a shed without windows until she saw the proposed shed with windows which complements the historic house. She said the vinyl windows would not be very visible given the set back from the road. Ms. Tennor asked if the vinyl windows were the manufactured standard. Ms. Holmes said yes. Mr. Roth asked about the neighboring property. Ms. Holmes stated the shed will be closest to the new home under construction on the adjacent property and not near historic homes.

Mr. Shad swore in Todd Taylor for public comment. Mr. Taylor said all of the properties in the Applicant’s neighborhood originally had sheds in 1888 that were used as animal pens and carriage barns. He said there are properties in the neighborhood that have vinyl windows installed prior to the existence of the Historic Preservation Commission. Ms. Tennor asked about the size of the shed. Mr. Taylor said the proposed shed was a little smaller compared to when they were used for animals and carriages. Mr. Lewis Taylor reminded the Commission with the Ellicott City Guidelines that vinyl windows may be acceptable on modern additions to historic buildings if the addition is to the rear of the building with little visibility from public ways or neighboring property. Ms. Zoren asked if a foundation was required for installation of the shed since the plan showed a 4 foot elevation change. Ms. Burgess said the shed was not to scale on the plan but was just showing the location in proximity to the property. Ms. Burgess said the grade may not be as steep as shown.

Motion: Ms. Tennor moved to approve the application as submitted with the condition that a foundation is not required. The Applicant needs to return to Commission for approval for a foundation. Mr. Roth seconded. The motion was unanimously approved.

16-90 – 8497 Frederick Road, Ellicott City

Certificate of Approval for exterior alterations. Tax credit pre-approval.

Applicant: Bertha G. Burgess

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1968. This building is not historic due to the age and architectural style, which is a rancher. The Applicant proposes the following work:

- 1) Remove the existing asbestos siding and replace it with HardiePlank lap siding in the cedarmill finish. The asbestos siding is the original siding. Some of the asbestos siding was damaged in the July 30 flood. HardieWrap weather barrier will be installed on the entire house, prior to the siding going on. The siding will be the color Boothbay Blue. The house currently has blue asbestos siding, which is the original siding.
- 2) Install PVC trim coil on all windows, doors, soffits, rake and fascia in the color white. All trim is currently wood, painted white.
- 3) Install 5 inch white seamless gutters on the entire house.
- 4) Install extra large 3-inch by 4-inch fitted downspouts on the entire house, in the color white.



Figure 6 - Subject house

The Applicant seeks tax credit pre-approval for the work.

Staff Comments: This building is not historic as it dates to 1968 and is a ranch style home. The work is not eligible for tax credits because the building is not historic. The replacement of the existing asbestos siding with HardiePlank lap siding complies with Chapter 6.D recommendations for possible exceptions, “especially on non-historic buildings, vinyl or aluminum siding may be replaced with a similar material, preferably one that is an improvement over the existing material in appearance.” The replacement of the asbestos siding with the HardiePlank complies with the Guidelines as both products are made from fiber cement materials. However, the HardiePlank is an improvement in appearance over the asbestos and is more compatible in appearance with the neighboring buildings due to its similarities to wood lap siding.

The Applicant also proposes to cover the wood trim around the doors, windows, soffits, rake and fascia using a PVC trim coil in the color white. Staff finds this is a modern product that appears to be more of a band-aid fix, covering the wood trim. It would be more appropriate to repair, sand and paint the wood trim or replace it entirely with a HardieTrim to match the siding and use one consistent material on the house. Repairing the wood or replacing with a Hardie product would ensure proper profiles are maintained, which would not be accomplished by adding a thin covering over the wood. The PVC trim coil may actually trap water and condensation, causing more moisture related problems that would not be visible.

Chapter 6.E (page 32) of the Guidelines recommends, “use gutters and downspouts of painted metal of prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.” The Applicant only proposes to replace the existing downspouts and gutters with a seamless gutters and downspouts and the color will remain white.

Staff Recommendation: Staff recommends:

- 1) Approval of HardiePlank siding.
- 2) Denial of PVC trim coil, but approval of using HardieTrim or repairing the wood.
- 3) Approval of new gutters and downspouts.

Testimony: Mr. Shad swore in Bertha Burgess, Brian Burgess, and Theodore Green. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Burgess said the house trim material has been revised to be HardieTrim. He said the rotting wood will be replaced with new wood not PVC. Mr. Reich asked if the new materials will go on top of the asbestos siding. Mr. Burgess said all asbestos materials will be removed before the new materials will be added. Mr. Burgess asked when the project can begin. Ms. Holmes said an approval letter will be sent to him next week to file for building permit.

Motion: Mr. Roth moved to approve the application per staff recommendations. Ms. Tennor seconded. The motion was unanimously approved.

16-91 – 8307 Main Street, Ellicott City

Certificate of Approval for retroactive approval for the installation of stone landscape bed and pavers.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks retroactive approval for the installation of three new stone landscape beds along the sidewalk and entryway of 8307 Main Street. The walls are 18 inches high, including the seating cap, and match the previously approved landscape walls on the property. Additionally granite cobblestones were installed around the landscape beds and across the driveway entrance along Main Street and require approval.



Figure 7 - Landscape beds for retroactive approval along Main Street



Figure 8 - Granite cobblestone pavers installed

Staff Comments: In August 2016 the Applicant came before the Commission to construct one landscape bed and one stone wall on this property in place of a block wall and the application was approved. However, the wall was built as a landscape bed. The existing landscape bed is a nice addition to the space, but it does not comply with the approved plans, which were to replace the block wall with a stone wall to match, as shown below in Figure 9. This alteration will need to be addressed retroactively.



Figure 9 - Before - Original block wall that was proposed to be replaced with a wall



Figure 10 –After - Landscape bed built in place of wall at Figure 9



Figure 11 - Approved replacement wall from August 2016

The new landscape beds along Main Street match the landscape beds in front of La Palapa, so there is one consistent style of stonework used on the site. The landscape beds along Main Street and the altered wall/landscape bed comply with Chapter 9.D (page 70) of the Guidelines, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone that will be used in the wall complements the historic stone found in Ellicott City.

Staff Recommendation: Staff recommends retroactive approval of the front landscape beds and the rear triangular landscape bed, contingent upon the landscape beds being properly maintained with healthy landscaping and to be free of trash. If the beds are not maintained, Staff recommends they be removed.

Testimony: Mr. Shad swore in Courtney Kehoe. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe addressed the concern for bed maintenance by saying there is staff responsible to maintain the flower beds. Mr. Shad asked when the walls were built. Ms. Kehoe said the previous timber wall flower beds were washed away by the July 30 flood and the stone walls were built before Main Street reopened. Mr. Shad reiterated the importance to obtain pre-approval instead of retroactive approvals including providing the Commission with documentation to ensure the process was followed. Mr. Reich said the walls break up the paving that are complimentary to Ellicott City’s streetscape. Ms. Zoren asked if the flower beds were considered for bioretention purposes such as directing the downspouts to the beds. Ms. Kehoe said the new flower bed has been constructed with an additional pipe

allowing for improved drainage from the parking lot. Ms. Kehoe said they will consider the bioretention suggestion.

Motion: Mr. Reich moved to approve the application as submitted. Mr. Roth seconded. Mr. Shad opposed. The motion passed 4 to 1.

16-92 – 8321 Main Street, Ellicott City

Certificate of Approval for the installation of stone landscape beds.

Applicant: Miriam Eades

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant seeks approval for the installation of two new stone landscape beds along the sidewalk and entryway to match those found in front of 8307 Main Street. The same stone will be used and they will be built the same size. Additionally, the same granite pavers that were used at 8307 Main Street will be installed around the proposed landscape beds. The proposed landscape bed will adjoin the neighboring bed at 8307 Main Street with no separation.

Staff Comments: Chapter 9.D (page 69) of the Guidelines explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The stone landscape beds and pavers comply with Chapter 9.D (page 70) recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone that will be used complements the historic stone found in Ellicott City.

Staff Recommendation: Staff recommends Approval as submitted, contingent upon the landscape beds being properly maintained with healthy landscaping and to be free of trash. If the beds are not maintained, Staff recommends they be removed.

Testimony: Ms. Eades was not present at the meeting. Ms. Tennor inquired who will be responsible for the maintenance of the flower beds. Mr. Reich said staff recommendations should be followed since the flower beds are on private property. Mr. Taylor said the HPC has no authority to give violations to poorly maintained beds. He said that action can be taken only if the Applicant has done work without a Certificate of Approval (COA) or done work subject to a COA that is not in accord with the COA. Mr. Taylor said HPC can add a contingency considering the beds as planters and not having dead plants that would have negative effects on the exterior appearance.

Ms. Tennor moved to go into closed session at 7:30pm to receive legal advice on maintenance requirements for landscape elements. Mr. Reich seconded. The motion was unanimously approved. The Board returned to open session at 7:36pm but skipped the decision and came back to the case toward the end of the meeting

Motion: Mr. Reich moved to approve the application as submitted per staff comments. Ms. Tennor seconded. The motion was unanimously approved.

16-93 – 3733 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations to front door.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to install wood pilasters with door head trim around the door. The door head would extend about two feet out from the building. This is being proposed in place of an awning.

The photos submitted show that a new door has been installed on the building. The previously existing door, which was not historic, was a 1 lite over two vertical panel with 1 lite over 1 panel sidelights. The new doors are 9 lite over 2 vertical panel with a 3 lite over 1 panel door. The material of the previously existing door is wood and the new door is wood to match the previously existing. Although the door is more architecturally appropriate for the building, this alteration was done without approval and will need to be heard by the Commission.

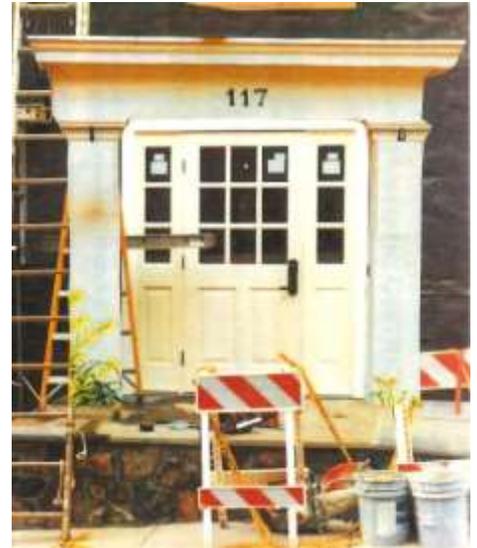


Figure 12 - Proposed trim around front door

The previously existing sliding barn doors surrounding the front door have been removed, possibly for the siding repair. The doors are not shown on the mocked up image with the added door trim. The removal of this feature will require approval, in addition to any overhang that is installed.



Figure 13 - Google Streetview from 2011

Staff Comments: The proposed trim around the door is a Greek Revival detail that would not historically be found on a building of this utilitarian/agricultural style. Chapter 6.G of the Guidelines (page 38) recommends against, “using doors or door frames that are overly decorative, out of character with the style of the building. Staff recommends the Applicant consider an alternative style of overhang, such as the one shown in Figure 14. The overhang shown below is on a carriage house of a similar style to the subject building. The carriage house below also has sliding barn doors, similar to the subject building.

Staff recommends the replacement door be approved at this time as well. The new 9 lite over 2 panel door with 3 lite over 1 panel sidelights better match the existing building, which already has a 9 lite over 2 panel door. Chapter 6.G (page 37) recommends, ‘replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.’ While the previously existing door was not an inappropriate modern door, the replacement door will make the various doors on the building one consistent style and is still very similar to the door that was replaced.



Figure 14 - Overhang detail on carriage house. Photo from www.fredenallbuilding.com

Staff Recommendation: Staff recommends denial of the proposed door trim as it is not an architecturally appropriate alteration for the building. Staff recommends retroactive approval of the replacement door.

Testimony: Mr. Shad swore in Randy Marriner. Ms. Kehoe had already been sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Marriner said the original door was damaged and he did not know replacement required pre-approval. He stated the door was not in compliance because it swung in instead of swinging out. Mr. Marriner said the main entrance needs weather protection. The barn doors were removed and stored inside the building for repair. Mr. Shad asked the Applicant if the intention was to replace the barn doors on the side of the main door. Mr. Marriner said yes and directed the Commission to Figure 13 showing the location of the barn doors. He suggested that the main entrance stoop with the ADA ramp could be enclosed and turned into a weather proof structure. Ms. Tennor responded that suggestion could look like a porch and that would not be complimentary to the architecture and the sliding barn doors. Mr. Reich mentioned an enclosure could have setback limitations to the road. Mr. Reich suggested a cantilevered design. Ms. Zoren said the overhang needs appropriate supports in height, slope and depth. Ms. Zoren requested a drawing be submitted. Mr. Reich said the staff recommendation with a 2 foot metal overhang is unobtrusive. Mr. Marriner stated he is agreeable with the staff recommendations of a metal overhang. Ms. Tennor said the staff recommendations shown in figure 14 above was appropriate for the building if the roof of the shed run the width of the door.

Motion: Mr. Reich moved to approve the application with the amendment of staff approving a small metal canopy up to 18 inches to cover the door and the barn door panels. The finish of the metal is up to staff’s approval. Ms. Tennor seconded. The motion was unanimously approved.

16-95 – 8307 Main Street, Ellicott City

Certificate of Approval for the installation of signs.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks approval to install three signs on the building; one on the rear, one on the side facing Forrest Street and one directory sign along Main Street. The Applicant has submitted two different sign designs for approval, one option that is internally lit and one option that is an aluminum flat mounted sign with gooseneck lights. The signs will read “The MarketPlace” on one line. The Applicant also proposes to install a sign in the common directory sign in front of the building.



Figure 15 - Internally lit option



Figure 16 - Flat mounted aluminum sign option



Figure 17 - Internally lit option



Staff



Figure 18 - Flat mounted aluminum sign option

Comments: Chapter 11.A of the Guidelines (page 81) recommend against using, “internally lit plastic signs” and “signs made of modern materials that do not relate to the historic structures.” The internally lit signs do not comply with Chapter 11.A, which recommends, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” Staff recommends Denial of the internally lit signs as they do not comply with the Guidelines.

Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. 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 aluminum signs will each be 25.5 square feet, which is significantly larger than recommended by the Guidelines. The signs are also placed awkwardly on the building facades, and do not fit within any architectural features.

Chapter 11.B recommends, “incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” The sign on the rear of the building, at the MarketPlace entrance, is not centered over the lower window nor centered with the upper window. The sign on the side of the building is also not centered over the lower large window nor centered between the upper two windows. A larger sign than typically recommended by the Guidelines may be appropriate for this building, but the signs should be reduced from their current size and scaled to fit within an architectural feature as recommended by the Guidelines.



Figure 19 - Directory sign on Main Street

The signs do not comply with Chapter 11.A (page 80) recommendation to use “historically appropriate materials such as wood or iron for signs and supporting hardware.” The signs will be made of aluminum, but will be flat mounted to the building so the lack of depth in the modern material will not be highly noticeable.

The signs comply with Chapter 11 recommendations for signs, such as “use simple, legible words and graphics. Keep letters to a minimum and the message brief and to the point” and “use a minimum number of colors, generally no more than three.” Chapter 11.A recommends “coordinate sign colors with the colors used in the building façade.” The sign will only be black and white.

The proposed gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” The three gooseneck lights will be directed at the sign. The black metal fixtures also comply with Chapter 9.E recommendations, “use dark metal or a similar material.” The Guidelines recommend against using internally lit plastic signs, so the use of separate lighting fixtures as proposed complies with the Guidelines.

Staff Recommendation: Staff recommends Denial of internally lit signs. Staff recommends Approval of directory sign. Staff finds the flat mounted aluminum sign and gooseneck lights comply with the Guidelines, but recommends the sign be reduced in size and better placed on the building prior to Staff recommending approval.

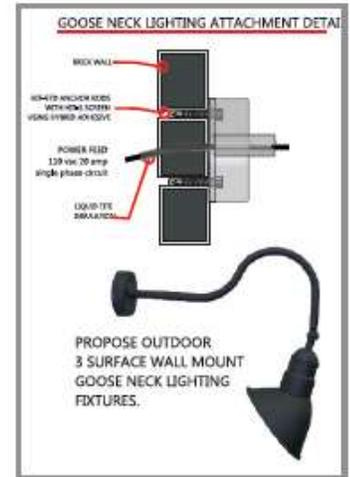


Figure 20 - Proposed gooseneck lighting

Testimony: Ms. Kehoe was already sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe asked to change the application to Advisory Comments seeking input on the size, color, fonts and placement of the sign. The Applicant stated the proposed sign for the MarketPlace may no longer be needed in a few months due to a different tenant occupying the space in the future. Ms. Tennor asked if the panel door is the entrance. Ms. Kehoe referred to Figure 15 and stated the entrance is where the van is shown. Ms. Tennor said the sign needs to fit in the width of the window not exceeding the length of the window. Ms. Tennor said the façade of the building is the back of the building. Ms. Tennor said the sign font is too modern for the building. Ms. Tennor stated since the sign is meant to be seen from a distance it should be centered on the windows not on the entrance. Ms. Kehoe was concerned that there are two separate tenants that may each have their own signage. Mr. Roth said it would be important to get symmetry between the two tenants' sign as they should be treated equally. Ms. Kehoe suggested each tenant should have their own sign above their own separate entrance. Ms. Kehoe said where the Marketplace currently was now would be off centered but if it was installed over the door, it could mimic the left side of the building where there was an identical entryway for the second tenant.

Ms. Tennor asked if the name, “The Marketplace”, was intended as an umbrella name for everyone in building. Ms. Kehoe said that was the intention. Ms. Holmes asked if a sign will be on the side of the building. Ms. Kehoe said no. Mr. Reich suggested a sign painted directly on the building to compliment the advertising style of the 1920s buildings.

Motion: The Certificate of Approval application was withdrawn by Ms. Kehoe and the application became Advisory Comments which is referenced in the above testimony.

16-96 – 8307 Main Street, Ellicott City

Certificate of Approval for exterior alterations, install wall and outdoor fireplace.

Applicant: Courtney Kehoe

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

- 1) Build a stone wall 39 inches in height that connects to the existing river bed wall. The new wall will be built with stone to match the existing wall along the river bed.
- 2) The wall will have a footing of stone and be keystoned into the ground.
- 3) There will be a 6 foot opening from the end of the wall to the building where the existing sidewalk is.
- 4) Construct an outdoor stone fireplace in the front corner wall that is connected to the river bed wall. The fireplace will be flanked by firewood storage boxes.
- 5) Parking will be relocated to the Applicant’s other private lots.



Figure 21 - Proposed outdoor fireplace

Staff Comments: Chapter 9.D (page 69) explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The proposed stone wall complies with Chapter 9.D (page 70) recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone is proposed to match the existing wall along the river bed, so the project will match existing walls found in Ellicott City.

The stone fireplace and wood boxes also generally comply with Chapter 9.D recommendations. Staff recommends a more gray stone, than brown as shown, be used to better the existing historic stone in the vicinity.



Figure 22 - Existing conditions



Figure 23 - Proposed location of wall



Figure 24 - Proposed fireplace siting

The application does not reference a gate, but the Applicant has indicated via email that a black aluminum gate would be installed to match the gate being used at 8289 Main Street. Staff inquired about a flood gate, but that has not been decided upon yet. Any future flood gate will need to be approved prior to installation.

This project will also require a building permit from the Department of Inspections, Licenses and Permits (DILP). The Department of Planning and Zoning (DPZ), Development Engineering Division (DED) has also looked briefly at the application and has recommended the gate opening be larger than 6 feet to accommodate an ambulance and other loading/unloading activities. This proposal will require an SDP redline through the Department of Planning and Zoning as well.

Staff Recommendation: Staff recommends Approval as submitted, with the following exceptions:

- 1) If there is a flood gate, it has not been reviewed as part of this application and will need to be approved prior to installation.
- 2) Staff recommends this approval contingent upon review and approval from the Department of Inspections, Licenses and Permits and the Department of Planning and Zoning, Development Engineering Division approvals.

Testimony: Ms. Kehoe was already sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe agreed with the recommendation to widen the opening from 6 feet to 10 feet for vehicular access. Ms. Kehoe said the floodgate is not permanent. Mr. Shad inquired who built the existing river bed wall. Ms. Burgess said it has been there for a long time and is not a new wall. Ms. Kehoe said the top of the wall may have been touched up due to the July 30 flood but that it was an existing wall. The proposed new wall would be the same stone construction as the existing stone wall. Ms. Zoren asked if the triangular area that was parking would be repaved. Ms. Kehoe said it should be repaved but nothing has been determined. The parking will be relocated to provide a multi-purpose patio for public gatherings. Ms. Zoren asked for the fireplace height. Ms. Kehoe said the specification was not available yet. Ms. Zoren suggested the fireplace height be shorter than the submitted picture. Mr. Reich said a detailed drawing with measurements needs to be submitted for the fireplace approval. Ms. Kehoe agreed to continue the application to the December meeting for the fireplace approval. Ms. Burgess asked about the potential unlevelled ground for the courtyard access if the opening is increased 4 feet beyond the curb of the sidewalk

on to the asphalt parking area. Ms. Kehoe said the curb is low to the ground in that area because of the ADA ramp on the sidewalk so she does not anticipate an uneven opening.

Ms. Kehoe asked if approval can be granted should the fireplace not be built and only the wall will be extended all the way to the existing wall. Mr. Taylor said no. The Commission clarified the Applicant could phase in the building of fireplace later by seeking separate approval but the approval of the stone wall construction tying in to the existing wall could be granted.

Motion: Mr. Reich, excluding the fireplace installation, moved to approve the stone wall construction as drawn on the site plan which would start from the existing channel wall and go up to a distance approximately ten feet from the back wall of the existing building to be 39 inches tall and to match in character, color and design of the existing channel retaining wall. Mr. Roth seconded. The motion was unanimously approved.

16-98 – 8004, 8008, 8012 Main Street, Ellicott City

Certificate of Approval for exterior alterations to storefront.

Applicant: Maureen Sweeney Smith, Ellicott City Partnership

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890, although it most likely dates to the mid to late 1920s as the original Patapsco Hotel collapsed and was then demolished and rebuilt.

This is an emergency application due to the flood of July 30, 2016. The building was damaged in the flood and has been boarded up with plywood sheeting for safety and to prevent additional damage. Out of necessity, the alterations to the façade have not been considered for a Certificate of Approval. The proposed work involves painting murals on the plywood sheeting in advance of the holiday season, which is a critical time for the commerce of historic Main Street. Although the murals are expected to be temporary, their duration is unknown at this time. The murals will be installed across the three storefronts shown in Figures 25 and 26, although the ‘after’ photo in Figure 27 only shows two storefronts.



Figure 25 - Facade after flood



Figure 26 - Facades after flood



Figure 27 - Proposed murals

Staff Comments: Chapter 11.D provides recommendations for wall murals, which are the most applicable guidelines for this case. These guidelines state that murals should “contribute significantly to the historical, architectural or aesthetic character of the area...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 wall murals relate directly to the historical, architectural and aesthetic character of the area. These buildings have historically contained businesses and the murals will show images of items typically displayed in the current business. The building facades were damaged in the flood and the mural will simply cover the damage while the work is being done. The mural will improve the architectural and aesthetic character that unpainted plywood or a broken window or visible damaged interiors would otherwise not achieve. The paint colors are complimentary to the existing palette of the building. The plywood on the doors will be painted to look like historically appropriate doors.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Maureen Sweeney Smith. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Smith said the merchants who have opened their stores were worried about boarded up storefronts throughout town. Five stores would need this temporary treatment for about 3 months. Ms. Smith said the goal is to get them up before November 26 which is small business Saturday and the grand reopening of Main Street. Ms. Tennor asked how the murals will be created. Ms. Smith said each mural will be different. She explained the glass storefronts will have photographs from printed vinyl to adhere to the glass. The plywood storefronts would be painted by a local artist. Ms. Burgess asked if each location on the application needs to be discussed this evening or just this specific building. Ms. Smith said she only had the concept of this building but due to time constraints, she asked the Commission if Staff could approve all the other murals. Ms. Tennor said the other murals should be deferred to Staff for approval. Mr. Reich recommends having the idea of real storefronts. For example, if the store will be a cheese shop, the mural should be a reflection of the business showing cheese. Ms. Tennor proposed a time limit of 6 months for the murals use. Ms. Smith agreed. Ms. Tennor stated the Commission can only approve 8004, 8008, 8012

Main Street per the application and not the other proposed locations today. Mr. Lewis said it is expected that Council will pass legislation next week providing for staff approval including signs on subsequent applications which staff will advertise on the Howard County website. If there was any objection, it will return to the Commission.

Motion: Ms. Tennor moved to approve the application as submitted with the provision of a 6 month time limit for all murals. If repairs go beyond or the shop is not leased within 6 months, the Applicant needs to return to the Commission for an extension subject to staff approval for the actual artwork. Mr. Roth seconded. The motion was unanimously approved.

16-99 –8316 Main Street/Stream channel wall under Ellicott Mills Brewing Company, Ellicott City

Certificate of Approval to replace wall.

Applicant: Mark DeLuca, Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920 and the stream channel wall may be older. This is an emergency application due to the flood of July 30, 2016. The property was posted with a sign more than 24 hours before the meeting. The wall serves two separate functions as a structural component of the building and as the channel wall for the stream. The wall needs to be repaired for these purposes.

The Applicant proposes to rebuild the stream channel wall, which is located under the building. The existing wall is made of stone, although it is no longer stable. Unstable portions of the wall will be demolished and a new cast-in-place concrete wall will be constructed. The existing stone will be saved and cut to 6 inches thick to be used as a veneer on the visible portions of the new concrete wall. The top of the wall will also be veneered with the stone and will match the existing. The stone top will extend the full length of the wall. The new wall will be feathered into the existing wall to stagger the mortar joint and the new mortar will match the existing. The stone veneer will not extend under the building or wall the wall is not visible.

Staff Comments: Chapter 9.D (page 69) explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The proposed concrete veneered stone wall complies with Chapter 9.D (page 70) recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The existing historic stone will be reused as a veneer on the visible portions of the wall. The only portions of the wall that will not have a veneer will not be visible from the public way.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Mark DeLuca, Deputy Director of Department of Public Works (DPW). Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. DeLuca said no but he will answer any questions that the Board has. Ms. Burgess said to Mr. Shad, the Applicant previously came for Advisory Comments not approval. Ms. Tennor asked if the scope of work has remained the same from the time the Applicant submitted for advisory comments. Mr. DeLuca said the scope of work is still the same but the current application has more details. Mr. DeLuca said the treatment on top of the wall will be a stone cap that will run the full length of the wall. Mr. DeLuca explained the same stone from the walls will be reused. The stone will be taken to a local quarry to be cut into 6 inch width and installed on a six inch ledge. Ms. Zoren asked if any surplus stones will be saved for future use. Mr. DeLuca said yes they will continue to stock pile the Ellicott City stone for reuse.

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

16-100 – 8055 Main Street, Ellicott City

Certificate of Approval to make exterior alterations and repairs. Tax credit pre-approval. Façade Improvement Program.

Applicant: Sally Fox Tennant

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration. The property was posted with a sign more than 24 hours before the meeting.

The Applicant proposes to make the following repairs:

- 1) Rebuild broken left storefront window to match right storefront window as shown in Figure 28 using wood framing instead of metal. Bricks to be replaced and painted to match existing.
- 2) Replace cracked glass and repair windows as needed on right storefront window.
- 3) Repair existing wood full view front door and framing. If repair is not possible, replace with new wood framing and wood full view door to match existing.



Figure 28 - Facade after flood



Figure 29 - Door to apartments on front of building



Figure 30 - Facade before Benjamin Moore paint project in 2014

- 4) Repair existing 4 lite over 3 horizontal panels wood door and framing on left side of building leading to apartments above. If repair is not possible, replace with new wood framing and 4 lite over 3 horizontal panel wood door to match existing. See Figure 29.
- 5) Replace sign that was removed several years ago to match the previously existing as shown in Figure 30.
- 6) The gutters need to be replaced and the building repaired where the gutters attach to the building.
- 7) The cornice needs to be sealed and repaired.
- 8) The exterior lights need to be rewired or replaced.

Staff Comments: The application is generally considered Routine Maintenance, per Chapter 5 which states that Routine Maintenance is the “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The doors will be repaired if possible or otherwise replaced to match the existing in design and material. The storefront window will be repaired to match the existing, although it will be framed in wood instead of metal. The replacement of the gutters, repair of the building where the gutters are connected and repair of the cornice and replacement of exterior lights all are considered Routine Maintenance.

Staff Recommendation: Staff recommends approval of the application as submitted. Staff recommends tax credit pre-approval for Items 1-7. The replacement of the exterior lights in Item 8 are also eligible for the tax credit, but aside from the installation of the fixtures, any other electrical work such as rewiring, is not eligible for the tax credit.

Testimony: Mr. Shad swore in Sally Fox Tennant. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Tennant asked if interior repairs are eligible for tax credit. Ms. Burgess said only interior structural repairs are applicable for tax credit. Ms. Holmes said the previous sign approval did not have dimensions since it was submitted a while ago before the current application requirements. Ms. Tennant said the sign will fill the same area which is approximately 90 inches by 60 inches. Ms. Tennant said the color of the sign will match the current building façade which is sage and lavender and not the previous pink color. Staff will provide Ms. Tennant with the Benjamin Moore lavender and sage color palette that she was approved for.

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

16-101 – 8085 Main Street, Ellicott City

Certificate of Approval to make exterior alterations and repairs. Tax credit pre-approval. Façade Improvement Program.

Applicant: Michael Baldwin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920, but was severely damaged in a November 1999 six alarm fire. This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration. The property was posted with a sign more than 24 hours before the meeting.

The Applicant proposes the following work:

Building Foundation/Decking/Interior Structural Work

- 1) Remove the existing steel beam supported wood joist floor framing system that spans the Tiber River and replace it with a structural poured in place concrete beam/floor decking system. The original floor joist system has been compromised by two fires and the flood and is no longer safe. Replace existing structural floor sheathing in the front of the building, in an area that does not span the Tiber River. This structural work is estimated to cost \$60,000 to \$70,000.
- 2) Replace the existing compromised structural framing around the stairwell. The stairs will be widened from less than 3 feet wide to 4 feet wide for better egress and safety. (Some of the framing may be considered structural but consultation with Department of Inspections, Licenses and Permits is needed for clarification.)

Sides of Building

- 3) Replace wood framed walls on the sides of the building, which are located over the river, with structural concrete block walls to support the second floor and to assist with flood control.
 - a. The west/downstream side will remain block as it is not visible due to its proximity to the neighboring building.
 - b. The east/upstream side of the building is currently sided in wood siding. New wood siding will be installed over the concrete block walls and painted a beige color, McCormick Paints 'Courtyard' 0344.
- 4) Add a pair of 6:1 wood windows between the existing 8:1 and 6:1 wood windows on the east (downstream) side of the building as shown in Figure 30.



Figure 31 - Aerial of 8085 Main Street

- 5) Install 3 commercial glass windows on the east (downstream) side of the building to highlight the historical bridge truss on the right side of the building as shown in Figure 30.



Figure 32 - Proposed alterations to east side of building



Figure 33 - Existing east side of building

Front of Building

- 6) Replace the framed walls below the storefront windows with concrete block. Replace framing and panels around concrete block to match the previously existing design. The walls may be raised 6 to 8 inches higher than the existing walls, depending on the coursing of the block. If the wall is raised, the size of the windows would decrease as well.
- 7) Replace the storefront windows on the front of the building with impact resistant glass set into an inswing operable frame and sash. The current windows are not operable.
- 8) Rebuild the front entrance in a slightly different configuration. The two side doors would be removed and the main door brought forward to enlarge the width of the door to 3 feet for better egress. The previously existing side panels would be resized to 3 feet wide as well. Impact resistant glass will be used. This reconfiguration will allow a larger door and create a larger foyer space upon entering the building, which was previously very small.
- 9) Restore damaged dentil molding on first floor cornice.
- 10) Repair front façade to match the previously existing colors. The cornice and wood storefront will be Benjamin Moore Mopboard Black, the trim will be Franklin White and the panel inserts will be red.



Figure 34 - Front facade after flood

Rear of Building

- 11) Replace a window on the first floor rear of the building with a door for safety egress.
- 12) Paint the rear of the building a beige color, McCormick Paints 'Courtyard' 0344, to match the east side of building.

The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work, but was unsure which programs the specific work qualifies for. Staff will clarify these items in the recommendation below.

Staff Comments: Although this application contains many repairs and alterations, the building will essentially look the same, but will be strengthened against possible future weather events.

Building Foundation/Decking/Interior Structural Work

Staff finds the concrete floor/decking system is a structural issue that will qualify for the County Historic Property Tax Credit. Section 20.112 of the County Code states that eligible work includes, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” This alteration will serve as the main structural support for the building since the existing beams are no longer stable and will aid in protecting the building against any future flooding. Staff requires additional information on the structural framing around the staircase, but will discuss the matter the Department of Inspections, Licenses and Permits to determine if it is a structural issue. If it is, Staff would find it meets the qualifications of the Code to qualify for the tax credit as well.

Sides of Building

The existing windows on the side of the building are not the same windows that are in the 1983 photograph. The 1983 photograph has matching 1:1 windows, whereas the existing windows are 8:1 and 6:1 and are slightly different sizes now. The existing rear addition appears to be larger than the original addition as well, so there have been alterations over time.



Figure 35 - Side of building in 1983



Figure 36 - Current side view

Chapter 6.H (page 41) recommends against, “removing, adding or altering a window opening on a building’s primary façade or in any location where it affects historic features key to a building’s character.” The new proposed window openings are on the side of the building, not the primary façade and will not affect any historic features or features key to the character of the building. Furthermore, the side façade has already been altered due to the 1999 fire. The new windows will be made of wood, which comply with Chapter 6.H recommendations. The proposed windows will enhance this view of the building and make the side more of a focal point.

Front of Building

The front of the building has already been altered, as shown in Figure 36, a photo from 1983. The wood panels did not exist as this time and were added in 1993. The storefront windows and design has already changed over time and the proposed alterations will not detract from the architectural integrity of the building, but may prevent damage in the event of a future weather event. The proposed repair and alteration complies with Chapter 6.K recommendations, “when planning storefront repairs or alterations, unify the upper and lower floors in the new design. Use appropriate and matching materials and colors throughout the façade; use materials appropriate to the style and period of the



Figure 37 - Side of building in 1983

building; and use details of one time and type...” Although the proportion of the windows and panel area could change slightly with the addition of concrete block in place of wood framing, panels and trim of the same design and colors will be put back in place and the building will generally look the same.



Figure 38 - Front facade in 1983



Figure 39 - Front facade in 1983

Rear of Building

Chapter 6.H (page 41) of Guidelines recommends against, “removing, adding or altering a window opening on a building’s primary façade or in any location where it affects historic features key to the building’s character.” The proposed window to door conversion will be located on rear of the building, and this location on the building is not visible from the public right of way. The window will be converted to a door in order to assist with emergency egress from the building. Staff requires additional information on the specs to be used for the door, but finds there is leniency in the type of door to be used due to the location as explained above.



Figure 40- Front facade after flood 2016

Staff Recommendation: Staff recommends:

- 1) Approval as submitted, contingent upon Staff approval of the specs for the conversion of the rear window to a door;
- 2) Tax credit pre-approval for Items 1-3 and 6-10, 12 which comply with Section 20.112 of the County Code.
 - a. Items 4 and 5 are considered new construction and do not qualify.
 - b. Item 8 would normally be considered new construction, but in this instance the entrance needs to be rebuilt regardless.
 - c. Staff would like the Commission to determine whether Item 11 qualifies for tax credits as it is an alteration that normally would be considered new construction, but is being done for safety egress.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received. The items eligible for the Façade Improvement Program are limited to work done to the front of the building along Main Street.

Testimony: Mr. Shad swore in Evan Brown, the owner of Portalli's. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Tennor asked if there was a traditional alcove setback for the door and if the Applicant proposed to bring it forward and enclose the doorway. Mr. Evan said yes, there are three doorways currently, two on the sides and one in the center. Ms. Zoren asked about the size of the doors and their purpose. Ms. Holmes said there are side doors and then a 3 foot sidelight. Ms. Holmes said the building was two stores and the center door was used to access the 2nd floor. The buildings storefronts are not original and has been converted into one storefront. Mr. Reich asked if the storefront will be built exactly the same with the wood panels that existed prior to the flood damage. Mr. Brown said yes, the window size may change slightly depending on where the height of the block wall ends. He said instead of cutting the block, the construction will use full blocks so the windows may be a few inches higher off the ground. Mr. Brown said the same wood panels with the detail and dimensions will be used so that the storefront will look the same as it was before the flood but will have block behind the wall for added strength. Mr. Brown said the windows will be impact resistant operable glass. The windows will look like the original windows when closed.

Ms. Holmes asked if the awning will be removed. Mr. Brown said it will remain. Ms. Tennor asked if there were any options permitting the awning to stay but removing the supports that extend to the sidewalk. Mr. Brown is unsure of awning options.

Mr. Reich asked Mr. Brown to clarify the structural plan. Mr. Brown said a 14 to 20 inch thick concrete slab will be installed on top of a steel beam between the two channel walls of the river. Ms. Zoren said the floor could potentially be raised higher. Mr. Brown said the floor foundation may raise 4 inches if they are concrete floors.

Ms. Zoren asked if the Applicant would consider making the side windows double hung windows to match the windows above. Mr. Brown said the proposed windows were chosen to highlight the large wooden bridge truss that survived past natural disasters. Ms. Tennor asked if the lower display window frames would be metal or wood. Mr. Brown said they will be wood to match the wood siding. Mr. Bennett asked what will happen to the second floor use. Mr. Brown said it will remain the same use for restaurant seating since it was not damaged by the flood. Mr. Brown said the 3 foot wide stairs will be widened to 4 feet for safety.

Mr. Taylor asked Mr. Brown for clarification of the existence of the window that is proposed to turn into a door. Mr. Brown said the flood blew out the window so there is just an opening and a door would allow improved egress. Mr. Taylor said tax credits can be applied towards replacement of the window but the Applicant would install a door instead. Mr. Reich said the Applicant can provide documentation showing the cost of window replacement for tax credit to be issued even though a door will be replaced. Mr. Lewis stated tax credits are for the preservation of the historic structure. When a window is changed to a door, the historic structure is not preserved but since the size of the opening remains the same, the replacement of the door will not be tax credit eligible only for the cost difference to replace a window. Mr. Taylor advised the Commission that it was their discretion to allow tax credits for the preservation of the building. Mr. Reich said it does not matter if the opening is a door or window as long as the Applicant provides documentation for the cost of the window as long as it is not more than the cost of the door for tax credit approval.

Motion: Mr. Reich moved to approve the application as submitted with tax credits for the exterior window with documentation that it will be converted to a door. Ms. Tennor seconded. The motion was unanimously approved.

Other Business:

The Commission typically has not met in January in the past years. The Board agreed there will not be a January meeting in 2017. However, if an emergency meeting is needed, the Chair can call one.

Mr. Shad moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 9:52pm

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

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

December Minutes

Thursday, December 1, 2016; 6:30 p.m.

The eleventh meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, October 20, 2016 in the Columbia/Ellicott City Room located 3430 Court House Drive, Ellicott City, MD 21043.

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

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

PLANS FOR APPROVAL

1. 16-24c – 3578 Sylvan Lane, Ellicott City
2. 16-68c – 8098 Main Street, Ellicott City
3. 16-102 – 8267 Main Street, Ellicott City
4. 16-103 – 8386 Court Avenue, Ellicott City
5. 16-104 – 8069 Main Street, Ellicott City
6. 16-105 – Parking Lot E, Ellicott City

CONSENT AGENDA

16-24c – 3578 Sylvan Lane, Ellicott City

Final tax credit approval.

Applicant: Susan Hade

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1905. The Applicant was pre-approved in May 2016 to make repairs to the front porch. The Applicant has submitted documentation that \$9,004.00 was spent on eligible, pre-approved work. The Applicant seeks \$2,251.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts and invoices add up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

16-68c – 8098 Main Street, Ellicott City

Final tax credit approval

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant was pre-approved on September 15, 2016 to replace the side doors that were destroyed by the July 30 flood. The Applicant has submitted documentation that \$1,064.59 was spent on eligible, pre-approved work. The Applicant seeks \$266.15 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts and invoices add up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

REGULAR AGENDA

16-102 – 8267 Main Street, Ellicott City

Certificate of Approval to install library stand.

Applicant: Bridget Graham

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates to 1940. The Applicant proposes to install a 'Little Free Library' stand on the Howard County Welcome Center property. The library stand will be installed on the back lawn of the Welcome Center Property, along Hamilton Street, where a parking pay station was previously located. The existing foundation from the pay station is still in place and will be utilized for the library stand.

The library stand is a square box that is 22 inches wide by 22.5 inches tall by 18.5 inches deep made of wood, with a pitched roof. There is a door on the front of the box with a Plexiglas window opening and a handle for the door to swing open. The library box will be installed on a 4x4 post that will be 60 inches tall. The post will remain unpainted. The door has been painted a Kelly green, the sides are purple and the roof is a mixture of orange/reds/pinks to look like a sunset. The roof has a plaque that says "Little Free Library". The entire structure should be no higher than 5.5 feet.

This project is in partnership with three Girl Scout Troops, who built the library and will be responsible for keeping it stocked with books. Howard



Figure 1 - Proposed 'Little Free Library' to be installed

County Tourism & Promotion will assist in keeping the library stand stocked with books in good condition.

Staff Comments: The proposed library stand will be a minor structure added to the site, but will be located in a highly visible location. The Guidelines (Chapter 10.C, page 76) do not specifically address items such as these, but do offer recommendations for street furniture, such as “select street furniture that reinforces Ellicott City’s identity as a historic district” and recommends against, “selecting new items of street furniture without considering whether the design is appropriate for the historic district and consistent with existing similar items.”



Figure 2 - Proposed location of installation

The library stand complies with Chapter 10.C recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal.” The proposed library stand will be made from wood, although it has been painted. The paint colors do not comply with Chapter 6.N of the Guidelines, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.” The colors used are not compatible with the colors used in the district. The Guidelines also specifically recommend against, “using primary colors, bright orange, bright purple and grass green. These are not historically appropriate and generally will not blend with the district’s architecture” and “using too many colors. This may detract from the architectural design of the building.” There are about four to five different colors used on the library stand and all are bright colors. The colors do not comply with the Guidelines.

Staff recommends the library stand be painted using more traditional colors that would be seen on historic buildings, which would enrich the streetscape, as shown in Figures 3 and 4 below. The library stand could also be painted to look like the historic Firehouse Museum on Church Road and Main Street, shown in Figure 5. The repainting could be used as an educational exercise for the Girl Scouts to learn about historic districts and why they are important.



Figure 3 - Example of a library stand



Figure 4 - Example of a library stand



Figure 5 - Historic firehouse to use as inspiration for proposed library stand

Staff Recommendation: Staff recommends Approval of the library stand, contingent upon using an alternate color scheme with historically appropriate colors. Staff recommends the color scheme be subject to Staff approval, with guidance provided by the Commission.

Testimony: Mr. Taylor corrected a typo for the record found in the Staff comments. The word “not” was excluded from the text quoting the Guidelines that should read: “These [primary colors] are not historically appropriate and generally will not blend with the district’s architecture”. Mr. Shad swore in Bridget Graham. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Graham said she agreed with Staff suggestions and stated this is a big opportunity for the Girl Scout troop she is working with to learn about historic Ellicott City. Mr. Reich asked if Staff should approve the colors of the library. Ms. Holmes asked if Mr. Reich can provide guidance on which color schemes are appropriate. The Commission discussed primary colors not being appropriate and found that mimicking the Firehouse Museum was a great approach. Ms. Tennor said it would be a good idea if there was a sign or plaque to identify the library as a Girl Scout project. Ms. Graham said the library will be branded with “Little Free Library” plaque. Mr. Shad asked about the safety of the designated installation location as it seemed to be adjacent to the busy sidewalk and crosswalk to Parking Lot D. Ms. Graham said she was not concerned since it was the same designated area as the parking pay station that the previous Historic Preservation Commission had approved, making it an ideal location for pedestrians. Mr. Reich asked if the books are given out free. Ms. Graham said it will be free based on a community trade system with no tracking, check out, or return process.

Motion: Ms. Tennor moved to approve as submitted and that the colors and recognition plaque should be approved by Staff. Mr. Roth seconded. The motion was unanimously approved.

16-103 – 8386 Court Avenue, Ellicott City

Certificate of Approval for exterior alterations and repairs. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Daniela Puiu

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1870. The house has been neglected for many years and the Applicant proposes to make the following repairs and alterations:

- 1) Doors – The existing front door is a 1 lite over 2 vertical panel door and is 32 inches wide by 80 inches tall. The Applicant proposes to replace this door with a new wood door in the same style. The galvanized storm door will be replaced with a white full lite self-storing glass/screen storm door with a bottom panel. The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work.



Figure 6 - Front of house

2) Windows – The existing windows on the house are all wood 2:2. The windows appear in very poor condition and the photos submitted shown rot in the windows.

3) Siding – The existing siding is asbestos siding. The Applicant proposes to replace any missing asbestos shingles with GAF’s fiber cement shingle that matches old asbestos shingles.

4) Painting – The current colors on the house are white asbestos siding and windows and a blue porch floor and shutters. The application states that the Applicant proposes to use light beige or light blue but has not indicated on which building features the colors would be used. Staff asked the Applicant to finalize the colors and the Applicant stated they like Flagstaff Green or Teton Blue – these colors are located on the right hand lower side of the paint chips provided. The porch will have white railings and posts and a gray floor.



Figure 7 - Birds eye view of house

5) Roof – The existing roof is a galvanized metal roof. The Applicant proposes to replace the standing seam galvanized metal roof (could be galvanized iron or steel – exact material unknown) with an inverted v seam steel roof.

6) Shutters – The Applicant proposes to restore and paint 10 existing wood shutters on the front of the house. Four of the shutters are 80”x15” and six are 60”x15”. There are also two shutters on the south west side of the house that were not addressed. Via email the Applicant stated, “There are 5 windows with missing shutters, we intend to replace them with the same style and paint them. In case the restoration doesn’t look good, we can replace them for the same materials and style. The existing shutters are real shutters and we intend to keep the same style. Option B would be to replace all the shutters and install vinyl shutters from Home Depot.”

7) Gutters – The majority of the house does not have any gutters or downspouts. There are gutters located around the porch and downspouts tied in on the front porch columns and front corners of the house. The gutters are hooked up into piping that appears to go into the ground, but it is unclear where the water is being diverted. The Applicant proposes to install new white aluminum gutters and white aluminum downspouts.

8) Driveway – There is an existing 20 foot by 17 foot broken asphalt driveway on the south west side of the house. The Applicant proposes to expand the driveway in concrete to be 30x40 feet wide to accommodate two cars.

9) Front Porch – The front porch is a wood porch with an “x” pattern railing and bracketed scrolls in the corners of each post. The porch roof is a standing seam metal roof to match the rest of the house. The Applicant proposes to “replace the whole front porch due to rotten wood and severe damage all over. Existing material is wood, color is white railings and posts and grey floors.” The Applicant states that they are planning to keep the same colors, styles and patterns.

- 10) Rear Addition- The rear addition the Applicant refers to was an open air porch that the previous owner started to enclose, although the work was never finished or done correctly. The Applicant proposes to demolish the existing addition and build a deck or rear porch in that location. The material for the deck would be pressure treated wood.



Figure 8 -Southwest side of house facing driveway



Figure 9 - Rear of house

Staff Comments: The application generally complies with Chapter 6 recommendations as the goal is to repair the damaged building.

- 1) Doors – The only doors identified in this application are a front door, front storm door and side basement door. If there are any other doors on the building, such as a rear door, they are not being approved as this time.

Front doors - The front door does not appear to be damaged beyond repair. It is located under a porch and was covered with a storm door so it should not be in so poor of a condition that repair would not be possible. Staff requested additional photographs showing damage and the Applicant has submitted the photos shown in Figures 10-12 below. Staff recommends denial of replacement front door and recommends the door be repaired and tax credit pre-approval for the work.



Figure 10 - Front door

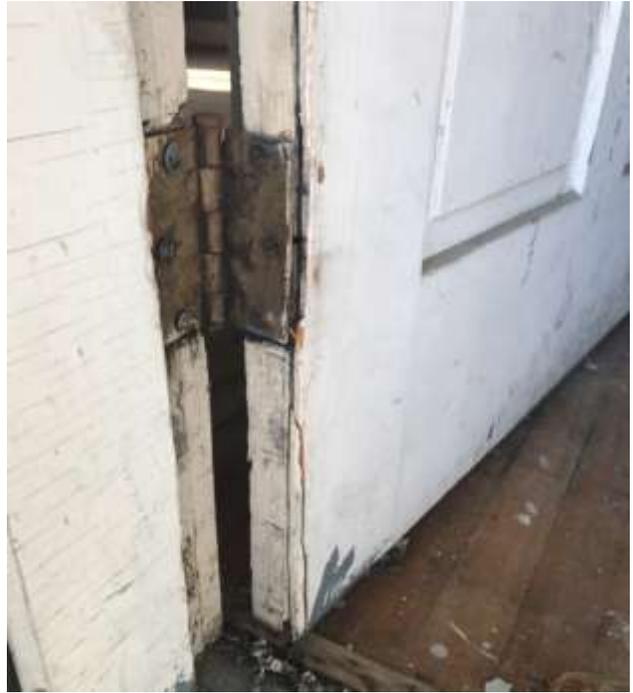


Figure 11 - Front door



Figure 12 - Front door

Side basement door - The wood side door on the south west side of the house was not mentioned in application, so Staff followed up through email. The Applicant stated the door will be replaced with the same material and style. The paint color needs to be determined. See Figure 13. The bottom of the door does appear to be deteriorated, but other deterioration is not overly evident. The door is not of a historic style, and Staff has no objection to installing a replacement door to be made of wood and of the same design and style, which is considered Routine Maintenance per Chapter 6.H of the Guidelines, “replace entrance features with materials that exactly match the existing materials.” Staff recommends Approval of the



Figure 13 - South west wood side door

replacement of the side basement door and tax credit pre-approval for the work.

- 2) Windows – Chapter 6.H of the Guidelines recommends maintaining and repairing original windows, but that when repair is not possible, “replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The photos submitted show a lot of rot in the existing windows, many of which appear beyond repair. The proposed windows are 2:2 wood windows, to match the existing windows. Staff recommends Approval of the replacement windows, except for the windows on the front façade. The first floor porch windows are quite large and set above a two panel insert and appear in good condition. The paint has completely sealed the windows and the windows are covered by the porch. The second floor windows should also be repaired if possible, so that the front façade remains historically intact. Otherwise, Staff has no objection with the remainder of the windows being replaced so that the building has one uniform style of window. The size of the replacement windows should comply with the Guidelines referenced above – the profile of the muntins should match and all windows should be sized to their opening, rather than having any openings filled in to fit a stock sized window. Staff recommends approval and tax credit pre-approval for the in-kind replacement of the existing wood windows with new wood windows, but that the front façade windows should be repaired. Staff recommends tax credit pre-approval for the repair of the front façade windows.



Figure 14 - Front porch window

- 3) Siding – The repair of the broken and missing asbestos siding with the GAF product (which is the only product available to repair asbestos with) would be considered Routine Maintenance, per Chapter 6.D, “replacing deteriorated siding or shingles with materials that exactly match the existing siding or shingles and do not cover or alter details such as cornerboards, door and window trim and cornices.” The use of the GAF shingle will be limited to deteriorated or missing asbestos shingles. Staff recommends approval of using the GAF shingle and tax credit pre-approval for the work.
- 4) Painting – The Applicant has not indicated what element of the house the proposed color will be used on, such as the siding vs. the shutters. If the siding is painted one of the proposed colors, then a color is still needed for the shutters. The porch will remain its current color scheme of white railings and posts with a gray floor. Chapter 6.N (page 50) recommends, “use colors appropriate to the period and style of the building” and “use colors that are generally compatible with (and do not clash with) the color used in the district, particularly on neighboring buildings...In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.” The neighboring building is currently undergoing renovation and the siding has been painted Benjamin Moore Coventry Gray and the shutters are Benjamin Moore Kendall Charcoal.



Figure 15 - Neighboring house new paint scheme

5) Roof - Staff recommends the Applicant provide additional documentation of the exterior of the roof that shows the need for replacement. Metal roofs should be painted to protect the life of the roof. This roof should be painted, which may assist with any issues, otherwise metal roofs have a long life expectancy and the main roof does not appear to be in need of replacement. The rear addition roof can be seen in aerial photography and does appear to be in poor condition, requiring replacement. The proposed inverted v seam is not a historically correct roofing type. The existing roof is a standing seam metal roof, which is a historic roofing style. Staff recommends Denial of replacement with the inverted V seam roof and recommends the Applicant return to the Commission when they have identified where to purchase a standing seam metal roof, which would be eligible for the tax credit. These recommendations comply with Chapter 6.E of the Guidelines, “replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original.” The proposed type is not similar to the original and stands out as a modern roofing material.

6) Shutters – The repair and painting of the shutters and in-kind replacement is considered Routine Maintenance per Chapter 6.I, which states that Routine Maintenance includes, “maintaining and repairing shutters or blinds” and “installing new



Figure 16 - Condition of shutters

shutters or blinds that exactly match the existing one.” The Applicant stated the missing shutters have a piece of the metal hinges still on the siding to show that shutters previously existed. Chapter 6.I recommends, “install shutters or blinds of painted wood. Shutters or blinds should be correctly sized for the window and operable, or at least appear operable with hinges and holdbacks appropriate to the period of initial construction.” Any new shutters should comply with these Guidelines. Staff is unsure if all of the shutters are repairable, in which case Staff recommends they be replaced in-kind with new shutters, to comply with the Guidelines. Staff recommends Approval of repairing the existing shutters or the in-kind replacement with operable, wood shutters if needed, to match the existing for tax credit pre-approval. Staff recommends the front porch shutters be repaired as proposed and not replaced as the panel detail on the shutters matches up perfectly with the panel detail on the window. Staff recommends denial of vinyl shutters, which do not comply with the Guidelines.

- 7) Gutters - The Applicant has not indicated whether the gutters will be half round or K style. Staff recommends half round gutters be used, which are more historically appropriate as K style gutters are a post war style. The existing gutters around the porch are half round style. The Applicant has also not indicated where the downspouts will be located, but there are existing downspouts on the front corners of the house. The join between these two systems is somewhat clunky and should be refined when new gutters and downspouts are added. Pending location and style, the use of gutters complies with Chapter 6.E recommendations, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim. Staff recommends the downspouts be located on the side corners of the house, as recommend by Chapter 6.E of the Guidelines, “Locate downspouts along natural vertical lines and corners of the building.”

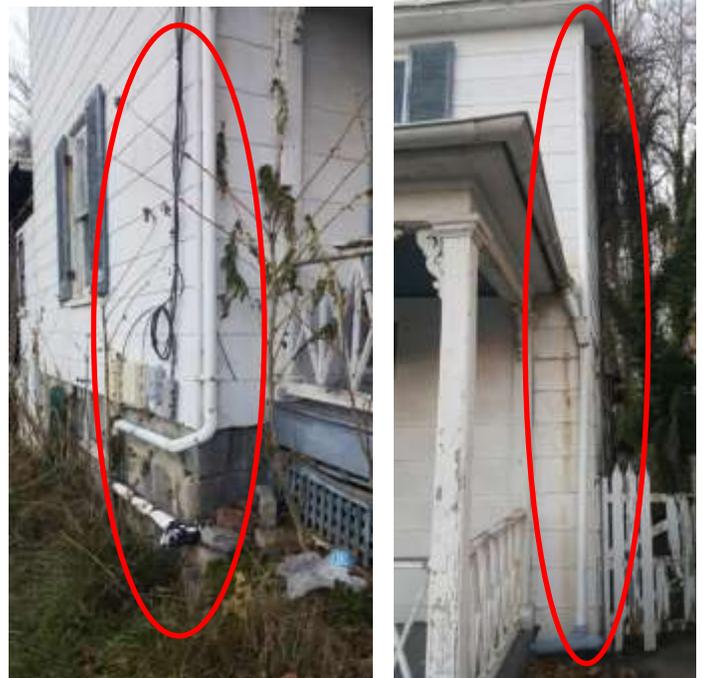


Figure 17 - Existing gutters and downspouts

- 8) Driveway - The parcel is split zoned Historic Office (HO) and Historic Commercial (HC) and as such is exempt from parking requirements. Additionally, aerial photography from 2009 shows two cars fitting side by side on the pad. The size of the existing parking pad is similar in size to the neighboring pad at 8382 and aerial photography shows two cars in this location in 2006. Chapter 9.D of the Guidelines recommends, “where needed, install new residential driveways that are narrow (one lane) and follow the contours of the site to minimize the need for clearing and grading. If possible, locate off-street parking spaces in side or rear yards.” The existing parking pad is already large enough to accommodate two cars side by side; further enlarging the pad does not comply with the recommendations in the Guidelines. Chapter 9.D also recommends against “poured concrete...in locations visible from a public way or neighboring property.” The existing parking pad is highly visible from the public way, but is already made of asphalt. Staff recommends repaving in asphalt, which is the prominent driveway material in the vicinity.



Figure 18 - 2009



Figure 19 - 2006



Figure 20 - Existing driveway

- 9) Front porch - Staff does not find enough information has been submitted regarding the rebuilding of the front porch, which is a character defining element of this building. Staff recommends the Applicant return at a later date with architectural elevations that show what the porch will look like and that the front porch be withdrawn for approval at this time.



Figure 21 - Front porch railing



Figure 22 - Front porch decorative brackets



Figure 23 - Front porch piers

- 10) Rear addition - Staff finds the construction of a deck is not appropriate, given that records indicate that a porch previously existed in this location. Likewise pressure treated wood is not an appropriate material for a rear porch. Staff does not find that enough information has been submitted regarding this item and recommends the Applicant return at a later date with architectural elevations that show what the rear deck or porch will look like and that the rear addition alterations be withdrawn for approval at this time.



Figure 24 - Stone foundation under rear addition



Figure 25 - Wood lap siding on rear addition

- 11) Additional Comments – The chimney was not listed as a repair item, but appears to be in need of repointing, replacement bricks and a new chimney crown and cap. Staff recommends tax credit pre-approval to repoint the chimney, matching the existing mortar; for the replacement of brick courses as needed, to match the existing brick, and for any other repair work, such as a new crown and cap, needed to make the chimney safe. The Applicant is not obligated to make these repairs, but may proceed if the work is pre-approved. Staff recommends the pre-approval be contingent upon a detailed scope of work, which complies with the above conditions, from a chimney/masonry professional. The repair of the chimney to match the existing brick and mortar would comply with Chapter 6.C recommendations for masonry. Wood trim around the house was not specifically mentioned as a repair item, but there is deterioration of the trim that needs to be repaired. Staff recommends all trim be repaired and any rotten wood be replaced in-kind with wood, painted white to match the existing. This work would be Routine Maintenance per Chapter 6.K, “maintaining and repairing cornices and ornamentation” and “replacing cornice details and ornamentation with materials that exactly match the existing materials.” However, this work does require approval for tax credits.



Figure 26 - Condition of chimney



Figure 27 - Trim to be repaired

Staff Recommendation: Staff recommends:

- 1) Denial of replacement of the front door and recommends the door be repaired and tax credit pre-approval for the work.
- 2) Approval of the replacement of the side basement door and tax credit pre-approval for the work.
- 3) Approval and tax credit pre-approval for the in-kind replacement of the existing wood windows with new wood windows, except for the front façade windows which should be repaired. Staff recommends tax credit pre-approval for the repair of the front façade windows and for the remainder of the windows to be replaced.
- 4) Approval of using the GAF shingle and tax credit pre-approval for the work.
- 5) Approval of using the Teton Blue Behr color, but the other colors still need to be determined. Placement of the Teton Blue (siding vs. shutters needs to be determined).
- 6) Denial of replacement with the inverted v seam roof.
- 7) Approval of repairing the existing shutters or the in-kind replacement with operable, wood shutters if needed, to match the existing for tax credit pre-approval. Staff recommends the front porch shutters be repaired as proposed and not replaced as the panel detail on the shutters matches up perfectly with the panel detail on the window. Staff recommends denial of vinyl shutters, which do not comply with the Guidelines.
- 8) Approval of installing half round white aluminum gutters, pending appropriate locations being identified. Tax credit pre-approval for the work.
- 9) Denial of driveway expansion. Approval of repaving in asphalt, to match the existing.
- 10) Tax credit pre-approval to repoint the chimney, matching the existing mortar and for any other repair work needed to make the chimney safe.
- 11) Tax credit pre-approval to repair or replace rotten wood trim, with new wood trim to match the existing in color and profile.
- 12) Staff recommends the Applicant withdraw the request to rebuild the front porch and make alteration/demolish the rear addition and resubmit at a later date when more information is available.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received. Funding is available on a first come-first serve basis and pre-approvals expire after 6 months as explained in the Façade Improvement Program Information.

Testimony: Mr. Shad swore in Reinaldo Velazquez who is the Applicant's husband. Mr. Shad asked if there were any additions or corrections to the Staff comments application.

1a. Front Door: Mr. Velazquez said he wants to replace the door instead of repairing it to match the brand new interior of the house. Mr. Velazquez said his contractor ensured him the new door will match the existing door. Mr. Velazquez said he will restore the door if the Commission recommends restoration. Ms. Tennor said if the existing door can be repaired and restored it would be preferred over a new door. Ms. Zoren asked if the existing door has single paned glass. Mr. Velazquez said yes. Mr. Velazquez said his contractor can restore the existing door but it may not be up to current energy efficiency standards. Ms. Zoren said she would approve a new door since historic homes have air draft leaking issues.

1b. Side basement door: Mr. Velazquez agreed with the Staff recommendations and said he will replace the door in-kind with a wood door.

2. Windows: Mr. Velazquez said that he wants to replace all of the windows because of their poor condition and said his contractors can replicate the new windows to match the existing. Ms. Holmes asked if the contractors can restore the first floor porch windows with the panels because they did not appear to be in poor condition. Mr. Velazquez said yes or he can just replace the panel. Ms. Tennor asked if the new window muntins and panels will be the same. Mr. Velazquez said everything will be the same except it will be double paned glass for energy efficiency. Ms. Tennor asked if the new window muntins will be snap on or true divided light. Mr. Velazquez said he was not sure and referred the Commission to view the specifications he provided at the start of the meeting. Mr. Reich said the specifications indicated the muntins are glued on and the products are off the shelf. He advised Mr. Velazquez to go to a qualified manufacturer who can duplicate the existing windows by matching the wood windows and frames with a true divided light. Ms. Tennor asked if Mr. Velazquez is open to matching the exact window in every detail as existing. Mr. Velazquez said yes and if he cannot, he will return to the next Historic Preservation Commission meeting for more advice.

3. Siding: Mr. Velazquez stated he wanted to use the GAF fiber cement that looks like asbestos siding. Mr. Reich said the house was built in the 1870s with clapboard siding not asbestos. He said it would be more historically accurate to remove the asbestos siding and reuse the wood siding. Mr. Velazquez was concerned about the cost of removing all the asbestos siding and asked if it was possible to get a wood siding to match the existing. Ms. Burgess said from a historical aspect, the original wood or wood replacement is more appropriate than the fiber cement board. Mr. Reich asked if either one is allowable. Ms. Holmes said both solutions of repair are allowed; restoring the original wood siding under the asbestos or replacing missing asbestos shingles with the GAF product to match the existing asbestos siding. Mr. Taylor said the Guidelines generally allow replacement of existing materials. Ms. Holmes said the State also offers a 20% income tax credit for the rehabilitation of the building. She said Mr. Velazquez would need to contact the Maryland Historical Trust for more details about the program since it is managed by the State. Mr. Reich said the clapboard siding would be more historically accurate

instead of painted fiber cement siding. Mr. Reich said specialty stores such as John S. Wilson Lumber, Reisterstown Lumber or TW Perry can offer customized products. Ms. Tennor asked if Mr. Velazquez is willing to obtain two estimates, one for replacing the asbestos siding and the other for removing the asbestos and restoring the original clapboard siding. Mr. Velazquez agreed.

4. Painting: Mr. Velazquez said he narrowed the paint colors for the house to Behr Flagstaff Green or Heron Blue. Mr. Velazquez is concerned that the Heron Blue color would be identical to the house next door. Ms. Holmes said the house next door looks to be a greener gray when she visited the site. She explained that Mr. Velazquez was not limited to these two colors but explained that he had not picked any colors for his application when she asked him to choose colors. Ms. Zoren asked for the shutter color. Mr. Velazquez said they would be white and the preferred siding color would Flagstaff Green. He said all trim and posts would be white. Ms. Zoren said historically it is uncommon for medium color siding to be used with a white shutter. She said the shutter is usually darker than the siding color. Mr. Velazquez said the original shutter color was green and he can choose a darker green for the siding. Ms. Zoren recommended Teton Blue for shutters and #2 Canyon Wind for the siding based on the color palettes Mr. Velazquez provided. Ms. Burgess asked Mr. Velazquez to identify the two colors this evening for the Commission to approve. Mr. Velazquez said he will return to the Commission with his final paint colors later. Mr. Taylor said the Commission can allow Staff to approve paint colors later. Ms. Zoren is fine with Staff approval on colors as long as the siding color is lighter than the shutters.

5. Roof: Mr. Velazquez said the proposed new roof replacement will be a standard historic seam galvanized roof. Mr. Velazquez said the contractor, Fichtner Services, reroofed another historic property in Ellicott City. Ms. Holmes asked for the property address where contractor recently completed work. Mr. Velazquez said it was a porch roof located on Main Street. Ms. Zoren asked if it will be hand seamed and if the new roof will have the same profile and width. Mr. Velazquez said yes. Ms. Tennor asked if the roof will have a new membrane. Mr. Velazquez said the entire roof will be new as he needs to ensure there are no water leaks that will damage his new interior construction. Ms. Holmes asked Mr. Velazquez to confirm the exact address of the building the contractor previously worked on. Mr. Velazquez said he will. Ms. Holmes asked if the new roof will be painted. Mr. Velazquez said he was open to suggestions. Ms. Holmes recommended Mr. Velazquez contact some historic resources: Rob Brennan, the Ellicott City Partnership Design Committee Chair who may be the person whose roof Fitchner recently replaced, as well as Renee Novak, who works for Preservation Maryland and may be able to make some recommendations. Ms. Holmes will forward their contact details to Mr. Velazquez. Mr. Taylor said if Mr. Velazquez will be replacing in-kind, then Staff could approve the colors. Mr. Burgess was concerned with the pending approval of several items. Mr. Taylor clarified if there is an existing hand seamed roof now, Mr. Velazquez can replace it with in-kind materials that Staff can confirm. Ms. Holmes asked if the roof will be painted. Mr. Taylor said the existing roof seems to be painted. Ms. Tennor said the current roof is currently a light color and should remain light. Mr. Velazquez will have the contractor investigate what the original color is.

Mr. Shad swore in Sybil Buckwalter, the realtor for Mr. Velazquez.

6. Shutters: Mr. Velazquez said he will try to restore the existing shutters and will customize new wood shutters to match the existing for those that are missing. Mr. Velazquez asked if the shutters need to be operable or just for aesthetics. Ms. Tennor asked if the current shutters are operable. Mr. Velazquez said yes. Ms. Buckwalter said many have rusted through but they were originally made to work. Ms. Holmes said the shutters on the front porch were working when she visited the property. Ms. Tennor said the shutters should be operable. Ms. Zoren asked if the shutters need to operate or if they could have hardware like the shutter dogs to look historically correct. Ms. Holmes stated that if the shutters

are currently operable it would make sense for them to remain so at this time. Mr. Velazquez said his contractors can make them operable and the paint color will be determined.

7. **Gutters:** Mr. Velazquez said the gutters will be white half round in the front and back and located on the areas shown on the submitted drawings. Ms. Holmes asked where the water is currently draining that is directed underneath the porch. Mr. Velazquez was unsure. Ms. Tennor asked if the new gutters will have splash blocks instead of the underground draining system. Mr. Velazquez said he was open to suggestions. Ms. Zoren said if the existing gutter just drained the water underground and not away from the house, the water was doing more damage to foundation. Ms. Buckwalter said the gutter output will be investigated.

8. **Driveway:** Mr. Velazquez plans to market the house as both residential and commercial for the option to use as professional offices. He said the existing driveway is 20 feet x17 feet and narrowly fits two cars. Mr. Velazquez would like to expand the driveway about 13 feet toward the backyard and 10 feet on the right toward the house to make it into a 30x40 driveway to accommodate business parking. Ms. Tennor asked how many cars could park on the expanded driveway. Ms. Burgess said 30x 40 allows six cars. Ms. Zoren said a typical parking spot is 9x18, 10x20, or 8x18. Ms. Buckwalter said the standard garage is 20x20 and the proposed expansion would accommodate the office staff and visitor parking.

Ms. Holmes pointed out Chapter 9.D of the Guidelines recommends “where needed install new residential driveway that are narrow one lane and follow the contours of the site to minimize need for clearing and grading.” She said the proposed driveway expansion would be against the Guidelines. Ms. Burgess said Lot E, in front of the property, is often full but behind the property is Lot F, which has about one hundred spaces. Ms. Zoren asked if the District has requirements for grasscrete or asphalt for extended driveways. Ms. Holmes said grasscrete was used as the solution for a previously built driveway that was in violation. Ms. Burgess said the past solutions have not been maintained well. Ms. Buckwalter asked for clarification of the grass grid product. Ms. Zoren described how grass is grown between a patterned concrete or PVC grid to allow a pervious surface to absorb water run-off. Ms. Burgess said from a distance the surface appears to be grass but it allows for the weight of cars to park on it. Ms. Burgess said that plowing snow on them may be difficult. Ms. Buckwalter said there is another product called pervious asphalt. Ms. Zoren said that asphalt has maintenance issues and it still appears to be asphalt from a distance.

Mr. Reich asked if the property will be more like the professional offices or residential home. Ms. Buckwalter said it was previously a lawyer’s office. Ms. Burgess said the property next to the Applicant’s is renovated for residential use and the two properties up the street are also residential. Mr. Reich said the amount of impervious area the Applicant wants to cover is not significant and Mr. Reich is unsure if saving 10 feet of paving will make a difference in the appearance. Ms. Holmes said when the size of the parking pad is compared to the footprint of the house, it is a concern that the parking is larger than the footprint. Mr. Taylor said the Guidelines for outbuildings recommend they be scaled appropriately in comparison to the historic structure and set away from the historic structure. Ms. Tennor said she is concerned about the paving so close to the house with a narrow strip of grass. Ms. Buckwalter said there are currently bumpers on the side of the driveway making it very narrow for cars to enter and widening is needed. Ms. Holmes said the bumpers or curbs could be removed and the size of the pad could be left as is. Ms. Holmes confirmed there is public parking lot in front of the house and a public pathway that connects to another parking lot. Ms. Holmes said to deviate from the Guidelines would set a precedent that is not appropriate for the Historic District. Mr. Roth said the Guidelines said “new residential” but the Applicant’s property will be used as a commercial space and asked if there were commercial guidelines. Ms. Holmes said most commercial properties do not have driveways and this could be used as a residential house with neighboring houses. Mr. Taylor cited the Judges Bench

example where the Commission allowed a slight expansion of the driveway but still in keeping with the narrow confines of typical parking throughout the District. The driveway was built larger than it was authorized. When it came back to Historic Preservation Commission for retroactive approval, the Commission denied it and required for the reduction to the driveway size that was authorized.

Mr. Taylor read from Chapter 10 of the Guidelines, Off-Street Parking: "Privately owned parking lots in Ellicott City are generally small areas adjacent to a public street. Most of the parking for commercial or institutional uses has traditionally been provided on the street or in recent years in larger public parking lots. The visibility of these larger parking lots varies, those located in rear of Main Street commercial buildings are effectively screened from Main Street but are highly visible from hillsides overlooking Main Street. Others such as the parking space adjacent to Maryland Avenue and Court House parking lot are highly visible from the adjacent public street but have minimal visibility from other parts of the district. The need for the large expansive paving associated with parking lots is a recent development. Within the historic district, paved areas should be no larger than necessary and landscaped areas should be used to help these necessary modern amenities blend better with historic Ellicott City. Plantings can be used to buffer views of parking areas, break up large expanses of paving and provide shade. New parking lots should be designed to minimize changes to historic streetscapes or to the settling of historic buildings."

Mr. Roth said the Guideline is reasonable for preserving the historic streetscape regardless of that the building's commercial use, by not allowing the parking expansion.

9. Front Porch: Mr. Velazquez said there are lots of damaged and missing railings. He preferred to replace them. Mr. Velazquez would like to use a yellow pine pressure treated wood to replace the decking that can be stained to look like the existing wood. He is open to suggestions. Ms. Buckwalter said pressure treated wood is the best option against rotting and wear. Ms. Tennor said usually pressure treated yellow pine cannot be stained right away. Mr. Velazquez said after a couple of weeks, it can be stained. Ms. Burgess said it is uncertain if the Commission has ever approved pressure treated wood before, it is usually a hardwood that is tongue and groove. Ms. Tennor asked if the existing decking is painted. Ms. Holmes said the existing floor is a blue-gray the posts, railings and decorative brackets are white. Mr. Velazquez prefers all the trim to be white. Mr. Roth said as long as Mr. Velazquez is doing a replacement in-kind the colors details could be up to Staff to approve. Ms. Holmes said there are a lot of the details on the porch that should be documented in order to recreate it accurately. Ms. Tennor asked if the lattice between the piers of the porch will be replaced. Mr. Velazquez said yes he would like to replace them because of the bad condition they are in and some are uneven. Ms. Zoren asked if all the brackets are currently there. Mr. Velazquez said some are missing but he has a master carpenter who can recreate to match the original. Ms. Holmes said overall there is a lot of replacement instead of restoration taking place with this application, which is of concern. Mr. Roth said Mr. Velazquez will need to seek approval later if replacement is not going to be in-kind, but prior to any alterations taking place.

10. Rear addition: Mr. Velazquez said the rear addition has a lot of rotten wood. He said there is plywood on the siding and the decking that is unstable. Mr. Velazquez proposed to build a porch with a roof and or a deck using pressure treated wood. Ms. Holmes said the rear porch area is visible from the public pathway to the parking lot. Ms. Tennor said the rear doesn't have asbestos shingle. Mr. Velazquez said he will match the fiber cement siding matching the front of the house. Ms. Holmes said there are three proposed elevations that Mr. Velazquez handed out that night. She stated that two have a center passage and the third one has a right side passage. Ms. Holmes said that Option One has two doors while Options Two and Three only have the existing door. Mr. Velazquez said there is plywood in between the two windows in the back and it is unknown what is there, but it has no door and only has a wall inside. Mr. Velazquez would like to add a window next to the existing windows for more light. Ms. Holmes asked which elevation is preferred. Ms. Buckwalter said Options Two or Three would allow for

the new window. Mr. Reich asked if the details will match the front porch. Ms. Buckwalter said the details were from a neighboring property and seemed to be historically accurate. Ms. Zoren said the new window would need to be centered or it would look odd and be off-center with the existing second floor windows. Mr. Velazquez said the window can remain the same not to cause off-center issue. Ms. Zoren said the Guidelines advised against making exterior opening unless documentation can be provided showing that opening existed prior. Mr. Velazquez was ok not adding the third window but would need a window on the side in Option Three. Mr. Velazquez clarified to the Commission that one of the windows is covered by the plywood. Ms. Tennor said Option Two shows a shortened window. Mr. Velazquez said a countertop sink will be installed on the inside which is why the window needs to be smaller. Ms. Buckwalter said the bottom of the window needs to be 42 inches above the floor. The Commission recommended Option One as the best option for the Applicant and said the Applicant would need to return back to the Commission with more details. Mr. Roth referred to Figure 25, the exterior door on the rear of the house. Ms. Holmes said it is a nine lite over two panel and the Applicant can replace it in kind. Ms. Tennor asked if the door needs to be replaced. Mr. Velazquez said from what it looks like, it needs to be replaced. He prefers to replace it rather than restore. Ms. Holmes said the door does not look historic. Mr. Taylor asked the Applicant to return to the Commission with the rear porch design. Ms. Buckwalter said yes she is willing to continue it to the next meeting with sample materials, design and dimensions. Mr. Velazquez asked if he needs to submit an application to build a retaining walls, fence and tree removal. Ms. Holmes said yes, Mr. Velazquez would need to submit new applications and return to the Commission.

11. **Chimneys:** Mr. Velazquez said there are three chimneys. One was for a fireplace no longer there, and he would like to redo it. Mr. Velazquez said he plans to get rid the other two or keep them for cosmetic purposes in keeping Guidelines. Ms. Holmes said the Guidelines would be against removal of the chimneys. Mr. Taylor said per the Staff report, the chimney and trim repairs were not included in request for tax credit. Mr. Taylor asked Mr. Velazquez if he would like to amend the application to include a request for tax credit pre-approval for the chimney and trim repair. Mr. Velazquez said yes.

Tax Credit Pre-Approval and Façade Improvement Program

Ms. Holmes asked Mr. Velazquez to provide before and after photos, including all receipts and cancelled checks when he returns for final tax credit. Ms. Holmes said the quotes should be submitted for work to the front of the building for Façade Improvement Program. The remaining tax credit work does not require quotes, only invoices, which should be itemized to reflect the items pre-approved. Ms. Holmes stated that the Maryland Historical Trust has to approve repairs for the Façade Improvement Program and may not sign off on some of the replacement items. Mr. Taylor said the contractors should be MHIC licensed.

Motion:

1. **Door:** Mr. Roth moved to approve repair or replacement in-kind with tax credit pre-approval. Mr. Reich seconded. The motion was unanimously approved.

Mr. Roth moved to approve replacement in-kind of the side basement door with tax credit pre-approval. Ms. Tennor seconded. The motion was unanimously approved.

2. **Windows:** Mr. Roth moved to approve the in-kind replacement or repair of the existing wood windows with new wood windows except for the front first floor front windows under the porch which should be repaired with tax credit pre-approval. Ms. Tennor seconded. The motion was unanimously approved.

3. **Siding:** Mr. Roth moved to approve the repair of the existing asphalt shingle siding with GAF fiber cement shingle siding or removing the asbestos shingle siding and restoring the existing wood lap siding below it. Also approve repair of wood siding on the rear of the house or covering the rear of the house with matching GAF fiber cement shingles with tax credit approval. Mr. Roth seconded. The motion was unanimously approved.
4. **Paint Colors:** Mr. Roth moved to approve repainting the house with colors to be approved by Staff with contingency that shutters need to be darker than the base wall color for tax credit pre-approval. Ms. Tennor seconded. The motion was unanimously approved.
5. **Roof:** Mr. Roth moved to deny replacement of existing roof with inverted V seam roof but approve replacement in-kind of the roof with paint colors to be approved by Staff for tax credit pre-approval. Ms. Tennor seconded. The motion was unanimously approved.
6. **Shutters:** Mr. Roth moved to approve either the repair of existing shutters or the in-kind replacement of existing shutters with operable wood shutters, if needed, to match the existing and the addition of new shutters where they are missing to match the existing for tax credit pre-approval. Denial of vinyl shutters. Ms. Tennor seconded. The motion was unanimously approved.
7. **Gutters:** Mr. Roth moved to approve installing half round white aluminum gutters and downspouts with tax credit pre-approval. Ms. Tennor seconded. The motion was unanimously approved.
8. **Driveway:** Mr. Roth moved to deny the driveway expansion and approve installation of a 20x20 foot parking pad in asphalt, in the location of the existing pad with removal of concrete curbs. Ms. Tennor seconded. The motion was unanimously approved.
9. **Chimneys:** Mr. Roth moved to pre-approve tax credits for repointing all chimneys, matching the existing mortar, and for any other repair work needed to make the chimney safe with photographic documentation of current chimneys to be provided to the Staff. Ms. Tennor seconded. The motion was unanimously approved.
10. **Wood trim:** Mr. Roth moved to approve the repair or replacement of rotted wood trim in-kind with new wood trim to match the existing and color and profile referring to trim and fascia, not including any aspects of the porch, for tax credit pre-approval. Ms. Tennor seconded. The motion was unanimously approved.
11. **Front Porch:** Mr. Roth moved to approve the repair or replacement of all its features in-kind, except the decking which may be replaced with tongue and groove pressure treated yellow pine, dimensions to be approved by Staff for tax credit approval. Ms. Tennor seconded. The motion was unanimously approved.
12. **Rear Porch:** Mr. Roth moved to approve the replacement of the existing rear first floor left side window with a window the same width as the existing, but shorter to accommodate an interior kitchen counter. Ms. Tennor seconded. The motion was unanimously approved.

16-104 – 8069 Main Street, Ellicott City

Tax credit pre-approval for structural repairs.

Applicant: Len Berkowitz

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. This building sustained damage in the July 30 flood and the Applicant seeks tax credit pre-approval to make structural repairs/alterations to the building. This building spans the Tiber River and the basement foundation wall also serves as the stream retaining wall. The work currently proposed is interior work and does not require a Certificate of Approval. However, the work is structural and is eligible for the Historic Property Tax Credit program and does require tax credit pre-approval. The proposed work is:

“Remove 1,000 square feet of framed interior flooring, closed cell foam insulation and damaged floor joists. Install new steel beams and corrugated structural panels for new concrete decking. Finish flooring of concrete appropriately and cure and seal. Install closed cell foam insulation to underside.”

This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration.

Staff Comments: This building has been affected by many floods over the years. The entire storefront was replaced after Tropical Storm Agnes in 1972. In recent years, the basement of this building has been repointed for tax credits due to flooding water from the Tiber River. The intent of this project is to provide a structural upgrade over the river using the steel and concrete system.

The proposed work is eligible for tax credits per Section 20.112 of the County Code, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing.” The new structural system will maintain the physical integrity of the structure, making a safer structure that will be able to withstand any future weather events. The installation of insulation is not eligible for the tax credits, nor is any extra aesthetic finishing treatments to the concrete decking/flooring, beyond treatments required for basic installation of the structural system.

Staff Recommendation: Staff recommends tax credit pre-approval for the removal of the existing flooring and installation of steel and concrete decking system, with the exclusion of the installation of insulation and possible aesthetic treatments to the concrete floor.

Testimony: Mr. Shad swore in Len Berkowitz and asked if there were any additions or corrections to the Staff comments application. Mr. Berkowitz said no, but explained that he has read the report done by the Structural Engineer and believes they are qualified to produce the proposal and improve the quality of the building. Ms. Zoren said a vapor barrier would preserve the structure since the building is over water. Mr. Berkowitz said it would be a replacement in-kind since there was five inches of R21 insulation underneath the building but all washed away during July’s flood. Mr. Reich said the application stated “Closed Cell Foam” which is a vapor barrier. Mr. Berkowitz said in 2011 there was 18 inches of insulation and plywood under the building and all of that washed away during the flood that year. Ms. Zoren said the vapor barrier would protect the building from moisture. She explained that it would also protect moisture from seeping into steel and concrete materials. Mr. Berkowitz said the spray closed cell foam will be sprayed on the steel panes which are welded together and painted in a highly coated super bonded paint. Mr. Bennett asked what the existing beams are sitting on. Mr. Berkowitz said all three are sitting on granite blocks that support the building on each side of the river and they go all the way through the front of the building. Mr. Reich asked would the contractors have to take out all the wood beams to install the steel beams. Mr. Berkowitz said no, the steel beams will be left there then welding horizontally across.

Motion: Mr. Tennor moved to approve application as submitted with tax credit pre-approval for removal of existing flooring and installation of steel and concrete decking system and including the cost of insulation. Mr. Reich seconded. The motion was unanimously approved.

16-105 – Parking Lot E, Ellicott City

Certificate of Approval to repair wall.

Applicant: Mark DeLuca, Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District on Court Avenue. A portion of the retaining wall in Lot E collapsed after the rain event on July 30. The Applicant proposes to repair the wall with an imbricated wall as shown below in Figure 29 and 30. The stone will be sourced from a quarry in Butler, Maryland.



Figure 28 - Collapsed wall temporarily stabilized with rip rap



Figure 29 - North East corner rendering of proposed imbricated wall



Figure 30 - North east corner rendering of proposed imbricated wall

Staff Comments: The application complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The proposed stone will be very similar in size, shape and color to the historic granite wall that collapsed. There is an existing historic wall adjacent to the collapsed wall

and the new stone will tie in well to the existing historic stone wall and not stand out as a modern repair.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Mark DeLuca. Mr. Shad asked if there were any additions or corrections to the Staff comments application. Mr. DeLuca said no, but explained the existing stone shown in Figure 28 is repair stone that will be removed. He said that the wall will be replaced with an imbricated wall, which is stacked stone shown in Figure 29 and 30, and it will be tied in to the failed wall. Mr. DeLuca explained that the section of the wall still standing shown in the left of Figure 28 is composed of different masonry units, so the durability is all different. He said that this section of the wall is more susceptible to more failures, but it could last a month or years, so it will remain as-is now.

Mr. DeLuca said the stone will be from a quarry in Butler, Maryland. Mr. DeLuca said this stone was used for the wall in front of La Palapa's and the County's Department of Public Works repaired a wall at the B&O Museum with it as well. He said the proposed stone is not granite, it is called a schist stone, and is a very durable rock. Mr. DeLuca said it will also be used for the Wall between Parking Lots E & F and explained that it won't be an exact match because granite is different from schist and finding granite to match is difficult. Mr. Tennor asked if the stone will wear and show the red color that is seen in the core of the stone. Mr. DeLuca said no, and explained that the red is iron and most of rock is gray it all depends on the vein. He said it will mostly look grey with red streaks. Mr. Reich asked if the stone will be the size of boulders. Mr. DeLuca said yes, they are very large pieces. Ms. Tennor asked if the gap in between the stones will be as large as shown on the rendering. Mr. DeLuca said it will be fairly tight and the mason will fit them. Ms. Zoren asked if there will be any plantings in the area. Mr. DeLuca said it could be planted.

Motion: Mr. Reich moved to approve the application per Staff recommendations. Ms. Tennor seconded. The motion was unanimously approved.

OTHER COMMISSION BUSINESS

Mr. Shad proposed to cancel January 2017 meeting.. Mr. Reich seconded. The motion was unanimously approved. Mr. Shad moved to adjourned. Mr. Reich seconded. The motion was unanimously approved and the meeting was adjourned at 9:23pm.

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

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary